AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 26, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *January 12, 2016* Planning and Zoning Commission meeting.

2. **P2016-002** (Ryan)
   Discuss and consider a request by Michael & Mary Grace Frasier for the approval of a replat for Lot 13, Block E, Wade Addition being a 0.74-acre tract of land currently identified as Lots 11 & 12, Block E, Wade Addition and Tract 36 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

4. **MIS2016-001** (David)
   Discuss and consider the approval of a special request by Jennie Watkins for an exception to the setback requirements for the purpose of constructing a single family home on a 0.12-acre parcel of land identified as Lot 49, Canup Addition, City of Rockwall, Rockwall County, Texas, being zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of the intersection of Sam Houston Street and E. Bourn Street, and take any action necessary.

5. **MIS2016-002** (Ryan)
   Discuss and consider a request by William Laurence for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.17-acre parcel of land identified as Lot 1, Block 1, St. Mary's Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 508 St. Mary's Street, and take any action necessary.

DISCUSSION ITEMS

6. **Z2016-001** (David)
   Hold a public hearing to discuss and consider a request by Sherri Banuelos for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 735 Davis Drive, and take any action necessary.

7. **Z2016-002** (David)
   Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and garage on a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 453 Cullins Road, and take any action necessary.

8. **Z2016-003** (Ryan)
   Hold a public hearing to discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of U. V. Real Estate, LP for the approval of a Specific Use Permit (SUP) to allow for outside storage

in conjunction with an Auto Body Shop on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

9. **P2016-003** **(David)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Bobby Samuel of Meritage Homes of Texas, LLC for the approval of a final plat for Stone Creek, Phase VII containing 79 single-family residential lots on 37.823-acres of land being a portion of a larger 163.2672-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses, generally located at the northwest corner of Hays Road and E. Quail Run Road, and take any action necessary.

10. **P2016-004** **(Ryan)**
    Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of preliminary plat for Lots 1-6, Block A, Dalton Goliad Addition being a 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

11. **P2016-005** **(Ryan)**
    Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of John Arnold of the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a final plat Phase V of the Breezy Hill Subdivision containing 79 single-family residential lots on a 25.598-acres of land being identified as Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and FM-552, and take any action necessary.

12. **SP2016-001** **(Ryan)**
    Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of the owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a restaurant on a 1.66-acre tract of land identified as a portion of Lot 1, Village 2 Addition and Tract 3 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of Village Drive and the IH-30 frontage road, and take any action necessary.

13. **SP2016-003** **(David)**
    Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2015-042: Final Plat for the Preserve, Phase 1 [*Approved*]
- ✓ P2016-001: Lot 1, Block A, Patriot Paws Addition [*Approved*]
- ✓ Z2015-028: SUP for a Private Baseball Fields (*1st Reading*) [*Approved*]
- ✓ Z2015-036: Amendments to PD-32 (*1st Reading*) [*Approved*]
- ✓ Z2015-037: SUP for a Church Steeple (*1st Reading*) [*Approved*]
- ✓ Z2015-038: Amendments to PD-50 (*1st Reading*) [*Approved*]
- ✓ Z2015-039: SUP for a Residence Hotel (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of January, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 12, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. ***Approval of Minutes*** *for the December 8, 2015 Planning and Zoning Commission meeting.*

2. ***Approval of Minutes*** *for the December 29, 2015 Planning and Zoning Commission meeting.*

3. **P2015-042** **(David)**
   Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of a final plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as Phase 3 of the North Shore Addition and Tract 26-1 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

4. **P2016-001** **(David)**
   Discuss and consider a request by Lori Stevens of Patriot PAWS Service Dogs for the approval of a replat for Lot 1, Block A, Patriot Paws Addition being a replat of a 3.466-acre tract of land currently identified as Lots 3 & 4, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 254 Ranch Trail, and take any action necessary.

PUBLIC HEARINGS

5. **Z2015-028** **(David)**
   Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

6. **Z2015-036** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Harry Chapman of Noble RE, LLC on behalf of the owners Robert & Patrick Hughes and Sandra Ferguson for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of allowing a *Financial Institution with a Drive-Through* within the *Ridge Road Retail Subdistrict*, being a 1.1755-acre portion of a larger ~78.89-acre area of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located at the northwest corner of Cemetery Road and Ridge Road [*FM-740*], with the greater *Harbor District* being generally located south of IH-30 and west of Horizon Road [*FM-3097*], and take any action necessary.

7. **Z2015-037** **(David)**
   Hold a public hearing to discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) for a structure that exceeds the maximum height requirements for a 8.2983-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

8. **Z2015-038** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a zoning amendment to *Ordinance No. 07-29* for the purpose of allowing a *Banquet Facility* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

9. **Z2015-039** **(David)**
   Hold a public hearing to discuss and consider a request by Dayne Ram of ADR Designs, LLC on behalf of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (OV) District, located on the east side of White Hills Drive south of Ridge Road [*FM-740*], and take any action necessary.

DISCUSSION ITEMS

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ MIS2015-003: Amendments to the Master Thoroughfare Plan (*2nd Reading*) [*Approved*]
- ✓ Z2015-030: Amendments to PD-75 (*2nd Reading*) [*Approved*]
- ✓ Z2015-031: SUP for a Carwash @ La Jolla Pointe Drive and Ridge Road (*2nd Reading*) [*Approved*]
- ✓ Z2015-032: Renewal of SUP-115 for a Pawnshop (*2nd Reading*) [*Approved*]
- ✓ Z2015-033: SUP @ 513 Windsor Way (*2nd Reading*) [*Approved*]
- ✓ Z2015-034: Zoning Change for PD -- Saddle Star South (*2nd Reading*) [*Approved*]
- ✓ Z2015-035: Zoning Change for PD -- Saddle Star North (*2nd Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of January, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 9, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. ***Approval of Minutes*** *for the January 26, 2016 Planning and Zoning Commission meeting.*

2. **P2016-003** **(David)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Bobby Samuel of Meritage Homes of Texas, LLC for the approval of a final plat for Stone Creek, Phase VII containing 80 single-family residential lots on 37.823-acres of land being a portion of a larger 163.2672-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses, generally located at the northwest corner of Hays Road and E. Quail Run Road, and take any action necessary.

3. **P2016-004** **(Ryan)**
   Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of preliminary plat for Lots 1-6, Block A, Dalton Goliad Addition being a 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

4. **P2016-005** **(Ryan)**
   Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of John Arnold of the Skorburg Company (*BH Phase V 80' POD, SF, LTD*) for the approval of a final plat Phase V of the Breezy Hill Subdivision containing 79 single-family residential lots on a 25.598-acres of land being identified as Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and FM-552, and take any action necessary.

PUBLIC HEARINGS

5. **Z2016-001** **(David)**
   Hold a public hearing to discuss and consider a request by Sherri Banuelos for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 735 Davis Drive, and take any action necessary.

6. **Z2016-002** **(David)**
   Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and garage on a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 453 Cullins Road, and take any action necessary.

7. **Z2016-003** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of U. V. Real Estate, LP for the approval of a Specific Use Permit (SUP) to allow for outside storage in conjunction with an Auto Body Shop on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780

E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

8. **Z2016-004** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a Specific Use Permit for a Banquet Facility on a 0.66-acre lot of land containing two (2) parcels of land identified as Block 23A (0.43-acres) and Block 24C (0.23-acres) of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 & 805 N. Goliad Street, and take any action necessary.

ACTION ITEMS

9. **SP2016-001** **(Ryan)**
   Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of the owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a restaurant on a 1.66-acre tract of land identified as a portion of Lot 1, Village 2 Addition and Tract 3 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of Village Drive and the IH-30 frontage road, and take any action necessary.

10. **SP2016-002** **(David)**
    Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of the owner First Baptist Church for the approval of a site plan for a parking lot on an approximately 1.80-acre tract of land being five (5) parcels of land identified as Lots 1, 2, 3, 5 and a portion of Lot 4, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located on the west side of S. Goliad Street between Ross Avenue and Bourn Avenue, and take any action necessary.

11. **SP2016-003** **(David)**
    Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-002: Lot 13, Block E, Wade Addition [*Approved*]
- ✓ MIS2016-001: Exception to the Setback Requirements [*Approved*]
- ✓ MIS2016-002: Exception to the Masonry Requirements for 508 St. Mary's Street [*Approved*]
- ✓ Z2015-028: SUP for a Private Baseball Fields (*2nd Reading*) [*Approved*]
- ✓ Z2015-036: Amendments to PD-32 (*2nd Reading*) [*Approved*]
- ✓ Z2015-037: SUP for a Church Steeple (*2nd Reading*) [*Approved*]
- ✓ Z2015-038: Amendments to PD-50 (*2nd Reading*) [*Approved*]
- ✓ Z2015-039: SUP for a Residence Hotel (*2nd Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5th day of February, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 23, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 9, 2016* Planning and Zoning Commission meeting.

2. **P2016-008** **(David)**
   Discuss and consider a request by Sam Ellis on behalf of Amal Fernando of M. REA Properties 2, LLC for the approval of a replat for Lot 1, Block A, Children's Lighthouse Addition being a 3.483-acre tract of land currently identified as Lot 1 of the DeWoody Addition and Lot 1, Block D, North Lakeshore Valley, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District (65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3009 & 3011 N. SH-205, and take any action necessary.

ACTION ITEMS

3. **MIS2016-004** **(David)**
   Discuss and consider a request by Worth Williams on behalf of Arkoma Development, LLC for the approval of a Treescape Plan for a 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located at the southwest corner of the intersection of SH-205 [*N. Goliad Street*] and North Lakeshore Drive, situated within the North SH-205 Overlay (N. SH-205 OV) District, and take any action necessary.

DISCUSSION ITEMS

4. **Z2016-006** **(Korey)**
   Hold a public hearing to discuss and consider a request by John Cherry for the approval of a Specific Use Permit (SUP) for a carport on a 1.04-acre tract of land identified as Tract 47 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 303 Renfro Street, and take any action necessary.

5. **Z2016-007** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [*S. Goliad Street*] and S. FM-549, addressed as 5205 S. FM-549, and take any action necessary.

6. **P2016-006** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VII containing 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

7. **P2016-007** **(Ryan)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VI containing 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

8. **P2016-009** **(Korey)**
   Hold a public hearing to discuss and consider a request by Michael Hunter of the Rockwall Housing Authority for the approval of a residential replat for Lots 1 & 2, Block H, Lake Rockwall Estates East Addition being a 0.27-acre parcel of land identified currently identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

9. **P2016-010** **(David)**
   Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a preliminary plat for the Saddle Star North Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

10. **P2016-011** **(David)**
    Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a master plat/open space plan for the Saddle Star North Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-003: Final Plat for Stone Creek, Phase VII [*Approved*]
- ✓ P2016-004: Preliminary Plat for Lots 1-6, Block A, Dalton Goliad Addition [*Approved*]
- ✓ P2016-005: Final Plat for Breezy Hill, Phase V [*Approved*]
- ✓ Z2016-001: AG to SF-1 for 735 Davis Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-002: SUP for 453 Cullins Road (*1st Reading*) [*Approved*]
- ✓ Z2016-003: SUP for Service King (*1st Reading*) [*Approved*]
- ✓ Z2016-004: SUP for 803 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ SP2016-001: Variance for El Fenix [*Approved*]

ADJOURNMENT

TRAINING SESSION

12. *Planning and Zoning Commission Training Session*
    A work session will be held in the City Council meeting room immediately following the adjournment of the February 23, 2016 Planning and Zoning Commission work session meeting.

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 19th day of February, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 29, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 23, 2016* Planning and Zoning Commission meeting.

2. **P2016-006** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VII containing 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

3. **P2016-007** **(Ryan)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VI containing 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **P2016-009** **(Korey)**
   Hold a public hearing to discuss and consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a residential replat for Lots 1 & 2, Block H, Lake Rockwall Estates East Addition being a 0.27-acre parcel of land currently identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

6. **Z2016-006** **(Korey)**
   Hold a public hearing to discuss and consider a request by John Cherry for the approval of a Specific Use Permit (SUP) for a carport on a 1.04-acre tract of land identified as Tract 47 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 303 Renfro Street, and take any action necessary.

7. **Z2016-007** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [*S. Goliad Street*] and S. FM-549, addressed as 5205 S. FM-549, and take any action necessary.

ACTION ITEMS

8. **MIS2016-005** **(Korey)**
   Discuss and consider a request by William Laurence for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.17-acre parcel of land identified as Lot 1, Block 1, St. Mary's Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 508 St. Mary's Street, and take any action necessary.

9. **MIS2016-006** **(David)**
   Discuss and consider the approval of a special request by Ulises Martinez Viveros & Rosita Z. Barron for the construction of a manufactured home that does not meet the minimum standards for square footage and materials as set forth in *Exhibit 'C'* of Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] on a 0.17-acre parcels of land identified as Lot 838A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 120 Blanche Drive, and take any action necessary.

10. **P2016-011** **(David)**
    Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a master plat/open space plan for the Saddle Star North Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

11. **P2016-010** **(David)**
    Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a preliminary plat for the Saddle Star North Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

12. **Z2016-008** **(Korey)**
    Hold a public hearing to discuss and consider a request by Darrell Simpson on behalf of Sherri Banuelos for the approval of a Specific Use Permit (SUP) to allow an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family One (SF-1) District, addressed as 735 Davis Drive, and take any action necessary.

13. **Z2016-009** **(David)**
    Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

14. **Z2016-010** **(David)**
    Hold a public hearing to discuss and consider a request by Grey Stogner of Crestview Real Estate on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Development Plan for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

15. **Z2016-011** **(Ryan)**
    Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

16. **P2016-012** **(Korey)**
    Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of Jean Voltz of Arkoma Development LLC for the approval of preliminary plat for Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located at the southwest corner of the intersection of SH-205 [*N. Goliad Street*] and North Lakeshore Drive, situated within the North SH-205 Overlay (N. SH-205 OV) District, and take any action necessary.

17. **SP2016-005** **(Korey)**
    Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

18. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-008: Lot 1, Block A, Children's Lighthouse Addition [*Approved*]
- ✓ Z2016-001: AG to SF-1 for 735 Davis Drive (*2nd Reading*) [*Approved*]
- ✓ Z2016-002: SUP for 453 Cullins Road (*2nd Reading*) [*Approved*]
- ✓ Z2016-003: SUP for Service King (*1st Reading*) [*Approved*]
- ✓ Z2016-004: SUP for 803 N. Goliad Street (*2nd Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of March, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MEETING POSTPONED TO MARCH 29, 2016 DUE TO LACK OF A QUORUM

AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 8, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 23, 2016* Planning and Zoning Commission meeting.

2. **P2016-006** (Korey)
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VII containing 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

3. **P2016-007** (Ryan)
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VI containing 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

PUBLIC HEARING ITEMS

4. **P2016-009** (Korey)
   Hold a public hearing to discuss and consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a residential replat for Lots 1 & 2, Block H, Lake Rockwall Estates East Addition being a 0.27-acre parcel of land currently identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

5. **Z2016-006** (Korey)
   Hold a public hearing to discuss and consider a request by John Cherry for the approval of a Specific Use Permit (SUP) for a carport on a 1.04-acre tract of land identified as Tract 47 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 303 Renfro Street, and take any action necessary.

6. **Z2016-007** (Ryan)
   Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [*S. Goliad Street*] and S. FM-549, addressed as 5205 S. FM-549, and take any action necessary.

ACTION ITEMS

7. **MIS2016-005** (Korey)
   Discuss and consider a request by William Laurence for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.17-acre

parcel of land identified as Lot 1, Block 1, St. Mary's Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 508 St. Mary's Street, and take any action necessary.

8. **MIS2016-006** **(David)**
   Discuss and consider the approval of a special request by Ulises Martinez Viveros & Rosita Z. Barron for the construction of a manufactured home that does not meet the minimum standards for square footage and materials as set forth in *Exhibit 'C'* of Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] on a 0.17-acre parcels of land identified as Lot 838A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 120 Blanche Drive, and take any action necessary.

9. **P2016-011** **(David)**
   Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a master plat/open space plan for the Saddle Star North Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

10. **P2016-010** **(David)**
    Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a preliminary plat for the Saddle Star North Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4th day of March, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 12, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *March 29, 2016* Planning and Zoning Commission meeting.

2. **P2016-012** (Korey)
   Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of Jean Voltz of Arkoma Development LLC for the approval of preliminary plat for Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located at the southwest corner of the intersection of SH-205 [*N. Goliad Street*] and North Lakeshore Drive, situated within the North SH-205 Overlay (N. SH-205 OV) District, and take any action necessary.

PUBLIC HEARING ITEMS

3. **Z2016-008** (Korey)
   Hold a public hearing to discuss and consider a request by Darrell Simpson on behalf of Sherri Banuelos for the approval of a Specific Use Permit (SUP) to allow an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family One (SF-1) District, addressed as 735 Davis Drive, and take any action necessary.

4. **Z2016-009** (David)
   Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

5. **Z2016-010** (David)
   Hold a public hearing to discuss and consider a request by Grey Stogner of Crestview Real Estate on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Development Plan for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

6. **Z2016-011** (Ryan)
   Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

ACTION ITEMS

7. **SP2016-005** (Korey)
   Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General

Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-006: Breezy Hill, Phase VII [*Approved*]
- ✓ P2016-007: Breezy Hill, Phase VI [*Approved*]
- ✓ P2016-009: Lots 1 & 2, Block H, Lake Rockwall Estates, East Addition [*Approved*]
- ✓ P2016-010: Preliminary Plat for Saddle Star Estates [*Approved*]
- ✓ P2016-011: Master Plat/Open Space Plan for Saddle Star Estates [*Approved*]
- ✓ Z2016-006: SUP for a Carport at 303 Renfro Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-007: Zoning Change AG to GR for 5205 S. FM-549 (*1st Reading*) [*Withdrawn by Applicant*]
- ✓ MIS2016-005: Masonry Exception for 508 St. Mary's Street [*Approved*]
- ✓ MIS2016-006: Special Exception Request for 120 Blanche Drive [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of April, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 26, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *April 12, 2016* Planning and Zoning Commission meeting.

2. **P2016-013** **(Korey)**
   Discuss and consider a request by Alexander Menjivar and Daniel & Lidia Mendez for the approval of a final plat for Lots 1 & 2, Block A, Mendez Addition being a five (5) acre tract of land identified as Tract 2 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5143 SH-276, and take any action necessary.

3. **P2016-014** **(David)**
   Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a final plat for Lot 1, Block 1, Rockwall-Pine Addition being a 3.642-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 920 E. IH-30, located southwest of the intersection of Kyle Drive and the E. IH-30 frontage road and take any action necessary.

4. **P2016-015** **(Korey)**
   Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a final plat for Lots 1 & 2, Block A, JBR2 Addition being a 7.329-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

5. **P2016-017** **(David)**
   Discuss and consider a request by Robert R. Varner, Jr. of Townsend Professional Centre, LLC for the approval of a replat creating Lots 9, 10, & 11, Block A, Municipal Industrial Park Addition, being a 2.60-acre parcel of land currently identified as Lot 8, Block A, Municipal Industrial Park Addition (*2.29-acres*) and Lot 1, Block A, Corrigan Law Office Addition (*0.31-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

7. **Z2016-012** **(Korey)**
   Hold a public hearing to discuss and consider a request by Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and take any action necessary.

8. **Z2016-013** **(David)**
   Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of

Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

9. Z2016-014 (Ryan)

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

10. Z2016-015 (Ryan)

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

11. Z2016-016 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Article V, *District Development Standards*, of the Unified Development Code, and take any action necessary.

12. Z2016-017 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.

13. P2016-016 (David)

Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (*4.679-acres*), Tract 19 (*61.658-acres*), and Tract 42-01 (*13.374-acres*) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

14. SP2016-006 (Ryan)

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop* (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

15. SP2016-007 (David)

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

16. SP2016-008 (Korey)

Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail* facility (*i.e. Carmel Carwash*) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall,

Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

17. SP2016-009 **(David)**

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

18. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-008: Preliminary Plat for Lots 1-4, Block A, Lakeshore Commons Addition [*Approved*]
- ✓ Z2016-006: SUP for a Carport at 303 Renfro Drive (*2nd Reading*) [*Approved*]
- ✓ Z2016-008: SUP for an Accessory Building at 735 David Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-009: SUP for a Minor Automotive Facility at 2225 Ridge Road (*1st Reading*) [*Approved*]
- ✓ Z2016-010: PD Development Plan for Care Now (*1st Reading*) [*Approved*]
- ✓ Z2016-011: Zoning Change (*Commercial to PD for a Multi-Family Apartment Complex*) [*Withdrawn*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of April, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 26, 2016
5:00 P.M.

DISCUSSION ITEMS

1. **SP2016-006** **(Ryan)**
   Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop* (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

2. **SP2016-007** **(David)**
   Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

3. **SP2016-008** **(Korey)**
   Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail* facility (*i.e. Carmel Carwash*) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

4. **SP2016-009** **(David)**
   Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2804 S. Goliad Street, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of April, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 12, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01 p.m. Present were Commissioner John McCutcheon, Patrick Trowbridge, Johnny Lyons, Annie Fishman, Tracy Logan and Sandra Whitley. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshal, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the March 29, 2016 Planning and Zoning Commission meeting.

2. P2016-012

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of Jean Voltz of Arkoma Development LLC for the approval of preliminary plat for Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located at the southwest corner of the intersection of SH-205 [*N. Goliad Street*] and North Lakeshore Drive, situated within the North SH-205 Overlay (N. SH-205 OV) District, and take any action necessary.

Commissioner McCutcheon made motion to pass the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

III. PUBLIC HEARING ITEMS

3. Z2016-008

Hold a public hearing to discuss and consider a request by Darrell Simpson on behalf of Sherri Banuelos for the approval of a Specific Use Permit (SUP) to allow an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family One (SF-1) District, addressed as 735 Davis Drive, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating that the applicant, Sherry Banuelos is requesting a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements specified in the Unified Development Code According to the section SF-1 in the UDCC no more than two accessory buildings are allowed which are up to 225 square feet in area and 15 feet or less in height, and the exterior cladding contains only materials found on the main structure. The subject property is zoned Single Family 1 District. The proposed accessory building will stand approximately 15-feet in total height and will have a building footprint of 24-feet x 36-feet or approximately 864 square feet. The accessory building will be located behind the main residential structure and not visible from the street. The applicant is requesting a waiver to the size requirement to allow for a building approximately 639 sq. ft. larger than the maximum size allowed in a SF-1 District. The applicant is also requesting a waiver to the masonry requirement to construct the accessory building out of a steel building system with a standing seam metal roof that does not comply with the masonry requirements for an accessory building in an SF-1 District. The applicant plans to extend the current gravel driveway to the accessory building to allow access to the building.

Mr. Brooks also stated that 23 notices to property owners and occupants within 500-feet of the subject property were mailed as well as notification sent to the Rolling Meadows HOA, which is the only HOA/Neighborhood Organization that is within 1,500-feet and participating in the

notification program. Additionally, a sign was posted on the subject property as required by the Unified Development Code. Staff had not received any notices returned.

Chairman Renfro asked the applicant to come forth and speak.

Darrell Simpson
635 Davis Dr.
Rockwall, TX

Mr. Simpson, representative for Ms. Banuelos came forward and said he was available for questions.

Commissioner Trowbridge asked what kind of roof will be on the building. Mr. Simpson stated it will be a white metal roof.

Chairman Renfro opened the public hearing and asked if anyone who wished to come forward and speak to do so. There being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Trowbridge made motion to pass the item with staff recommendations. Commissioner McCutcheon seconded the motion, which passed by a vote of 7-0.

4. Z2016-009
Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

Senior Planner David Gonzales gave brief explanation of request stating that the reason for the request for the SUP is for the purpose of allowing outside storage of vehicles for customers that are in need of parts or equipment unavailable at the time of service. These vehicles would be parked/stored at the rear of the building for a period of no more than 48 hours, and should not be visible from Ridge Road when parked behind the building. This facility has been in operation since 1987 and has an approved site plan indicating four diagonal parking spaces. The applicant has provided an amended site plan depicting seven striped head-in parking spaces located at the rear of the building with the possibility of one or two spaces being visible from the sidewalk and right of way. Should the SUP be approved as requested, the Unified Development Code would require screening of the stored vehicles from public streets, sidewalks, and open space. Also, Mr. Taha made a similar request for a SUP in September 2014 and was denied by City Council on November 3, 2014. This item was considered to be denied with prejudice, requiring the applicant to wait for a period of at least one year from the date of denial in order to resubmit the same or similar application.

Mr. Gonzales added that also to consider is the Engineering Departments standards of design and construction regarding parking spaces. Based on the design standards, these parking spaces are to be a minimum 9-ft X 20-ft with a 24-ft wide aisle behind the parking spaces for maneuvering. Based on the proposed design, a turnaround behind the last parking space is required, with no dead-end parking allowed.

Mr. Gonzales further noted that staff mailed twenty-nine notices to property owners and residents within 500 feet of the subject property and also notified one HOA within 1500-feet and posted a sign on the subject property. Three notices were received in opposition of the request. Mr. Gonzales stated Mr. Taha and his attorney were both present and available for questions as well as staff.

Chairman Renfro asked the Commission for any questions for staff.

Commissioner Trowbridge wanted to clarify what was being considered for approval is seven parking spaces of which some can be seen from the road as well as the radius at the end of the parking area for two spaces.

Mr. Gonzales stated the applicant is requesting the seven spaces however with that request a screening mechanism was not part of the request when it was submitted that would need to be discussed. Also concerning the two parking spaces, those would be lost it is fifteen feet that they have to abide by.

Chairman Renfro asked concerning the number of violations applicant has had as there have been several since the opening of his business and from the last time the applicant was before he Commission. Mr. Gonzales stated that from the time the application was received the total amount of citations that have been issued is 33 however since the last Specific Use Permit request where applicant came before the Commission there has been 24 for a total of 33 since Code Enforcement has been involved.

Commissioner Trowbridge asked if this was a Specific Use Permit is within a Scenic Overlay. Mr. Gonzales stated it is.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Mohamed Taha
4713 One Place Dr.
Garland, TX

Chairman Renfro asked Mr. Taha concerning the violations. Mr. Taha stated the violations began after the last request he made last year where he failed to attend the City Council meeting where request was denied and reason for that was his misunderstanding that once the Planning and Zoning Commission approved that was the final step. Two of the violations were for vehicles that came in overnight after closing both of which were waiting on parts, he explained to Code Officer but according to the Code due to the vehicles being there it was a violation. Mr. Taha went on to explain that at the beginning he was not aware of the Code in its entirety believing that as long as the cars were parked behind the building it was not a violation and that led to citations which he took to court where some were dismissed and then was informed he would be in violation until he came before the Commission and City Council for approval of request that would allow the vehicles to be parked outside.

Commissioner Trowbridge asked if he was the owner of the business and the land. Mr. Taha stated he is only the owner of the business the land owner is his business partner.

Commissioner Lyons asked if any repairs were done to vehicles outside of the building. Mr. Taha stated the work is done inside the bay, occasionally if a tow truck drops off a vehicle that is in need of a part in order to be moved inside the bay that will be done for that purpose.

Commissioner Lyons asked if original request was for four parking spaces, why the change to seven. Mr. Taha stated that due to the increase of business he feels there is need.
Mr. Gonzales added that the original request was for seven as well, but it was the recommendation of Planning and Zoning at that time to approve four.

Heath Grob
106 N. 2nd Street
Rockwall, TX

Mr. Grob came forward stated he is the representative for Mr. Taha and stated the reason for requesting the seven parking spaces is because those spaces are not open to the public, they line up with the bay to allow access in and out from the bay there is no real turning around back there. Concerning the citations, 21 of the citations were just three incidents, there are seven parking spots that is seven tickets per incident. The third time a citation was issued is when Mr. Taha retained him as attorney. Mr. Grob further clarified that the reason Mr. Taha did not attend the last City Council meeting was due to his misunderstanding that he had one meeting left for approval. Concerning the screening of the vehicles Mr. Taha is willing to put a gate that would screen all vehicles from the street, however it does not remedy the visibility of the vehicles to

the three story building that is behind them, and aside from landscaping that is impossible to block, however being that the vehicles would only be parked at night, it should not affect them.

Commissioner Logan asked if the approval was granted where the gate would be built at. Mr. Grob stated it would come along the right side of the building and it would be a six or seven foot gate that would be closed when business is closed for the evening.

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

Deborah Shultz
1435 Foxwood Lane
Rockwall, TX

Mrs. Shultz came forward and stated she is in favor of the request. She has worked with Mr. Taha in the past when taking her vehicle in for repair and he has been very helpful in working with her as she is a single mom. Her kid's scouting troop has also volunteered to help with any cleaning and such should it be needed in the business. She added her father owned his own business as well and feels it should be allowed that he park within his own property.

Nell Wellborn
810 Lake Meadows Circle
Rockwall, TX

Ms. Wellborn came forward and stated she is in opposition of the request. She believes this Specific Use Permit is going beyond what the City is required to do. She feels this location was not ideal for this type of business, and over the years it has gotten worse instead of better. She doesn't believe the office building that sits behind complains of the visibility issue, however they do complain of employees of Mr. Taha parking in their office due to lack of parking. Ms. Welborn brought pictures she wanted to share but were unable to present them due to a technical problem.

Terri Nevitt
201 Becky Lane
Rockwall, TX

Ms. Nevitt came forward and stated she is in opposition of the request, feels size and location of this business it is too small for the amount of business he is generating, feels he has outgrown the location and should look to relocate to better suite his growth.

Chairman Renfro asked if anyone else wished to speak, there being no one indicating such Chairman Renfro closed the public hearing, brought the item back to the Commission and asked the applicant to come forward to offer any rebuttal.

Mr. Taha stated that concerning the parking for his employees, he contacted the owner of the parking area directly across the street from him and is going to be leasing it to allow for his employees to park there. Concerning the expanding plan currently he has contacted a contractor to do remodeling to keep with Rockwall's standards.

Chairman Renfro asked concerning the possibility that this location has outgrown the location. Mr. Taha stated he is now booking appointments and downloaded a software that allows for him not to book more vehicles than a day can handle, aside from times when he is awaiting parts that are generally not in stock where the vehicles do have to stay.

Commissioner Logan asked if there are three bays, can three vehicles be stored within those. Mr. Taha stated that creates a problem when he opens the business, at the time he opens he would have to move all the vehicles and there are only two employees on staff in the morning therefor having them parked facilitates the opening instead of moving in and out of the bay.

Commissioner McCutcheon brought up that at the time of last request Mr. Taha had said there would be some remodeling to the business at that time, and asked why that had not been done as of yet.

Mr. Taha stated at that time it was not financially feasible, but within this last year business has grown and have now met with the contractor and are going to be moving forward with that.

Commissioner Lyons stated concern with having seven spaces versus the four, the safety concern of fitting seven in such a tight area, he asked for clarification of what size they would be assuming they are not going to be standard sized spaces. Mr. Gonzales stated the engineered design require them to be 9x20 they have to be standard parking spaces unless the Commission approves otherwise. Mr. Taha added that when he first came into the building the parking spaces were not slanted as they are now but were straight. Mr. Lyons added he was leaning for approving four instead of seven.

Chairman Renfro asked for further discussion from the Commission before taking action.

Commissioner Trowbridge stated concern this being in the Scenic Overlay; felt it had to be carefully thought out to keep the integrity of this area.

Chairman Renfro added that outgrowing a business is a good thing that marks success but does agree that there does need to find the balance between helping the citizen as well as keeping the integrity of the Scenic Overlay.

Commissioner McCutcheon also expressed concern if request is turned down, what is being gained from that as it will still be an existing building.

Commissioner Whitley stated concern with the amount of violations, and who would monitor that the vehicles are only stored overnight.

Commissioner Trowbridge asked if item is approved with four spaces versus seven, how the motion would move forward. Mr. Gonzales stated the applicants request is for seven parking spaces, however if the Commission changes that is what would go forward to City Council.

Commissioner Fishman stated her concern is finding balance between the land uses of the location with it being in a Scenic Overlay and having a good Rockwall business that is encouraged but feels this business may have outgrown the location.

Commissioner Lyons made motion to approve with staff recommendations with four slanted parking spaces, without screening. Commissioner McCutcheon made amendment to add the screening. Commissioner Lyons denied the amendment. Commissioner Logan seconded the motion. The motion passed by a vote of 4-3 with Chairman Renfro, Commissioner Whitley and Commissioner McCutcheon dissenting.

5. Z2016-010

Hold a public hearing to discuss and consider a request by Grey Stogner of Crestview Real Estate on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Development Plan for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request explaining that on September 20, 2010, the City Council passed Ordinance No. 10-21 [Planned Development District 32, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within the approved concept plan, PD-32 was divided into ten subdistricts that contained individual development and land use standards. The subject property is a 1.042-acre portion of land located within the Summit Office Subdistrict, which according to the PD Ordinance is intended to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics include good visibility and ease of access from Interstate 30 and Horizon Road.

Mr. Gonzales further added that the applicant, Grey Stogner, has submitted an application for the approval of a PD Development Plan indicating a proposed layout for the 1.042-acre tract of land. Based on the applicant's concept plan, a waiver to the building placement requirements

will be required for the purpose of allowing the buildings' easterly facing facade to be situated no more than 60-ft to 70-ft from Horizon Road and for the southerly facing façade to vary from the horizontal articulation standards. It should be noted that the district's intent for the buildings setback from Horizon Road is 150 feet; however, the property has been platted with a 25-ft building setback. Since the applicant is requesting waivers to Ordinance No. 10-21 and the proposed use while being a permitted use does not meet Criteria A of Section 9.C that states it needs to meet the general intent of the PD District or Subdistrict in which the subject property is located, staff has required the applicant to submit a PD Development Plan. Through this process, the City Council retains discretionary approval over the request to ensure that the proposed development does not have a negative impact on adjacent properties.

Mr. Gonzales went on to further explain that the concept plan for the Summit Office Subdistrict calls for pedestrian opportunities extending parallel with Pinnacle Way Drive, which is the primary connector to Horizon Road. Street Type B which is Pinnacle Way Drive calls for a 48-ft right-of-way that includes a 24-ft street section with an 8-ft sidewalk, street trees, and pedestrian scaled streetlights, which meets the requirements outlined in Ord No. 10-21. The plan submitted by the applicant does conform to the majority of the technical requirements of PD-32, with the exception of the building placement requirements and the horizontal articulation standards. According to the ordinance, a minimum of 45% of the building façade facing the proposed Pinnacle Way Drive is to be built to the build-to-line with the remaining portion of the façade to be no less than 2-ft and no greater than 12-ft from the BTL creating horizontal articulation. Although the applicant has provided a recess in the elevation extending to the BTL, it only represents approximately 32% or a 27-ft expanse of the façade rather the 45% or a 38-ft expanse of this plane as required by the ordinance. Another aspect to consider with this request is the abandonment of Hill Top Lane, which bisects the Briscoe property. This right-of-way will be exchanged for the realigned Pinnacle Way Drive. The original intent of Hill Top Lane was to provide cross access for the 1.042-acre property located along the western boundary which is Harbor District Addition, Block A, Lot 4 of the subject property. Access will still be provided through a 24-ft cross access easement to the property and will be dedicated during the platting process. This has been included as a condition of approval in this case memo and in the draft ordinance.

Also, taking the intent of the district into consideration the current plan does seem to conform to the vision stated within the concept plan with respect to the creation of a pedestrian friendly environment along Pinnacle Way Drive. With this being said, the requested waivers for building placement and horizontal articulation along with the abandonment of Hill Top Lane and the issue of cross access to the adjoining property makes this a discretionary approval for the City Council. Should the City Council choose to grant the request the applicant will still need to submit a PD Site Plan that will be reviewed by the Architectural Review Board and the Planning and Zoning Commission.

Mr. Gonzales also advised the Commission that on April 1, 2016, staff mailed 28 notices to property owners and residents within 500 feet of the subject property. Staff also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property and also posted a sign at the corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road. Staff has received one response in favor of the PD Development Plan request. Mr. Gonzales added the applicant is present to answer questions as well as staff.

Chairman Renfro asked for questions for staff.

Commissioner Trowbridge asked if land to the left hand corner where the Trend Tower and the parking garage will be contiguous to the neighboring property or is there a property in between the proposed lot. Mr. Gonzales stated future development will happen on that property.

Commissioner Logan asked if standard is 150 foot setback and the depth from Horizon is only 176 feet would it be considered under the current standards not developable. Mr. Gonzales stated the property is platted with a 25 foot setback and looking at the Concept Plan refers to that area as a parking lot but when the three lots are combined then you have a developable piece of property therefor that is the purpose of applicant bringing forward the PD Development Plan for the Commissions consideration. That is reason for built in flexibility.

Chairman Renfro asked if Concept Plan also calls for a midsize office type building. Mr. Gonzales stated it called for a midrise up to eight stories high that is what the intent of the District is to not have a building that goes beyond eight stories. Chairman Renfro added that it called for it to go upward not outward being that the lot is so small.

Planning Director, Ryan Miller added that the way PD 32 was written, it was understood that not all development would conform to the Concept Plan because a Concept Plan was being laid out for the entire district sometimes it involved smaller parcels of land, this being one of them. Therefore within the Concept Plan itself subdistrict were created where the intent was broadly stated and allow this subdistrict does call for a midrise it does allow one story buildings and the use applicant is proposing is allowed by right. What is kicking in the PD Development in this case is the abandonment of Hilltop Lane and the realignment of Pinnacle Way.

Chairman Renfro asked the applicant to come forth and speak.

Matt Moore
1903 Central Drive
Bedford, TX

Mr. Moore came forward and stated both Mr. Gonzales and Mr. Miller gave good explanation of request and the challenges from a development point on this particular piece of property. Advised he is available for any questions from the Commission.

Chairman Renfro opened the public hearing and asked anyone wishing to speak to come forward to do so.

Philip M. Ruais
5900 S. Lake Forest Dr. Suite 200
McKinney, TX

Mr. Ruais came forward and stated he is a representative and attorney for Landa Properties that own 4.59 acres off of Summer Lee Drive stated the only opposition they have to request is that they don't feel it is not an acceptable gateway or entry way for a development for the City of Rockwall in what they are trying to set forth and develop.

Dick Clark
2917 Saratoga Drive
Rockwall, TX

Mr. Clark came forward and stated why an eight story urgent care facility is needed what else would be going into the building and how far away the closest medical facility is from this proposed site were any studies done if another medical facility is needed in the City. Does not feel there is really a necessity to develop on this land at this particular time with this particular product. Mr. Miller added clarification to Mr. Clark stating the building is not going to be eight stories high but instead is the maximum height allowed in the district and applicant is proposing a single story building. Mr. Clark continued to state concern with adding another building will add to traffic and feels that traffic and growth need to be taken into consideration.

Kristen Minth
3406 Lakeside Drive
Rockwall, TX

Mrs. Minth came forward and stated she is in favor of request feels with the changes to the off ramps and previous requests for gas stations in this spot no more gas stations are needed, asks Commission to approve request.

Chairman Renfro closed the public hearing and asked applicant to come forward for any rebuttal.

Mr. Moore came forward and stated with the traffic standpoint he feels it should not be a concern as this use is not a very intense use given the location of IH30 and Horizon and they average about 45 patients a day spread out in the course of a day this use would not be a big traffic

generator as opposed to a gas station or a big store. Mr. Moore added that with concern to whether this use for the Gateway Overlay is an appropriate use, feels it is subject to opinion feels the use is compatible for the area. Care Now would not make the investment in Rockwall if they felt the need was not there and could not be successful. Added he is available for any questions from the Commission.

Chairman Renfro asked concerning Gateway Overlay, what is the client willing to do to offset the removal of existing landscape. Mr. Moore stated they will have interior lot landscaping and whatever else is required to meet the intent of the PD.

Chairman Renfro expressed concern of ability to make left turn from Pinnacle Way extension will traffic is able to take a left turn from Horizon and towards the freeway without a traffic light as people are coming off of and exiting Horizon and turning right, which he feels it will create traffic trouble at certain times of the day.

Commissioner Fishman had concern with whether or not this is the best fit for this land how well will a Care Now fit in the grand scheme of what was intended for this area.

Commissioner Lyons expressed concern of location for this use with only looking at what has been submitted as well as concern with the landscaping and asked if it was known how many urgent care facilities there are currently in Rockwall. Mr. Moore stated if this was approved at the next step they will provide a full landscape plan, and at this time does not know how many other urgent care facilities are in town.

Greg Stogner
12720 Hillcrest Road
Dallas, TX

Mr. Stogner came forward and stated he has worked with Care Now as a developer for about ten years and went on to expand on the Care Now owner that is a family owned business with 29 locations that they own. The difference between urgent care facilities as opposed to a Care Now is that their goal is to be the family practitioner for the community, they get very involved with the community and the difference is that there is always a doctor on duty. The client is very interested in the City of Rockwall. Mr. Stogner added that as far as the concern for the landscaping due to the Gateway Overlay they are willing to work with staff, they are of the mind set of you only get one chance to make a good impression and will it will be heavily landscaped and they will do all that is needed to make it a good looking facility and entry way to meet the standards of Rockwall.

Mr. Gonzales added that Hilltop Lane is a 20 foot right a way and taking a look at how that can be traveled that is one of the purposes of having it exchanged over for Pinnacle Way Drive that would not meet the standards for a street with a 20 foot right a way.

Commissioner McCutcheon asked for clarification of why request is before the Commission is it being mainly for the reason only due to the right a way road swap. Mr. Gonzales stated that is one of the reasons, it is an amendment to PD32 and part of the amendment is to include the abandonment of Hilltop Lane in exchange for the Pinnacle Way Drive. Commissioner McCutcheon went on to express concern with this being the gateway into the City, but feels proposal is better fit than a request for a gas station.

Chairman Renfro expressed concern over this particular use in this prime real estate area in the City and although it is a great developer there is still concern if it does not work and is left vacant.

Commissioner Trowbridge asked how long the lease was for. Mr. Stogner stated it was for twenty years and addressed Chairman Renfros concern of it being in the gateway of the City, but feels it is a low impact one story good looking that will be heavily beautifully landscaped and should that happen, which he feels is not likely, what is left is a usable building.

Commissioner Whitley asked if this development happens will it impede access to the adjacent properties. Mr. Gonzales stated access will be available.

Commissioner Trowbridge made comment of initial concern with the drop of density and the height with request being a less density low building in comparison with what surrounds it, but can see a lot of work has been done from staff comments from work session and feels he is on board with it at this time due to that.

Commissioner Logan asked if the request were to be approved would it be a requirement for the building to have the same type of "Tuscan" look that is in place along that corridor. Mr. Gonzales stated that the Summit Office would require either traditional building style it is in the PD specific to the guidelines or there are two types that are available to the applicant that would be something that would be reviewed at the site plan stage.

Chairman Renfro expressed at this time he is inclined not to support the request and asked for further discussion or a motion.

Commissioner Lyons made motion to approve item with staff recommendations. Commissioner Trowbridge seconded the motion, which passed by a vote of 5-2 with Chairman Renfro and Commissioner Fishman dissenting.

Chairman Renfro called for a five minute recess at 7:58 p.m.

Chairman Renfro called the meeting back to order at 8:11 p.m.

6. Z2016-011

Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating On March 11, 2016, the applicant submitted an application requesting to rezone a 17.60-acre tract of land from a Commercial District to a Planned Development District for a multi-family apartment complex that will consist of 272 units. The subject property, which was annexed into the City on November 7, 1960 by Ordinance No. 60-03, is located on the north side of Interstate Highway 30 west of Ridge Road along La Jolla Pointe Drive -- and is currently a vacant tract of land. The subdivision was originally platted in 2003 as La Jolla Pointe Addition, Phase 2 which was Case No. PZ2002-83-001, and was replatted into its current configuration in 2007 Case No. P2006-019.

Mr. Miller further explained that along with the application, the applicant has submitted a concept plan, building elevations and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 272-unit apartment complex will consist of eight buildings that range in height from three to four stories, and contain 24-36 units each; with the exception of Building No. 1, which will consist of 49 units. This building will also house a clubhouse/amenity center and the leasing office, with an exterior pool adjacent to the southern building façade. The above unit composition equals a minimum unit size of 1,032 SF. Based on the size of the subject property and the number of units proposed, the requested density will be 15.45 units per acre. Currently, the highest density-zoning district that the City permits is the Multi-Family 14 District, which permits up to 14 units per acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this does remain a discretionary decision for the City Council, and the City Council does have the power to reduce the density of the request.

Mr. Miller added that to meet the requirement the concept plan indicates that a mixture of 38 garages and 482 surface parking spaces will be utilized. This will exceed the parking requirement by 16 spaces. The proposed 38 garages will be integrated into the design of the eight buildings and will not incorporate tandem parking spaces.

Mr. Miller went on to state that the concept plan includes the public right-of-way for Carmel Circle, which was dedicated with Case No.'s P2006-019 & P2004-068. The applicant is requesting that the City Council abandon this right-of-way as part of this case. If the City Council chooses to approve this request, staff will begin the abandonment process by establishing the fair market value of the right-of-way and offering one-half of the right-of-way to the adjacent property owners. Staff should point out that currently the subject property excludes an outparcel that is situated at the southwest corner of Carmel Circle and La Jolla Pointe Drive, and that the property owner of this outparcel would have the right to purchase a portion of this right-of-way. This could lead to changes in the concept plan at the time of site plan depending on the adjacent property owner's decision to purchase or not purchase the right-of-way.

Mr. Miller further stated that as part of this submittal, staff has required the applicant to submit a Traffic Impact Analysis. The TIA submitted by the applicant has been forwarded on to the City's consultant for outside review. The building elevations submitted by the applicant show that four different architectural styles will be used for the proposed eight buildings. Each of the buildings will utilize a mixture of stucco, natural cut stone, and brick on the exterior façades, and a combination of standing seam metal and architectural shingles on the roofs. In addition, the elevations conform to the four sided architecture requirements stipulated by the IH-30 Overlay District as stipulated by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations and pending a recommendation by the Architectural Review Board at the time of site plan is a requirement of the proposed zoning district.

Chairman Renfro asked if there were any questions for staff.

Chairman Renfro asked if it met the current comp plan. Mr. Miller stated it generally conforms to the guidelines stipulated by the comp plan there were a couple of recommendations that staff made that are contained in the case memo that were made to the applicant and they did generally conform to those recommendations with the exception of one of the buildings could have been turned closer to the street however there are significant grade issues and therefor that building had to be angled in that manner. Mr. Miller clarified that the concept plan is a series of guidelines and policies and few requests that come before the Commission meet one hundred percent of the Comp Plan. Chairman Renfro added that the future land use map shows this to be Commercial. Mr. Miller stated that it was according to the future land use map.

Chairman Renfro had question regarding the number of units of condos/townhomes that may or may not be coming across from subject property in the Harbor District. Mr. Miller stated there is an allowance for 1,164 condominiums or townhomes in the Harbor District.

Commissioner Trowbridge asked for clarification or examples of what the future land use map use being Commercial could it include retail, or office use. Mr. Miller stated Commercial does allow for retail use

Commissioner Lyons asked what school district this area belongs to. Mr. Miller stated staff does not deal with the school district to answer that question.

Chairman Renfro asked applicant to come forward and speak.

Gene Babb
1220 Blue Bell Ct
Celina, TX

Mr. Babb came forward and gave brief description of request stating this is a family owned business and they have several developments throughout Texas including 2,111 units completed to date in DFW with 3, 728 under construction one hundred percent of their equity is internal and use traditional construction loans and have constructed over 50,000 units since 1995. He went on to add the highlights of the project with a slide show presentation that showed the price targets, details of units and amenities.

Mr. Babb added that he would not go into great detail as Mr. Miller had already gone thru the information but wanted to address the concerns that have been voiced being the majority of the issues being with traffic, the property becoming section 8, home property devaluation, and crime.

Mr. Babb explained that they are currently building in three areas Craig's Ranch in McKinney and the homes in the surrounding area there range from $300,000 up to $1,000,000 and have not heard any feedback that their product has affected the home values there and the same goes for the development in Frisco as well as in Prosper. The issue with traffic, they did conduct an independent traffic study and it stated the traffic is not god and is below what it should be and indicated that our apartment complex would not worsen the already problem with traffic that exists currently and states there is a future interchange that is to be installed between Ridge Road and Horizon and when that happens that will provide much needed relief to this area. With concern to the property getting sold and it becoming a Section 8 community, there are laws in place that would not allow that anytime a Section 8 community is going to be built it has to be hammered out prior to development it cannot be something that is retroactive after the community is built. Mr. Babb went on to add that with the concern of increased crime, statistically is shown that there is more crime in a commercial area, but with the target area for tenants that they have, the credit requirements that are required it will be a high level tenant. Mr. Babb added that Mr. Fred Hazel, the company vice president as well as engineers from the Davis Company that are present if there were any additional questions.

Chairman Renfro asked for questions for applicant from Commission.

Commissioner Trowbridge asked if the units would be three and four stick built stories, would any be basement units and are the hallways enclosed and air-conditioned. Mr. Babb stated there would be no basement units and the hallways would be open and wide which provide a lot of air circulation and also have ceiling fan.

Commissioner Trowbridge asked what the average cost of units would be. Mr. Babb stated it is 1,032 square feet average and at a $1.30 a foot that translates to roughly $1,350 a month with some of the larger units would increase.

Commissioner Logan asked for clarification of the traffic study with it being at a graded level of F which is the worst it can be, and in knowing that why are they opting for this particular location where the traffic is so bad already. Mr. Babb stated traffic is bad everywhere and coming from Atlanta where it is worse, feels traffic for a multi-family is not bad, they like the drive by that comes with traffic and are counting on the future plan for the interchange that will relieve some of the traffic.

Commissioner Fishman asked if they would be retaining ownership over the long term. Mr. Babb stated it was a hard question to answer as sometimes they do and sometimes they don't although they don't build to sell, but being a private company and often times they have private investors that want to purchase their communities and they will sell them and Mr. Davis will re-invest that money back into the company.

Fred Hazel
407 Oxmoor Lake Drive
McDonough, GA

Mr. Hazel came forward came forward and stated to answer that question directly, the community may be sold but would like to point out that the proposed community is what they consider investment grade asset given the rents, the cost to construct, the amenities, if it were sold you would have someone paying a lot of money and therefor you would have someone that is going to maintain the property to maintain the quality of the asset.

Chairman Renfro opened the public hearing and asked if anyone who wished to speak to come forward and do so.

Fred Mosley
2030 Pontchatrain Dr.
Rockwall, TX

Mr. Mosley stated opposition due to the paramount issue being traffic in and out for the people that already live here he has lived at Lakeside Village for the last ten years. Feels it is a challenge today and adding 500-600 vehicles plus service vehicles coming in and out it is going to be near impossible and would like to see their independent study challenged.

Austin Greenberg
3400 Water View
Rockwall, TX

Mr. Greenberg stated he is in opposition of request due to traffic, wants it to stay commercial and although the developer mentioned construction in other communities they are larger communities not one as small as Rockwall. He is also concerned with the school overcrowding this development will add to the school district.

Kristen Minth
3406 Lakeside Drive
Rockwall, TX

Ms. Minth came forward expressed and expressed opposition this development was not preplanned. Transition is not needed it is zoned commercial for a reason and feels it needs to stay as such.

Nick Nichols
3927 Mediterranean
Rockwall, TX

Mr. Nichols expressed opposition due to the impact it will have on the already big problem with the traffic situation. Also impact the construction will have on this area, and also the problem it will cause to accommodate new students that will come.

Jack Willard
3106 Village Dr.
Rockwall, TX

Mr. Willard expressed opposition due to the debris/trash that will be generated off of the parking lot as well as concern with security. Also expressed this will have a negative impact on house value.

Tina Goltia
3311 Lakeside Dr.
Rockwall, TX

Ms. Goltia expressed opposition to the request, moved here from Florida, chose Rockwall due to the quality of schools, sense of community, unique feel town and is concerned with losing the commercial area feel which is the main reason she chose Rockwall, urged the Commission to vote against.

Sean Phiffer
3405 Water View
Rockwall, TX

Mr. Phiffer expressed opposition to the request, feels it is not adequate area it will cause traffic, feels this area should stay commercial and also will cause added crowding to schools.

Bobby Moore
4105 Cabana Court
Rockwall, TX

Mr. Moore came forward and stated opposition due to traffic issues it will create. Also the issues with overcrowding of the schools. He also expressed concern with water runoff it will create. Safety concern with the railroad being nearby as well as the devaluation of house value will be affected.

Pam Watkins
3620 Lakeside Dr.
Rockwall, TX

Ms. Watkins came forward and stated she has lived in Rockwall for the last twenty years and expressed her opposition of the request feels this development does not need to lose the commercial zoning. Also spoke with many people in Lakeside Village who could not be present but asked she express their opposition as well.

Pam Griffin
2324
Rockwall, TX

Ms. Griffin came forward and expressed her opposition with concern for school overcrowding this added development will add. Also is concerned with the safety of their amenities.

Randall Sanders
2920Starboard
Rockwall, TX

Expressed opposition due to the traffic it will create as well as school overcrowd

Linda Allen
3510 Village Drive
Rockwall, TX

Ms. Allen came forward and expressed opposition due to the noise and light pollution as well as school overcrowding.

Julie Ballantine
3018 Bayside Drive
Rockwall, TX

Ms. Ballantine expressed opposition due to the negative impact it will bring to home values surrounding the development.

Jerry Gardner
3412 Augusta Blvd.
Rockwall, TX

Mr. Gardner expressed his opposition due to the overcrowding it will add to the area.

Erv Slovak
3322 Augusta Blvd.
Rockwall, TX

Expressed opposition to the request expressed concern with the look of the development.

Roger Williamson
3402 & 3404Lakeside Dr.
Rockwall, TX

Expressed concern with what drainage issues this will cause, there is already water and flooding issues in Lakeside Village from water running down the hill. As well as the traffic issue.

Paul Hustins
3313 Lakeside Drive
Rockwall, TX

Mr. Hustins came forward and stated opposition due to traffic issues this will create. Also added he agrees with all other concerns that have been voiced.

Dick Clark
2917 Saratoga Drive
Rockwall, TX

Mr. Clark came forward and expressed opposition due to the traffic and property values will be affected as well.

Jackie McLary
3622 Lakeside Drive
Rockwall, TX

Mr. McLary came forward and stated opposition due to traffic issues it will create.

Dick Clark
2917 Saratoga Drive
Rockwall, TX

Mr. Clark came forward and expressed opposition due to the traffic and how the property values will be affected.

Mike Crawford
3620 Lakeside Dr.
Rockwall, TX

Mr. Crawford came forward and stated opposition to the request.

Janell Baker
3616 Hilltop Circle
Rockwall, TX

Ms. Baker expressed opposition to request due to the overcrowding of the schools this will cause.

Jim Kirby
13330 Noel Rd. #622
Dallas, TX

Mr. Kirby expressed opposition due to the problem of water detention the construction of this development will create to the Lakeside Village subdivision.

Phillip Ruais
5900 S. Lake Forest Dr. Suite 200
Dallas, TX

Mr. Ruais who stated he is the representative and attorney for Landa Properties property owner of the small square surrounding area of subject property, and stated she is in opposition due to her no longer having an access point to her property on this road she would be required to create a new access point of La Jolla which will make for further traffic problems.

Chairman Renfro asked staff to clarify that and asked staff to interject. Mr. Miller stated if that right of way is abandoned his property owner would have the ability to purchase one half of that right away should they decline then it would revert back to, and this is only if it approved, the Davis Development Group but they wouldn't be restricted to access to this property she would get a drive access point off of La Jolla Point.

Mr. Ruais added that they would have to use a portion of their property for access in a multifamily use as opposed to a commercial development and urges the Commission to deny the request.

Terry Nevitt
201 Becky Lane
Rockwall, TX

Ms. Nevitt expressed opposition to request feels there are already the needed apartments for Rockwall, and is concerned with property values as well as traffic.

Chairman Renfro closed the public hearing and asked the applicant to come forward and offer a rebuttal.

Mr. Hazel came forward and had addressed comments made of tenants not paying property taxes paid to the community but the community pays taxes. Concerning the issue with light and noise pollution, met with mayor before coming forward and also met with the HOA communities, once constructed visibility will be hard from the neighboring residents. Also there will be storm water studies that will be done to address any water detentions. With concern with the traffic issue, there was a third party review that was done on their independent traffic study.
The security-it is a gated community and therefor feels his tenants will not be motivated to trespass into adjoining comminutes to use their amenities.

Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Trowbridge made comment concerning traffic that although it is zoned commercial and any other building will create traffic as well, the question needs to be what needs to be approved for the land use.

Commissioner Logan stated that she reviewed the traffic study that the developer provided and the City took the time to have it analyzed by a third party but her concern remains that the survey states that it already has the lowest grade possible and it this development would add and doesn't feel she could support request.

Commissioner Lyons stated concerns traffic it would cause, feels traffic should be alleviated before considering a proposal such as this. Also concerned with the impact it will have on the overcrowding of the schools. He also expressed concern of thinking of what possibly could be brought forth if not this.

Chairman Renfro stated he has faith in the traffic study and there is no way to know whether or not it would affect the property value expressed concerns with the condos already approved at the Harbor what will happen to existing apartment complexes if yet another one is approved.

Commissioner Whitley made comment concerning traffic and feels it should be considered and concerns of that of the citizens cannot be minimized. What can be proposed in the future should be considered as well, if a strip mall comes in and sooner or later something will be developed on this property.

Commissioner McCutcheon expressed same general feeling of fellow Commissioners feels this is not the right land use for this particular property to change the use for residential where he feels the majority of people leave that needs to be considered and although it is a good product it is not the right location.

Commissioner Fishman expressed that although it is a good product feels how it will affect the long term use and there is a need to respect the opinion of the already existing residents and if there is such a strong opposition, that needs to be taken into consideration.

Chairman Renfro asked for any further discussion or motion.

Commissioner McCutcheon made motion to deny request. Commissioner Lyons seconded the motion, which passed for denial with a vote of 6-1 with Commissioner Trowbridge dissenting.

IV. ACTION ITEMS

7. SP2016-005

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating On March 11, 2016, the applicant submitted an application for a site plan showing the proposed layout of an 11,334 SF retail building on a 1.231-acre parcel of land. The subject property is located north of the northwest corner of the intersection of North Goliad Street and FM 552, and is zoned General Retail within the North SH-205 Overlay District.

Mr. Brooks explained that according to Section 4.4, General Retail District, of Article V, Development Standards, of the Unified Development Code, the proposed use is permitted by-right in the General Retail District, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code for properties located in a General Retail District and located within the N. SH-205 Overlay District

Mr. Brooks added that on March 29, 2016, the Architectural Review Board reviewed the proposed site plan and building elevations. The ARB stated that the proposed design of the building did not meet the intent of standards stipulated in the North SH-205 Overlay District and asked the applicant to make revisions to the building elevation, specifically the rear elevation of the building needs additional articulation and architectural consideration. This was being requested because this building will be situated in the development so that all four sides are visible. The applicant has submitted revisions for the ARB and staff to review.

Chairman Renfro asked for any questions for staff or applicant there being none Chairman Renfro asked for discussion or a motion.

Commissioner McCutcheon made motion to approve the item with staff recommendations Commissioner Trowbridge seconded the motion, which passed by a vote of 7-0.

V. DISCUSSION ITEMS

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-006: Breezy Hill, Phase VII [*Approved*]
- ✓ P2016-007: Breezy Hill, Phase VI [*Approved*]
- ✓ P2016-009: Lots 1 & 2, Block H, Lake Rockwall Estates, East Addition [*Approved*]
- ✓ P2016-010: Preliminary Plat for Saddle Star Estates [*Approved*]
- ✓ P2016-011: Master Plat/Open Space Plan for Saddle Star Estates [*Approved*]
- ✓ Z2016-006: SUP for a Carport at 303 Renfro Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-007: Zoning Change AG to GR for 5205 S. FM-549 (*1st Reading*) [*Withdrawn by Applicant*]
- ✓ MIS2016-005: Masonry Exception for 508 St. Mary's Street [*Approved*]
- ✓ MIS2016-006: Special Exception Request for 120 Blanche Drive [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. The Commission did not have any questions concerning this agenda item.

VI. ADJOURNMENT

Meeting adjourned at 10:06 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/26/2016

APPLICANT: Alexander Menjivar and Daniel & Lidia Mendez

AGENDA ITEM: **P2016-013**; *Lots 1&2, Block A, Mendez Addition*

SUMMARY:

Discuss and consider a request by Alexander Menjivar and Daniel & Lidia Mendez for the approval of a final plat for Lots 1 & 2, Block A, Mendez Addition being a five (5) acre tract of land identified as Tract 2 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5143 SH-276, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to subdivide one (1) tract of land (*i.e. Tract 2 [5.06-acres], of the J. H. Bailey Survey Abstract No. 45*) into two (2) parcels of land (*i.e. Lot 1 [approx. 1 acre] & Lot 2 [approx. 4.06 acres],* for the purpose of conveying Lot 2.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

Staff recommends approval of the final plat for *Lots 1 & 2, Block A, Mendez Addition,* in conformance with the following conditions of approval:

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

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-013	**Owner**	FENTER, LULA M	**Applied**	4/14/2016	LM
Project Name	5143 HWY 276	**Applicant**	LIDIA MENDEZ	**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	STAFF REVIEW			**Status**	4/14/2016	LM

Site Address	**City, State Zip**	**Zoning**
5143 HWY276	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2	NULL	2	0045-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
ENGINEERING	Amy Williams	4/14/2016	4/21/2016	4/19/2016	5	COMMENTS	See Comment
(4/19/2016 11:41 AM AW) Dedicate right-of-way along SH 276 (60' total from the centerline of the existing SH 276) Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)							
FIRE	Ariana Hargrove	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
GIS	Lance Singleton	4/14/2016	4/21/2016	4/21/2016	7	APPROVED	
PLANNING	Korey Brooks	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2016-013 (Lots 1 & 2, Block A, Mendez Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval the approval of a final plat for Lots 1 & 2, Block A, Mendez Addition being a five (5) acre tract of land identified as Tract 2 of the J H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5143 SH-276

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-013) in the lower right hand corner of all pages on future submittals.

M.4 Please change the title block as follows:

Final Plat
Lots 1 & 2, Block A
Mendez Addition
2 Lots, Being 5.06 Acres
J. H. Bailey Survey, Abstract No. 45
City of Rockwall
Rockwall County, Texas

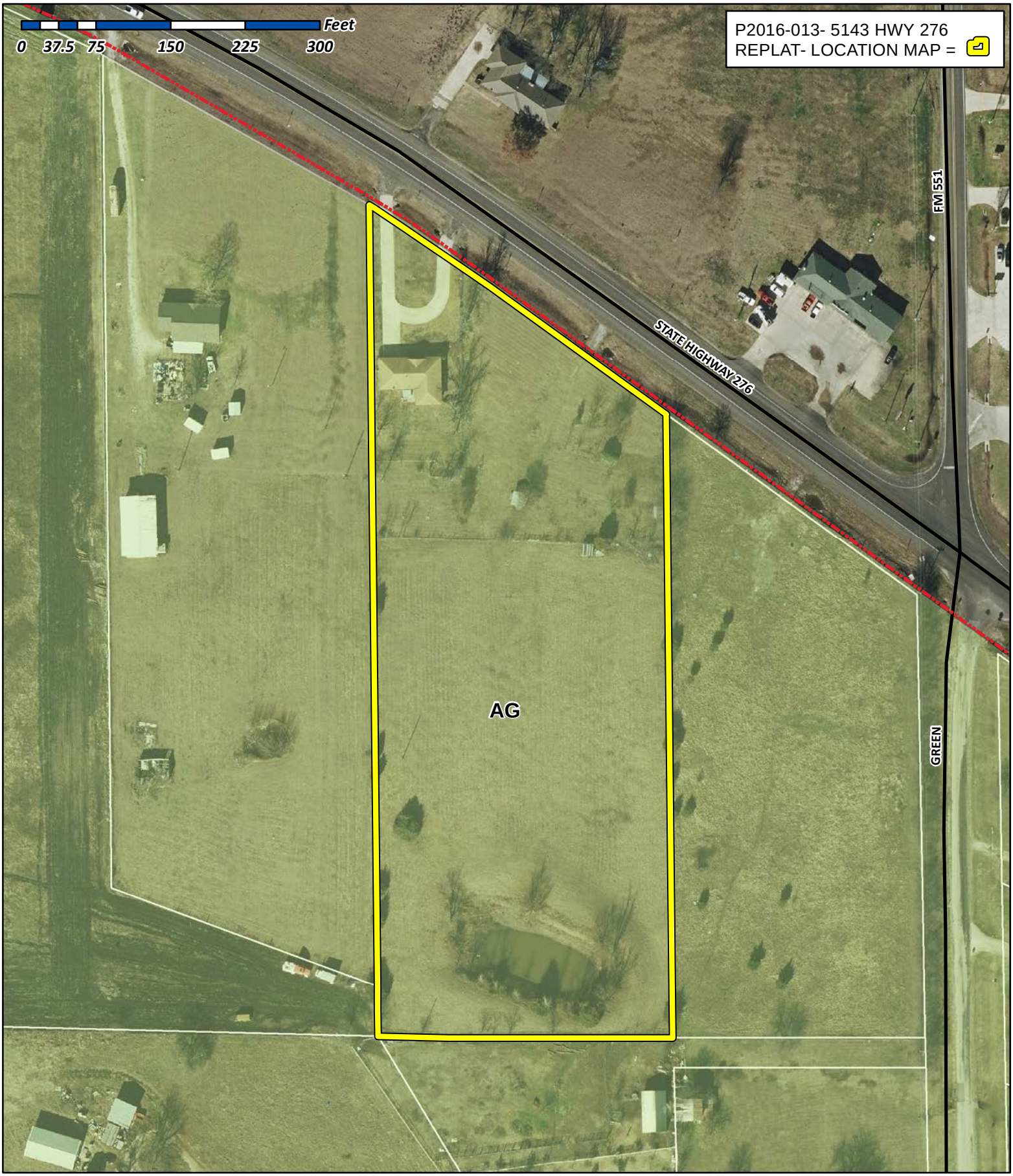
M.5 Please show and label 25-foot build lines where adjacent to a street.

M.6 Please label the right-of-way- wide and street centerline for each street within and adjacent to the development.

M.7 Please check the direction of the coordinate on the East Property Line. It currently says “S° 27’ 25 W 626.10”. This is actually pointing south not west.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 3, 2016. The Planning & Zoning meeting date for this case will be May 10, 2016.

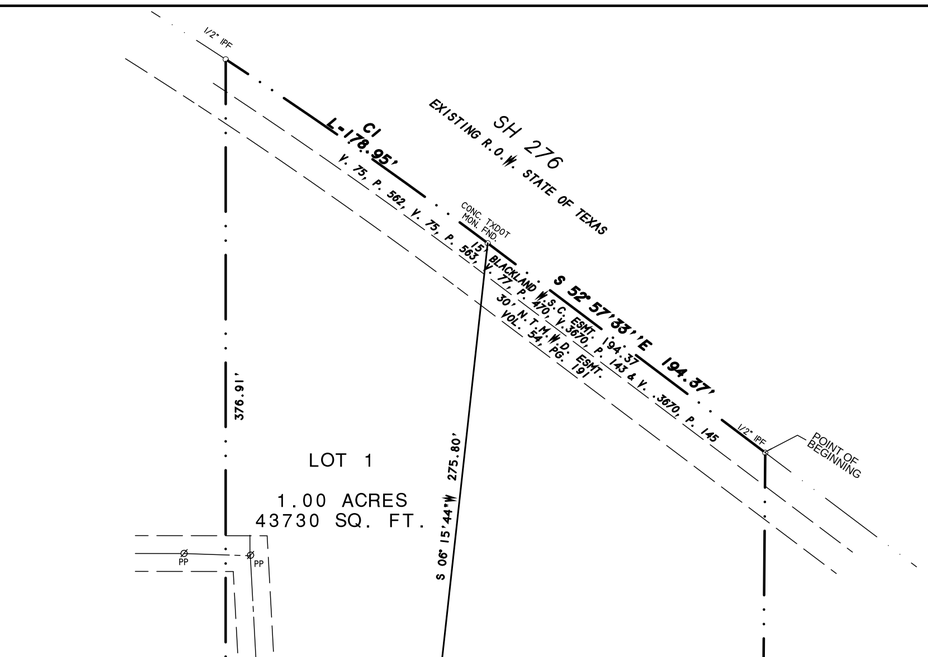
I.9 The projected City Council meeting date and subsequent approval for this plat is May 16, 2016.

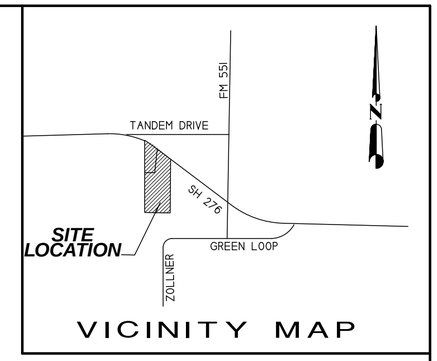


City of Rockwall

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

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





GRAPHIC SCALE 1" = 60'

LINE DATA TABLE

Line	Bearing	Distance
1	N 0°28'42"W	50.33'

CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	3°39'20"	2804.79	178.95	89.51	178.92	S 54°56'08"E

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 2751, PG. 239, BASED ON WEST BOUNDARY LINE.

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

FINAL PLAT

MENDEZ ADDITION

5.06 ACRES OR 220496 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 15, 2016
SCALE 1" = 60' FILE # 20150134-FP
CLIENT MENDEZ

OWNER:
DANIEL R. MENDEZ
LIDIA MENDEZ
5143 HWY 276
ROCKWALL, TEXAS 75032

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

CITY CASE NO. P2016-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DANIEL R. MENDEZ and LIDIA MENDEZ, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY, JR SURVEY, ABSTRACT NO. 45, Rockwall County, Texas, and being all of a tract of land as described in a Gift Warranty deed from Lula May Fenter to Sheila F. Peoples and Deborah J. Wrobel, dated January 15, 2014 and being recorded in Document number 20140000000630 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southwest right-of-way line of SH 276, at the northeast corner of said Peoples and Wrobel tract, said point also being the northwest corner of a tract of land as described in a Warranty deed to martin Ramirez and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 27 min. 25 sec. W. a distance of 626.10 feet to a 1/2" iron pipe found for corner;

THENCE N. 89 deg. 02 min. 51 sec. W. a distance of 296.33 feet to a 1' iron pipe found for corner;

THENCE N. 00 deg. 28 min. 42 sec. W. a distance of 50.33 feet to a 1 1/2" iron pipe found for corner;

THENCE N. 00 deg. 00 min. 27 sec. E. a distance of 790.71 feet to a 1/2" iron pipe found for corner in the southwest right-of-way line of Sh 276;

THENCE in a southeasterly direction along a curve to the right having a central angle of 03 deg. 39 min. 20 sec, a radius of 2804.79 feet, a tangent of 89.51 feet, a chord of S. 54 deg. 56 min. 08 sec. E., 178.92 feet along said right-of-way line, an arc distance of 178.95 feet to a concrete TXDOT monument found for corner;

THENCE S. 52 deg. 57 min. 33 sec. E. along said right-of-way line, a distance of 194.37 feet to the POINT OF BEGINNING and containing 220,496 square feet or 5.06 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following;

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

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

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

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

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

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

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

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

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

_____
DANIEL R. MENDEZ

_____
LIDIA MENDEZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DANIEL R. MENDEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LIDIA MENDEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

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

_____ _____
City Engineer Date

FINAL PLAT

MENDEZ ADDITION

5.06 ACRES OR 220496 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 15, 2016
SCALE 1" = 60' FILE # 20150134-FP
CLIENT MENDEZ

OWNER:
DANIEL R. MENDEZ
LIDIA MENDEZ
5143 HWY 276
ROCKWALL, TEXAS 75032

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

CITY CASE NO. P2016-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/26/2016

APPLICANT: Daniel Stewart of Cates-Clark & Associates, LP

AGENDA ITEM: **P2016-014** (*Rooms To Go; Final Plat*)

SUMMARY:

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a final plat for Lot 1, Block 1, Rockwall-Pine Addition being a 3.642-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 920 E. IH-30, located southwest of the intersection of Kyle Drive and the E. IH-30 frontage road and take any action necessary.

COMMENTS:

- ✓ The objective of the request is to subdivide a 14.07-acre tract of land creating a 3.642-acre lot for the development of a 40,590 sq. ft. retail facility. The remainder of the land will continue to be vacant. The final plat will establish the necessary fire lane, public access, utility, detention and drainage easements for the new development. A site plan was approved in February of this year for the development of a Room To Go furniture retailer.

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

1) All staff comments (*Project Plan Review)* provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;

    a. That adherence to Engineering and Fire Department standards shall be required, and

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	4/14/2016	LM
Project Number	P2016-014	**Owner**	SEAMAN DEVELOPMENT CORPORATION	**Approved**		
Project Name	Rooms To Go	**Applicant**	CATES-CLARK & ASSOCIATES, LLP	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	4/14/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HERITAGE BPG ADDITION	4	NULL	4	0145-0000-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
ENGINEERING	Amy Williams	4/14/2016	4/21/2016	4/19/2016	5	COMMENTS	See Comment
(4/19/2016 11:47 AM AW) Need the off-site sanitary sewer easement filed prior to approval of the final plat							
FIRE	Ariana Hargrove	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
GIS	Lance Singleton	4/14/2016	4/21/2016				
PLANNING	David Gonzales	4/14/2016	4/21/2016	4/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a final plat for Lot 1, Block 1, Rockwall-Pine Addition being a 3.642-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 920 E. IH-30, located southwest of the intersection of Kyle Drive and the E. IH-30 frontage road and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

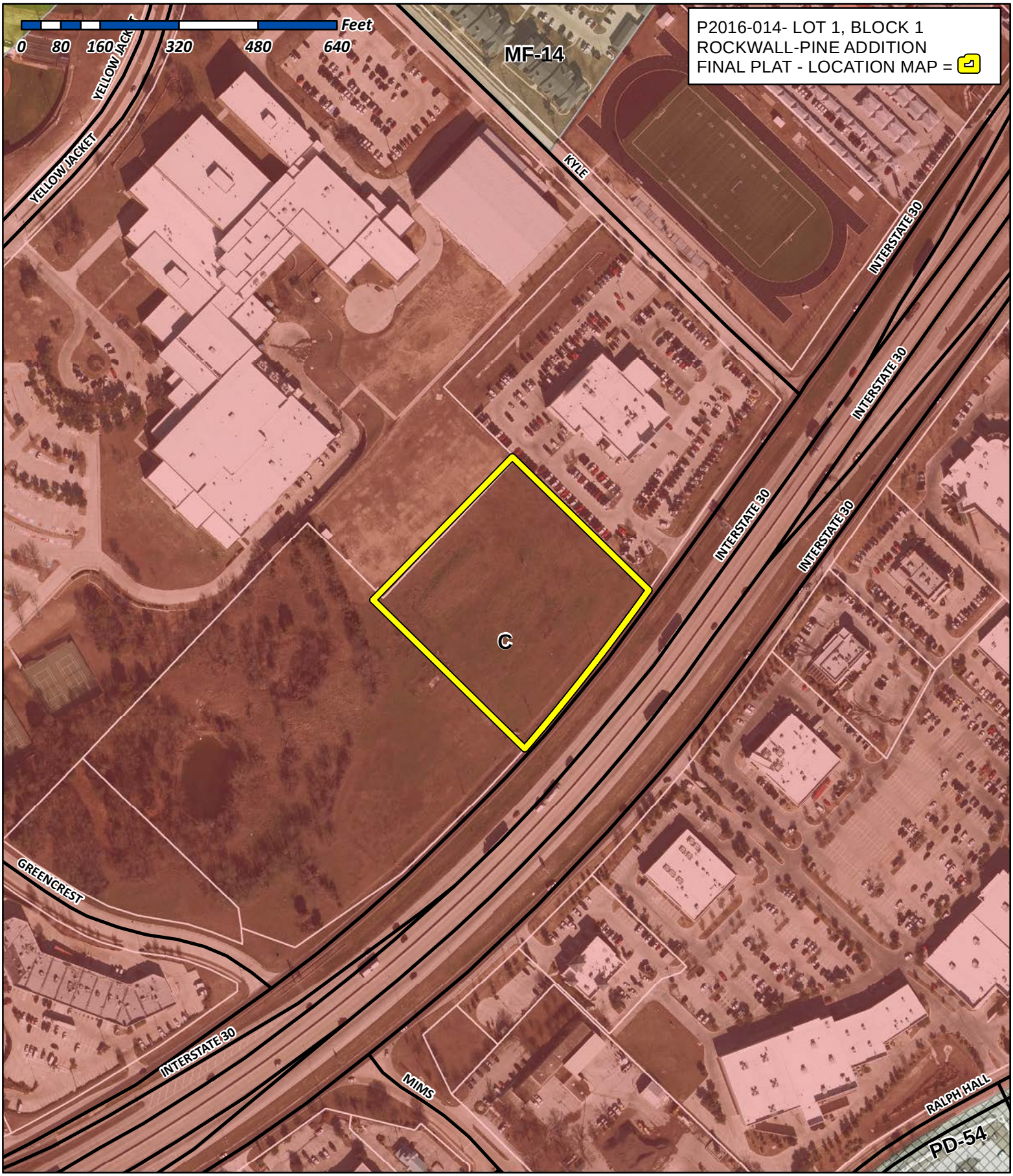
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-014" on the lower right corner on all pages of the revised plat.
3. Provide Vol__ & Pg__ for 15' offsite sanitary sewer easement.
4. Surveyor's Certificate - Notary not necessary when stamped by surveyor.

** As a note and once the plat has been approved by the Planning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Planning - Action: April 26, 2016 (6:00 p.m.)

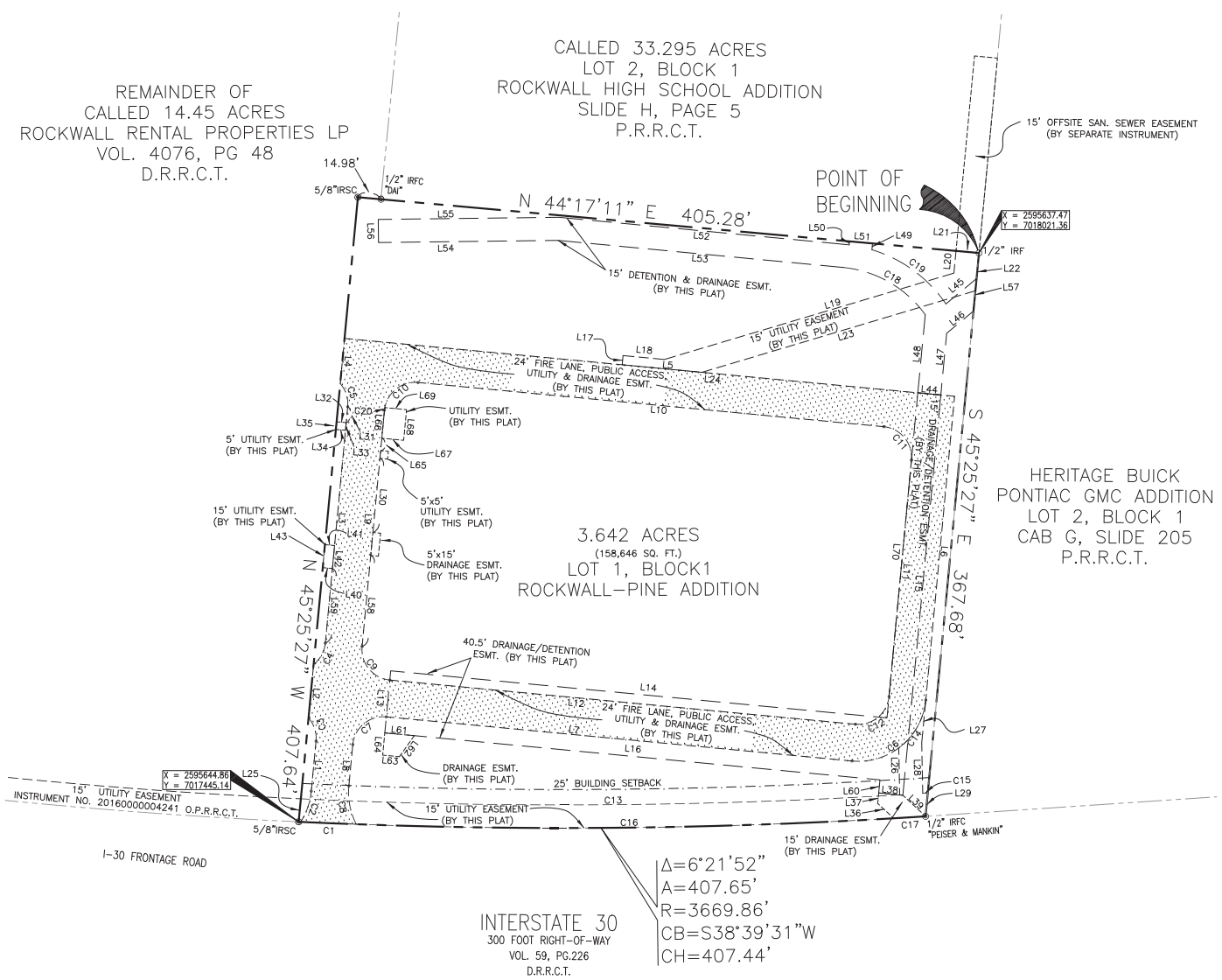
City Council - Action: May May 2, 2016 (6:00 p.m.)

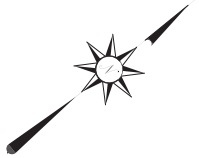


City of Rockwall

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

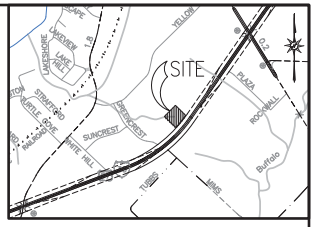
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





0 50 100

GRAPHIC SCALE IN U.S. SURVEY FEET
SCALE: 1 INCH EQUALS 50 FEET



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3669.90'	36.13'	36.13'	S 41°32'17" W	0°33'51"
C2	45.00'	21.31'	21.11'	S 31°51'36" E	27°07'42"
C3	20.00'	16.29'	15.84'	S 68°45'05" E	46°39'16"
C4	20.00'	16.29'	15.84'	S 22°05'49" E	46°39'16"
C5	20.00'	16.29'	15.84'	S 68°45'05" E	46°39'16"
C6	44.00'	69.12'	62.23'	N 00°25'24" W	90°00'05"
C7	20.00'	31.42'	28.28'	N 00°25'27" W	90°00'00"
C8	45.00'	25.68'	25.34'	S 61°46'29" E	32°42'05"
C9	20.00'	31.42'	28.28'	S 89°34'33" W	90°00'00"
C10	20.00'	31.42'	28.28'	S 00°25'27" E	90°00'00"
C11	20.00'	31.42'	28.28'	S 89°34'33" W	90°00'01"
C12	20.00'	31.42'	28.28'	N 00°25'27" W	90°00'00"
C13	3654.86'	389.38'	389.20'	N 38°46'39" E	6°06'15"
C14	44.00'	36.85'	35.78'	S 21°25'50" E	47°59'13"
C15	3654.86'	3.28'	3.28'	S 35°27'52" W	0°03'05"
C16	3669.86'	407.65'	407.44'	N 38°39'31" E	6°21'52"
C17	3669.86'	20.74'	20.74'	S 35°38'18" W	0°19'26"
C18	74.58'	63.20'	61.33'	S 69°09'20" W	48°33'14"
C19	89.58'	60.78'	59.62'	S 75°23'17" W	38°52'28"
C20	20.00'	1.72'	1.72'	N 42°57'35" W	4°55'45"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°25'27" E	32.71'	L36	N 81°57'48" E	14.17'
L2	S 45°25'27" E	34.91'	L37	S 45°25'27" E	6.84'
L3	S 45°25'27" E	154.20'	L38	S 44°34'33" W	15.75'
L4	N 45°25'27" W	29.46'	L39	S 81°57'48" W	20.14'
L5	S 44°34'33" W	398.27'	L40	N 44°34'33" E	6.27'
L6	S 45°25'27" E	198.20'	L41	N 44°34'33" E	6.27'
L7	N 44°34'33" E	304.00'	L42	N 45°25'27" W	15.00'
L8	N 45°25'27" W	27.00'	L43	N 45°25'27" W	15.00'
L9	N 45°25'27" W	154.20'	L44	N 44°34'33" E	15.00'
L10	S 44°34'33" W	304.00'	L45	N 00°25'27" W	25.87'
L11	N 45°25'27" W	154.20'	L46	N 00°25'27" W	22.63'
L12	N 44°34'33" E	304.00'	L47	N 45°25'27" W	40.28'
L13	N 45°25'27" W	40.50'	L48	N 45°25'27" W	50.99'
L14	S 44°34'33" W	324.00'	L49	S 45°25'27" E	4.11'
L15	N 45°25'27" W	261.23'	L50	S 45°25'27" E	2.31'
L16	S 44°34'33" W	323.25'	L51	S 44°34'33" W	15.00'
L17	N 45°25'27" W	6.00'	L52	N 44°34'33" E	187.17'
L18	S 44°34'33" W	26.91'	L53	S 44°34'33" W	186.33'
L19	S 22°33'29" W	196.41'	L54	N 38°28'40" E	116.72'
L20	S 45°25'21" E	14.49'	L55	S 38°28'40" W	117.52'
L21	N 44°17'11" E	15.00'	L56	S 51°31'20" E	15.00'
L22	S 45°25'27" E	24.68'	L57	S 45°25'27" E	21.21'
L23	N 22°33'29" E	185.44'	L58	S 45°25'27" E	59.42'
L24	S 44°34'33" W	52.09'	L59	N 45°25'27" W	48.60'
L25	N 45°25'27" W	15.01'	L60	N 45°25'27" W	8.57'
L26	S 51°59'46" E	30.46'	L61	S 44°34'33" W	19.26'
L27	S 45°25'27" E	27.93'	L62	N 15°25'27" W	16.78'
L28	N 51°59'46" W	32.90'	L63	N 44°34'33" E	10.87'
L29	N 45°25'27" W	15.19'	L64	N 45°25'27" W	14.53'
L30	N 45°25'27" W	48.38'	L65	N 45°25'27" W	8.12'
L31	N 45°25'27" W	10.40'	L66	N 45°25'27" W	18.28'
L32	S 44°34'33" W	6.27'	L67	N 44°34'33" E	14.25'
L33	N 45°25'27" W	5.00'	L68	N 45°25'27" W	20.00'
L34	N 44°34'33" E	6.27'	L69	N 44°34'33" E	14.18'
L35	S 45°25'27" E	5.00'	L70	N 45°25'27" W	212.17'

NOTES:

1. Coordinates and bearings are based on NAD-83 Texas State Plane Coordinates , Texas North Central Zone 4202 per City of Rockwall Reference Monument Reset R005-1.
2. Building setbacks are determined by zoning regulations.
3. Easements shown are created by this plat, unless otherwixe noted.
4. There were no cemeteries observed on the property.

LEGEND

IRFC = Iron Rod Found with cap
IRSC = Iron Rod Set with cap stamped "ADAMS SURVEYING 5610"
XS = Cut "X" Set
XF = Cut "X" Found
L.E. = Landscape Easement
P.R.D.C.T. = Plat Records of Rockwall County, Texas
R.P.R.D.C.T. = Real Property Records of Rockwall County, Texas
R.O.W. = Right-Of-Way
[dotted] = Proposed Fire Lane, Public Access, Utility, & Detention Easement

FINAL PLAT

LOT 1, BLOCK 1
ROCKWALL-PINE ADDITION

BEING 3.642 ACRES
IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 30, 2016

ENGINEER
CATES-CLARK & ASSOCIATES, LLC
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PH: (972) 385-2272
CONTACT: Daniel Stewart, P.E., LEED, G.A.
Email: dstewart@cates-clark.com

OWNER
ROCKWALL RENTAL PROPERTIES, LP
P.O. BOX 818
TERRELL, TEXAS 75160
PHONE: 214-869-5862
CONTACT: Randall Noe

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 260392
PLANO, TEXAS 75026
PH: (469) 317-0250
CONTACT: Philip Adams, R.P.L.S.
Email: padams@txasc.com

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Z:\ASC Jobs\Jobs 20153\15091 Rockwall Tract\Carlson\Plat\Rooms-To-Go - Final Plat - Rev2 JOB No 15091

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL RENTAL PROPERTIES LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract or parcel of land situated in the J.D. McFARLAND SURVEY, ABSTRACT NO. 145, City of Rockwall, Rockwall County, Texas and being a portion of a called 14.45 acre tract of land described in a deed to Rockwall Rental Properties LP as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most easterly northeast corner of said Rockwall Rental tract, same being a southeast corner of Lot 2, Block 1 of Rockwall High School Addition, an addition to the City of Rockwall, as recorded in Slide H, Page 5 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and also being in the southwest line of Lot 2, Block 1 of Heritage Buick–Pontiac–GMC Addition, an addition to the City of Rockwall, as described in a plat recorded in Cabinet G, Page 205 (P.R.R.C.T.);

THENCE S 45°25'27" E, coincident with the most easterly northeast line of said Rockwall Rental tract and the southwest line of said Heritage tract, a distance of 367.68 feet to a 1/2 inch iron rod found with a red plastic cap stamped "Peiser & Mankin" for the common southeast corner of said Rockwall Rental tract and the southwest corner of said Heritage tract, in a non–tangent curve to the right in the north Right–of–Way (ROW) line of Interstate 30 (300 foot ROW) as described in a deed to the State of Texas recorded in Volume 59, Page 226 D.R.R.C.T. with a radius of 3669.86 feet, a delta angle of 06°21'52", and a chord that bears S 38°39'31" W, a distance of 407.44 feet;

THENCE along the southeast line of said Rockwall Rental tract, same being the north ROW line of said Interstate 30 an arc length of 407.65 feet to a 5/8 inch iron rod set for corner with a pink plastic cap stamped "Adams Surveying Company LLC" therein;

THENCE N 45°25'27" W, leaving said ROW line, a distance of 407.64 feet to a 5/8 inch iron rod set for corner with a pink plastic cap stamped "Adams Surveying Company LLC";

THENCE N 44°17'11" E, passing a ½ inch iron rod found with a yellow plastic cap stamped "DAI" at a southwest corner of said Rockwall High School tract at a distance of 14.98 feet and continuing on coincident with a northwest line of said Rockwall Rental tract and a southeast line of said Rockwall High School tract for a total distance of 405.28 feet to the POINT OF BEGINNING and containing 3.642 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We Rockwall Rental Properties LP, a Texas limited Liability Partnership, the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL–PINE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL–PINE ADDITION subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said asement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time,procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with therequired base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same madeby a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progresspayments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner is responsible fpr all maintenance, repair, and/orreplacement of all detention/drainage systems.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____th day of _____, 2016. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____th day of _____, 2016.

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

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

_____
Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Noe], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____th day of _____, 2016.

_____ _____
Notary Public in and for the State of Texas My Commission Expires
[IF APPLICABLE:]

_____
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Noe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2016.

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

GENERAL NOTES

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon wereproperly placed under my personal supervision.

_____ _____
Surveyor Signature RPLS No.

Before me, the undersigned authority, on this day personally appeared David A. Minton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2016.

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

FINAL PLAT

LOT1, BLOCK1
ROCKWALL–PINE ADDITION

BEING 3.642 ACRES
IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 30, 2016

ENGINEER
CATES–CLARK & ASSOCIATES, LLC
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PH: (972) 385–2272
CONTACT: Daniel Stewart, P.E., LEED, G.A,
Email: dstewart@cates–clark.com

OWNER
ROCKWALL RENTAL PROPERTIES, LP
P.O. BOX 818
TERRELL, TEXAS 75160
PHONE: 214–869–5862
CONTACT: Randall Noe

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 260392
PLANO, TEXAS 75026
PH: (469) 317–0250
CONTACT: Philip Adams, R.P.L.S.
Email: padams@txasc.com

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Z:\ASC Jobs\Jobs 20153\15091 Rockwall Tract\Carlson\Plat\Rooms–To–Go – Final Plat – Rev 2 JOB No 15091

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/26/2016

APPLICANT: Jimmy Strohmeyer; *Strohmeyer Architects, Inc.*

AGENDA ITEM: **P2016-015**; Lots 1&2, Block A, *JBR2 Addition*

SUMMARY:

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a final plat for Lots 1 & 2, Block A, JBR2 Addition being a 7.329-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

FINAL PLAT INFORMATION:

- ☑ The objective of this request is to subdivide one (1) tract of land into two (2) parcels of land *(i.e. Lot 1 [approx. 4.739 acres] & Lot 2 [approx. 2.590 acres])* for the purpose of conveying Lot 1.

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

- ☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the final plat for Lots 1&2, Block A, JBR2 Addition, staff would recommend the following conditions of approval:

1) The final plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code (UDC), the 2009 International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	4/14/2016	LM
Project Number	P2016-015	**Owner**	J, BR2 LLC	**Approved**		
Project Name	5133 FM549	**Applicant**	STROHMEYER ARCHITECTS	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	4/14/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
5133 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	17-12	NULL	17-12	0080-0000-0017-12-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
ENGINEERING	Amy Williams	4/14/2016	4/21/2016	4/19/2016	5	COMMENTS	See Comment
(4/19/2016 11:50 AM AW) Need right-of-way dedications equal to 60' from the centerline of FM 549. Verify and show minimum right-of-way along SH 205. Requesting a 10' utility easement along 15' RCH Water Supply easement							
FIRE	Ariana Hargrove	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
GIS	Lance Singleton	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
PLANNING	Korey Brooks	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	See Comments

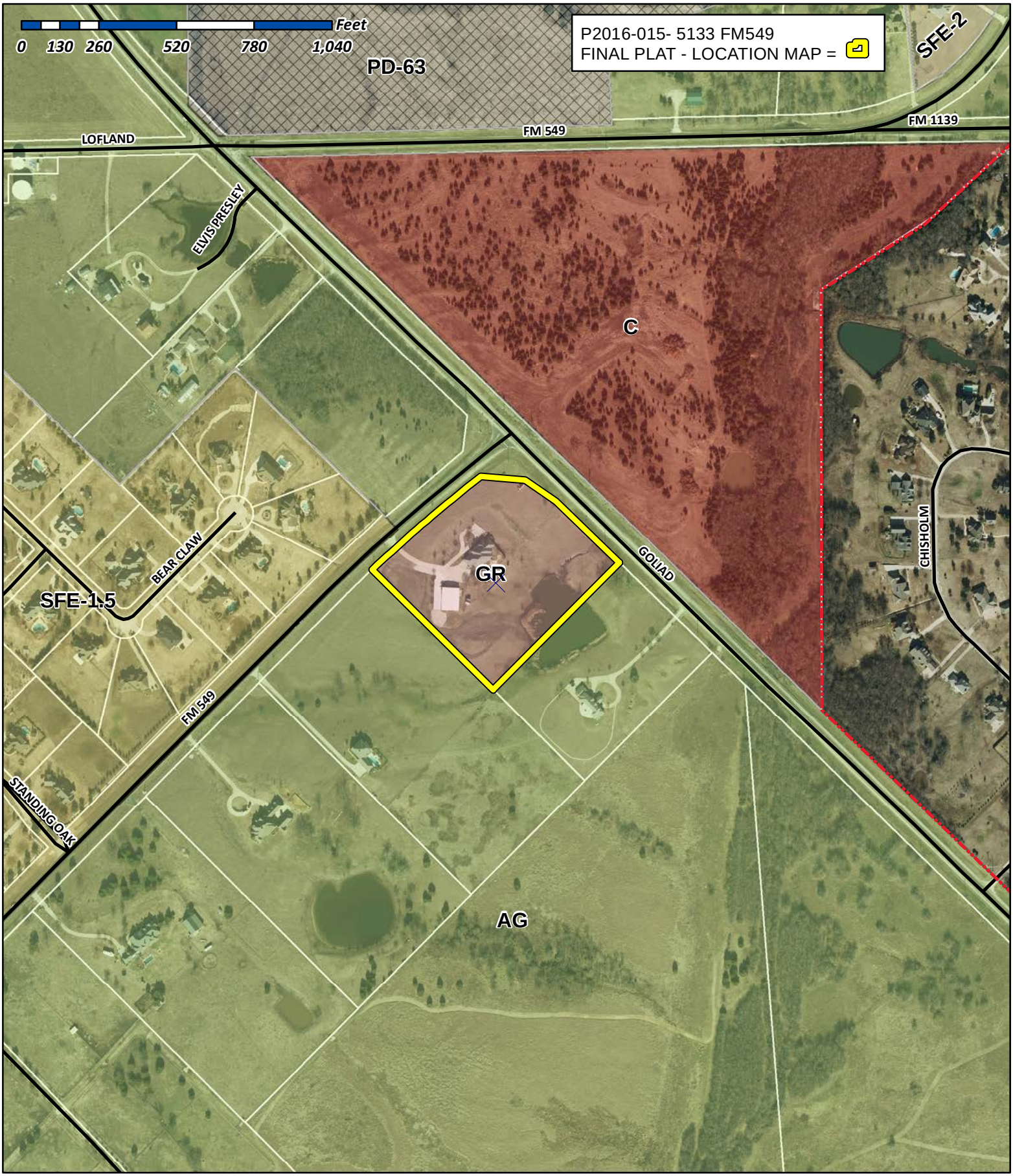
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(4/22/2016 8:54 AM KB)
P2016-015 (Lots 1 & 2, Block A, JBR2 Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval the approval of a final plat for Lots 1 & 2, Block A, JBR2 Addition being a 7.329-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2016-015) in the lower right hand corner of all pages on future submittals.
M.4 Please change the title block as follows:

Final Plat
Lots 1 & 2, Block A
JBR2 Addition
2 Lots, Being 7.329 Acres
Situated Within the W.W. Ford Survey, Abstract No. 80
City of Rockwall
Rockwall County, Texas

M.5 Please show and label 25-foot building lines where adjacent to a street.
M.7 Please label the right-of-way width and street centerline for each street adjacent to the development.
M.8 This plat is required to have the seal and signature of the surveyor responsible for the surveying and development and/or the preparation of the plat.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 3, 2016. The Planning & Zoning meeting date for this case will be May 10, 2016.
I.10 The projected City Council meeting date and subsequent approval for this plat is May 16, 2016.



City of Rockwall

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

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

THE OAKS OF BUFFALO WAY
CABINET D, SLIDE 27
P.R.R.C.T.

KENNETH SUTTON AND
HANK STANLEY
VOLUME 2015, PAGE 41
D.R.R.C.T.

R 6337.94'
Δ 3°26'29"
A 380.68'
CB N 48°32'25" E
CL 380.63'

F.M. ROAD NO. 549
(VARIABLE WIDTH R.O.W.)

1/2" CIRF
NORTHING 7008060.596
EASTING 2605260.703
AS TIED TO CITY OF ROCKWALL GPS
MONUMENTS RO15 & RO17

368.01'

20' FARMERS ELECTRIC EASEMENT.
VOLUME 1743, PAGE 21
D.R.R.C.T.

15' RCH WATER SUPPLY EASEMENT.
VOLUME 929, PAGE 271
D.R.R.C.T.

C3
L3
L1
C1
C2
L2

25' ACCESS EASEMENT.
BY THIS PLAT

CONCRETE HIGHWAY
MONUMENT

1/2" CIRF
31.03'

12.67'

N 50°36'24" E
103.37'

POINT OF
BEGINNING
CONCRETE HIGHWAY
MONUMENT

S 85°10'23" E
151.23'

CONCRETE HIGHWAY
MONUMENT

S 43°23'49" E
35.69'

CONCRETE HIGHWAY
MONUMENT

15' RCH WATER SUPPLY EASEMENT
VOLUME 64, PAGE 320 &
VOLUME 64, PAGE 323
D.R.R.C.T.

547.82'

573.15'

10' TEXAS UTILITIES
ELECTRIC EASEMENT
VOL. 1510, PG. 1
D.R.R.C.T.

S 46°13'09" E
99.29'

CONCRETE HIGHWAY
MONUMENT

SCOTT W. BLACKWOOD AND
GLENITA BLACKWOOD
VOLUME 2884, PAGE 250
D.R.R.C.T.

LOT 1
BLOCK A
4.739 AC
206,424 SF

J-BR2, LLC.
VOLUME 5288, PAGE 148
O.P.R.R.C.T.

LOT 2
BLOCK A
2.590 AC
112,811 SF

S 51°37'27" E
201.34'

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

N 45°22'22" W

5/8" IRS
(REFERENCE)

150.00'

1/2" IRF

S 45°44'46" E
84.17'

367.13'
S 44°32'11" W

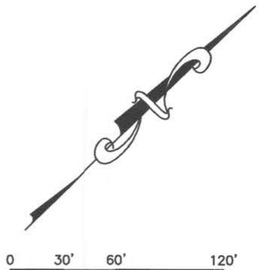
234.93'
602.06'

1/2" CIRF

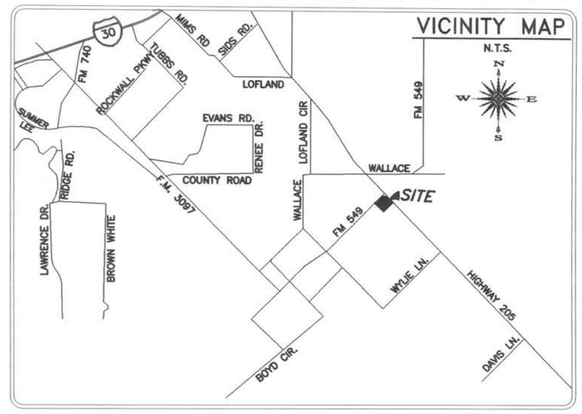
POINT IN
POND

1/2" IRF
NORTHING 7008087.117
EASTING 2606090.870
AS TIED TO CITY OF ROCKWALL GPS
MONUMENTS RO15 & RO17

DR. MOHIUDIN ZEB,
NASREEN ZEB
VOLUME 1059, PAGE 14
D.R.R.C.T.



GRAPHIC SCALE
1"=60'



Legend of Symbols & Abbreviations

(C.M.) = CONTROLLING MONUMENT

1/2" CIRF = 1/2" IRON ROD WITH CAP STAMPED "R.S.C.I. R.P.L.S. 5034" FOUND

5/8" IRS = 5/8" IRON ROD WITH CAP STAMPED "MADDOX SURVEYING R.P.L.S. 5430" SET

IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET

O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY. TEXAS

FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48085C0575 J, DATED JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

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

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

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	93°44'32"	57.26'	S 87°07'14" E	51.09'
C2	60.00'	94°19'04"	98.77'	N 87°24'30" W	87.99'
C3	6337.94'	00°13'34"	25.00'	N 49°45'11" E	25.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°14'58" E	35.00'
L2	S 45°22'22" E	25.00'
L3	N 40°14'58" W	35.00'

FINAL PLAT

J BR2 ADDITION

LOT 1 AND 2 BLOCK A
BEING ALL OF A TRACT OF LAND TO
J BR2, LLC ,
RECORDED IN VOLUME 5288, PAGE 148
OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
J BR2, LLC
2701 Sunset Ridge Drive
Suite 610
Rockwall, Texas 75032

03-25-2016

CASE NO. _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}

COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the J BR2 ADDITION to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the J BR2 ADDITION have been notified

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

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____

J BR2, LLC
OWNER

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2016.

_____

Notary Public in and for the State of Texas

_____

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}

COUNTY OF ROCKWALL}

WHEREAS, J BR2, LLC is the owner of a tract of land in the W.W. FORD Survey, Abstract No. 80, situated in Rockwall County, Texas, being all of said tract as recorded in Volume 5288, Page 148 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Concrete Highway Monument found lying at the intersection of the southeast right-of-way line of F.M. Road No. 549, (a variable width right-of-way) and the southwest right-of-way line of State Highway No. 205, (a variable width right-of-way) said point also being the north corner of said J BR2 tract and lying on the northeast corner clip of same;

THENCE South 85 degrees 10 minutes 23 seconds East along the southwest right-of-way line of said State Highway No. 205 and said corner clip a distance of 151.23 feet to a Concrete Highway Monument found for corner;

THENCE South 43 degrees 23 minutes 49 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 35.69 feet to a Concrete Highway Monument found for corner;

THENCE South 46 degrees 13 minutes 09 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 99.29 feet to a Concrete Highway Monument found for corner;

THENCE South 51 degrees 37 minutes 27 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 201.34 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 44 minutes 46 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 84.17 feet to a 1/2 inch iron rod found for the east corner of said J BR2 tract and the north corner of a tract of land to Dr. Mohiudin Zeb, Nasreen Zeb as recorded in Volume 1059, Page 14 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 32 minutes 11 seconds West departing the southwest right-of-way line of said State Highway No. 205 and along the common line of said Dr. Mohiudin tract and said J BR2 tract a distance of 602.06 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. R.P.L.S. 5034" found for the south corner of said J BR2 tract same being the east corner of said Dr. Mohiudin tract and lying on the northeast line of a tract of land to Scott W. Blackwood and Glenita Blackwood as recorded in Volume 2884, Page 250 of the Deed Records of Rockwall County, Texas;

THENCE North 45 degrees 22 minutes 22 seconds West along the common line of said J BR2 tract and said Blackwood tract a distance of 573.15 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. R.P.L.S. 5034" found for the west corner of said J BR2 tract and the north corner of said Blackwood tract, said point also lying on the aforementioned southeast right-of-way line of F.M. Road No. 549 and at the beginning of a curve to the right;

THENCE with said curve to the right and along said southeast right-of-way line of F.M. Road No. 549 having a radius of 6337.94 feet, a central angle of 03 degrees 26 minutes 29 seconds, an arc length of 380.68 feet, a chord bearing of North 48 degrees 32 minutes 25 seconds East a distance of 380.63 feet to a Concrete Highway Monument found for corner;

THENCE North 50 degrees 36 minutes 24 seconds East continuing along said southeast right-of-way line of F.M. Road No. 549 a distance of 103.37 feet to the POINT OF BEGINNING containing 319,235 square Feet, or 7.329 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

_____

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Chairman, Planning & Zoning Commission *Date*

I hereby certify that the above and foregoing plat of Final Plat of J BR2 ADDITION LOT 1 AND 2 BLOCK A to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the ____ day of _____, 2016.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

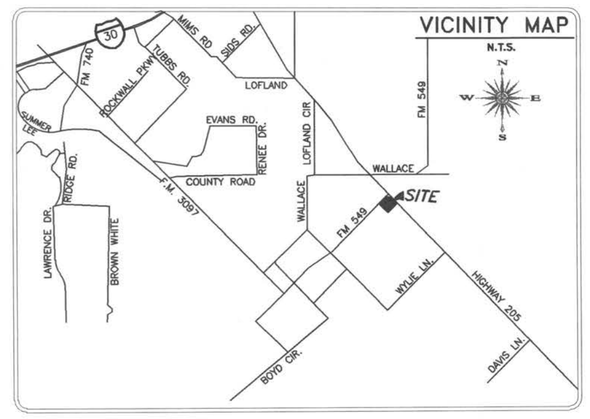
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the ____ day of _____, 2016.

_____ _____ _____ _____
Mayor, City of Rockwall *Date* *City Secretary, City of Rockwall* *Date*

_____ _____
City Engineer, City of Rockwall *Date*

VICINITY MAP



FLOOD NOTE:

1. *ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48085C0575 J, DATED JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).*
2. *ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".*
3. *THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.*

SURVEY NOTES:

1. *THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.*

FINAL PLAT
J BR2 ADDITION
LOT 1 AND 2 BLOCK A
BEING ALL OF A TRACT OF LAND TO
J BR2, LLC ,
RECORDED IN VOLUME 5288, PAGE 148
OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
J BR2, LLC
2701 Sunset Ridge Drive
Suite 610
Rockwall, Texas 75032

03–25–2016

CASE NO. _____

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/26/2016

APPLICANT: Robert R. Varner, Jr. of Townsend Professional Centre, LLC

AGENDA ITEM: **P2016-017** (*Townsend Professional Centre; Replat*)

SUMMARY:

Discuss and consider a request by Robert R. Varner, Jr. of Townsend Professional Centre, LLC for the approval of a replat creating Lots 9, 10, & 11, Block A, Municipal Industrial Park Addition, being a 2.60-acre parcel of land currently identified as Lot 8, Block A, Municipal Industrial Park Addition (*2.29-acres*) and Lot 1, Block A, Corrigan Law Office Addition (*0.31-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

COMMENTS:

- ✓ The objective of the request is to combine two (2) existing lots [*Lot 8, Block A, Municipal Industrial Park Addition (2.29-acres) and Lot 1, Block A, Corrigan Law Office Addition (0.31-acres)*] totaling 2.60-acres and subdivide the property into three (3) separate lots for the purpose of conveying a portion of the property; however, the final plat will also establish fire lane, public access, utility, detention and drainage easements necessary to develop the property.

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

1) All staff comments (*Project Plan Review)* provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;

    a. That adherence to Engineering and Fire Department standards shall be required, and

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	4/15/2016	LM
Project Number	P2016-017	**Owner**	TOWNSEND PROFESSIONAL CENTRE, LLC	**Approved**		
Project Name	815 Townsend	**Applicant**	TOWNSEND PROFESSIONAL CENTRE, LLC	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	4/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
815 TOWNSEND	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MUNICIPAL INDUSTRIAL PARK	8	A	8	4470-000A-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments
(4/19/2016 11:58 AM AW) Add a 20' drainage easement along the northern property line of lots 10 and 11 and in the driveway and across lot 11 to the detention pond. Add fire lane, access, and drainage easement into lot 10 or 11 wherever the new paving is being constructed. Show flood plain with 100 year water surface cross sections and elevations. Clarify the two bearings/distances along the northern property line.							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
GIS	Lance Singleton	4/15/2016	4/22/2016	4/21/2016	6	APPROVED	
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Robert R. Varner, Jr. of Townsend Professional Centre, LLC for the approval of a replat creating Lots 9, 10, & 11, Block A, Municipal Industrial Park Addition, being a 2.60-acre parcel of land currently identified as Lot 8, Block A, Municipal Industrial Park Addition (2.29-acres) and Lot 1, Block A, Corrigan Law Office Addition (0.31-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

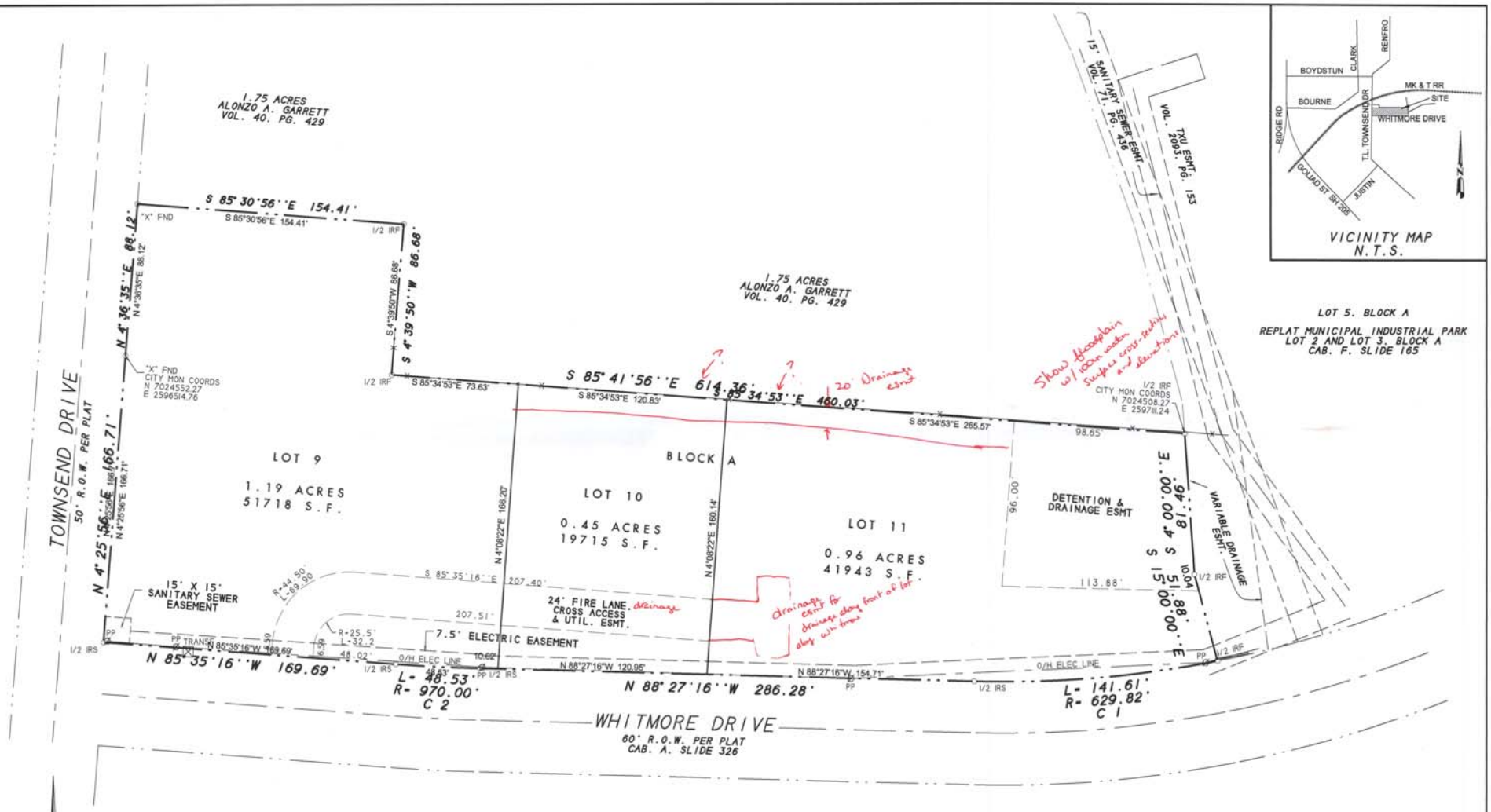
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-017" on the lower right corner on all pages of the revised plat.
3. Change the Title Block to read as follows:
Final Plat
Being a Conveyance Plat establishing 3 lots to be known as
Municipal Industrial Park
Lots 9, 10, and 11, Block A
and Being a replat of
Lot 8, Block A, Municipal Industrial Park and Lot 1, Block A Corrigan Law Office Addition
totalling 2.60 acres (3 lots)
R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas
4. Add a 'Plat Note" above title block that reads:
a) Conveyance Plat Only: Not for Development
b) A conveyance plat is a map of property approved by the City for the purpose of saleor conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary publich utilites avaiable for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by conveyance plat until all required public improvements have been constructed and accepted and a Final Plat, or Replat is filed for record with the county clerk. Selling a portionof property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat is a violation of the City's code of ordinance and state law.
5. Change label for 24' Firelane, Cross Access.... to "24' Firelane, Public Access, and Utility Easement" where applicable.
6. Provide all easement information and/or indicate abandonment for the portion known as the Corrigan Law Office Addition.
7. Under the Owners Certificate - provide the legal description.

** As a note and once the plat has been approved by the Planning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Planning - Action: April 26, 2016 (6:00 p.m.)

City Council - Action: May May 2, 2016 (6:00 p.m.)



GRAPHIC SCALE 1" = 40'

NOTES

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

2) BEARING SOURCE: RECORDED PLAT.

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

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	12°52'57"	629.82	141.61	71.10	141.31	S 85°06'19"W
2	2°52'00"	970.00	48.53	71.10	48.53	N 87°01'26"W

FINAL PLAT

MUNICIPAL INDUSTRIAL PARK
LOT 9, 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A
MUNICIPAL INDUSTRIAL PARK
2.60 ACRES (3 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOWNSEND PROFESSIONAL CENTRE, LLC
ROBERT VARNER, JR.
2001 N .LAMAR STREET
SUITE 200
DALLAS, TEXAS 75201

SHEET 1 OF 2

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

SURVEY DATE APRIL 15, 2016
SCALE 1" = 20' FILE # 2006116I-RP
CLIENT VARNER

RECEIVED
APR 18 2016
BY

CITY CASE NO. P2016-
P2016 017

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS TOWNSEND PROFESSIONAL CENTRE, LLC. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 8, Block A, REPLAT MUNICIPAL INDUSTRIAL PARK, LOT 1, BLOCK A, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof; recorded in Cabinet G, Slide 151, of the Map Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as MUNICIPAL INDUSTRIAL PARK, LOT 9, 10 & 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

We also understand the following;

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

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

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

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

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

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

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

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

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

ROBERT VARNER, JR. for
TOWNSEND PROFESSIONAL CENTRE, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBERT VARNER, JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

7. All detention/drainage facilities to be maintained, repaired, and replaced by property owner

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of MUNICIPAL INDUSTRIAL PARK LOT 9, 10 & 11, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

FINAL PLAT

MUNICIPAL INDUSTRIAL PARK
LOT 9, 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A
MUNICIPAL INDUSTRIAL PARK
2.60 ACRES (3 LOTS)
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOWNSEND PROFESSIONAL CENTRE, LLC
ROBERT VARNER, JR.
2001 N .LAMAR STREET
SUITE 200
DALLAS, TEXAS 75201

SHEET 2 OF 2

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

SURVEY DATE	APRIL 15, 2016
SCALE	1" = 20'
FILE #	2006116I-RP
CLIENT	VARNER

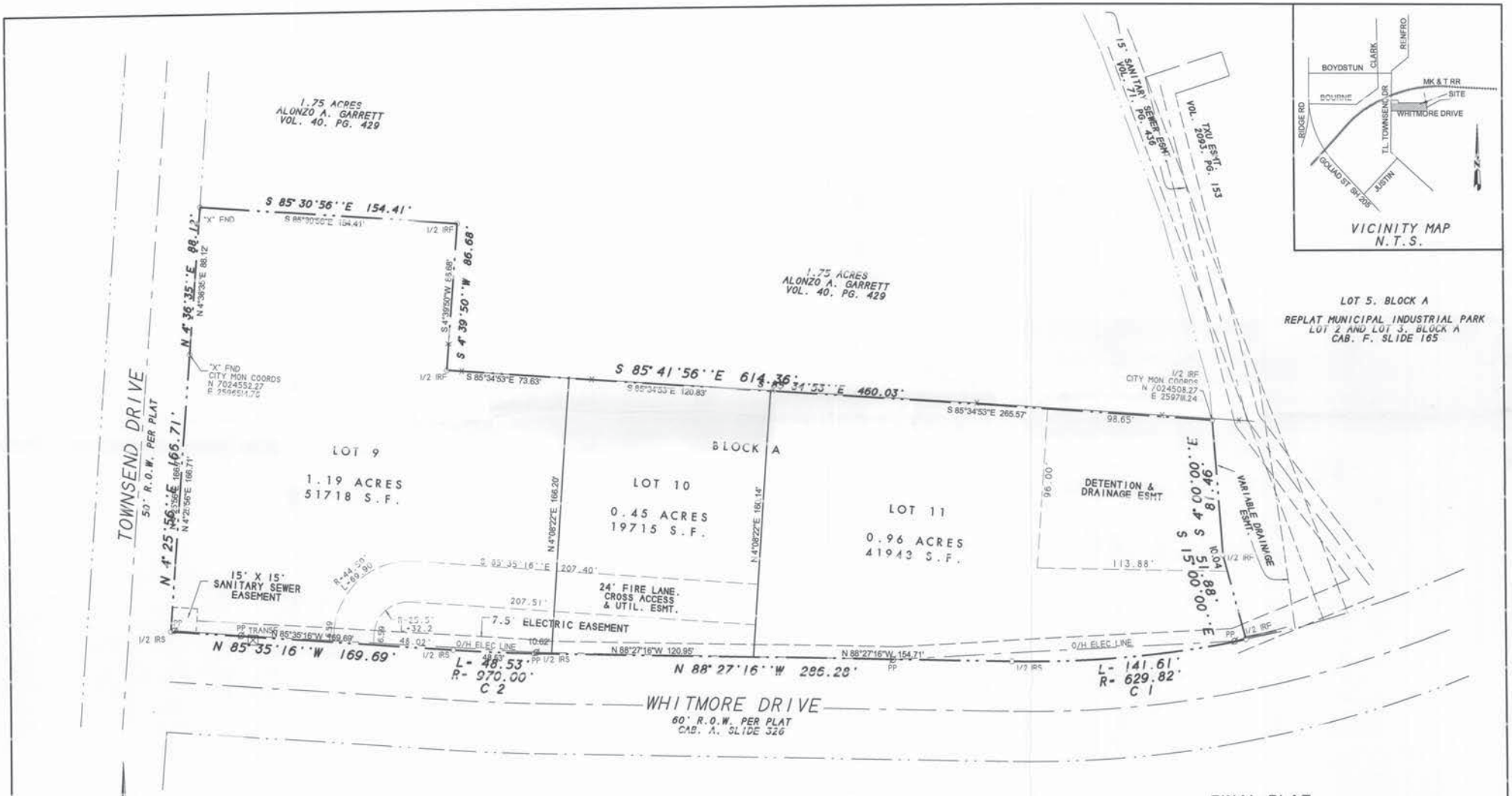
CITY CASE NO. P2016-



City of Rockwall

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

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



NOTES

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

2) BEARING SOURCE: RECORDED PLAT.

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

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	12°52'57"	629.82	141.61	71.10	141.31	S 85°06'19"W
2	2°52'00"	970.00	48.53	71.10	48.53	N 87°01'26"W

FINAL PLAT

MUNICIPAL INDUSTRIAL PARK
LOT 9, 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A
MUNICIPAL INDUSTRIAL PARK
2.60 ACRES (3 LOTS)
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOWNSEND PROFESSIONAL CENTRE, LLC
ROBERT VARNER, JR.
2001 N .LAMAR STREET
SUITE 200
DALLAS, TEXAS 75201

SHEET 1 OF 2

SURVEY DATE APRIL 15, 2016
SCALE 1" = 20' FILE # 2006116I-RP
CLIENT VARNER

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

CITY CASE NO. P2016-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS TOWNSEND PROFESSIONAL CENTRE, LLC. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as MUNICIPAL INDUSTRIAL PARK, LOT 9, 10 & 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

We also understand the following:

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

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

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

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

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

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

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

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

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

ROBERT VARNER, JR. for
TOWNSEND PROFESSIONAL CENTRE, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBERT VARNER, JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires:

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of MUNICIPAL INDUSTRIAL PARK LOT 9, 10 & 11, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

MUNICIPAL INDUSTRIAL PARK
LOT 9, 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A
MUNICIPAL INDUSTRIAL PARK
2.60 ACRES (3 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOWNSEND PROFESSIONAL CENTRE, LLC
ROBERT VARNER, JR.
2001 N .LAMAR STREET
SUITE 200
DALLAS, TEXAS 75201

SHEET 2 OF 2

SURVEY DATE	APRIL 15, 2016
SCALE	1" = 20'
FILE #	2006181-RP
CLIENT	VARNER

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

CITY CASE NO. P2016-

City of Rockwall

Project Plan Review History

				Applied	4/14/2016	LM
Project Number	Z2016-012	**Owner**	EZ MART STORES INC	**Approved**		
Project Name	Kroger Fuel Station	**Applicant**	CEI ENGINEERING ASSOCIAES, INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	4/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2901 RIDGE RD	ROCKWALL, TX 75032	

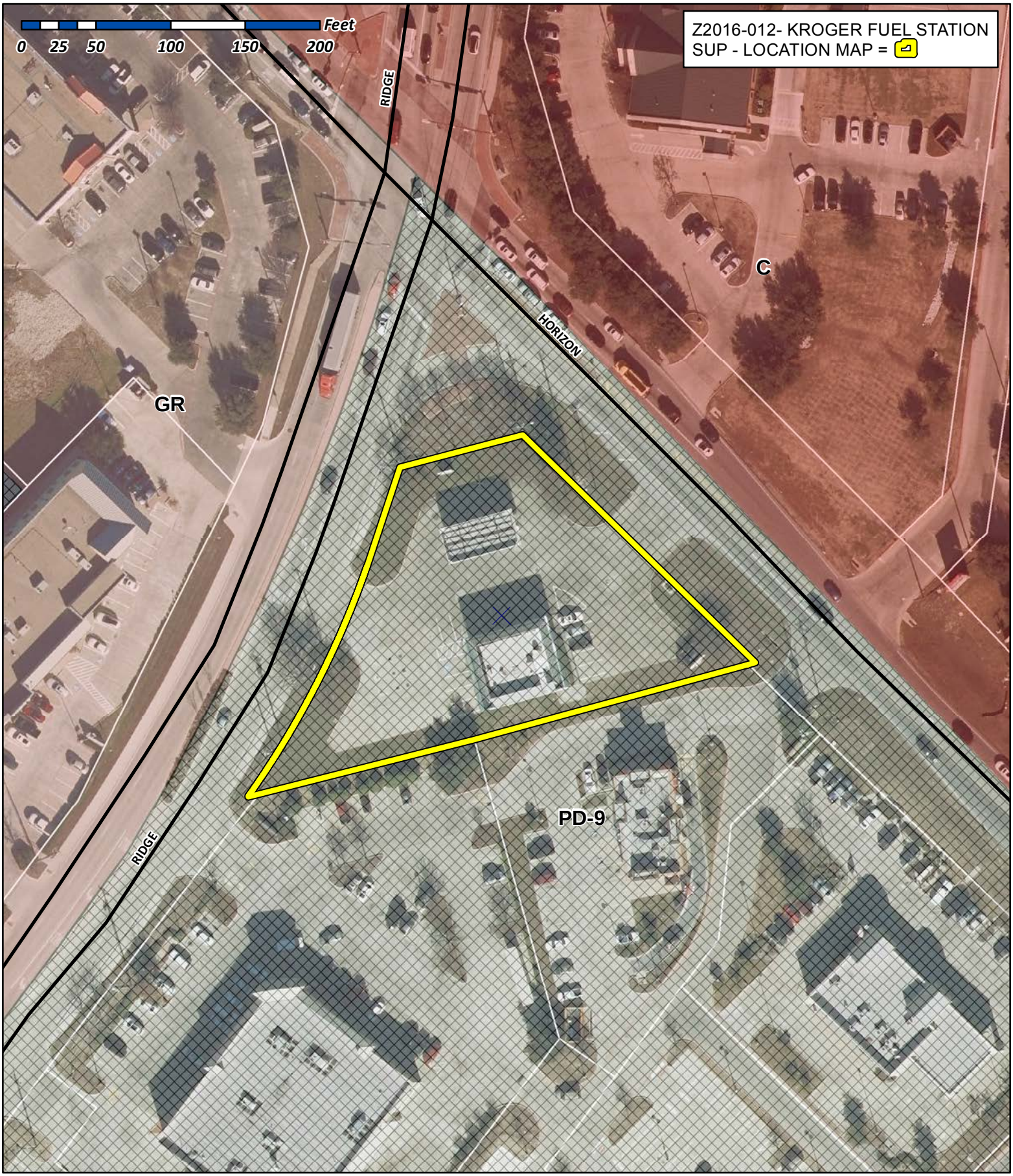
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MR M ADDITION	1	A	1	4465-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
ENGINEERING	Amy Williams	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	See Conditions
(4/19/2016 11:21 AM AW) Parking next to the building to be 9'x20' Drainage under the canopy to drain to oil/water separator prior to draining to storm system No overhangs in any easements.							
FIRE	Ariana Hargrove	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	see comments
(4/22/2016 10:38 AM AA) Will need to comply with fire lane and fire hydrant requirements. Unable to determine based on submittal. Show location of any off-site fire lane or fire hydrants that you are using for coverage.							
PLANNING	Korey Brooks	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(4/22/2016 8:56 AM KB)
Z2016-012 SUP for Retail Building with more than two (2) gasoline dispensers:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 2901 Ridge Road.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-012) in the lower right hand corner of all pages on future submittals.
I.4 Please review the attached draft ordinance prior to the April 26, 2016 Planning & Zoning Commission meeting.
I.5 This property is located within the Scenic Overlay (SOV) and is subject to stricter architectural standards. The structure shall have 90 percent masonry materials, including a minimum 20 percent stone on each exterior wall. Also the building shall be architecturally finished on all four sides with the same materials, detailing, and features.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on April 26, 2016.
I.7 The projected City Council meeting dates for this case will be May 16, 2016 [1st Reading] & June 6, 2016 [2nd Reading].



City of Rockwall

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

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

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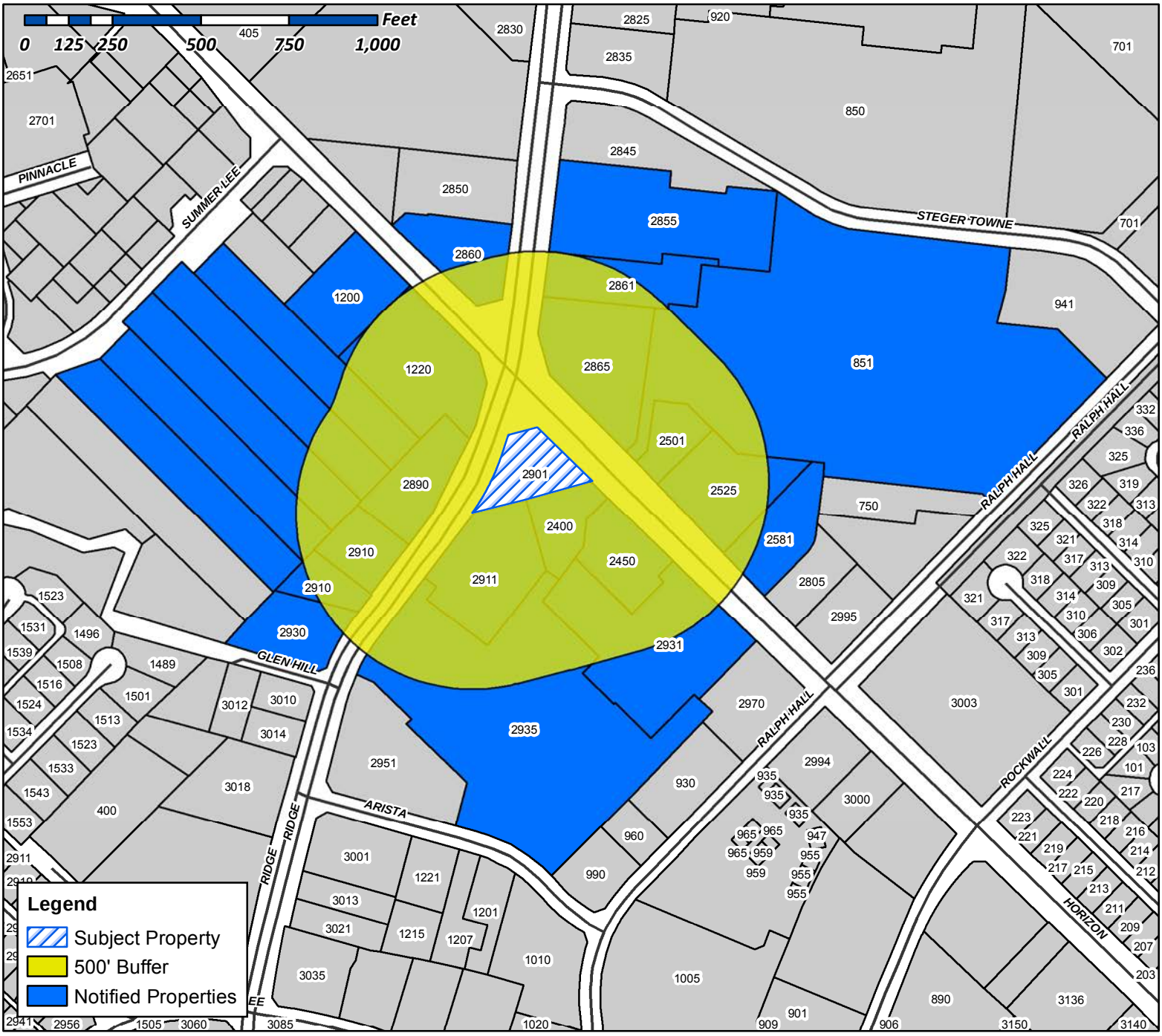
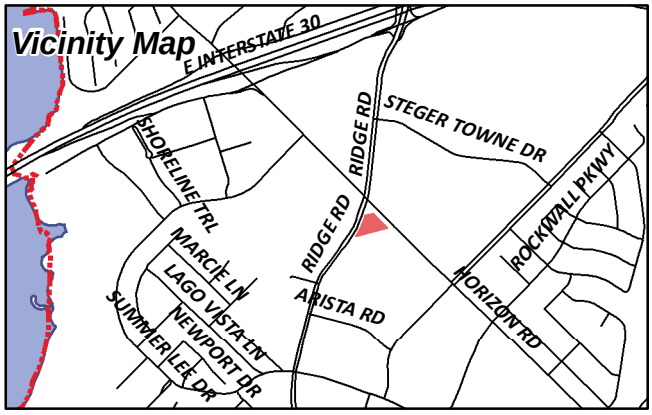


Case Number: Z2016-012
Case Name: Kroger Fuel Center
Case Type: Specific Use Permit
Zoning: Planned Development 9 (PD-9)
Case Address: 2901 Ridge Road



Date Created: 04/18/2016
For Questions on this Case Call (972) 771-7745

BANK OF AMERICA
ATTN: CORPORATE REAL ESTATE ASESS
101 N TYRON ST
CHARLOTTE, NC 28255

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

LOWES HOME CENTERS INC
ATTN: TAX DEPT
PO BOX 1000
MOORESVILLE, NC 28115

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

City of Rockwall

Planning & Zoning Department
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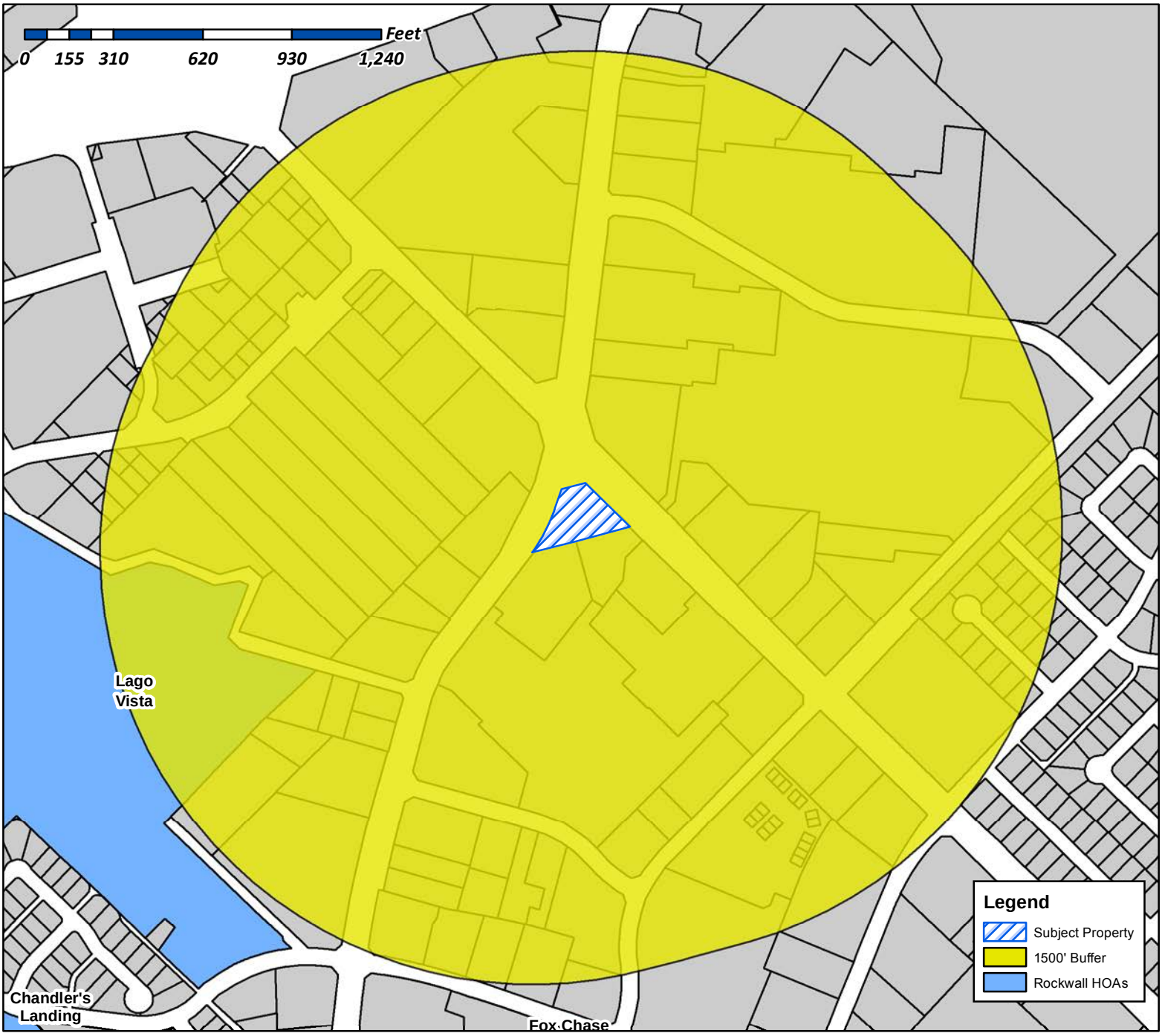
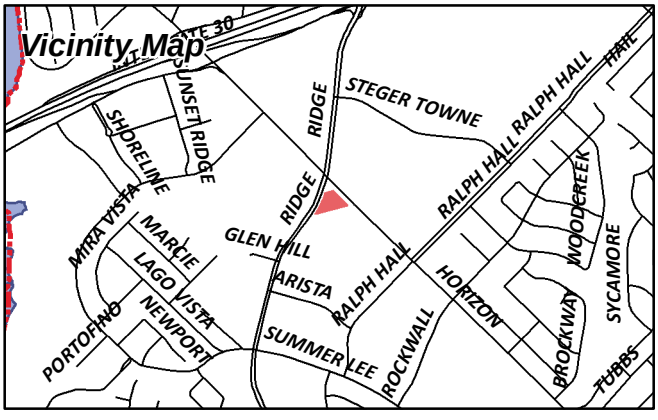


Case Number: Z2016-012
Case Name: Kroger Fuel Station
Case Type: Specific Use Permit
Zoning: Planned Development 9 (PD) District
Case Address: 2901 Ridge Road

Date Created: *04/18/2016*
For Questions on this Case Call (972) 771-7745



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

4800 Sugar Grove Boulevard, Suite 316
Stafford, TX 77477
(281) 494-0360 Fax (281) 494-0309
www.ceieng.com

March 23, 2016

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX 75087

RE: SUP Application Kroger Fuel SW575

Mr. Miller:

CEI Engineering, Inc. is requesting a Specific Use Permit for the Kroger proposed fuel station to be located at the SEC of Ridge Road and Horizon Road (2901 Ridge Road). Currently there is an existing 2,264sf EZ-Mart store with 2 MPD dispensers and canopy located onsite. Kroger Fuel is proposing to replace the existing store, pumps, tanks and canopy with an 807sf kiosk, 8 MPD dispensers, new tanks and a new canopy.

Current zoning is PD-9 with a base zoning of GR and within a Scenic Overlay District. A fuel station is allowed in this zoning by a Specific Use Permit. The site plan adheres to the specific setback and other requirements of this district.

If you have any questions please contact me.

Thank you and have a good day.

CEI Engineering, Inc.

Jim Evans, RLA
Asst. Project Manager

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Ridge Road (F.M. Road 3097, variable width right-of-way) and southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right-of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 09 min 20 sec East and a chord length of 171.41 feet;

THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

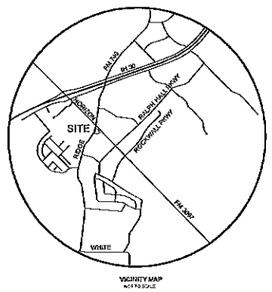
THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.

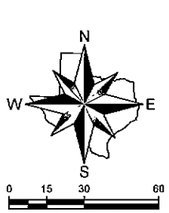
CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed on the 18th day of September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE
GV	GAS VALVE
MW	MONITOR WELL





PARKING	
TYPE	NUMBER
REGULAR	17
HANDICAP	1
TOTAL	18

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued September 19, 2014 by First American Title Insurance Company bearing an effective date of August 27, 2014, GF# 1002-122426-RTT.

1-9. Intentionally omitted, by Surveyor.

The following matters and all terms of the documents creating or offering evidence of the matters:

10a. 20' joint access easements, as shown on plat recorded in Volume C, Page 24, Map Records, Rockwall County, Texas. (Affects the subject property, as shown)

10b. Easement granted by Joe Jones et ux to RCH Water Supply Corporation, filed 12/05/1961, recorded in Volume 64, Page 236, Real Property Records, Rockwall County, Texas, and as shown on plat recorded in Cabinet C, Page 24, Map Records, Rockwall County, Texas. (Affects the subject property, as shown)

10c. Easement granted by J. L. Parker et ux to RCH Water Supply Corporation, filed 12/05/1961, recorded in Volume 64, Page 274, Real Property Records, Rockwall County, Texas. (Affects the subject property, as shown)

10d. Easement granted by JEY Investments to Southwestern Bell Telephone Company, filed 03/26/1999, recorded in Volume 1591, Page 283, Real Property Records, Rockwall County, Texas. (Affects the subject property, as shown)

10e. Easement granted by Lillyan Lolland Duncan to Texas Power & Light Company, filed 11/08/1950, recorded in Volume 46, Page 613, Real Property Records, Rockwall County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10f. Easement granted by Robert Wooldridge et ux to Texas Power & Light Company, filed 07/26/1947, recorded in Volume 42, Page 538, Real Property Records, Rockwall County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10g-10j. Intentionally omitted, by Surveyor.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

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SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b1), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on 09/18/2014.

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

Leonard J. Lueker (Original signature affixed hereto)
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090 FAX (972) 490-7099
Texas Engineering Registration No. 89
Texas Surveying Registration No. 100376

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E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

E-Z MART STORES, INC.
602 FALVEY AVENUE
TEXARKANA, TEXAS 75501

ALTA/ACSM LAND TITLE SURVEY
0.918 ACRES

Date : 09.19.14
Scale : 1" = 30'
File : 31583-08-ALTA
Project No. : 31583.08

SHEET 1 OF 1

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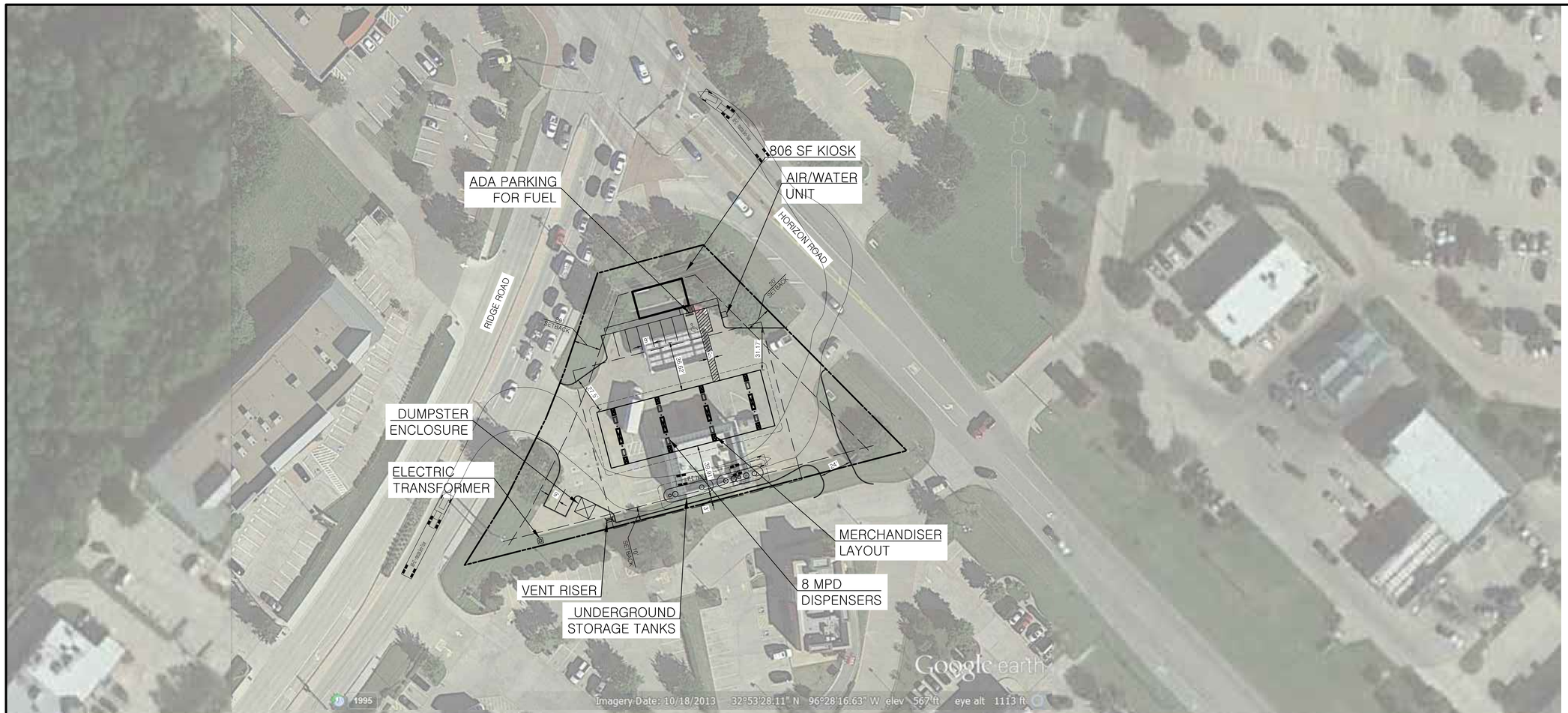


N

0 40' 60' 80'

SCALE IN FEET

811

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

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

28304	3/22/16	DPOR	PM	DES	DRW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

4800 Sugar Grove Blvd, Suite 316 (281)494-0309
Stafford, TX 77477 (281)494-0360

KROGER FUEL SW575(EXPANSION)

NEC HORIZON ROAD & RIDGE ROAD
ROCKWALL TX

CONCEPTUAL SITE PLAN

REV DATE 3/08/16 C-6

SHEET NO. C-1

© 2016 CEI ENGINEERING ASSOCIATES, INC.

JOB # 28304 DRAWING: SW575-CSP 8 MPD C-6.dwg LAST SAVED BY: JEVANS LOCATION: P:\W2800\W28304.0\W\Drawings\W\Concept\W\C-6\W\SW575-CSP 8 MPD C-6.dwg

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RETAIL STORE WITH MORE THAN TWO (2) GASOLINE DISPENSERS AS SPECIFIED IN ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT CODE, FOR A 0.918 - ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 9 (PD-9) FOR GENERAL RETAIL (GR) DISTRICT LAND USES, AND IDENTIFIED AS LOT 1, BLOCK A, MR. M ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jim Evans of CEI Engineering Associates, Inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and more specifically described in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a retail store with more than two (2) gasoline dispensers within Planned Development District 9 (PD-9) as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for the *Subject Property*.

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Planned Development District 9 (PD-9) and ***Article V, Section 4.4, General Retail (GR) District Standards, of the Unified Development Code (Ordinance No. 04-38)*** as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the

PREVIOUS ORDINANCE 04-38

future, and shall be subject to the additional following conditions.

2.1 Conditions for a Certificate of Occupancy (CO)

The following conditions pertain to the development of a retail store with more than two (2) gasoline dispensers on the *Subject Property*, and conformance to these development conditions are required for the issuance of a Certificate of Occupancy (CO):

1) All development on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of this ordinance;

2) No more than eight (8) gasoline dispensers shall be allowed on the *Subject Property; and,*

3) Prior to the approval of a Building Permit a Site Plan generally conforming to the Concept Plan in *Exhibit 'C'* of this ordinance will need to be submitted and approved by the Planning & Zoning Commission, and City Council if necessary.

2.2 Operational Conditions

The following conditions pertain to the operation of a retail store with more than two (2) gasoline dispensers on the subject property, and conformance to these operational conditions are required for continued operations:

1) All operation on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of this ordinance. Additionally, all conditions of Section 2.2 of this ordinance must be satisfied for continued operations.

2) No outside display of merchandise or outside storage shall be permitted on the subject property.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DRAFT ORDINANCE 04.26.16

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16th DAY OF MAY, 2016.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: May 16, 2016

2nd Reading: June 6, 2016

DRAFT ORDINANCE 04.26.2016

PROPERTY DESCRIPTION

STATE OF TEXAS § COUNTY OF ROCKWALL §

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Ridge Road (F.M. Road 3097, variable width right-of-way) and southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right- of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped “W.A.I.” set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 09 min 20 sec East and a chord length of 171.41 feet;

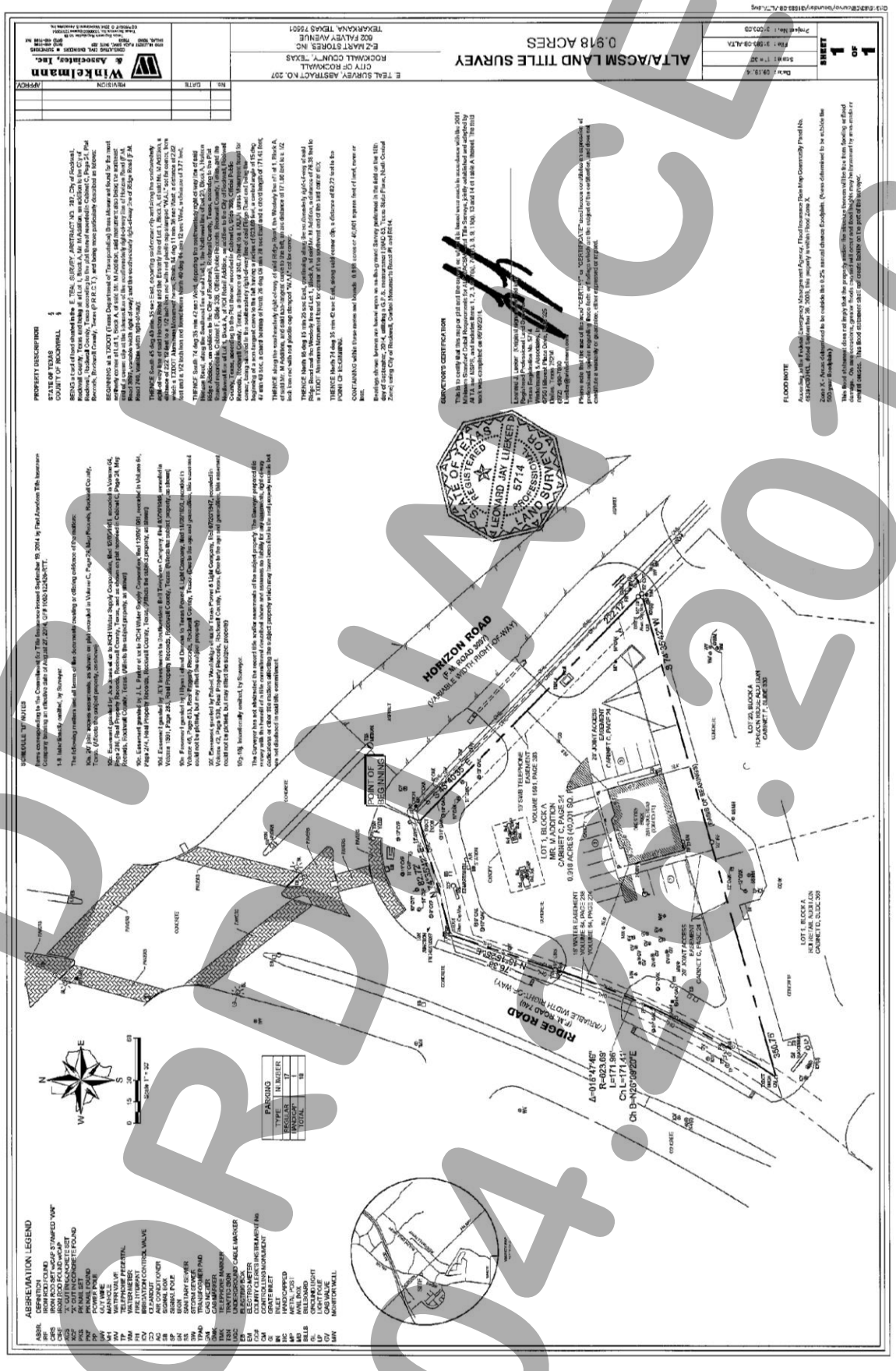
THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped “W.A.I.” set for corner;

THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

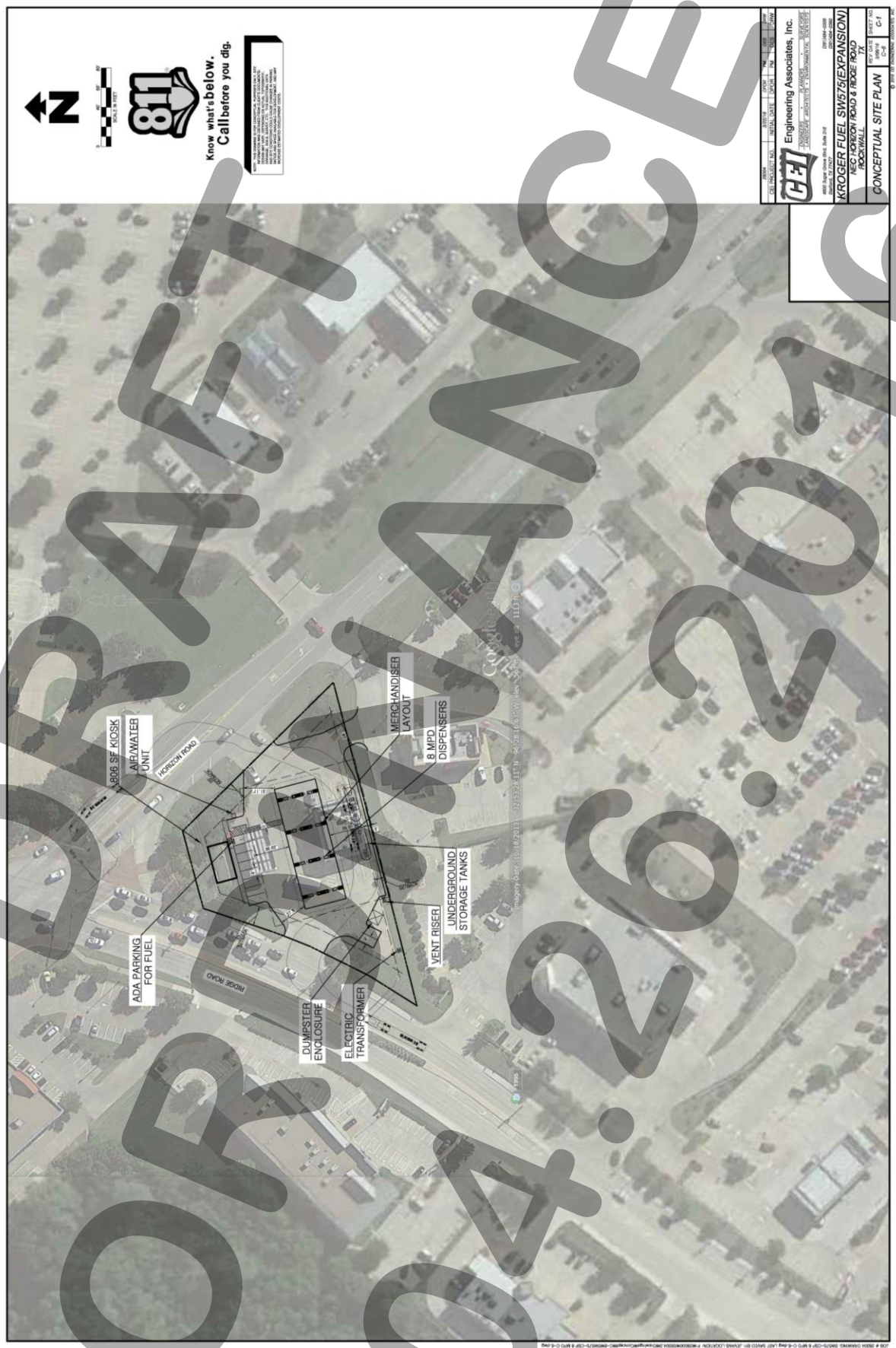
THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.
CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed on the 18th day of
September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

DRAFT ORDINANCE 04.26.16

Exhibit B: Survey



DRAFT
ORDINANCE
04.05.16



DRAFT ORDINANCE 04.26.2016

City of Rockwall

Project Plan Review History

Project Number	Z2016-013	**Owner**	WEST, UNION INVESTMENT CO	**Applied**	4/15/2016	LM
Project Name	Rochelle Estates - PD	**Applicant**	POINTE LAND AND DEVELOPMENT	**Approved**		
Type	ZONING			**Closed**		
Subtype	PD			**Expired**		
Status	STAFF REVIEW			**Status**	4/15/2016	LM

Site Address	**City, State Zip**	**Zoning**
ROCHELL RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	16	NULL	16	0186-0000-0016-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/22/2016	4/29/2016	4/22/2016		APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	Comments
(4/19/2016 11:18 AM AW) Cul-de-sac right-of-ways must have minimum radius of 57.5 and paving radius of 47.5 Street along the park to be 41' B-B and 60' ROW FYI-Water, sewer, and Rochelle improvements required							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/20/2016	5	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. fo the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future submittals please include the Case Number (Z2016-013) in the lower right hand corner.

• Please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for May 10, 2015.

• Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Lot Type 'A' – 65' x 125' – 174 Lots
d. Lot Type 'B' – 80' x 125' – 30 Lots
e. Total Number of Lots – 204
f. Maximum Density - 2.503 d.u/acre
(2) Rochelle Estates subdivision name – verify spelling for subdivision (i.e. Rochell or Rochelle). The city street name reflects the associated family name and is spelled without the 'e' on the end.
(3) Provide % of open space for each separate area on the plan (i.e. detention areas, landscape buffer, park area, etc.).
(4) Provide a typical street cross section for the proposed Minor Collector street to be located along the southern portion of the development, as indicated on the City's Thoroughfare Plan.
(5)Provide niche styled parking spaces along the perimeter of the park area for access and convenience of the public.
(6) Provide a label on the landscape buffer along Rochell Road.
(7) Label all streets (e.g. Street A, Street B, etc.)
(8) Provide property owner boundaries and property lines on adjacent properties.
(9) Indicate the City's corporate boundaries on the concept plan.
(10) Remove the statement at lower right indicating "This plan was prepared using...are subject to change without notice."

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) Currently, the concept plan does not indicate the total amount of open space being provided. The minimum amount required is 20% open space (i.e. ~16.298%). Provide the total open space meeting this requirement.
(2) The plan also requires that all lots less than 12,000 sq. ft. must be located within 800-ft of a public park or open space corridor in order to benefit from a property value premium. Provide an exhibit indicating conformance to this requirement.
(3) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

• Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by May 3, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting.

• Please mark your calendar for the scheduled meeting dates as follows:

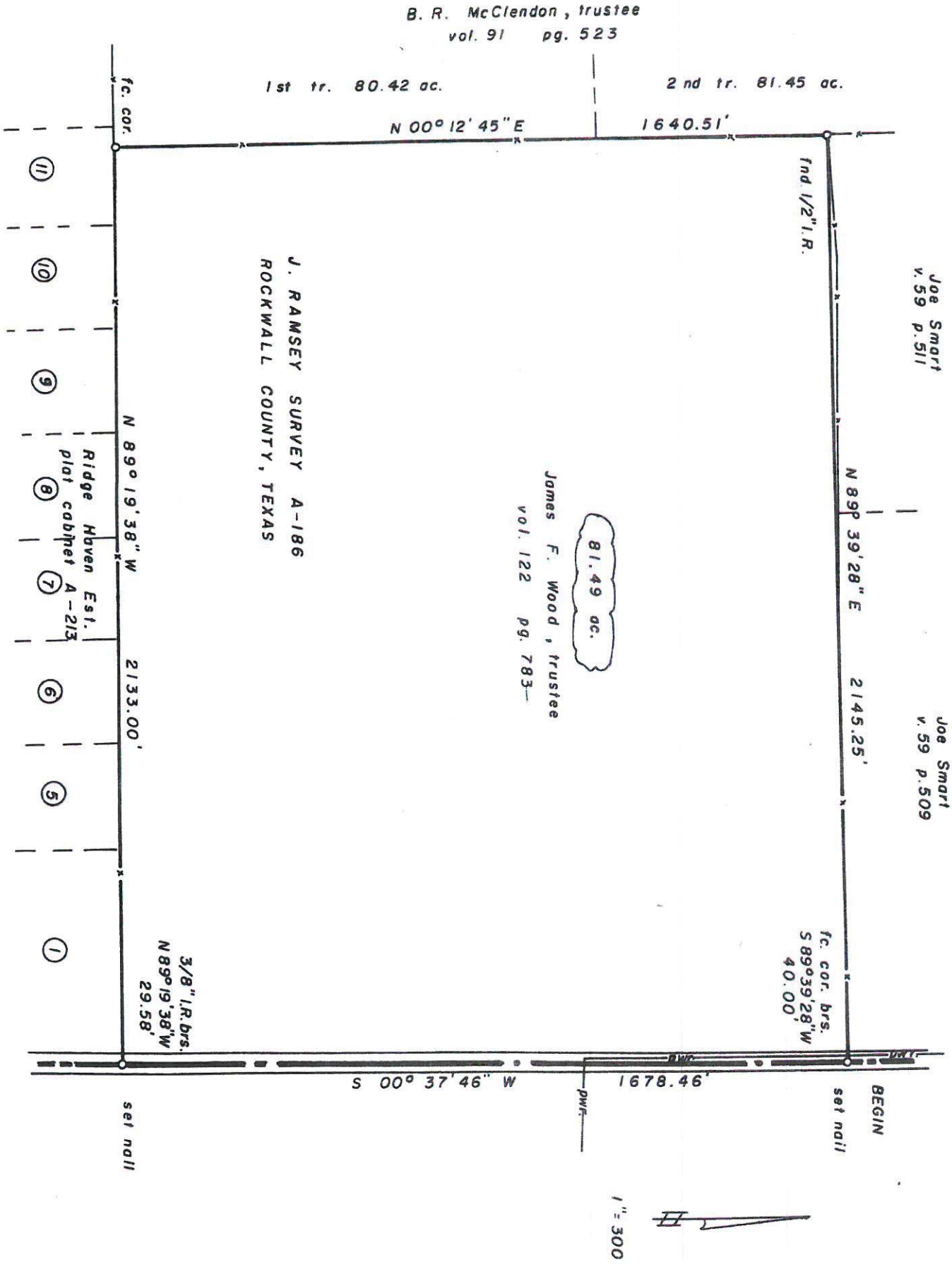
1. Planning and Zoning Work Session: April 26, 2016

2. Planning and Zoning Public Hearing: May 10, 2016

3. City Council dates: a) May 16, 2016 [Public Hearing - 1st Reading],
b) June 2, 2016 [2nd Reading (if approved)].

Rockwall Zoning Change Application - Letter of Explanation

The purpose of this Zoning Application is to amend the Unified Development Code of the City of Rockwall, Texas as previously amended, so as to change the zoning from (AG) Agriculture District to (PD) Planned Development District on an 81.49-acre tract known as abstract 186, J. Ramsey Survey and more specifically described in the attached Zoning Application Exhibits. Our application focuses on zoning to develop a single-family residential community located on Rochelle Rd, south of Highway 276. With this Zoning Application, Pointe Land and Development seeks a variety of lot sizes and home products we feel meet the demands of the home buyers for this area of Rockwall. The proposed (PD) Planned Development District provides single family development criteria for a quality and prestigious community consistent with the developments in this area as well as Rockwall as a whole. Pointe Land & Development will be constructing a new section of Highlands Blvd and Rochelle Rd to improve the quality of roads and access to the area as per Rockwall's Thoroughfare Plan.


B. R. McClendon, trustee
vol. 91 pg. 523
1st tr. 80.42 ac.
2nd tr. 81.45 ac.
fc. cor.
N 00° 12' 45" E
1640.51'
fnd 1/2" I.R.
Joe Smart
v. 59 p. 511
Joe Smart
v. 59 p. 509
N 89° 39' 28" E
2145.25'
J. RAMSEY SURVEY A-186
ROCKWALL COUNTY, TEXAS
81.49 ac.
James F. Wood, trustee
vol. 122 pg. 783
N 89° 19' 38" W
2133.00'
Ridge Haven Est.
plat cabinet A-213
fc. cor. brs.
S 89°39'28" W
40.00'
3/8" I.R. brs.
N 89° 19' 38" W
29.58'
S 00° 37' 46" W
1678.46'
pwr.
set nail
BEGIN
set nail
1" = 300

Legal Description

FIELD NOTES

BEING an 81.49 acre tract of land situated in the J. RAMSEY SURVEY A-186 of Rockwall County, Texas and being a part of a once called 405 acre tract described in a deed recorded in Volume D Page 73 and being the same land as described in deed to James F. Wood, Trustee as recorded in Volume 122 Page 783 of the Rockwall County, Deed Records, said 81.49 acre tract being further described as follows;

BEGINNING at a nail set in the center of an existing public road on the East line of the Ramsey Survey and being about South 2874 feet from the Northeast corner of said Ramsey Survey and being the Southeast corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 509 of the Rockwall County, Deed Records from said nail a fence corner bears S 89 deg 39 min 28 sec W 40 feet;

THENCE S 00 deg 37 min 46 sec W along the center of said road and along the East line of the Ramsey Survey 1678.46 feet to the Southeast corner of said 405 acre tract and being the Northeast corner of the Ridge Haven Estates, subdivision as per plat recorded in Glide A 213 of the Rockwall County, Plat Records, from which a 3/8 inch iron rod was found to bear N 89 deg 19 min 38 sec W 29.58 feet;

THENCE N 89 deg 19 min 38 sec W along the North line of said Ridge Haven Estates and along an old fence 2133.00 feet to a fence corner found at the Southeast corner of a called 80.42 acre tract described in a deed to B.R. McClendon as recorded in Volume 91 Page 523 of the Rockwall County, Deed Records;

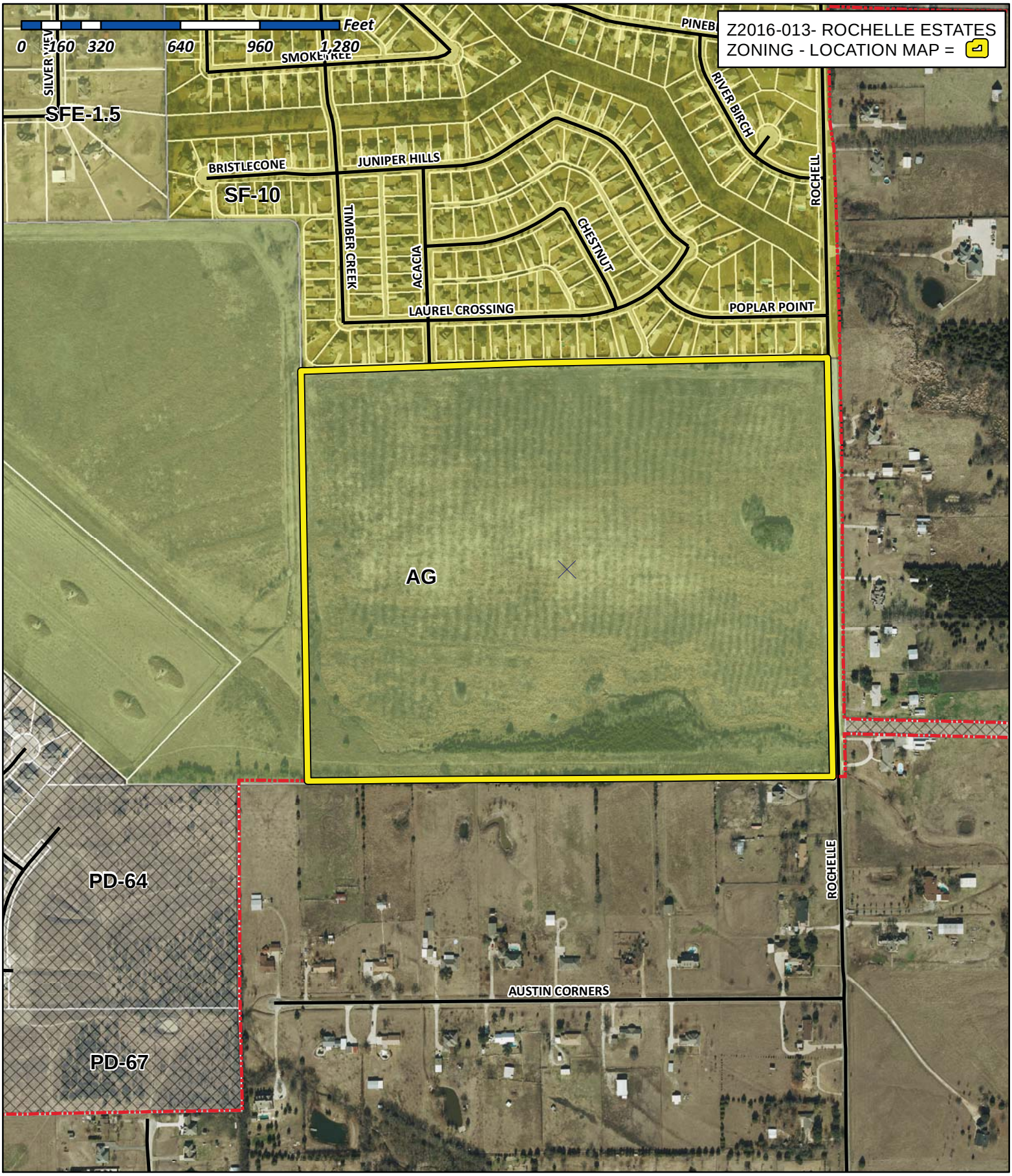
THENCE N 00 deg 12 min 45 sec East along the East line of said McClendon tract and along an old fence 1640.51 feet to a 1/2 inch iron rod found at a fence corner at an ell corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 511 of the Rockwall County, Deed Records;

THENCE N 89 deg 39 min 28 sec E along the South line of the Smart tracts 2145.25 feet to the point of beginning and containing 81.49 acres of land.

I do hereby certify this plat to be true and correct and to represent a ground survey completed November 17, 1987.

Barton W. McDonald

Barton W. McDonald
Registered Public Surveyor No. 4219



City of Rockwall

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

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

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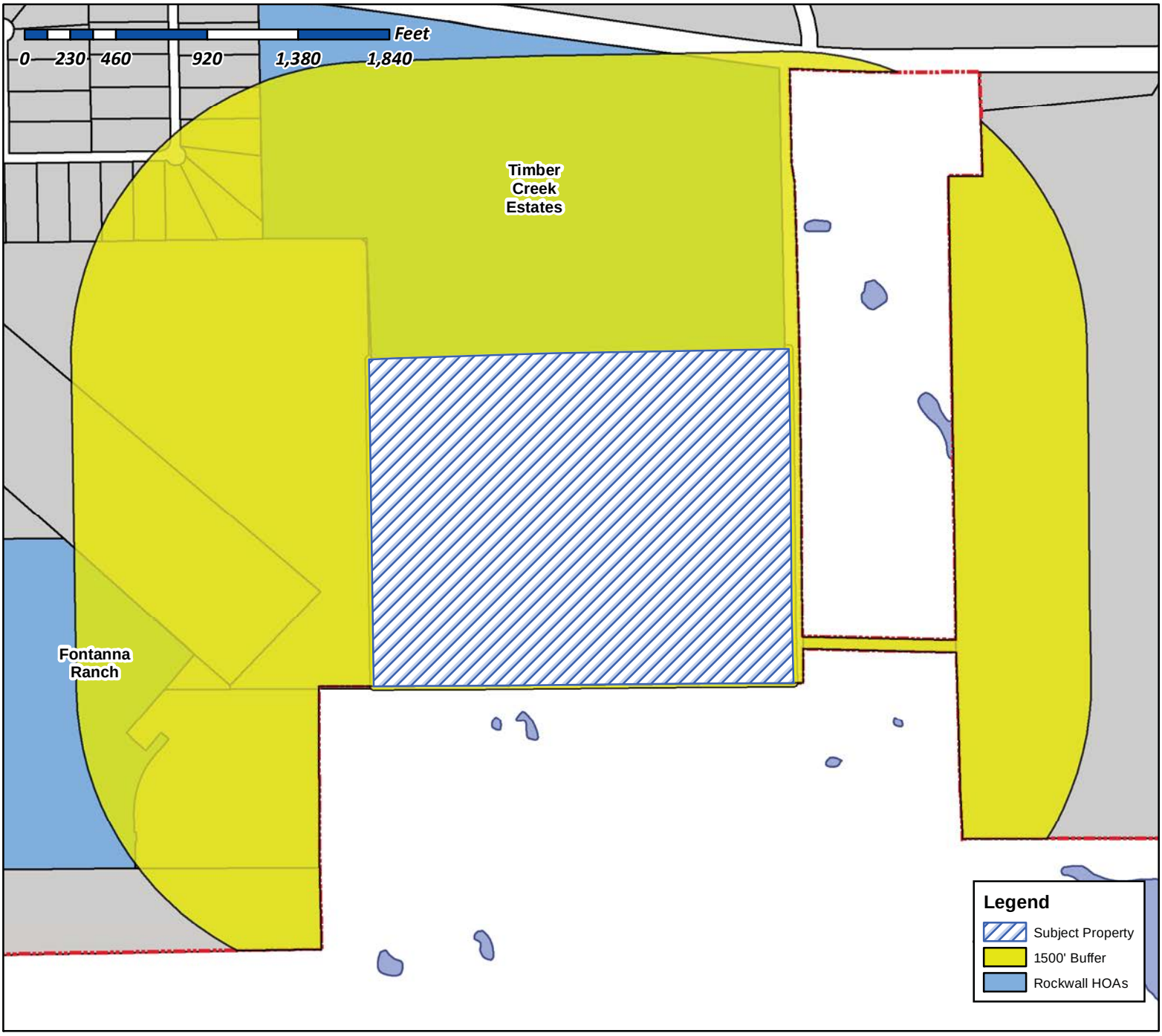
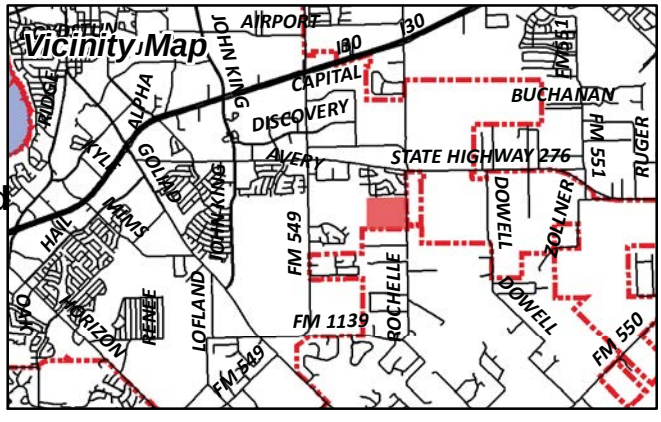


Case Number: Z2016-013
Case Name: Rochelle Estates
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: South of intersection of Rochelle Road and SH-276



Date Created: 04/18/2016
For Questions on this Case Call (972) 771-7745

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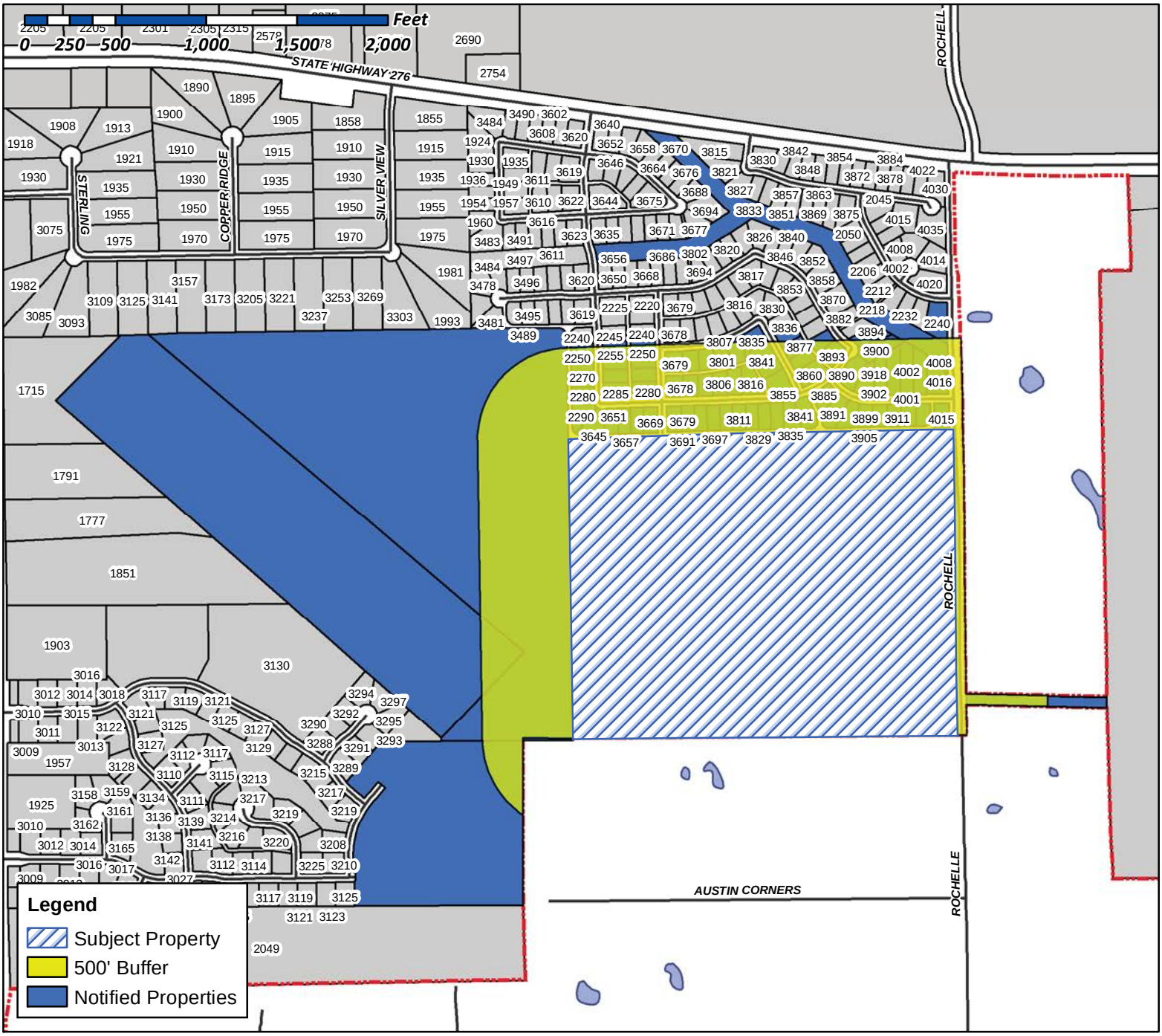

Case Number: Z2016-013
Case Name: Rochelle Estates
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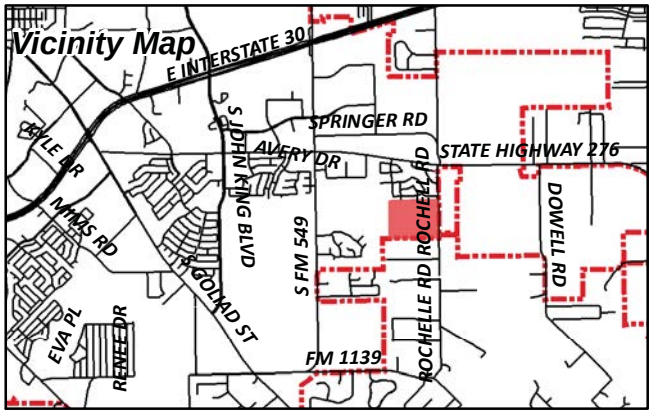
Case Address: South of Intersection of Rochelle Road and SH-276



Date Created: 04/18/2016

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

Reference No.	Name	Legal Description	Address_1	Address_2	Address_3	City	State	Zip	
0186-0000-0005-00-0R	CURRENT RESIDENT	A0186 J A RAMSEY, TRACT 5, ACRES 18.506, (PT OF 46.506 AC TR)		FM549		ROCKWALL	TX		75032
5168-000G-0022-00-0R	GUAN HAIHUI & YUFENG TANG	TIMBER CREEK ESTATES, BLOCK G, LOT 22		1024 BUBB RD		CUPERTINO	CA	95014	
5168-000J-0005-00-0R	PAPPAS NICHOLAS	TIMBER CREEK ESTATES, BLOCK J, LOT 5		11595 MINES RD		LIVERMORE	CA	94550	
5168-000J-0003-00-0R	PAPPAS NICHOLAS	TIMBER CREEK ESTATES, BLOCK J, LOT 3		11595 MINES RD		LIVERMORE	CA	94550	
5168-000G-0020-00-0R	ROBERTSON JAMES E	TIMBER CREEK ESTATES, BLOCK G, LOT 20		1202 BAYSHORE DR		ROCKWALL	TX	75032	
5168-000G-0030-00-0R	CLIFTON STEPHEN E	TIMBER CREEK ESTATES, BLOCK G, LOT 30		1273 HIGHLAND DR		ROCKWALL	TX	75087	
5168-000F-0031-00-0R	AMERICAN DREAM RENTALS LLC	TIMBER CREEK ESTATES, BLOCK F, LOT 31	A TEXAS LIMITED LIABILITY COMP	1285 NW PINE LAKE DR		STUART	FL	34994	
0186-0000-0008-00-0R	MCLENDON COMPANY THE	A0186 J A RAMSEY, TRACT 8, ACRES 80.42		13101 PRESTON RD	STE 501	DALLAS	TX	75240	
5168-000G-0019-00-0R	ANUAR PETER	TIMBER CREEK ESTATES, BLOCK G, LOT 19		1419 WEST WICKHAM CIRCLE		DELRAY BEACH	FL	33445	
5168-000J-0010-00-0R	SUTKER ITAI	TIMBER CREEK ESTATES, BLOCK J, LOT 10		17353 HATTERAS ST		ENCINO	CA	91316	
5168-000H-0007-00-0R	PETERSON JUSTIN H & LAURA C REVOCABLE LIVING TRUST	TIMBER CREEK ESTATES, BLOCK H, LOT 7		1960 MURIFIELD AVENUE		ROCKWALL	TX	75087	
5168-000J-0002-00-0R	AKITA TRUST	TIMBER CREEK ESTATES, BLOCK J, LOT 2		213 WILD LILAC		IRVINE	CA	92620	
5168-000E-0021-00-0R	HIGGINBOTHAM JANET R &	TIMBER CREEK ESTATES, BLOCK E, LOT 21	MELANIE A EDWARDS	2240 RIVERBIRCH LN		ROCKWALL	TX	75032	
5168-000H-0011-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK H, LOT 11		2250 ACACIA DR		ROCKWALL	TX		75032
5168-000G-0018-00-0R	GIDDENS ANTHONY & JERELYNN	TIMBER CREEK ESTATES, BLOCK G, LOT 18		2250 TIMBER CREEK DR		ROCKWALL	TX	75032	
5168-000H-0004-00-0R	HOWLE MICHELE	TIMBER CREEK ESTATES, BLOCK H, LOT 4		2255 TIMBER CREEK DR		ROCKWALL	TX	75032	
5168-000G-0019-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 19		2260 TIMBER CREEK DR		ROCKWALL	TX		75032
5168-000H-0010-00-0R	MCCUEN STEVE	TIMBER CREEK ESTATES, BLOCK H, LOT 10		2260 ACACIA		ROCKWALL	TX	75032	
5168-000H-0005-00-0R	LUTTRELL OSCAR & JEAN	TIMBER CREEK ESTATES, BLOCK H, LOT 5		2265 TIMBER CREEK DR		ROCKWALL	TX	75032	
5168-000H-0009-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK H, LOT 9		2270 ACACIA DR		ROCKWALL	TX		75032
5168-000G-0020-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 20		2270 TIMBER CREEK DR		ROCKWALL	TX		75032
5168-000H-0006-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK H, LOT 6		2275 TIMBER CREEK DR		ROCKWALL	TX		75032
5168-000H-0008-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK H, LOT 8		2280 ACACIA DR		ROCKWALL	TX		75032
5168-000G-0021-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 21		2280 TIMBER CREEK DR		ROCKWALL	TX		75032
5168-000H-0007-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK H, LOT 7		2285 TIMBER CREEK DR		ROCKWALL	TX		75032
5168-000G-0022-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 22		2290 TIMBER CREEK DR		ROCKWALL	TX		75032
0186-0000-0016-00-0R	WEST UNION INVESTMENT CO	A0186 J A RAMSEY, TRACT 16, ACRES 81.49		23545 CRENSHAW BLVD	STE 201	TORRANCE	CA	90505	
5168-000G-0029-00-0R	HOCKINSON KIRK & KAREN	TIMBER CREEK ESTATES, BLOCK G, LOT 29		25 PRAIRIE FALCON DR		NOVATO	CA	94949	
5168-000G-0027-00-0R	EMERY DIANE MEYER	TIMBER CREEK ESTATES, BLOCK G, LOT 27		2706 SUZANNE DR		ROWLETT	TX	75088	
5168-000H-0006-00-0R	AMH 2015-1 BORROWER LLC	TIMBER CREEK ESTATES, BLOCK H, LOT 6		30601 AGOURA RD	SUITE 200	AGOURA HILLS	CA	91301	
5168-000H-0008-00-0R	SYBRANDY HENRY M AND CANDY I 1989 REVOCABLE TRUST	TIMBER CREEK ESTATES, BLOCK H, LOT 8	HENRY M AND CANDY I SYBRAND	3216 ERIE ST		SAN DIEGO	CA	92117	
5168-000G-0046-00-0R	BURNHAM PAMELA	TIMBER CREEK ESTATES, BLOCK G, LOT 46		3510 DOVER DR		SANTA CRUZ	CA	95065	
5168-000G-0023-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 23		3645 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000G-0024-00-0R	CLARK JUSTIN L	TIMBER CREEK ESTATES, BLOCK G, LOT 24		3651 LAUREL CROSSING DRIVE		ROCKWALL	TX	75032	
5168-000G-0025-00-0R	COURTNEY SHANNON AND SHAMBRICA	TIMBER CREEK ESTATES, BLOCK G, LOT 25		3657 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000G-0026-00-0R	KYLE LAURA	TIMBER CREEK ESTATES, BLOCK G, LOT 26		3663 LAUREL CROSSING DRIVE		ROCKWALL	TX	75032	
5168-000G-0027-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 27		3669 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000J-0015-00-0R	CROSSAN GEORGE N & JUDY A	TIMBER CREEK ESTATES, BLOCK J, LOT 15		3678 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000J-0001-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 1		3679 CHESTNUT TR		ROCKWALL	TX		75032
5168-000G-0028-00-0R	KILLINGSWORTH WILLIAM R AND	TIMBER CREEK ESTATES, BLOCK G, LOT 28	MARY ANN PETTON	3679 LAUREL CROSSING		ROCKWALL	TX	75032	
5168-000J-0014-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 14		3684 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000J-0002-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 2		3685 CHESTNUT TR		ROCKWALL	TX		75032
5168-000G-0029-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 29		3685 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000J-0013-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 13		3690 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000J-0003-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 3		3691 CHESTNUT TR		ROCKWALL	TX		75032
5168-000G-0030-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 30		3691 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000G-0031-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 31		3697 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000J-0004-00-0R	BARNES JENNIFER L	TIMBER CREEK ESTATES, BLOCK J, LOT 4		3801 CHESTNUT TRL		ROCKWALL	TX	75032	
5168-000J-0013-00-0R	ANUAR MOSHE & KAREN	TIMBER CREEK ESTATES, BLOCK J, LOT 13		3801 NW 97TH AVE		HOLLYWOOD	FL	33024	
5168-000J-0012-00-0R	MATTHEWS ROSS D III &	TIMBER CREEK ESTATES, BLOCK J, LOT 12	KRISTI L WALDEN	3802 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000G-0032-00-0R	FIELDS GREGORY & TESSARA	TIMBER CREEK ESTATES, BLOCK G, LOT 32		3805 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000J-0011-00-0R	MCCAIG LINDA S	TIMBER CREEK ESTATES, BLOCK J, LOT 11		3806 LAUREL CROSSING DRIVE		ROCKWALL	TX	75032	
5168-000J-0005-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 5		3807 CHESTNUT TR		ROCKWALL	TX		75032
5168-000G-0033-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 33		3811 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000J-0010-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 10		3816 LAUREL CROSSING DR		ROCKWALL	TX		75032
5168-000G-0034-00-0R	COPPOCK MICHAEL & LANESSA	TIMBER CREEK ESTATES, BLOCK G, LOT 34		3817 LAUREL CROSSING		ROCKWALL	TX	75032	
5168-000G-0035-00-0R	BEAN RUSSELL S & JESSICA D	TIMBER CREEK ESTATES, BLOCK G, LOT 35		3823 LAUREL CROSSING DRIVE		ROCKWALL	TX	75032	
5168-000G-0036-00-0R	VENTURA CELYN A	TIMBER CREEK ESTATES, BLOCK G, LOT 36		3829 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000J-0006-00-0R	SHARPE CHARLES & MYRA JO	TIMBER CREEK ESTATES, BLOCK J, LOT 6		3835 CHESTNUT TRL		ROCKWALL	TX	75032	
5168-000G-0037-00-0R	THOMAS ANTHONY	TIMBER CREEK ESTATES, BLOCK G, LOT 37		3835 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000J-0007-00-0R	MCCARTER CHARLES & MARIA C	TIMBER CREEK ESTATES, BLOCK J, LOT 7		3841 CHESTNUT TRAIL		ROCKWALL	TX	75032	
5168-000G-0038-00-0R	GOMEZ OSCAR SR	TIMBER CREEK ESTATES, BLOCK G, LOT 38		3841 LAUREL CROSSING DR		ROCKWALL	TX	75032	
5168-000I-0019-00-0R	HARRISON CLINTON	TIMBER CREEK ESTATES, BLOCK I, LOT 19		3842 CHESTNUT TRL		ROCKWALL	TX	75032	
5168-000J-0008-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK J, LOT 8		3847 CHESTNUT TR		ROCKWALL	TX		75032
5168-000I-0018-00-0R	MELLEN JUSTIN C & CRYSTAL R	TIMBER CREEK ESTATES, BLOCK I, LOT 18		3848 CHESTNUT TRL		ROCKWALL	TX	75032	
5168-000I-0017-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK I, LOT 17		3854 CHESTNUT TR		ROCKWALL	TX		75032
5168-000J-0009-00-0R	NOTT PHILLIP	TIMBER CREEK ESTATES, BLOCK J, LOT 9		3855 CHESTNUT TRAIL		ROCKWALL	TX	75032	
5168-000I-0016-00-0R	ROWELL ARNOLD B & JACQUELYN	TIMBER CREEK ESTATES, BLOCK I, LOT 16		3860 CHESTNUT TRL		ROCKWALL	TX	75032	
5168-000F-0028-00-0R	GERSON AND LESSER REVOCABLE TRUST	TIMBER CREEK ESTATES, BLOCK F, LOT 28	RANDI T GERSON AND SARA R LES	387 43RD ST		OAKLAND	CA	94609	
5168-000I-0014-00-0R	SMITH OLIVER HUGHIE & NATASHA COLETTE	TIMBER CREEK ESTATES, BLOCK I, LOT 14		3885 JUNIPER HILLS DR		ROCKWALL	TX	75032	

5168-000G-0039-00-0R	KNEAREM BEAU J	TIMBER CREEK ESTATES, BLOCK G, LOT 39		3885 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000F-0026-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK F, LOT 26		3890 POPLAR POINT DR		ROCKWALL	TX		75032
5168-000F-0026-00-0R	THOMAS JOHN SCOTT & TAMMY L	TIMBER CREEK ESTATES, BLOCK F, LOT 26		3890 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000G-0040-00-0R	WILLIAMS MICHAEL AND MICHELLE	TIMBER CREEK ESTATES, BLOCK G, LOT 40		3891 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000I-0015-00-0R	BENNETT CLAY	TIMBER CREEK ESTATES, BLOCK I, LOT 15		3893 JUNIPER HILLS DR		ROCKWALL	TX	75032	
5168-000F-0024-00-0R	NEFF NATHANIEL J	TIMBER CREEK ESTATES, BLOCK F, LOT 24		3894 JUNIPER HILLS DR		ROCKWALL	TX	75032	
5168-000G-0041-00-0R	BAHAM AMBER	TIMBER CREEK ESTATES, BLOCK G, LOT 41		3899 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000F-0025-00-0R	FORTNER MICHAEL AND JENNIFER	TIMBER CREEK ESTATES, BLOCK F, LOT 25		3900 JUNIPER HILLS DR		ROCKWALL	TX	75032	
5168-000F-0027-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK F, LOT 27		3902 POPLAR POINT DR		ROCKWALL	TX		75032
5168-000G-0042-00-0R	NARRAMORE RYAN & WENDI	TIMBER CREEK ESTATES, BLOCK G, LOT 42		3905 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000F-0028-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK F, LOT 28		3910 POPLAR POINT DR		ROCKWALL	TX		75032
5168-000G-0043-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 43		3911 POPLAR POINT DR		ROCKWALL	TX		75032
5168-000F-0029-00-0R	COLLINSWORTH TERRY RAY & SHIRLEY ANN	TIMBER CREEK ESTATES, BLOCK F, LOT 29		3918 POPLAR POINT DRIVE		ROCKWALL	TX	75032	
5168-000G-0044-00-0R	FERGUSON MONDE & JONATHAN	TIMBER CREEK ESTATES, BLOCK G, LOT 44		3919 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000G-0045-00-0R	BATES DOUGLAS & ANITA	TIMBER CREEK ESTATES, BLOCK G, LOT 45		4001 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000F-0030-00-0R	WILLIAMS DAVID R & LEAANN	TIMBER CREEK ESTATES, BLOCK F, LOT 30		4002 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000G-0046-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK G, LOT 46		4007 POPLAR POINT DR		ROCKWALL	TX		75032
5168-000F-0031-00-0R	CURRENT RESIDENT	TIMBER CREEK ESTATES, BLOCK F, LOT 31		4008 POPLAR POINT DR		ROCKWALL	TX		75032
5168-000G-0047-00-0R	HARRISON CHRISTINA LYNN	TIMBER CREEK ESTATES, BLOCK G, LOT 47		4015 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000F-0032-00-0R	MCPHERSON LUKE KENNETH & SHAYLYN	TIMBER CREEK ESTATES, BLOCK F, LOT 32		4016 POPLAR POINT DR		ROCKWALL	TX	75032	
5168-000G-0043-00-0R	CARR JIMMIE T	TIMBER CREEK ESTATES, BLOCK G, LOT 43		506 GILTIN DR		ARLINGTON	TX	76006	
4760-0000-0009-01-0R	HIGHLANDS OF ROCKWALL LTD	RIDGE HAVEN EST #2, LOT 9-1, ACRES 1.04	C/O JAMES M BROWN	6750 HILLCREST PLAZA DR	STE 213	DALLAS	TX	75230	
5168-000J-0001-00-0R	AMERICAN RESIDENTIAL LEASING COMPANY LLC	TIMBER CREEK ESTATES, BLOCK J, LOT 1		7047 E GREENWAY PARKWAY	SUITE 350	SCOTTSDALE	AZ	85254	
5168-000G-0023-00-0R	ZHIXING REN & ZHIPU SHU	TIMBER CREEK ESTATES, BLOCK G, LOT 23		7572 BOLLINGER RD		CUPERTINO	CA	95014	
5168-000G-0021-00-0R	FREO TEXAS LLC	TIMBER CREEK ESTATES, BLOCK G, LOT 21		7702 E DOUBLETREE RANCH RD #100		SCOTTSDALE	AZ	85258	
5168-000J-0008-00-0R	ROMERO OSCAR & SELMA C	TIMBER CREEK ESTATES, BLOCK J, LOT 8		925 SKYLINE DR		VALLEJO	CA	94591	
0186-0000-0003-00-0R	IHEARTMEDIA TOWER CO I (AM) LLC	A0186 J A RAMSEY, TRACT 3, ACRES 39.26	VERTICAL BRIDGE CC PARENT LLC	951 BROKEN SOUND PKWY	SUITE 320	BOCA RATON	FL	33487	
5168-000G-0033-00-0R	MALTEZ RAOUL A	TIMBER CREEK ESTATES, BLOCK G, LOT 33		PO BOX 1314		FAIR OAKS	CA	95628	
0186-0000-0005-00-0R	FONTANNA RANCH LTD	A0186 J A RAMSEY, TRACT 5, ACRES 18.506, (PT OF 46.506 AC TR)		PO BOX 191185		DALLAS	TX	75219	
5168-000G-0031-00-0R	BRADEN MICHAEL	TIMBER CREEK ESTATES, BLOCK G, LOT 31		PO BOX 3016		SAN ANSELMO	CA	94979	
5168-000I-0017-00-0R	BRADEN MICHAEL	TIMBER CREEK ESTATES, BLOCK I, LOT 17		PO BOX 3016		SAN ANSELMO	CA	94979	
5168-000H-0011-00-0R	MCCUEN STEVEN	TIMBER CREEK ESTATES, BLOCK H, LOT 11		PO BOX 953		ROCKWALL	TX	75087	

ROCHELLE ESTATES

A Concept Plan - 204 Total Lots



NORTH

0' 50' 100' 200'

SCALE: 1"=100'

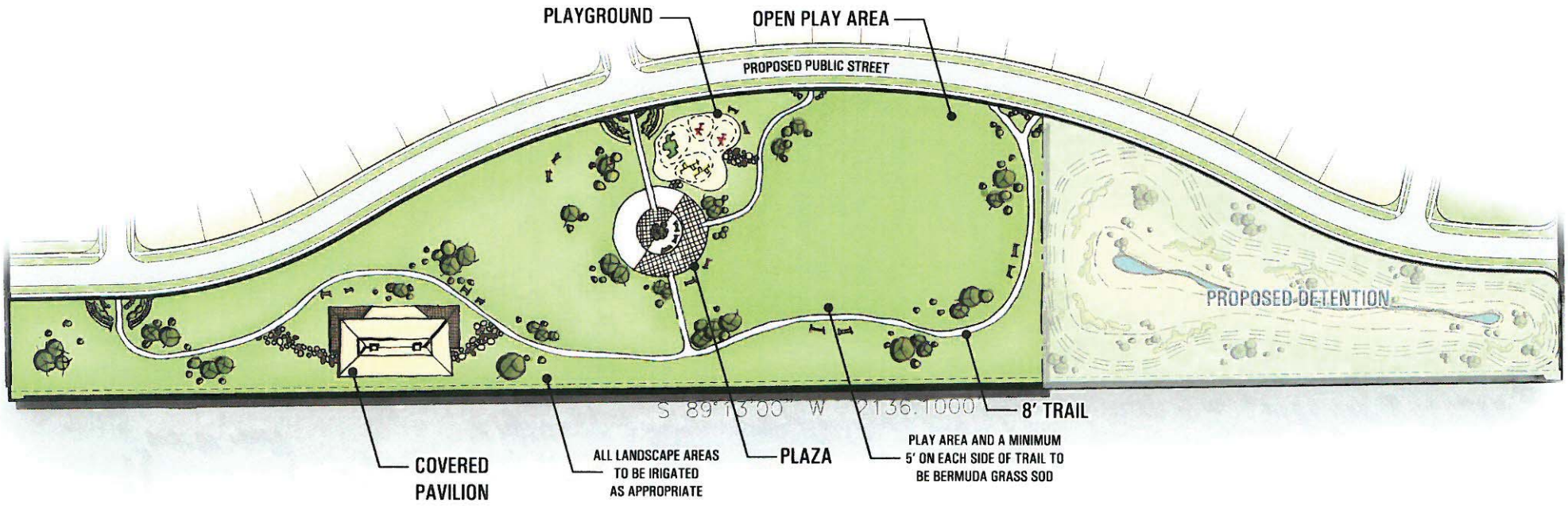
DATE: 4.15.2016

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

JONES | CARTER

Rochelle Estates

Park Concept Plan ± 9.0 AC



NORTH

SCALE: 1"=60'

DATE: 4.14.2016

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Amenity Package
Proposed Split District Park Concept Plan

Features:

- 9 Acres of Open Space
- 8ft concrete Hike & Bike trail
- Playground
- Plaza
- Full irrigation of park area
- Bermuda Sod of park area
- Covered Pavilion
- Picnic area
- Benches
- Landscape features including trees and other vegetation approved by City of Rockwall

City of Rockwall

Project Plan Review History

				Applied	4/15/2016	LM
Project Number	Z2016-014	**Owner**	LAKESIDE, CHURCH OF CHRIST OF RW	**Approved**		
Project Name	Ridgecrest Subdivision (AG to PD)	**Applicant**	SKORBURG COMPANY	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	4/15/2016	LM
Status	STAFF REVIEW					

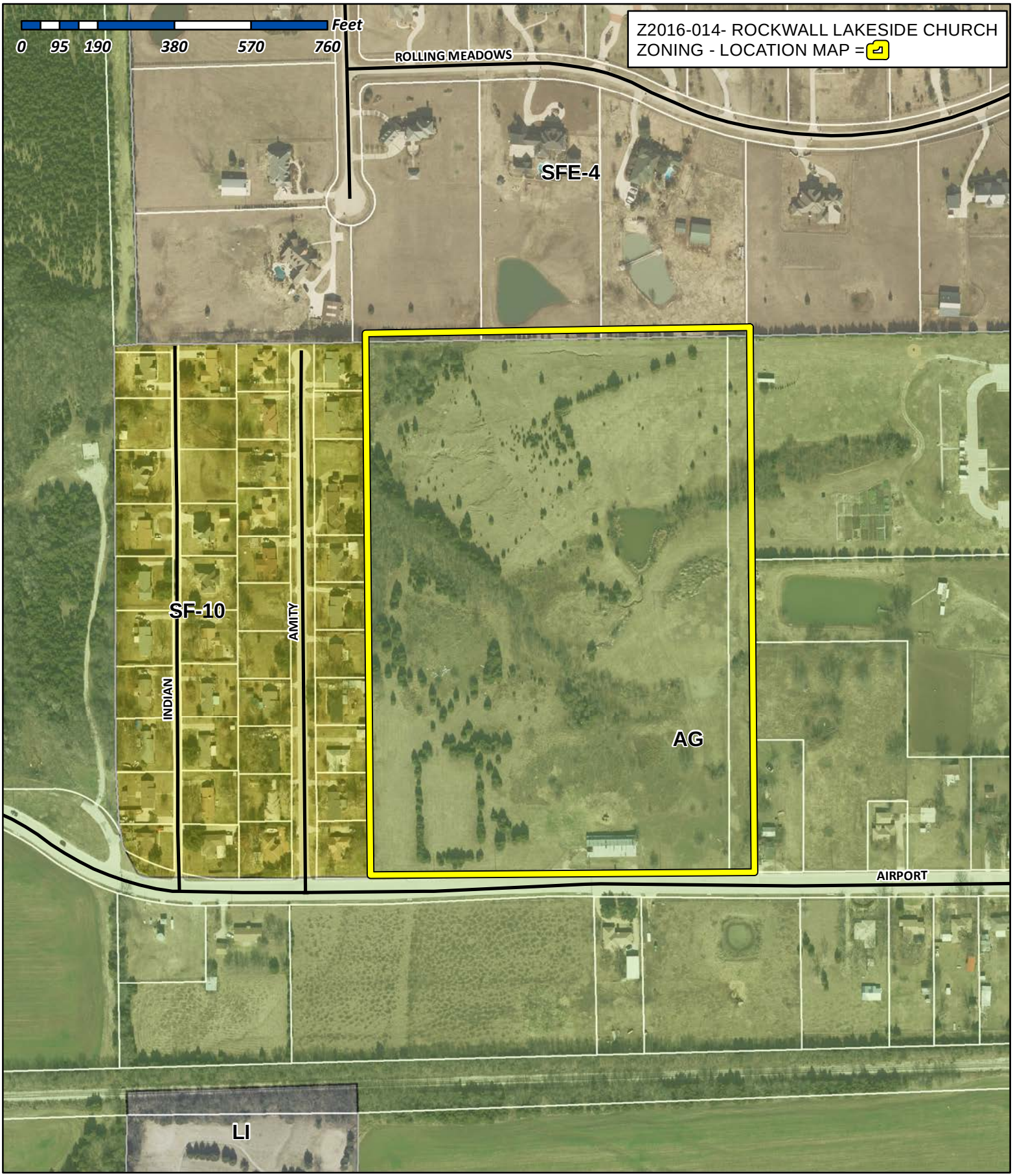
Site Address	**City, State Zip**	**Zoning**
AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROLLING MEADOWS ESTATES	2	A	2	4861-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/22/2016	4/29/2016	4/22/2016		APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	APPROVED	
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
PLANNING	Ryan Miller	4/15/2016	4/22/2016	4/19/2016	4	APPROVED	See Comments

Z2016-014 (Lakeside Church of Christ Tract [AG to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-014) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on May 10, 2016.
M.5 Please submit a legal description for the subject property.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on May 3, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting.
I.7 The projected City Council dates for this case are project to be: 1) May 16, 2016 [1st Reading], and 2) June 6, 2016 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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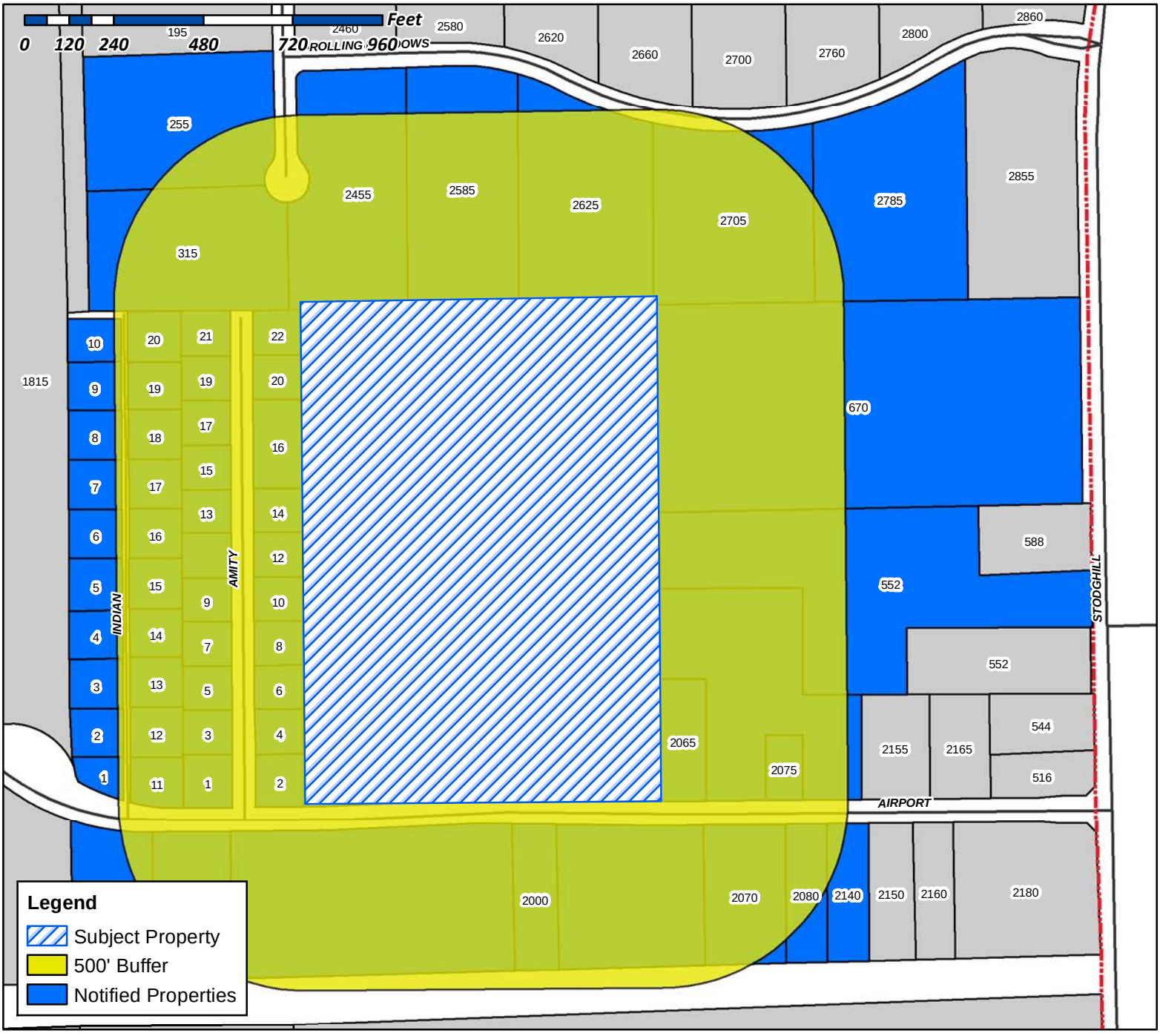
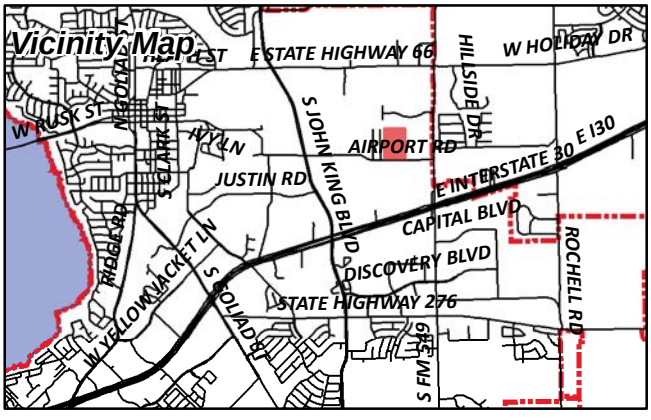


Case Number: Z2016-014
Case Name: Rockwall Lakeside Church of Christ
Case Type: Zoning
Zoning: Planned Develloment (PD) District
Case Address: Intersection of Airport Road and FM3549

Date Created: *4/19/2016*

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



CURRENT RESIDENT
1 AMITY LN
ROCKWALL, TX 75087

KELLER THERESA L
1 INDIAN TRL
ROCKWALL, TX 75087

HERRERA MINDY ALISE AND JOSE ANGEL
10 AMITY LN
ROCKWALL, TX 75087

PAREDES JULIO E & BLANCA A
10 INDIAN TRL
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

GLOTH CHARLES ETUX
12 AMITY LN
ROCKWALL, TX 75087

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

CURRENT RESIDENT
14 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
14 INDIAN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
15 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
15 INDIAN TRL
ROCKWALL, TX 75087

MUNDAY NICHOLAS & ELIZABETH
153 SAN MILANO DR
GOLETA, CA 93117

RAY NOLA L
159 QUINTA CIR
ROYSE CITY, TX 75189

BAKER NORMAN S & JEAN K
16 AMITY LN
ROCKWALL, TX 75087

RUSH JONATHAN S AND RACHEL M
16 INDIAN TR
ROCKWALL, TX 75087

PARKER MARK
1616 ROYAL OAKS DRIVE
WACO, TX 76710

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

CONFIDENTIAL
17 INDIAN TRAIL
ROCKWALL, TX 75087

DEVOLL JAMES DAVID &
1721 BRIAROAKS DR
FLOWER MOUND, TX 75028

CURRENT RESIDENT
18 INDIAN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
19 INDIAN TRL
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
19 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1930 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2 INDIAN TRL
ROCKWALL, TX 75087

SMITH NORMA JANE
2 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
20 AMITY LN
ROCKWALL, TX 75087

BEALL JOHNNY
20 INDIAN TRL
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

DOUGLAS JENNIFER E
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
2070 AIRPORT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
2080 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
21 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY C & J T
2140 AIRPORT RD
ROCKWALL, TX 75087

RODRIGUEZ DELFINO & ROGELIO
22 AMITY LN
ROCKWALL, TX 75087

BISHOP RANDY M & CATHLEEN M
2455 ROLLING MEADOWS DR
ROCKWALL, TX 75087

LOVOI JOSEPH H HR AND JULIANA A
255 ROLLING MEADOW CR
ROCKWALL, TX 75087

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORR DONNA & ROGER SHANK LIVING TR
2625 ROLLING MEADOWS DR
ROCKWALL, TX 75087

BENNETT STELLA & CLIFFORD
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

BANKS JAMES H & SARAH DENNIS
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

PARRISH THAYER W & ELSIE JOAN
3 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

MCCLUNG CARL
3104 BOURBON STREET CIR
ROCKWALL, TX 75032

HAMANN BRENT AND KRISTIE
315 ROLLING MEADOW CIR
ROCKWALL, TX 75087

HAMANN BRENT A & KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

VELASQUEZ MARIO
3603 GRAY DR
MESQUITE, TX 75150

CURRENT RESIDENT
4 INDIAN TRL
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
552 FM3549 STODGHILL RD
ROCKWALL, TX 75087

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

MARTIN WILLIAM ARLAND
6 AMITY LN
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

CHEN XIANSONG AND
609 BELHAVEN DR
ALLEN, TX 75013

LAKESIDE CHURCH OF CHRIST OF RW
670 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
670 STODGHILL RD
ROCKWALL, TX 75087

FAULK THOMAS G & GLADYS
7 AMITY LN
ROCKWALL, TX 75087

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

BRALEY STEVEN
8 AMITY LN
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

GARCIA MARTIN
852 ROSE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
9 AMITY LN
ROCKWALL, TX 75087

PANNELL CHRYSTAL
990 CORNELIUS RD
ROCKWALL, TX 75087

WACK LINDSEY P & DONNETTE
994 REDWOOD TRAIL
ROCKWALL, TX 75087

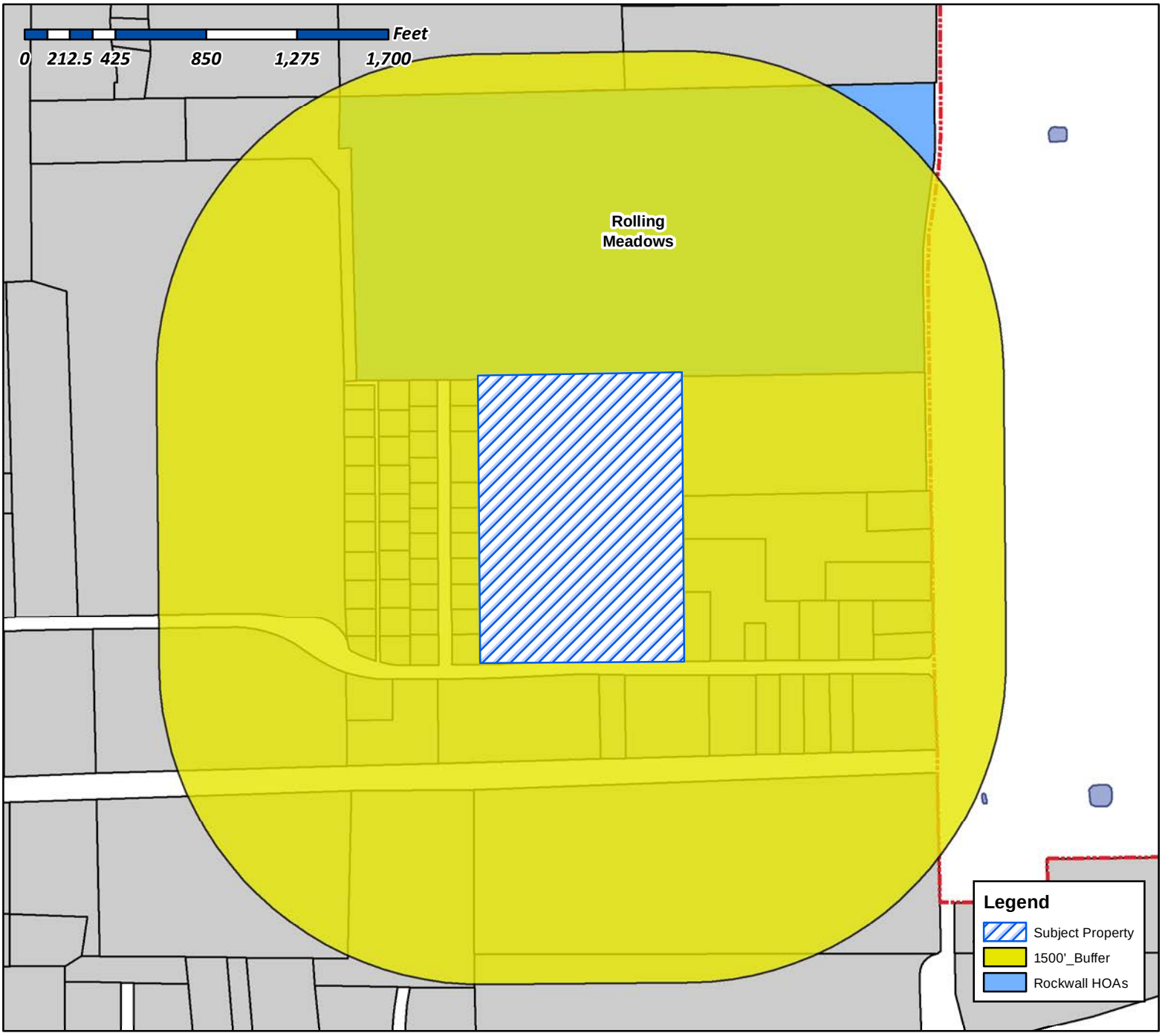
GARRETT RANDY SCOTT
PO BOX 10
FATE, TX 75132

BLACKLAND WATER CORP
PO BOX 215
FATE, TX 75132

City of Rockwall

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

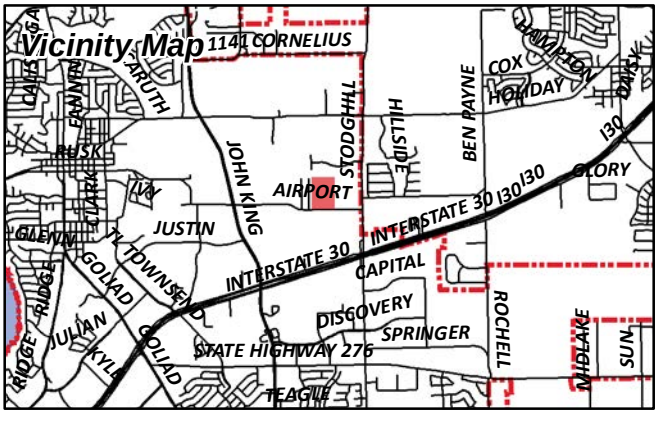
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2016-014
Case Name: Rockwall Lakeside Church of Christ
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: Intersection of Airport Road and FM3549

Date Created: 04/19/2016

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



LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

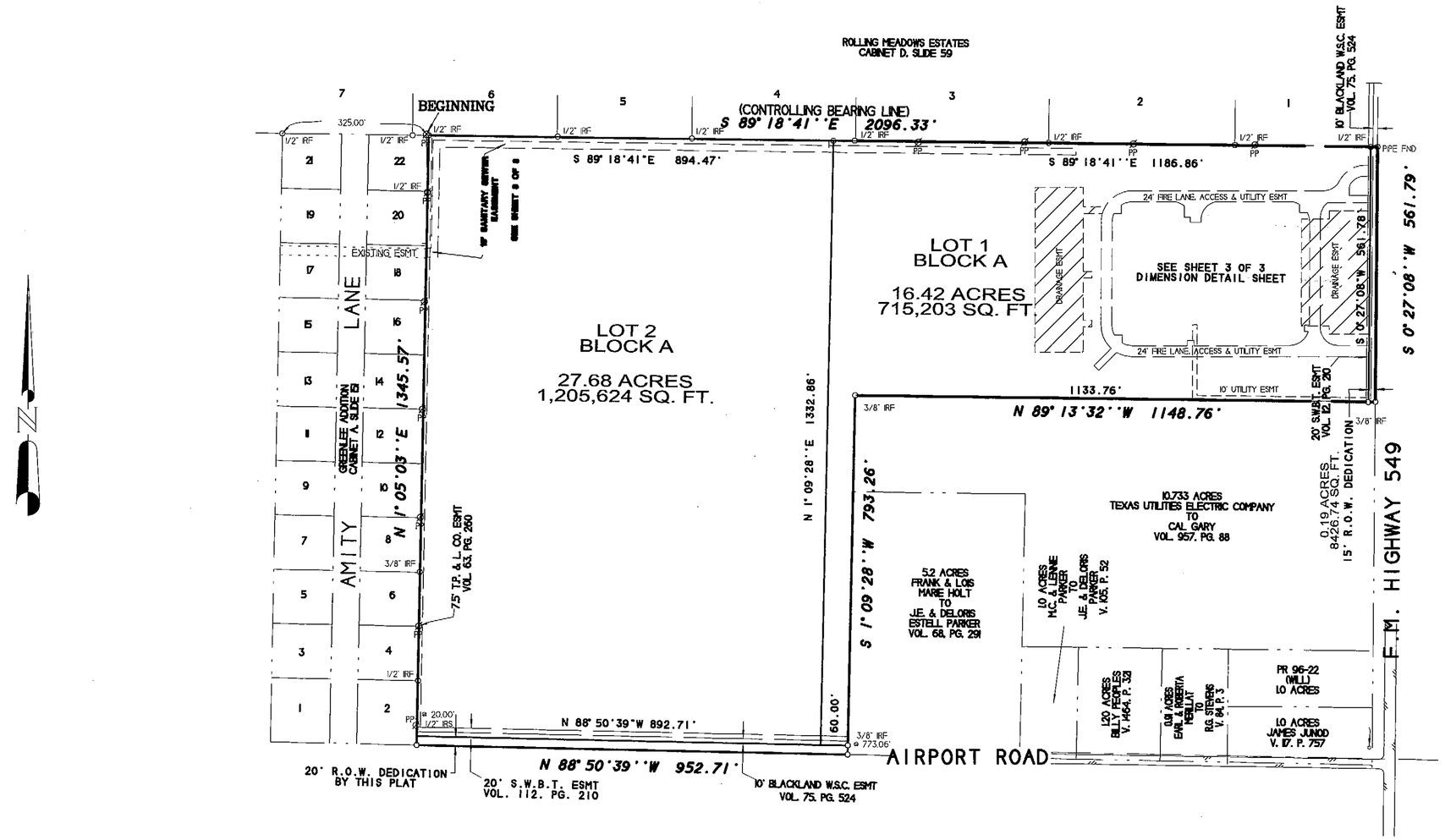
BEGINNING, at a ½ inch iron rod set at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

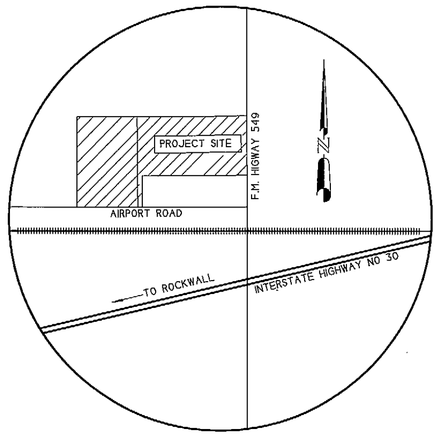
THENCE, North 01°05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod set at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89°18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set;

THENCE, South 01°09'28" West, departing said north line, for a distance of 1353.35 feet, to a ½ inch iron rod set at the most southerly southeast corner of said Rockwall Lakeside Church of Christ Addition;

THENCE, North 88°50'39" West, along the south line of said Rockwall Lakeside Church of Christ Addition, for a distance of 952.71 feet, to the POINT OF BEGINNING and containing 29.541 acres of land.





VICINITY MAP

N.T.S.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

OWNER:

ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

F 72-73-74

FINAL PLAT

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

R.S.C.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JANUARY 16, 2004
SCALE 1" = 200' FILE # 20020108PP
CLIENT GARNER

FILED FOR RECORD
ROCKWALL CO., TEXAS
04 JUL 22 AM 9:48
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Rockwall Lakeside Church of Christ

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL LAKESIDE CHURCH OF CHRIST, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 64.88 acres tract of land as described in a Warranty deed from T.B. Moss and wife, Carolyn L. Moss to R.G. Stephens, Joseph Funk, and J.E. Overall, Jr., dated July 21, 1971 and being recorded in Volume 97, Page 420 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of said 64.88 acres tract of land, said point being S. 89 deg. 18 min. 40 sec. E., 325.00 feet from the Northwest corner of same, and being in the South line of Lot 6, ROLLING MEADOWS ESTATES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 59 of the Plat Records of Rockwall County, Texas, said point also being at the Northeast corner of Lot 22, Greenlee Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 18 min. 40 sec. E. (Controlling bearing line) along the North line of said 64.88 acres tract and the South line of ROLLING MEADOWS ESTATES, a distance of 2096.33 feet to a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 549;

THENCE S. 00 deg. 27 min. 08 sec. W. along said right-of-way line, a distance of 561.79 feet to a 3/8" iron rod found for corner at the Northeast corner of a 10.733 acres tract of land as described in a Deed to Cal Gary as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 09 min. 28 sec. W. at 773.06 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 793.26 feet to a point for corner in the center of Airport Road;

THENCE N. 88 deg. 50 min. 39 sec. W. along the center of Airport Road, a distance of 952.71 feet to a point for corner at the Southeast corner of Greenlee Addition;

THENCE N. 01 deg. 05 min. 03 sec. E., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing along the East line of Greenlee Addition for a total distance of 1345.57 feet to the POINT OF BEGINNING and containing 44.29 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following;

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

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

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

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

Milton Halbert
Milton Halbert

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MILTON HALBERT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 1st day of July, 2004.

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires:

JENELL LEE STRICKLAND
MY COMMISSION EXPIRES
February 16, 2008

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

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

7/21/04
Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 19 day of July, 2004.

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

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

WITNESS OUR HANDS, this 21st day of July, 2004.

Mayor, City of Rockwall

Dorothy Brooks
City Secretary, City of Rockwall

CITY OF ROCKWALL TEXAS
SEAL

Chuck Todd 7-2-04
CITY ENGINEER

FILED FOR RECORD
ROCKWALL CO. TEXAS
04 JUL 22 AM 9:47
JULIETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Rockwall Lakeside
Church of Christ

FINAL PLAT

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:

ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

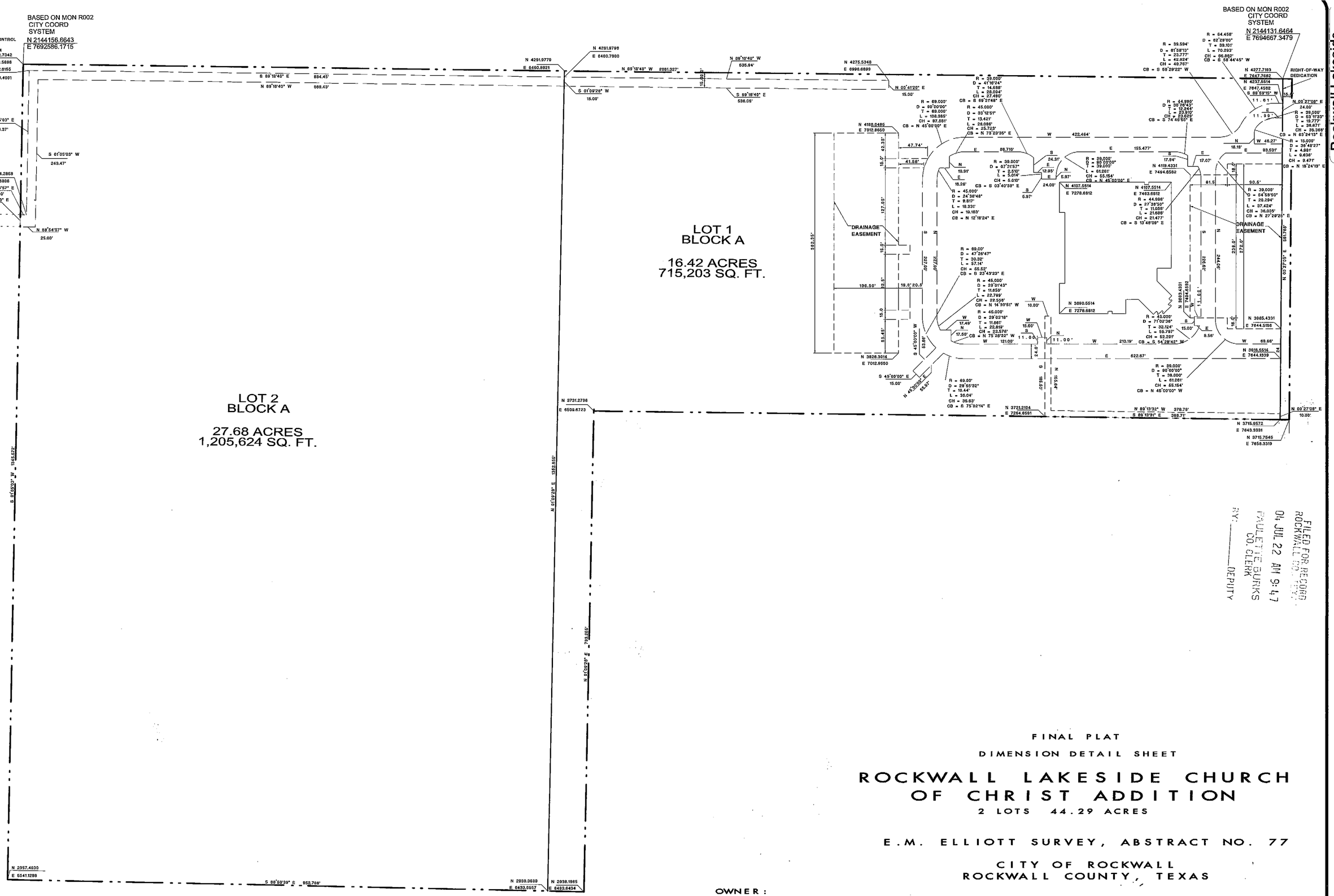
F 72-73-74

SHEET 2 OF 3

RSC LAND SURVEYING

SURVEY DATE JANUARY 16, 2004
SCALE 1" = 200' FILE # 20020108PP
CLIENT GARNER

306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443



FILED FOR RECORD
ROCKWALL CO., TEXAS
04 JUL 22 AM 9:47
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Rockwall Lakeside
Church of Christ

FINAL PLAT

DIMENSION DETAIL SHEET

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:

ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

F 72-73-74

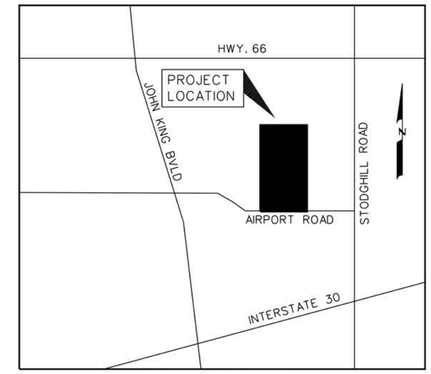
SHEET 3 OF 3

RSC LAND SURVEYING
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE JANUARY 16, 2004
SCALE 1" = 100' FILE # 20020108PP
CLIENT GARNER

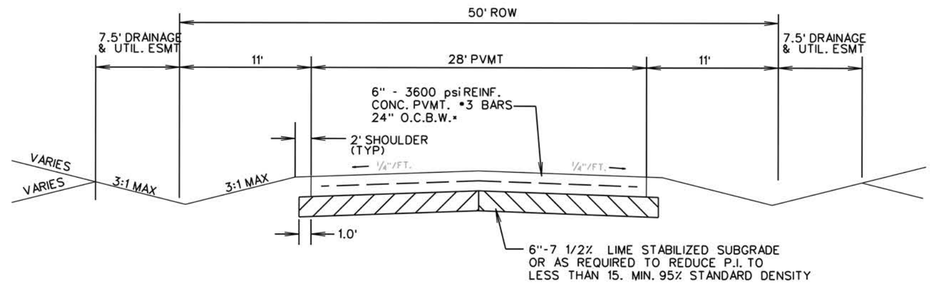
Ridgecrest	
Block A	
Lot	SF
1	22445
2	16200
3	16200
4	16200
5	16200
6	16326
7	17798
8	16020
9	16020
10	16020
11	18304
12	16183
13	17800
14	16020
15	16020
16	16020
17	18359
18	21195
19	16200
20	16200
21	16200
22	16200
23	16200
24	16196
25	16945
26	16234
27	22718
28	16200
29	16200
30	16605
31	19383
32	26118
33	31795
34	17223
35	16200
36	16200
37	16200
38	16200
39	16200
40	16200
41	16200
42	16332





LOCATION MAP
N.T.S.

0 50 100 400
SCALE: 1" = 100'



TYPICAL PAVEMENT SECTION
N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

MARK E. PARKER
PROBATE CAUSE PR09-18

TOTAL OPEN SPACE 8.52 AC.

TOTAL ACRES 29.541
TOTAL RESIDENTAL LOTS 42
RESIDENTAL DENSITY 1.42

CONCEPT PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

APRIL 2015 SCALE 1" = 100'

CASE * Z2016-000

Ridgecrest	
Block A	
Lot	SF
1	22445
2	16200
3	16200
4	16200
5	16200
6	16326
7	17798
8	16020
9	16020
10	16020
11	18304
12	16183
13	17800
14	16020
15	16020
16	16020
17	18359
18	21195
19	16200
20	16200
21	16200
22	16200
23	16200
24	16196
25	16945
26	16234
27	22718
28	16200
29	16200
30	16605
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32	26118
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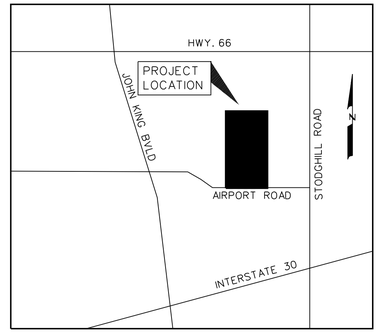
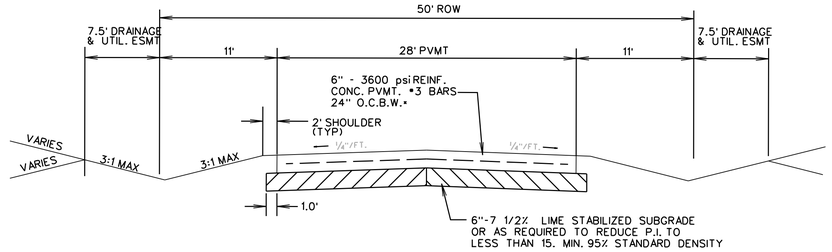
42	16332





LOCATION MAP
N.T.S.

0 50 100 400
SCALE: 1" = 100'



TYPICAL PAVEMENT SECTION
N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

MARK E. PARKER
PROBATE CAUSE PR09-18

TOTAL OPEN SPACE 8.52 AC.

TOTAL ACRES 29.541

TOTAL RESIDENTAL LOTS 42

RESIDENTAL DENSITY 1.42

CONCEPT PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

APRIL 2015 SCALE 1" = 100'

CASE • Z2016-000

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 29.541-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Noah Flabiano of the Skorburg Company on behalf of the owner of the property, Lakeside Church of Christ of Rockwall, for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 29.541-acre tract of land identified as a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT 05.05.2016

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified

DRAFT ORDINANCE 06.06.2016

Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 06.06.2016

Exhibit 'A':
Legal Description

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

THENCE, North 01°05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod set at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89°18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set;

THENCE, South 01°09'28" West, departing said north line, for a distance of 1353.35 feet, to a ½ inch iron rod set at the most southerly southeast corner of said Rockwall Lakeside Church of Christ Addition;

THENCE, North 88°50'39" West, along the south line of said Rockwall Lakeside Church of Christ Addition, for a distance of 952.71 feet, to the *POINT OF BEGINNING* and containing 29.541 acres of land.

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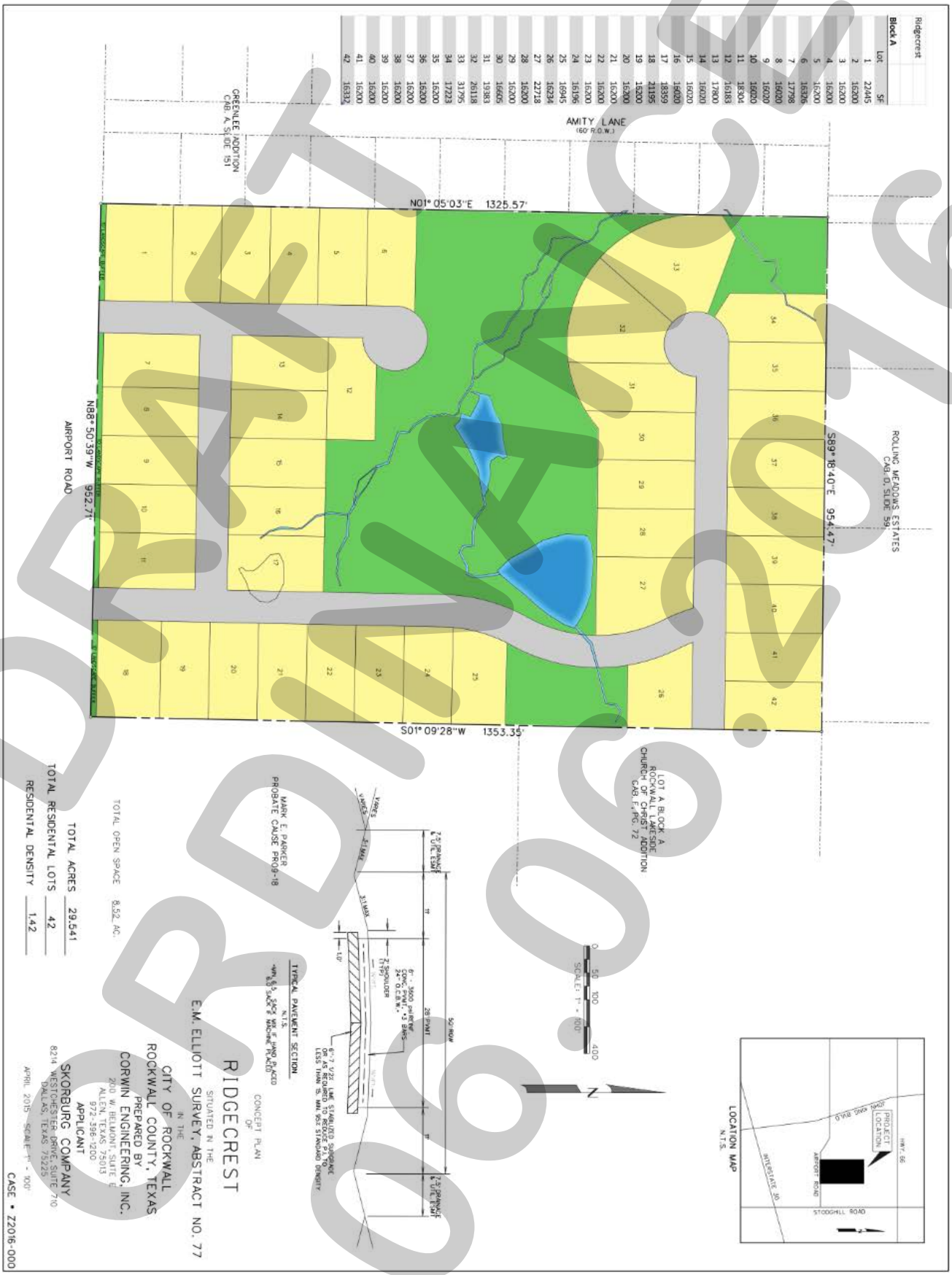
Exhibit 'B':
Concept Plan



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06.06.2016

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this *Planned Development Ordinance*, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are permitted on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	80' x 100'	15,000 SF	42	100.00%
	Average Lot Size:	15,000 SF		
		Maximum Permitted Units:	*42*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this *Planned Development Ordinance*, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *42* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width/Frontage [1]	80'
Minimum Lot Depth	100'
Minimum Lot Area	15,000 SF
Minimum Front Yard Setback [2]	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement	20'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF
Maximum Lot Coverage	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.

4. *Building Standards.* All development shall adhere to the following building standards:

   (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*), and stucco (*i.e. three [3] part*

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stucco or a comparable -- to be determined by staff). Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco shall be permitted to be used to meet up to 50% of the masonry requirement.

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) Garage Orientation. Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized that garage shall be located at least 20-feet behind the front building façade. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

5. *Anti-Monotony Restrictions.* The development shall adhere to the following anti-monotony standards:

   (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

   (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Airport Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

      (a) Number of Stories
      (b) Permitted Encroachment Type and Layout
      (c) Roof Type and Layout
      (d) Articulation of the Front Façade

   (3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

DRAFT ORDINANCE 06.06.16

Exhibit 'C':
PD Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. Airport Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development, unless specifically provided by this *PD Ordinance*, shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

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(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (Airport Road). A minimum of a 10-foot landscape buffer shall be provided along the frontage of Airport Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover and one (1) canopy tree per 50-feet of linear frontage.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards and conform to the street cross section contained in *Exhibit 'B'* of this ordinance.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if

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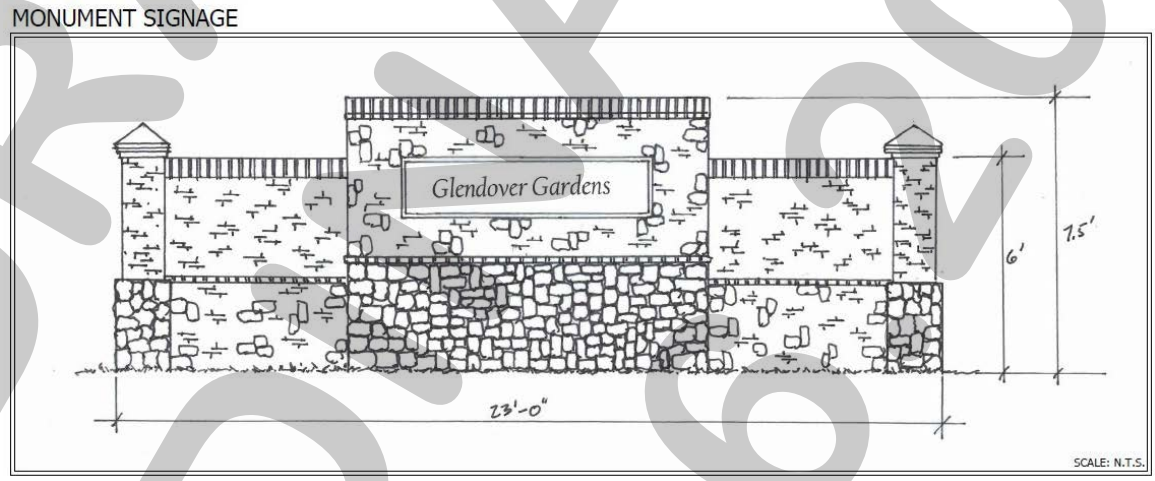
located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

11. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 5.9082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figure 1* (*below*). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

Figure 1: *Example of Subdivision Signage Design Standard*



13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

14. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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06.29.16

City of Rockwall

Project Plan Review History

Project Number	Z2016-015	**Owner**	R, & R HANCE INVESTMENTS LP	**Applied**	4/15/2016 KB
Project Name	Saddle Star Estates South	**Applicant**	GWEN REED	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	4/15/2016 KB

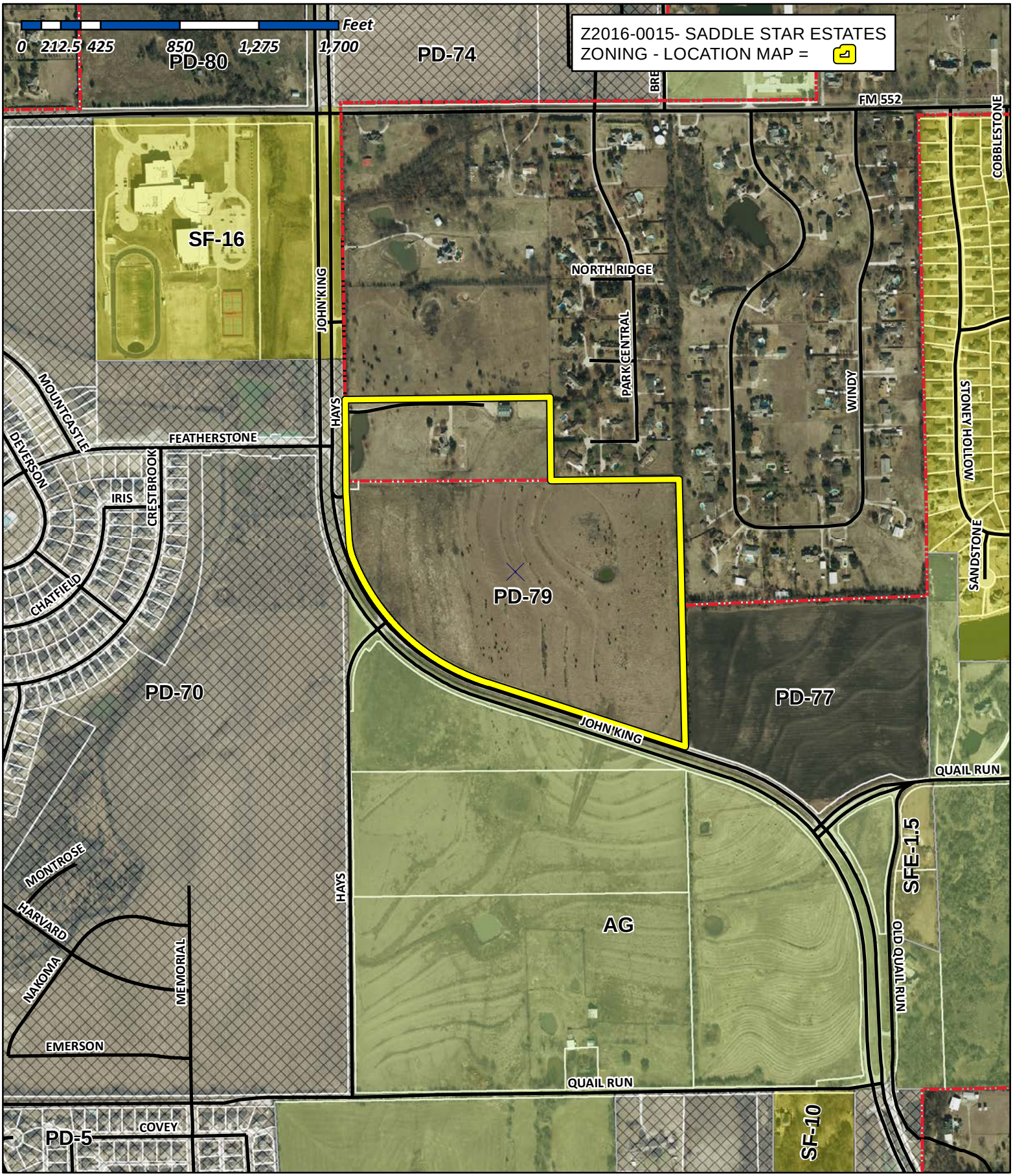
Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-3	NULL	2-3	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/22/2016	4/29/2016	4/22/2016		APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comment
(4/19/2016 3:38 PM AW) No trees in the right-of-way. Remove from median.							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
PLANNING	Ryan Miller	4/15/2016	4/22/2016	4/19/2016	4	APPROVED	See Comments

Z2016-015 (South Saddle Star Estates PD Amendment): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-015) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on May 10, 2016.
M.5 Please change the color between Phases 1 & 2 on the Concept Plan to better distinguish between the two.
M.6 Identify and label the trail head on the Concept Plan.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on May 3, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the May10, 2016 Planning & Zoning Meeting.
I.8 The projected City Council dates for this case are project to be: 1) May 16, 2016 [1st Reading], and 2) June 6, 2016 [2nd Reading].



City of Rockwall

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

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

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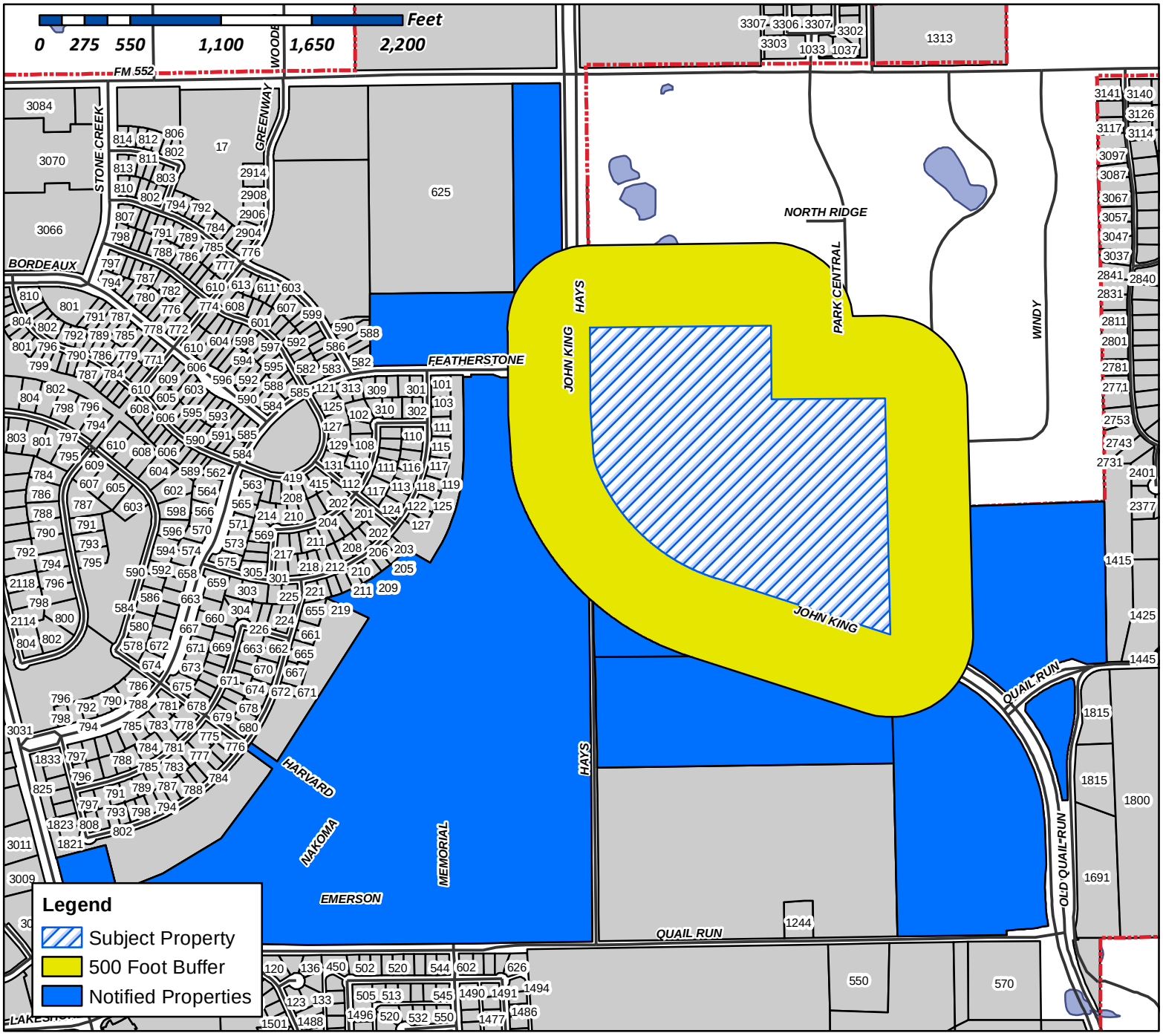
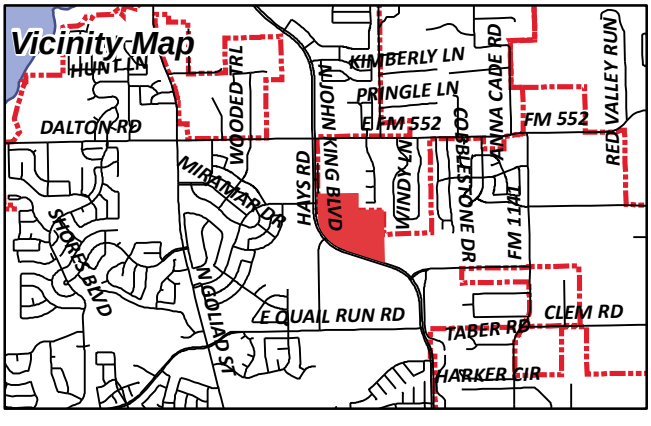


Case Number: Z2016-015
Case Name: Saddle Star Estates
Case Type: Zoning
Zoning: PD-79
Case Address: South of southeastern corner of FM 552 and John King Blvd.

Date Created: 04/18/2015
For Questions on this Case Call (972) 771-7745



GIDEON LONNIE L TR
BRADLEY JOE GIDEON TRUST
1217 LIVE OAK
ROYSE CIT, TX 75189

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

City of Rockwall

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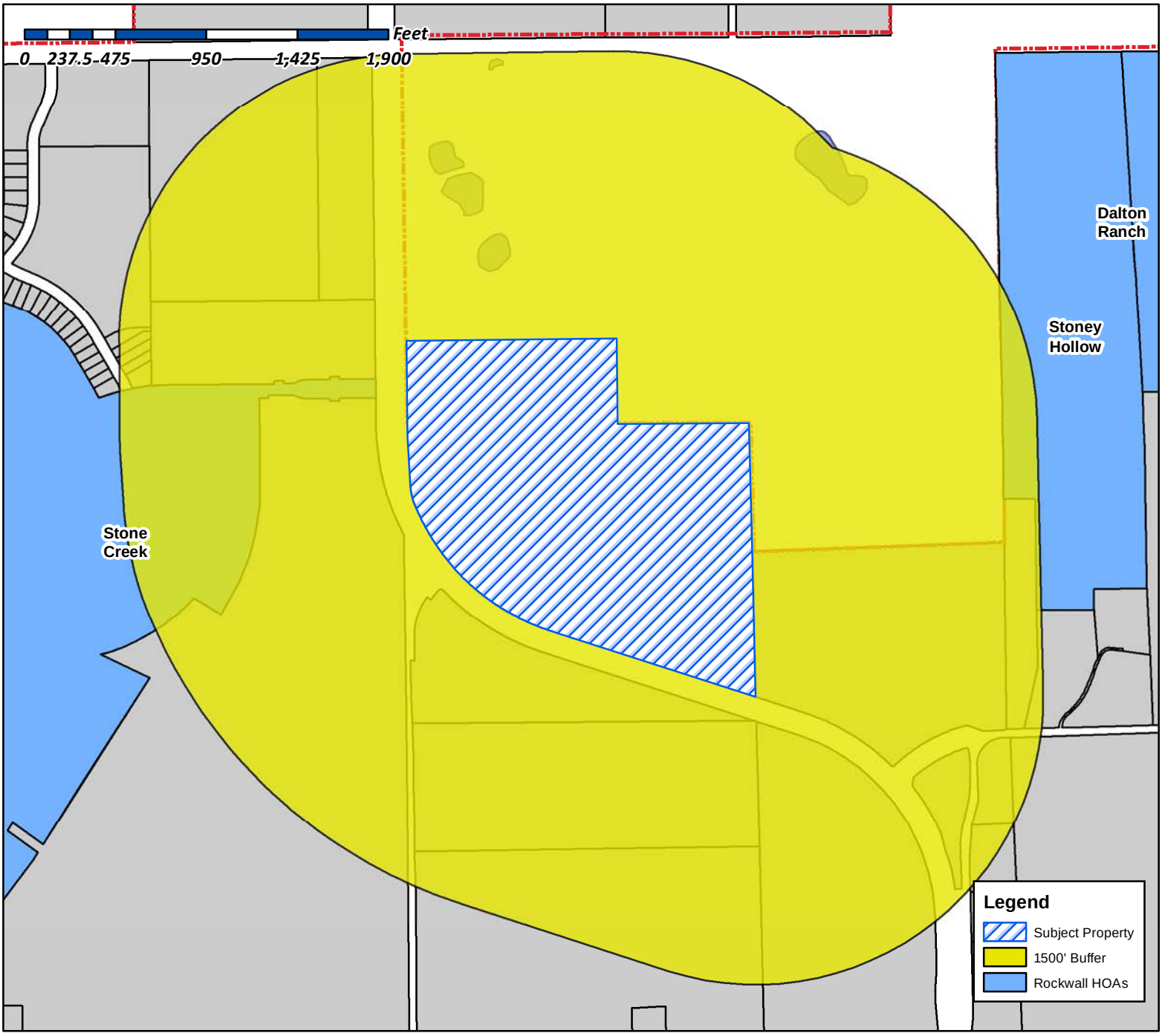

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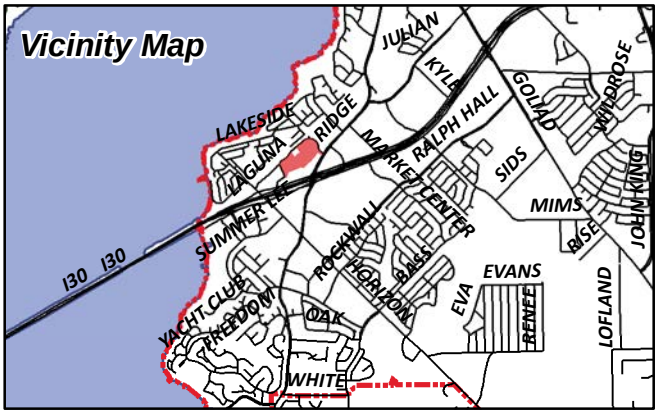


Date Created: 04/18/2016

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

PROPERTY DESCRIPTION

TRACT 1:

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06"West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

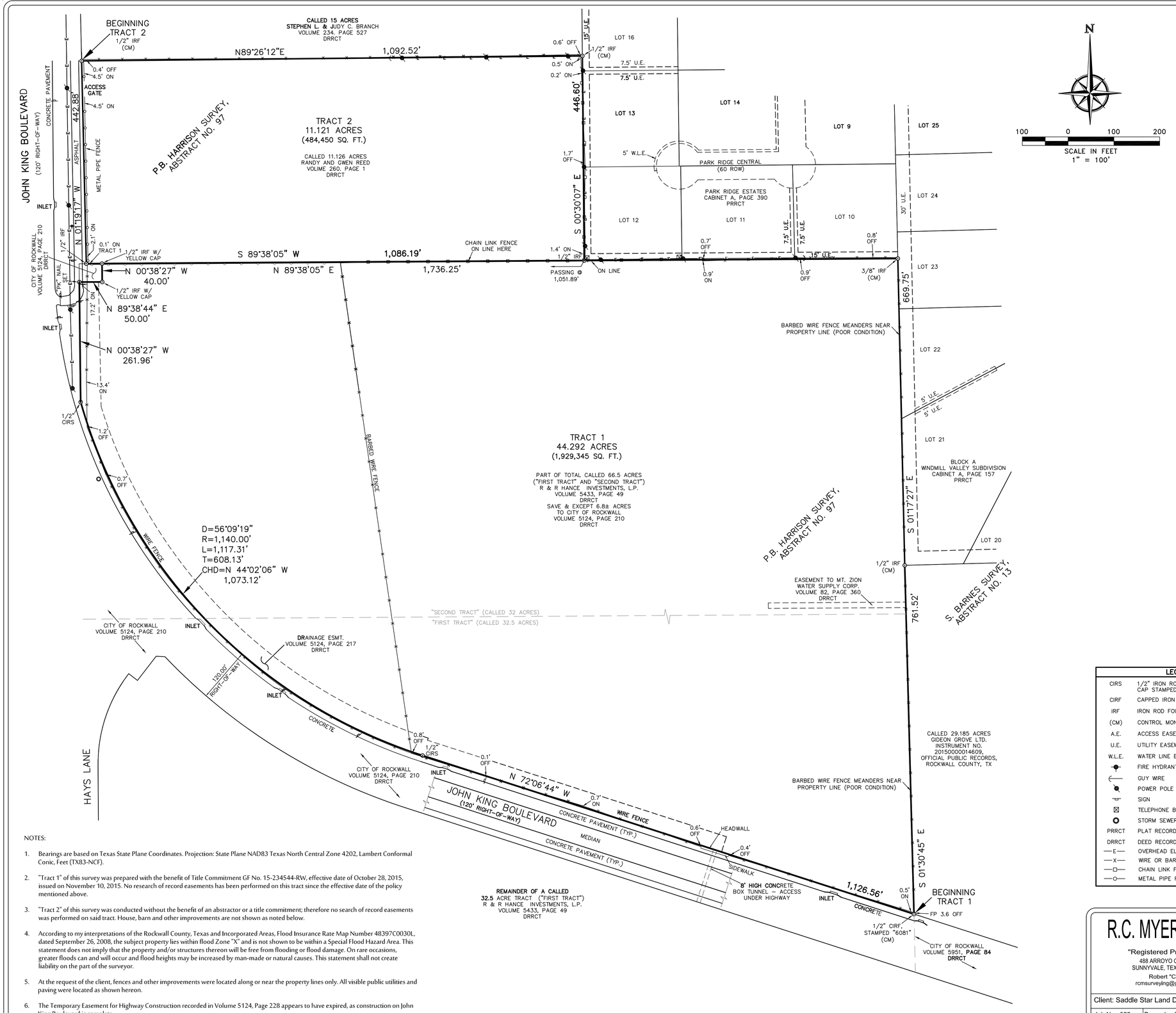
BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John Kind Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P.,as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along thewest line of said Reed tract andthe east line of said John King Boulevard, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.



NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. "Tract 1" of this survey was prepared with the benefit of Title Commitment GF No. 15-234544-RW, effective date of October 28, 2015, issued on November 10, 2015. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. "Tract 2" of this survey was conducted without the benefit of an abstractor or a title commitment; therefore no search of record easements was performed on said tract. House, barn and other improvements are not shown as noted below.
4. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
5. At the request of the client, fences and other improvements were located along or near the property lines only. All visible public utilities and paving were located as shown hereon.
6. The Temporary Easement for Highway Construction recorded in Volume 5124, Page 228 appears to have expired, as construction on John King Boulevard is complete.

PROPERTY DESCRIPTION

TRACT 1:

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06"West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John Kind Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P.,as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along thewest line of said Reed tract andthe east line of said John King Boulevard, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	TELEPHONE BOX
	STORM SEWER MANHOLE
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
—□—	CHAIN LINK FENCE
—○—	METAL PIPE FENCE

I, Robert C. Myers, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a "Standard Land Survey" and that the plat hereon is a true, correct, and accurate, representation of the subject property as determined by an on the ground survey under my supervision. The lines and dimensions of said property being indicated by the plat, and there are no known encroachments, conflicts, or protrusions, except as shown on this survey.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 1/28/2016 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

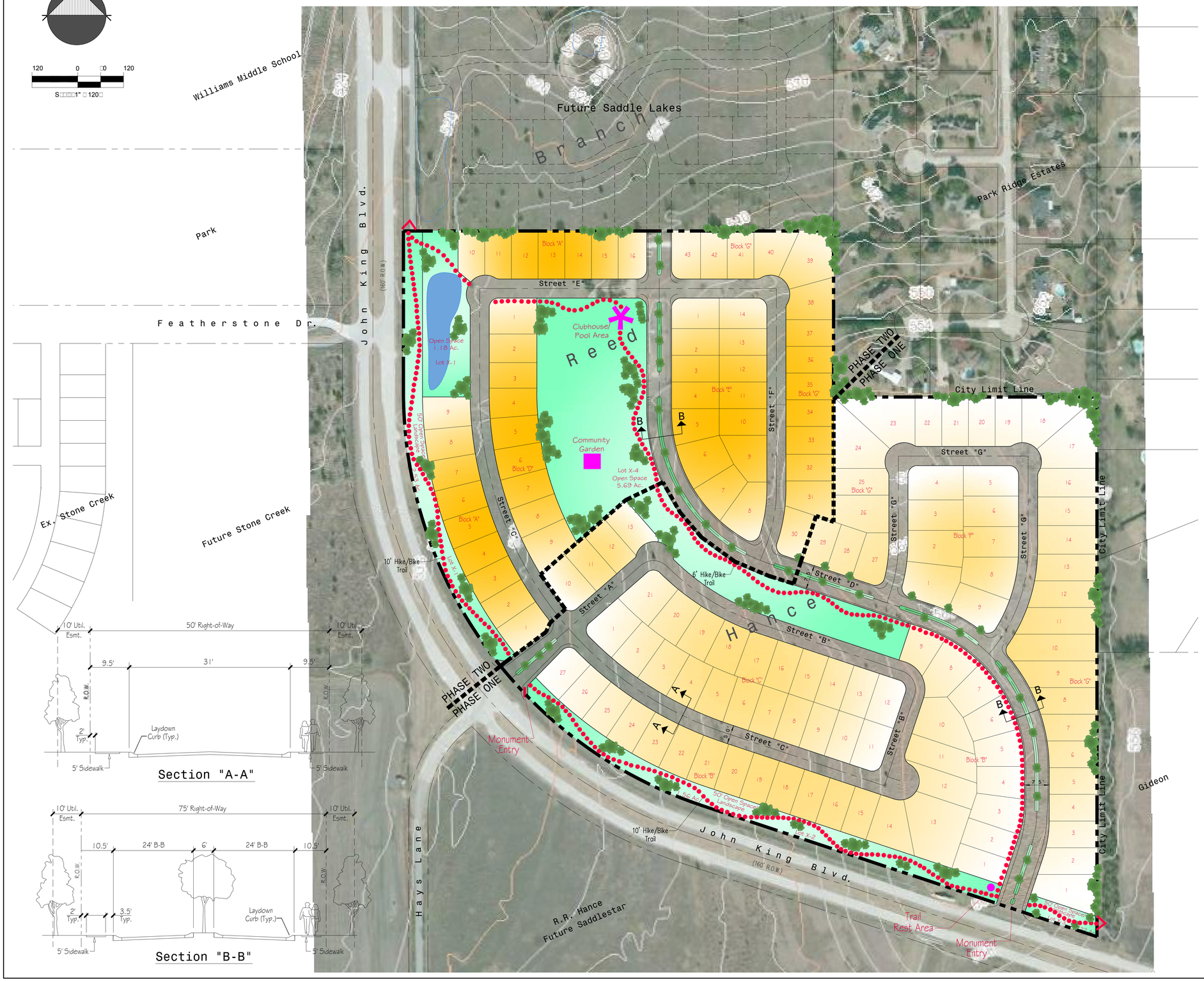
STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

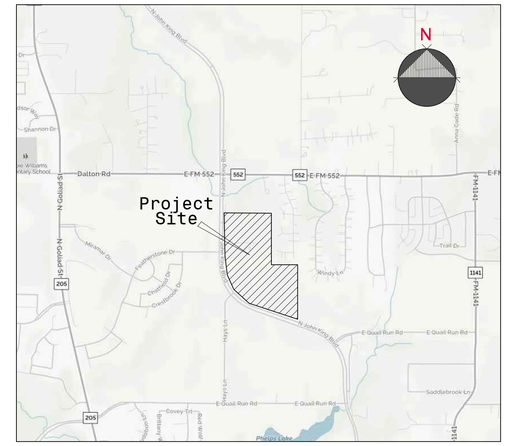
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com Firm No. 10192300
TEXAS REGISTERED SURVEYORS

Client: Saddle Star Land Development, LLC & First National Title Inc. Co.

Job No.: 355	Drawn by: TAM	Date: 01/25/2016	Revised:

STANDARD LAND SURVEY
OF
44.292 AND 11.121 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL, ROCKWALL COUNTY, TX





Vicinity Map

n. t. s.

Note:
Detention to be provided as per City of Rockwall Drainage Specifications and Standards.

Phasing Data

PHASE ONE - 90 Lots

PHASE TWO - 53 Lots

Land Use Data

Total Area - 56.427 Ac.

Total Open Space - 11.33 Ac.

Typ. Lot Size - 70'x125'

Total Lots - 143

Density - 2.53 D.U. / Ac.

MASTER PLAT
OPEN SPACE PLAN

SADDLESTAR ESTATES
EST. 2015
SOUTH

City of Rockwall, Rockwall County, Texas

Ownesr:
RANDY HANCE
14241 North Dallas Pkwy,, S 1050
Dallas, Texas 75234
972.991.1600

GWEN REED
3076 Hays Lane
Rockwall, Texas 75087

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
Civil Engineering / Project Management / Construction Services
Firm Registration #F-001145
201 Wood Circle, Suite 200, Wylie, TX 75098
972.941.8400 www.ecd.com fax: 972.941.8401

Feb. 19, 2016

Scale:1" = 120'

Case No. Z-2015-034

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-07*] FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND INCORPORATING 11.121-ACRES OF LAND INTO THE EXISTING 44.292-ACRE DEVELOPMENT FOR A 55.413-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT AND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddle Star Land Development, Inc. on behalf of the owners Randa Hance of R&R Hance Investment, LP and Gwen Reed for the approval of an amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the *Concept Plan* and incorporating 11.121-acres of land into the existing 44.292-acre tract of land, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-07*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by

DRAFT ORDINANCE 06.06.2016

granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

DRAFT ORDINANCE 06.06.2016

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 06.06.16

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Wind mill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially

DRAFT
ORDINANCE
06.06.16

along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John King Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

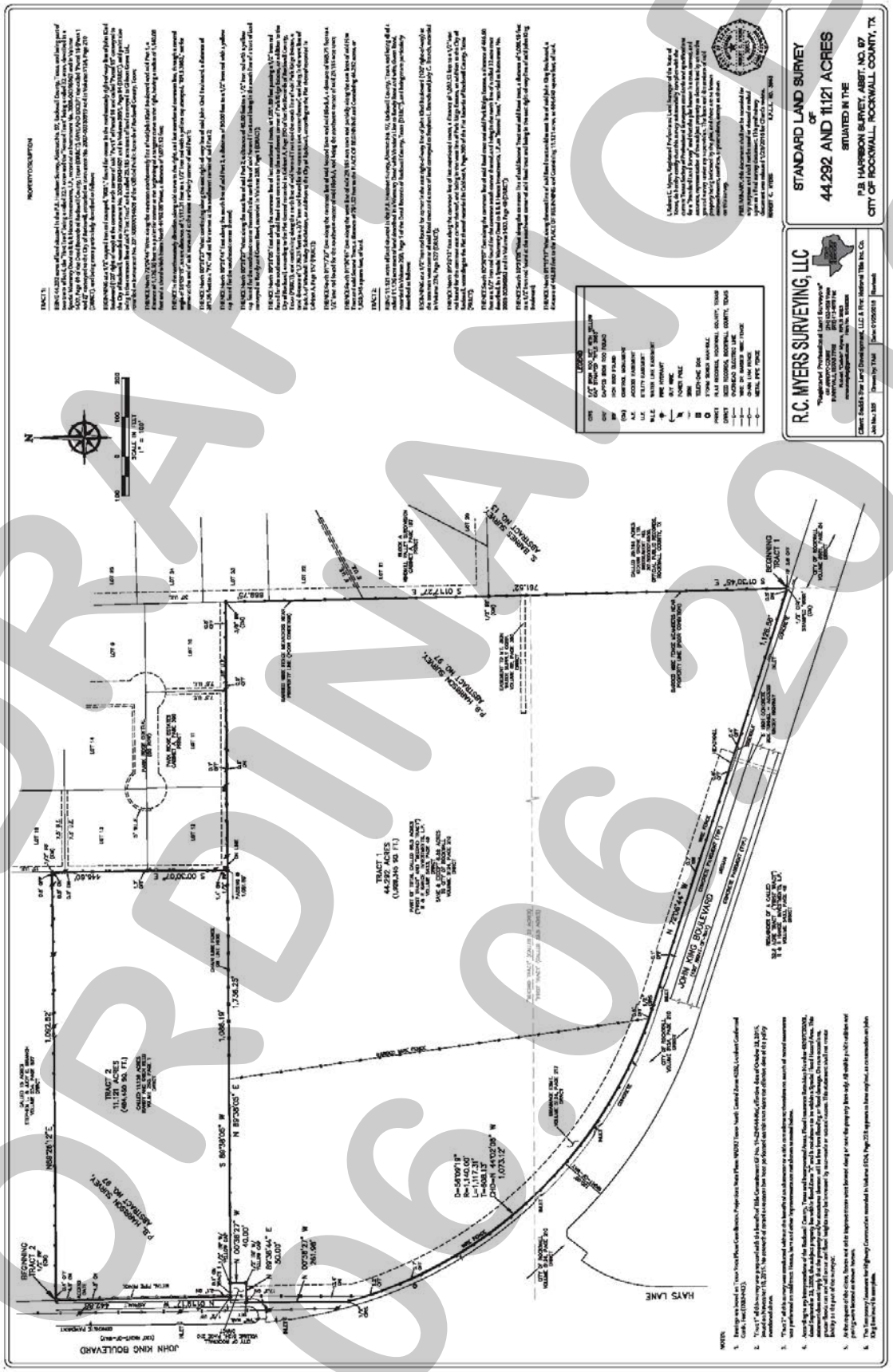
THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Joh n King Boulevard, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

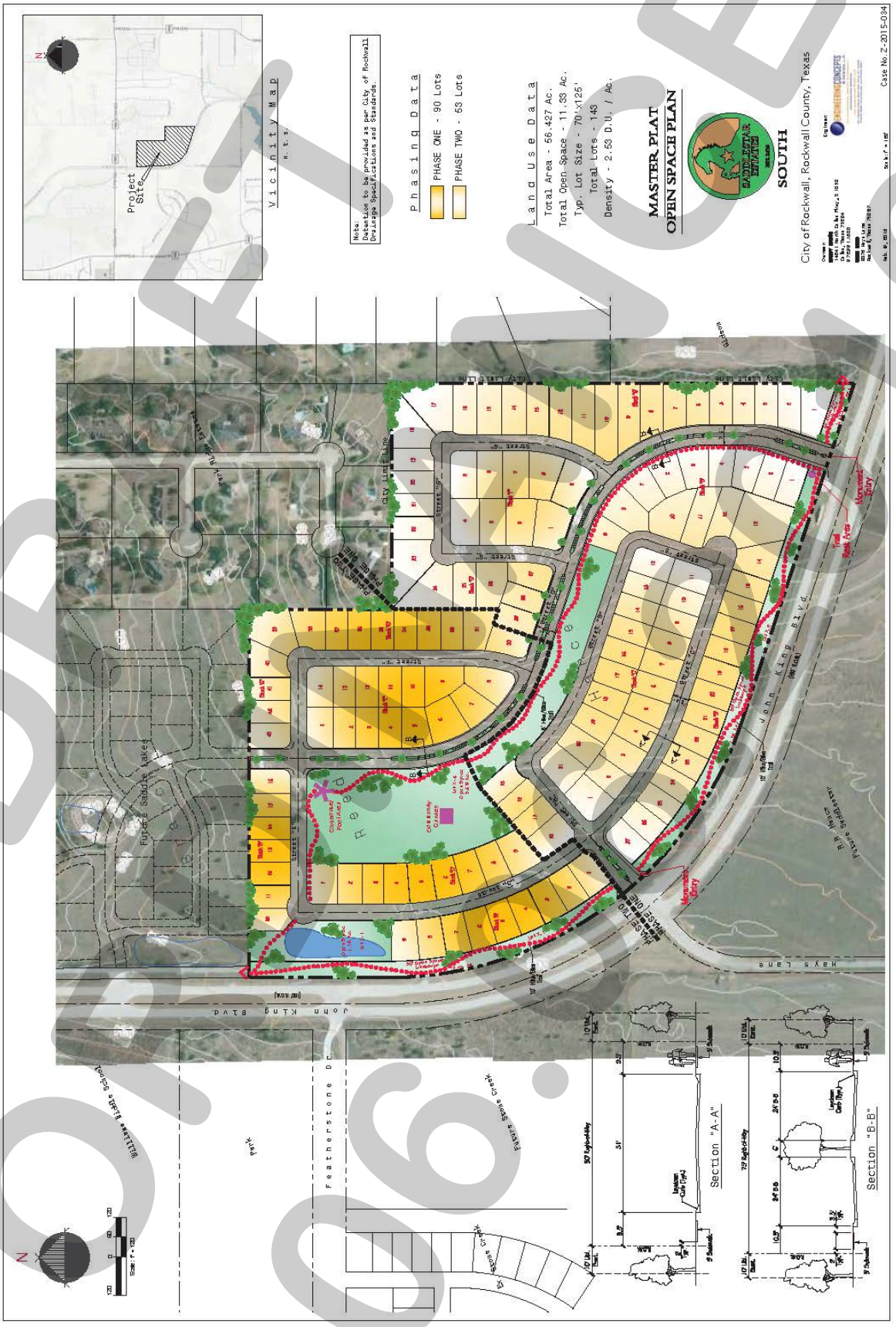
DRAFT ORDINANCE 06.06.2016

Exhibit 'A':
Legal Description and Survey



DRAFT ORDINANCE 06-2016

Exhibit 'B':
Concept Plan



DRAFT
06.07.16

Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	143	100.00%
		Maximum Permitted Units:	*143*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.53* dwelling units per gross acre of land; however, in no case should the proposed development exceed *143* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback [2] & [5]	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'
Minimum Length of Driveway Pavement	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback [4]	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks [5]	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

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4. *Building Standards.* All development shall adhere to the following building standards:

   (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

   (b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

   (c) Garage Orientation. Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration; however garages oriented toward the street in a front entry configuration must be situated a minimum of 20-feet behind the front building façade of the primary structure. In this case the front façade of the primary structure does not include a permitted encroachment (*e.g. a porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 120'	(1), (2), (3), (4)

   (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

   (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

      (a) Number of Stories
      (b) Permitted Encroachment Type and Layout
      (c) Roof Type and Layout
      (d) Articulation of the Front Façade

   (3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the

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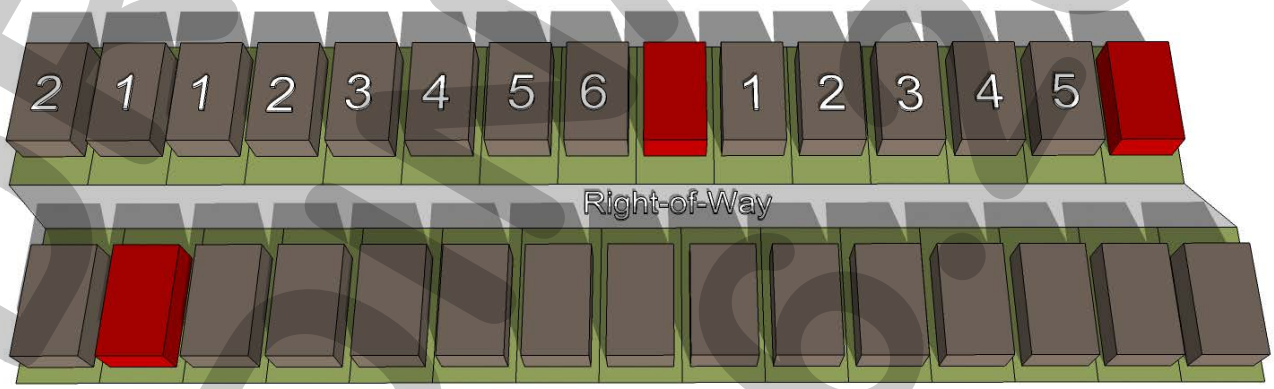
subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

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Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 11.29-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

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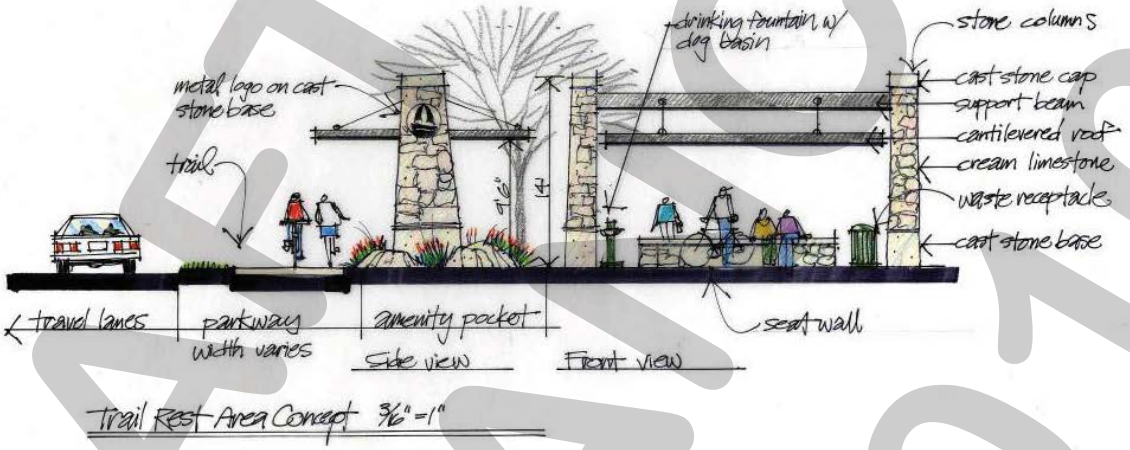
13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Drainage Standards.* The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (*approved in August 2003 and updated in October 2007*). The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

17. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 26, 2016

SUBJECT: *Southside Neighborhood Residential Overlay (SRO) District*

On April 4, 2016, the City Council directed staff to initiate a text amendment to Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of removing the City Council's ability to grant land use without a public process (*i.e. zoning change*). In addition, under the current ordinance any application for a special request must first be brought to the City Council to initiate the request, then to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. Typically, these requests would be taken directly to the Planning and Zoning Commission for recommendation prior to being brought before the City Council.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the current ordinance and a copy of the proposed amendments to the UDC. The schedule for this text amendment is as follows:

Planning and Zoning Work Session: April 26, 2016
Planning and Zoning Public Hearing: May 10, 2016
City Council Public Hearing [*1st Reading*]: May 16, 2016
City Council [*2nd Reading*]: June 6, 2016

Staff will send out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Current Ordinance:

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 4. Southside Residential Neighborhood Overlay (SRO) District

(A) *Purpose*. This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
(B) *Other Requirements*. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 District requirements.
(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.
(2) Maximum number of single-family detached dwellings units per lot: one.
(3) Minimum square footage per dwelling unit: 900 square feet.
(4) Minimum lot frontage on a public street: 50 feet.*
(5) Minimum lot depth: 100 feet.*
(6) Minimum depth of front yard setback: 20 feet.*
(7) Minimum depth of rear yard setback: ten feet.*
(8) Minimum width of side yard setback:

(a) Internal lot: six feet.*
(b) Abutting street: 15 feet.*
(c) Abutting an arterial: 20 feet.*

**These setbacks may be varied by the planning and zoning commission and city council upon request of the applicant.*

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
(11) Maximum building coverage as a percentage of lot area: 40 percent.
(12) Maximum building height: 32 feet.
(13) Minimum number of paved off-street parking spaces required for:

(a) One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All other uses: see article V, Parking and Loading.

(D) Consideration of special request in furtherance of neighborhood preservation. The city council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for consideration. Upon recommendations from the planning and zoning commission, the city council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.

(Ord. No. 10-14, § 36, 7-6-2010)

Proposed Amendments:

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 4. Southside Residential Neighborhood Overlay (SRO) District

(A) *Purpose*. ***The purpose of the Overlay District is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood. ~~This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.~~***

(B) *Other Requirements*. Any requirements ***~~necessary for residential development or use~~*** not specifically stated in this section shall comply with the ***Single Family 7 (***SF-7***)*** District requirements.

(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.
(2) Maximum number of single-family detached dwellings units per lot: One.
(3) Minimum square footage per dwelling unit: 900 square feet.
(4) Minimum lot frontage on a public street: 50 feet.***
(5) Minimum lot depth: 100 feet.***
(6) Minimum depth of front yard setback: 20 feet.***
(7) Minimum depth of rear yard setback: 10 feet.***
(8) Minimum width of side yard setback:

(a) Internal lot: 6 feet.***
(b) Abutting street: 15 feet.***
(c) Abutting an arterial: 20 feet.***

~~*These setbacks may be varied by the planning and zoning commission and city council upon request of the applicant.~~

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
(11) Maximum building coverage as a percentage of lot area: 40 percent.
(12) Maximum building height: 32 feet.
(13) Minimum number of paved off-street parking spaces required for:

(a) One Single-Family Dwelling Unit: Two ***(2) Parking Spaces***. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All Other Uses: ***~~see article V, Parking and Loading.~~ see Article VI, Parking and Loading, of the Unified Development Code.***

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation.* The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, ***the*** use of ***alternate*** building materials ***~~not otherwise allowed, authorization of specific land uses not otherwise allowed,~~ reductions in the building setbacks,*** or other requests submitted for consideration ***to the Planning and Zoning Department***.

~~Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for~~

~~***consideration. Upon recommendations from the planning and zoning commission, the city council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.***~~

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

(Ord. No. 10-14, § 36, 7-6-2010)

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.4, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 05.16

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 05.16.2016

Section 6.4. Southside Residential Neighborhood Overlay (SRO) District

(A) *Purpose*. The purpose of the Overlay District is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.

(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.
(2) Maximum number of single-family detached dwellings units per lot: One.
(3) Minimum square footage per dwelling unit: 900 square feet.
(4) Minimum lot frontage on a public street: 50 feet.
(5) Minimum lot depth: 100 feet.
(6) Minimum depth of front yard setback: 20 feet.
(7) Minimum depth of rear yard setback: 10 feet.
(8) Minimum width of side yard setback:

(a) Internal lot: 6 feet.
(b) Abutting street: 15 feet.
(c) Abutting an arterial: 20 feet.

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
(11) Maximum building coverage as a percentage of lot area: 40 percent.
(12) Maximum building height: 32 feet.
(13) Minimum number of paved off-street parking spaces required for:

(a) One Single-family Dwelling Unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All Other Uses: *see Article VI, Parking and Loading, of the Unified Development Code*.

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation.* The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall ***not*** include any request to change the land use of a property.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 26, 2016

SUBJECT: *Used Automotive Dealerships*

On March 21, 2016, Dallas Cothrum of Master Plan gave a presentation on behalf of his client Echo Park Automotive requesting that the City Council consider amending the zoning code to allow a *Motor Vehicle Dealership, Used (Cars and Light Trucks)* to be permitted within a Light Industrial (LI) District. Specifically, Mr. Cothrum was making this request with the intent of opening up the zoning ordinance to allow Echo Park to establish a used motor vehicle dealership at 1415 & 1501 E. IH-30. Currently, Section 2.1.8, *Auto and Marine-Related Use Conditions,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), only permits a *Motor Vehicle Dealership, Used (Cars and Light Trucks)* to be established as an accessory use to *Motor Vehicle Dealership, New (Cars and Light Trucks)*. As a result of this request, the City Council approved a motion to direct staff to initiate a text amendment to allow *Motor Vehicle Dealership, Used (Cars and Light Trucks)* through a Specific Use Permits (SUP) in the Light Industrial (LI) District.

In response to this direction and in accordance with Section 4, *Unified Development Code Text Amendments*, of Article XI, *Zoning Related Applications*, of the UDC, staff has drafted a preliminary text amendment for the Planning and Zoning Commission's review. The proposed text amendment would allow the *Motor Vehicle Dealership, Used (Cars and Light Trucks)* use by SUP in the Light Industrial (LI) District and *by-right* in the Heavy Industrial (HI) District; however, it would restrict the use in the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) and the SH-205 Overlay (SH-205 OV) District except as an ancillary or accessory use to *Motor Vehicle Dealership, New (Cars and Light Trucks)*. In drafting the text amendment, staff took into consideration the following information concerning the *Motor Vehicle Dealership, Used (Cars and Light Trucks)* use:

1) *Comparable Cities.* Staff has done a comparison study of the City's current zoning ordinance compared to comparable City's in the *North Texas Region*. The City's compared in this study were: (1) Plano, (2) McKinney, (3) Frisco, (4) Carrollton, (5) Rowlett, (6) Mesquite, (7) Garland, and (8) Lancaster. Through this study staff has determined that the City's current ordinance is the most restrictive of all the cities surveyed; with the exception of the City of Rowlett, which has the same restrictions as the City of Rockwall. It should be noted that the majority of the cities surveyed require a SUP or a Conditional Use Permit (CUP) in most if not all of the zoning districts that permit the use. In addition, the City of Frisco expressly prohibits the use in certain Overlay Districts on major corridors within the City despite allowing the use in the underlying zoning district. The only city surveyed that added additional land use restrictions was the City of Lancaster. *Attached to this memorandum is a copy of the survey of comparable cities.*

2) *Locations of the Current Motor Vehicle Dealership Facilities.* Staff has also completed a locational analysis showing the locations of all existing new and used motor vehicle dealerships located in the City (*see the attached maps of Rockwall Auto Dealerships*). Currently, the City has 11 new and used motor vehicle dealerships (*i.e. nine (9) new motor*

vehicle dealerships that also have used motor vehicle sales as an ancillary use -- one (1) of which, Fenton Nissan, is currently under construction -- , and two (2) non-conforming used motor vehicle dealerships that pre-date the current zoning ordinance). It should be noted that all nine (9) of the new motor vehicle dealerships are located in the IH-30 Overlay District on property that fronts onto IH-30. The two (2) non-conforming used motor vehicle dealerships are located in the Downtown (DT) District situated in and fronting on SH-205.

3) *Proliferation/Concentration of Automotive Uses.* On January 22, 2008, the City Council approved a text amendment (*i.e. Case No. Z2007-036; Ordinance No. 08-05*) intended to address the proliferation and concentration of automotive uses along IH-30. Specifically, the text amendment changed the *Permissible Land Use Charts* to require a SUP for the use in the Light Industrial (LI) District, which previously had been permitted *by-right*. The case memo provided to the City Council at that time stated the purpose of this action was to protect the undeveloped land, zoned Light Industrial (LI) District that existed along the IH-30 Corridor, and to prevent the concentration of automotive uses in this corridor. As was stated above, all but two (2) of the current locations are located in the IH-30 Corridor. These nine (9) locations are typically in clusters of two (2) and are in close proximity of one another (i.e. ~161-feet to ~2,836-feet of each other) [*see the attached maps of Rockwall Auto Dealerships*].

4) *Ad Valorem Taxes.* It should be noted that according to Section 152.001(2) of the State of Texas *Tax Code* a retail sale does not include the purchase of (1) new motor vehicles from a licensed dealer franchised to resell that type of vehicle, (2) used motor vehicles by a licensed dealer for resale purposes, and (3) new motor vehicles by a licensed franchise dealer for a lease contract. This means that the City does not collect sales tax on the sale or lease of any new or used automobile. In addition, staff has performed a basic fiscal impact analysis comparing the assessed values of the existing eight (8) -- *Fenton Nissan is currently under construction* -- new/used motor vehicle facilities against the City's commercial/retail land uses, which is the predominate use in the IH-30 Overlay (IH-30) District. The analysis performed by staff shows that the eight (8) new/used motor vehicle facilities have a total land footprint of 62.387-acres (*77.138-acres with Fenton Nissan*) adjacent to IH-30, with a total land value of ~22M, a total improvement value of ~18M, and a total assessed value ~40M. This all equals a total $196,381.00 of property taxes paid to the City per year. The total property value per square foot for this use breaks down to $14.89/SF. Performing this same analysis on the City's commercial/retail uses the total property value (*Citywide*) per square foot breaks down to $18.96/SF, or a difference of +$4.07 in favor of retail. This number is assumed to be higher if only the commercial/retail land in the IH-30 Corridor was used, because land value in those areas tend to be higher than the land value Citywide. In addition, the retail/commercial uses include sales tax, which would further widen this disparity. It should also be pointed out that these are new motor vehicle facilities and not used motor vehicle facilities, which is what the current ordinance is proposing to allow.

With all that being said, it should be noted that staff's proposed ordinance does not accommodate the request made by Echo Park Automotive for the property at 1415 & 1501 E. IH-30, which is located within the IH-30 Overlay (IH-30 OV) District; however, for the reasons stated above and to prevent the proliferation/concentration of automotive uses within the City's overlay districts staff has prepared an ordinance prohibiting the use in many of the City's strategic highway corridors. The Planning and Zoning Commission and City Council retain the discretion to amend or redirect staff should the ordinance not be sufficient to properly regulate the use. The City Council also retains the discretion to refrain from changing the ordinance if they see no public benefit from doing so.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo are copies of the current

ordinance, the proposed amendments to the UDC, and all studies referenced above. The schedule for this text amendment is as follows:

Planning and Zoning Work Session: April 26, 2016
Planning and Zoning Public Hearing: May 10, 2016
City Council Public Hearing [*1st Reading*]: May 16, 2016
City Council [*2nd Reading*]: June 6, 2016

Staff will send out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		A	A
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

Article IV, Permissible Uses, of the Unified Development Code
Section 2. Use Standards
Section 2.1.8 Auto and Marine-Related Use Conditions

Indoor Motor Vehicle Dealership/Showroom, (New and/or Used). The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales.
2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
3. All vehicle display areas must meet the landscape standards for parking areas.

Exhibit 'B': Proposed Amendment
Article IV, Permissible Uses,
of the Unified Development Code

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		~~A~~ S	~~A~~ P
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

Article IV, Permissible Uses, of the Unified Development Code
Section 2. Use Standards
Section 2.1.8 Auto and Marine-Related Use Conditions

Indoor Motor Vehicle Dealership/Showroom, (New and/or Used). The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

5. The sales/storage facility must be a completely enclosed building.
6. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
7. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
8. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales ***in the Commercial (C) and Heavy Commercial (HC) Districts***.
2. Used vehicle sales may not be located within the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) or the SH-205 Overlay (SH-205 OV) District except as an ancillary use to new vehicle sales.
~~2.~~ 3. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
~~3.~~ 4. All vehicle display areas must meet the landscape standards for parking areas.

Survey of Comparable Cities

☑ *City of Plano*

The City of Plano requires *Automobile Dealer (Used)* uses to obtain a Specific Use Permit (SUP) subject to their residential adjacency standards in their Light Commercial (LC), Corridor Commercial (CC) and Central Business-1 (CBD1) Districts. Additionally, they permit the use *by-right* subject to the residential adjacency standards in their Light Industrial-1 (LI1) and Light Industrial-2 (LI2).

☑ *City of Carrollton*

The City of Carrollton allows *Used Car Dealers* in their Light Industrial (LI) District by Specific Use Permit (SUP) and *by-right* in their Heavy Industrial (HI) District. Additionally, they have included another use (i.e. *Used Car Dealers -- indoors only or accessory to new car sales*), which is allowed *by-right* in more zoning districts.

☑ *City of Frisco*

The City of Frisco allows *Automobile Sales, Used* by Specific Use Permit (SUP) in their Highway (HI), Commercial-2 (C-2) and Industrial (I) Districts. In addition, the City has expressly prohibited the use in their US 380 Gateway, Rural Corridor, Main Street and Tollway Overlay Districts.

☑ *City of McKinney*

The City of McKinney permits *Automobile, Motorcycle, Boat (Sales, Repair, or Storage) by-right* in the General Business (BG), Commercial (C), Commercial Business (BC), Light Manufacturing (ML), Heavy Manufacturing (MH), Light Industrial (LI), and the Heavy Industrial (HI) Districts; and, by SUP in the Regional Commercial (C3) District.

☑ *City of Rowlett*

The City of Rowlett only allows used vehicle sales as an accessory use to new vehicle sales.

☑ *City of Mesquite*

The City of Mesquite requires a Conditional Use Permit (*i.e. Specific Use Permit*) in their Central Business (CB), Commercial (C) and Industrial (I) Districts.

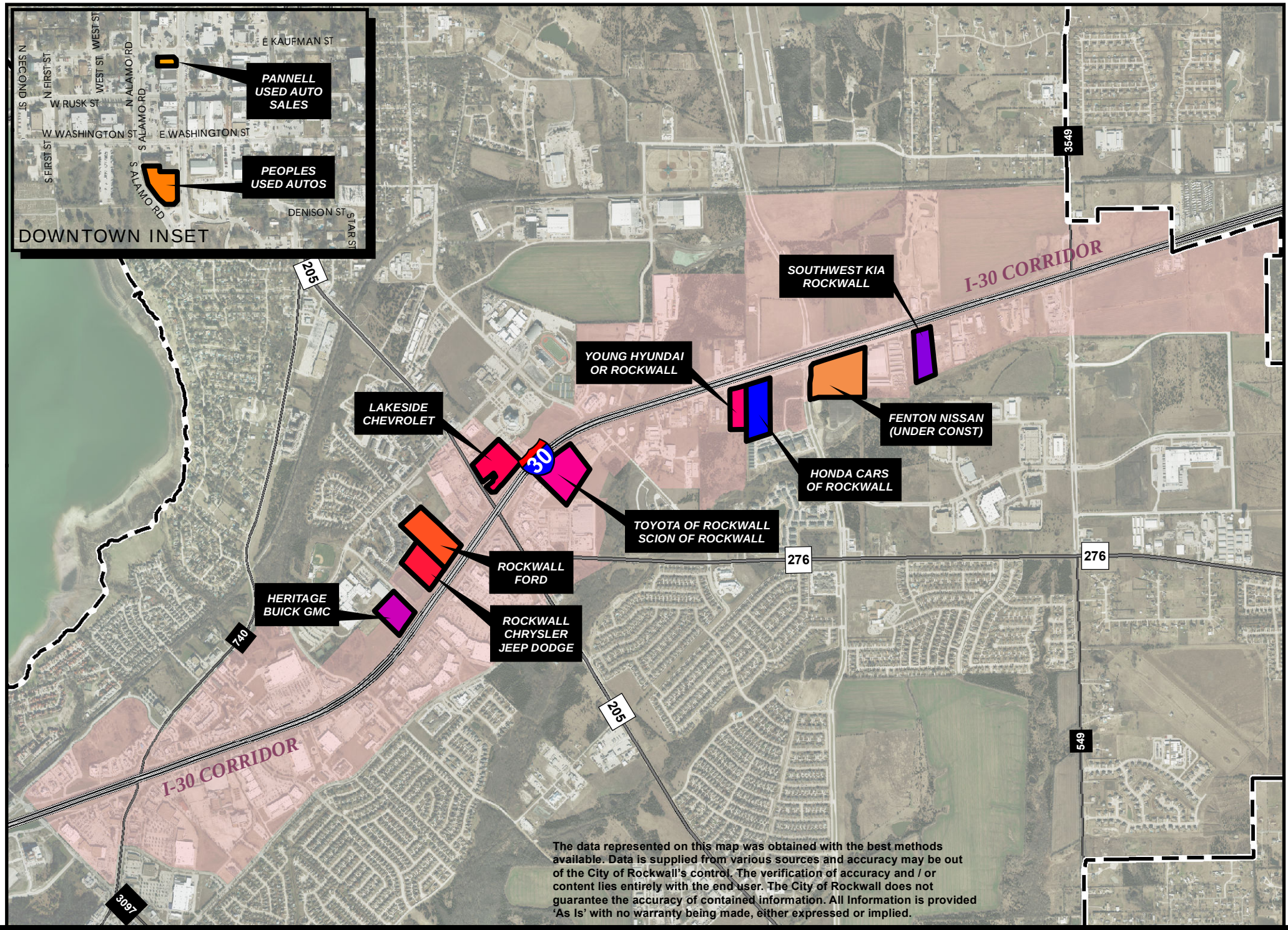
☑ *City of Garland*

The City of Garland requires a Specific Use Permit (SUP) for *Automobile Sales, New or Used* in the Light Commercial (LC) and Industrial (IN) Districts and permits the use *by-right* in a Heavy Commercial (HC) District.

☑ *City of Lancaster*

The City of Lancaster allows the *Motor Vehicle Dealership, New & Used (Cars and Light Trucks)* land use through a Specific Use Permit in their Commercial Highway (CH) District and *by-right* in their Commercial Services (CS), Light Industrial (LI) and Medium Industrial (MI) Districts. In addition, the following use standards are also required:

1) The area to be used for outside storage and display shall not exceed 50% of the lot area within 100 feet of any adjacent street.
2) All such outside storage and display areas must be permanently paved to City standards.
3) All such outside storage and display areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three (3) feet in height.
4) All such outside storage and display areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
5) A site plan and landscape plan shall be approved prior to issuance of any Building Permit.



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

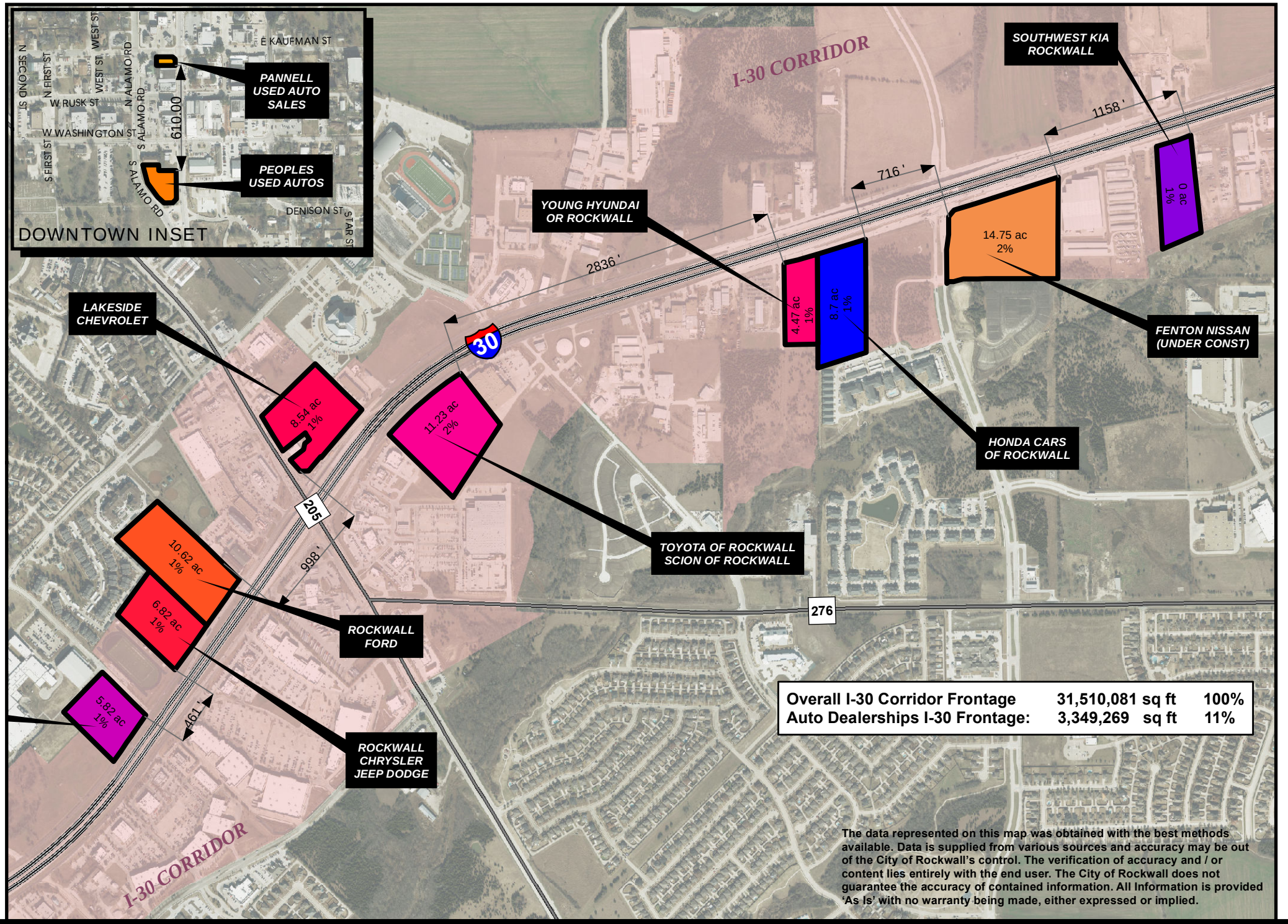
0 500 1,000 Feet

1 inch = 2,020 feet
Date: 4/22/2016

City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

ROCKWALL AUTO DEALERSHIPS

AS OF SPRING 2016



Overall I-30 Corridor Frontage	31,510,081 sq ft	100%
Auto Dealerships I-30 Frontage:	3,349,269 sq ft	11%

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City of Rockwall

0 500 1,000 Feet

1 inch = 990 feet
Date: 4/22/2016

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ROCKWALL AUTO DEALERSHIPS

AS OF SPRING 2016

FISCAL IMPACT STUDY
APRIL 22, 2016

NOTES
(1) ALL VALUES ARE FOR 2015.
(2) TEXAS COMPTROLLERS OFFICE, 2015 (Q1, Q2 & Q3) AND 2014 (Q4)

NEW/USED MOTOR VEHICLE DEALERSHIPS

RCAD ID	BUSINESS NAME	TAX ID NAME	ZONING	ACRE	LOT SF	LAND VALUE	IMP VALUE	APPRAISED	ACCESSED	PROP TAX PAID
53498	ROCKWALL CHRYSLER	ROCKWALL DIRT CO LTD	C	6.874	299,431.00	$2,844,600	$1,305,108	$4,149,708	$4,149,708	$20,138
72211	BUICK - GMC	TARBELL AUTOMOTIVE INC	C	6.000	261,360.00	$2,090,880	$1,129,120	$3,220,000	$3,220,000	$15,626
79020	ROCKWALL KIA	SALEHOUN FAMILY LIMITED PARTNERSHIP	LI	5.961	259,674.23	$908,860	$2,341,190	$3,250,050	$3,250,050	$15,772
53497	ROCKWALL FORD	ROCKWALL LAND COMPANY LTD	C	10.585	461,083.00	$4,380,290	$2,180,626	$6,560,916	$6,560,916	$31,840
55997	LAKESIDE CHEVROLET	BOOMPA LTD	C	8.635	376,140.60	$3,385,270	$1,001,640	$4,386,910	$4,386,910	$21,289
71939	ROCKWALL TOYOTA	JACKSON AUTOMOTIVE REAL ESTATE INV LLC	LI	11.256	490,315.72	$4,412,840	$3,842,905	$8,255,745	$8,255,745	$40,065
84567	ROCKWALL HONDA	REALTY HOLDINGS OF ROCKWALL LLC	PD-10 & C	8.686	378,362.16	$3,026,900	$4,881,940	$7,908,840	$7,908,840	$38,381
70023	YOUNG HYUNDAI	AUTOMOTIVE REAL ESTATE HOLDINGS LLC	LI	4.390	191,228.40	$956,140	$1,778,250	$2,734,390	$2,734,390	$13,270
				62.387	**2,717,595.11**	**$22,005,780**	**$18,460,779**	**$40,466,559**	**$40,466,559**	**$196,381**

NEW/USED MOTOR VEHICLE DEALERSHIP PROPERTY VALUE PER SF: *$ 14.89*

PROP ID	DBA NAME	TAX NAME	ZONING	ACRE	LOT SF	LAND VALUE	IMP VALUE	APPRAISED	ACCESSED	PROP TAX PAID
21411	PANNELL AUTOMOTIVE	PANNELL JIM ESTATE	DT	0.126	5,488.56	$60,370	$3,230	$63,600	$63,600	$308
21470	PEOPLES AUTO	PEOPLES BILLY W	DT	0.684	29,795.04	$192,180	$6,150	$198,330	$198,330	$963
				0.810	**35,283.60**	**$252,550**	**$9,380**	**$261,930**	**$261,930**	**$1,271**

PROPERTY VALUE PER SF (USED DEALERS IN THE DOWNTOWN): *$ 8.11*
AVERAGE DOWNTOWN PROPERTY VALUE PER SF (DOWNTOWN CORE): *$ 30.62*

COMPARISON OF COMMERCIAL/RETAIL PROPERTY

LAST YEAR RETAIL SALES TAX (CITY-WIDE) (2)	$ 1,425,810,448.00	
ROCKWALL DEVELOPED COMMERCIAL/RETAIL LOT SQUARE FOOTAGE	47,095,384.04	*1,081.00 ACRES*
ROCKWALL COMMERCIAL/RETAIL SALES TAX PER LOT SF:	*$ 30.27*	
ROCKWALL DEVELOPED COMMERCIAL/RETAIL LOT SQUARE FOOTAGE	47,095,384.04	*1,081.00 ACRES*
ROCKWALL DEVELOPED COMMERCIAL/RETAIL TOTAL PROPERTY VALUE	$ 892,800,806.00	*555.00 LOTS*
ROCKWALL DEVELOPED COMMERCIAL/RETAIL PROPERTY VALUE PER LOT SF:	*$ 18.96*	
TOTAL POTENTIAL/AVERAGE IMPACT OF COMMERCIAL/RETAIL PER LOT SF:	*$ 49.23*	

SIMILAR SITE COMPARISON

	PROPERTY TAX	*SALES TAX*
ROCKWALL FORD (~11.0-ACRES)	$14.18/SF	$ -
PLAZA AT ROCKWALL (~11.00-ACRES)	$39.33/SF	*23 STORES (116,873 BUILDING SF)*

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTIONS 1.1 & 2.1.8 OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purposes of establishing *Motor Vehicle Dealership, Used (Cars and Light Trucks)* as a standalone use permitted within the Light Industrial (LI) District by Specific Use Permit and *by-right* in the Heavy Industrial (HI) District, and prohibiting the standalone use in certain Overlay Districts; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the

DRAFT 08.05.2016

publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 06.06.2016

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		~~***A S***~~	~~***A P***~~
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

DRAFT ORDINANCE 06.06.2016

Article IV, Permissible Uses, of the Unified Development Code
Section 2. Use Standards
Section 2.1.8 Auto and Marine-Related Use Conditions

Indoor Motor Vehicle Dealership/Showroom, (New and/or Used). The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales ***in the Commercial (C) and Heavy Commercial (HC) Districts***.
2. Used vehicle sales may not be located within the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) or the SH-205 Overlay (SH-205 OV) District except as an ancillary use to new vehicle sales.
~~2.~~ 3. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
~~3.~~ 4. All vehicle display areas must meet the landscape standards for parking areas.

DRAFT ORDINANCE 06.06.2016

City of Rockwall

Project Plan Review History

Project Number	P2016-016	**Owner**	CROWELL DEVELOPMENT CORP	**Applied**	4/15/2016 LM
Project Name	Wanda Ridge Estates - ETJ Plat	**Applicant**	CARROLL CONSULTING GROUP, INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	4/15/2016 LM

Site Address	**City, State Zip**	**Zoning**
FM 548 ETJ	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comment
(4/19/2016 11:46 AM AW) Note on the plat to state "All drainage/detention systems to be maintained, repaired, and replaced by property owner(s)". The easements that are detention need to be labeled "detention/drainage" easement							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
GIS	Lance Singleton	4/15/2016	4/22/2016	4/21/2016	6	COMMENTS	See Comment
(4/21/2016 8:42 AM LS) Contact Rockwall COunty for 911 Addressing: Susan Skrabanek sskrabanek@rockwallcountytexas.com 9-1-1 Rural Addressing / Rockwall County 1215 E. Yellowjacket Ln. Rockwall, Texas 75087 972.204.7681							
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (4.679-acres), Tract 19 (61.658-acres), and Tract 42-01 (13.374-acres) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

Please address the following Rockwall County Comments:

From: Pat NeSmith [mailto:pnesmith@rockwallcountytexas.com]
Sent: Tuesday, April 19, 2016 1:24 PM
To: 'Ron Merritt' <rmerritt@rockwallcountytexas.com>
Subject: RE: Wanda Ridge Estates - Final Plat

I don't have any problem with the plat but will need to see the plans for drainage of water from Weldon St north to Bud St, we have a problem with the flow now. I see an easement on the lot south of Weldon but I don't see a drainage easement on the 2 lots between those streets. There's a big ditch in there now behind the 2 existing houses on Wanda.

I hope all the lot owners with drainage easements on their prop understand what that means. Looks like at least 14 or 15 are going to be affected.

The following City of Rockwall staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-016" on the lower right corner on all pages of the revised plat.
3. Indicate and label the 25-ft Right-of-Way Dedication along FM 548 by hatching the area and providing the total acres being dedicated.
4. Surveyor's Certificate - Notary not necessary when stamped by surveyor.

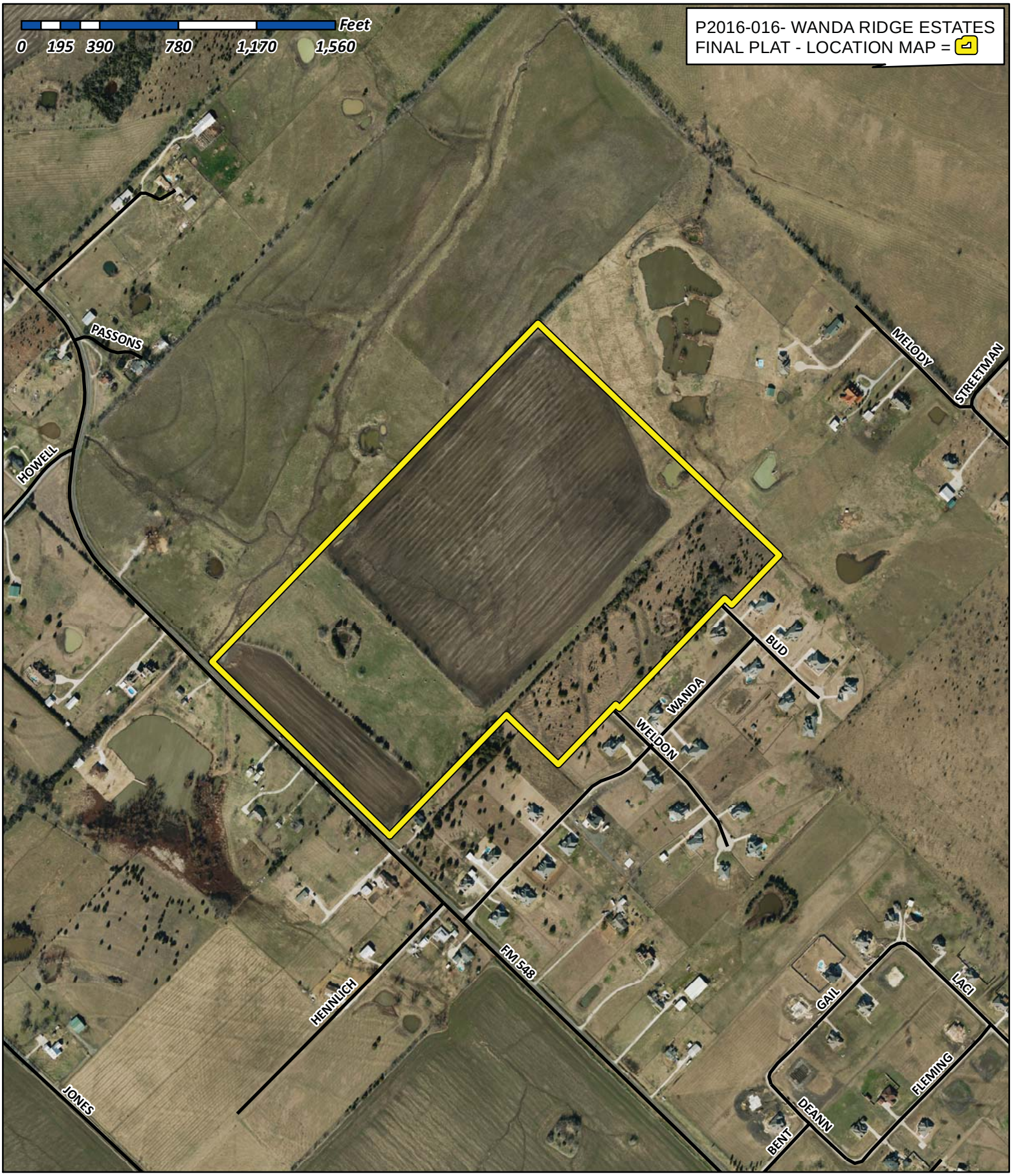
** As a note and once the plat has been approved by the Planning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

The following are scheduled meeting dates that you and/or your representative(s) should attend in order to answer any questions regarding the final plat. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Planning - Work Session: April 26, 2016 (6:00 p.m.)

Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.)



City of Rockwall

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

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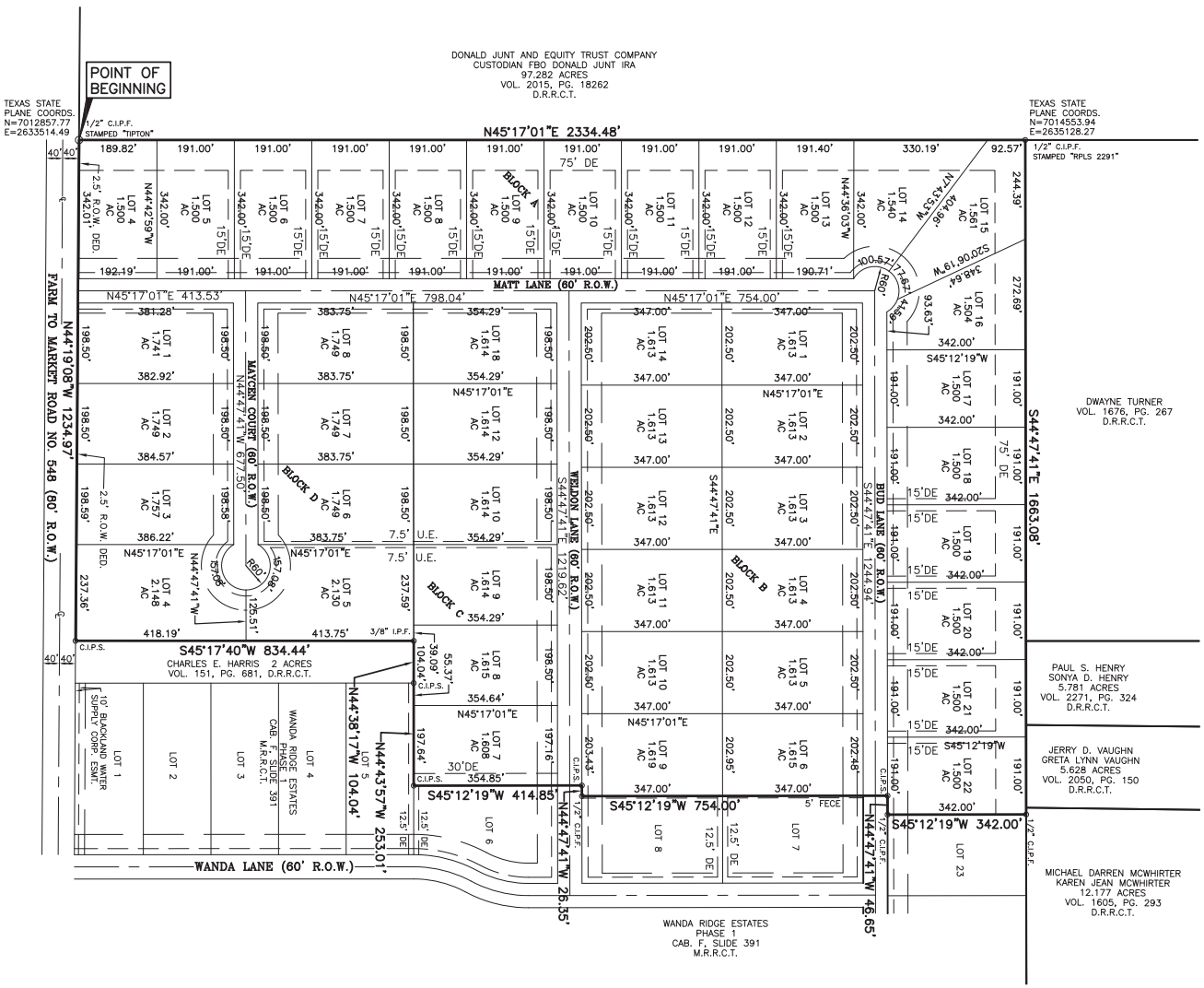
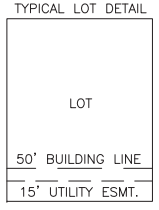


UE – UTILITY EASEMENT
BL – BUILDING LINE
DE – DRAINAGE EASEMENT
FECE – FARMERS ELECTRIC COOPERATIVE EASEMENT
C.I.P.S. – 1/2" YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

TYPICAL LOT DETAIL



Bearings based on northwest line of deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas.

State Plane coordinates based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

OWNER:
CROWELL DEVELOPMENT CORPORATION
CONTACT: ROBERT JOHN CROWELL
403 SOUTH ELM STREET
ROYSE CITY, TEXAS 75189
PHONE: 972-636-2108

FINAL PLAT

WANDA RIDGE ESTATES PHASE 2

45 RESIDENTIAL LOTS
79.7111 ACRES OF LAND
S. MCFADGIN SURVEY, ABSTRACT NO. 142
ROCKWALL COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 PHONE:
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742-4411

JOB No.	SCALE:	DATE	DRAWN BY:
2232-16	1"=100'	APRIL 7, 2016	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Crowell Development Co., Inc. is the owner of a tract of land situated in the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas and being the same 79.7111 acre tract of land as conveyed to Crowell Development Co., Inc. by deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" capped iron pin found on the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) for the west corner of said 79.7111 acre tract and the south corner of a 97.282 acre tract of land conveyed to Donald Junt and Equity Trust Company Custodian FBO Donald Junt IRA by deed recorded in Volume 2015, Page 18262, Deed Records, Rockwall County, Texas;

Thence, North 45°17'01" East, along the northwest line of said 79.7111 acre tract and the southeast line of said 97.282 acre tract, a distance of 2334.48 feet to a 1/2" capped iron pin found for the north corner of said 79.7111 acre tract and the west corner of a tract of land conveyed to Dwayne Turner by deed recorded in Volume 1676, Page 267, Deed Records, Rockwall County, Texas;

Thence, South 44°47'41" East, along the northeast line of said 79.7111 acre tract, the southwest line of said Turner tract, the southwest line of a 5.781 acre tract of land conveyed to Paul S. Henry and Sonya D. Henry by deed recorded in Volume 2271, Page 324, Deed Records, Rockwall County, Texas, the southeast line of a 5.628 acre tract of land conveyed to Jerry D. Vaughn and Greta Lynn Vaughn by deed recorded in Volume 2050, Page 150, Deed Records, Rockwall County, Texas and the southwest line of a 12.177 acre tract of land conveyed to Michael Darren McWhirter and Karen Jean McWhirter by deed recorded in Volume 1605, Page 293, Deed Records, Rockwall County, Texas, a distance of 1663.08 feet to a 1/2" capped iron pin found for the most northerly east corner of said 79.7111 acre tract and the most northerly corner of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Map Records, Rockwall County, Texas;

Thence, southwesterly, along the southeasterly lines of said 79.7111 acre tract and the northwesterly lines of said Wanda Ridge Estates Phase 1 the following:

South 45°12'19" West, a distance of 342.00 feet to a 1/2" capped iron pin found for corner on the northeast right-of-way line of Bud Lane (60' R.O.W.);

North 44°47'41" West, along the northeast line of said Bud Lane, a distance of 46.65 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for corner;

South 45°12'19" West, a distance of 754.00 feet to a 1/2" capped iron pin found on the northeast right-of-way line of Weldon Lane (60' R.O.W.);

North 44°47'41" West, along the northeast line of said Weldon Lane, a distance of 26.35 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for corner;

South 45°12'19" West, a distance of 414.85 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" on the north line of Lot 5, of said Wanda Ridge Estates Phase 1;

Thence, North 44°43'57" West, along a southwesterly line of said 79.7111 acre tract and the northeast line of said Lot 5, a distance of 253.01 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for the north corner of said Lot 5 and the east corner of a 2 acre tract of land conveyed to Charles E. Harris by deed recorded in Volume 151, Page 681, Deed Records, Rockwall County, Texas;

Thence, North 44°38'17" West, along a southwesterly line of said 79.7111 acre tract and the northeast line of said 2 acre tract, a distance of 104.04 feet to a 3/8" iron pin found for the north corner of said 2 acre tract;

Thence, South 45°17'40" West, along a southeasterly line of said 79.7111 acre tract and the northwest line of said 2 acre tract, a distance of 834.44 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" on the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) for the south corner of said 79.7111 acre tract and the west corner of said 2 acre tract;

Thence, North 44°19'08" West, along the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) and the southwest line of said 79.7111 acre tract, a distance of 1234.97 feet to the Point of Beginning and containing 3,472,216 square feet or 79.7111 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

WITNESS, my hand, this the _____ day of _____, 2016.

BY: _____
Crowell Development Co., Inc., Owner
By: Bobby J. Crowell

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

_____
Notary Public for and in the State of Texas
My commission expires: _____

WITNESS, my hand, this the _____ day of _____, 2016.

BY: _____
Crowell Development Co., Inc., Owner
By: Bobby J. Crowell

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

_____
Notary Public for and in the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

THAT I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas.
My commission expires: _____

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Bearings based on northwest line of deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas.

_____
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

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

_____
Rockwall County Judge Date

General Notes:

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

FINAL PLAT

WANDA RIDGE ESTATES PHASE 2

45 RESIDENTIAL LOTS
79.7111 ACRES OF LAND
S. MCFADGIN SURVEY, ABSTRACT NO. 142
ROCKWALL COUNTY, TEXAS

PAGE 2 OF 2

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 PHONE:
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742-4411

JOB No.	SCALE:	DATE	DRAWN BY:
2232-16	1"=100'	APRIL 7, 2016	CP

City of Rockwall

Project Plan Review History

Project Number	SP2016-006	**Owner**	U, V REAL ESTATE LP	**Applied**	3/11/2016 KB
Project Name	Service King	**Applicant**	CLAYMOORE ENGINEERING, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	3/11/2016 KB

Site Address	**City, State Zip**	**Zoning**
1780 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	7-1	NULL	7-1	0134-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	3/11/2016	3/18/2016	4/22/2016	42	APPROVED	
ENGINEERING	Amy Williams	3/11/2016	3/18/2016	4/19/2016	39	COMMENTS	See Comments

(4/19/2016 3:37 PM AW)
Sewer is in the rear of the lot not along I-30
The 18' parking spaces to have a "clear" 2 foot overhang. No walls or fences allowed in that 2'.
Verify if there is a water line in the Blackland easement. Will need their permission to cross their easement with a fence and retaining wall.
See comments on markup

FIRE	Ariana Hargrove	3/11/2016	3/18/2016	4/22/2016	42	COMMENTS	See comment

(4/22/2016 10:45 AM AA)
Where security gates are installed across fire lane, they shall have an approved means of emergency operation.

The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

GIS	Lance Singleton	3/11/2016	3/18/2016	4/20/2016	40	APPROVED	See Comments

(4/20/2016 4:54 PM LS)
Assigned address will be:
1780 E INTERSTATE 30, ROCKWALL, TX 75087

PLANNING	Ryan Miller	3/11/2016	3/18/2016	4/20/2016	40	APPROVED	See Comments

SP2016-006 (Service King Site Plan): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (SP2016-006) in the lower right hand corner of all pages on future submittals.
I.4 This property will be required to be replated prior to the issuance of a building permit.
M.5 Submittal Requirements. Please provide a material sample board for the Architectural Review Board to review at their meeting on April 26, 2016. Please submit a Photometric Plan and lighting cut-sheets that meet the City's lighting requirements.
M.6 Site Plan. Adjust the building square footage to include the porta-coche in the front. Building square footage includes all areas under roof.
M.7 Site Plan. Please indicate the dimensions of all walls on the building (i.e. this will include the porta-coche).
M.8 Site Plan. Please show a connection to the cross access easement that abuts the eastern property line (i.e. the KIA dealership). The cross access easement should extend across the subject property.
M.9 Screening. All buildings must be designed such that no roof mounted mechanical equipment, vents, HVAC or satellite dishes shall be visible from any direction. Additionally, all ground mounted equipment must be screened from horizontal view. Please indicate the location of all such equipment on the building elevations (in dashed lines) and/or the site plan, and indicate how the equipment will be screened.
M.10 Dumpster Enclosure. Per the IH-30 Overlay (IH-30 OV) District the dumpster enclosure is required to be constructed utilizing the same materials used on the primary structure and be constructed with eight (8) foot walls. Please make the necessary corrections and show a detail/elevation of the dumpster enclosure.
M.11 Landscaping. Please remove the irrigation plans from the plan set.
M.12 Landscaping. Per the IH-30 OV District three (3) canopy trees and four (4) accent trees are required per 100-linear feet. In addition, canopy trees are to be a minimum of four (4) inch caliper in size and accent trees are required to be a minimum of four (4) feet. Currently, the landscaping shown does not meet this requirement. Please review the ordinance for the trees permitted within the IH-30 OV District.
M.13 Landscaping. A minimum of a 20-foot landscape buffer is required with a combination of a built-up berm and/or shrubbery or a combination thereof is required along the IH-30 right-of-way. Additionally, no parking is permitted within the landscape buffer. Please make the necessary changes.
M.14 Landscaping. All parking spaces are required to be within 80-feet of a tree. Please provide a detail page showing each tree buffered by 80-feet to demonstrate conformance to this requirement.
I.15 Photometric. No light pole, base or combination thereof shall exceed 30-feet in height. Please indicated the mounting height of each lighting standard indicating conformance to the lighting requirements.
I.16 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).
M.17 Building Elevations. The IH-30 Overlay (IH-30 OV) District requires a minimum of 20% natural or quarried stone used on each building façade. Please adjust the façade calculations to indicate the amount of stone utilized on each building façade.
M.18 Building Elevations. The proposed building elevations do not meet the minimum horizontal and vertical articulation requirements. Please provide horizontal and vertical off-sets and projects that conform to the articulation formulas in the UDC.
M.19 Building Elevations. The IH-30 OV District requires four (4) sided architecture that has wall faces that are architecturally finished on all four (4) sides with the same materials, detailing and features. The current building elevations do not meet this requirement.
M.20 Variances. Please submit a letter specifically requesting each variance, and providing a rational for the approval of these variances. It should be noted that any variances to the Overlay District requirements require a ¾-majority vote.
I.21 The Architectural Review Board (ARB) meeting for this case will be held on April 26, 2016.
I.22 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
on April 26, 2016.							
I.23 If necessary the projected City Council meeting date for this case will be May 16, 2016.							



City of Rockwall

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

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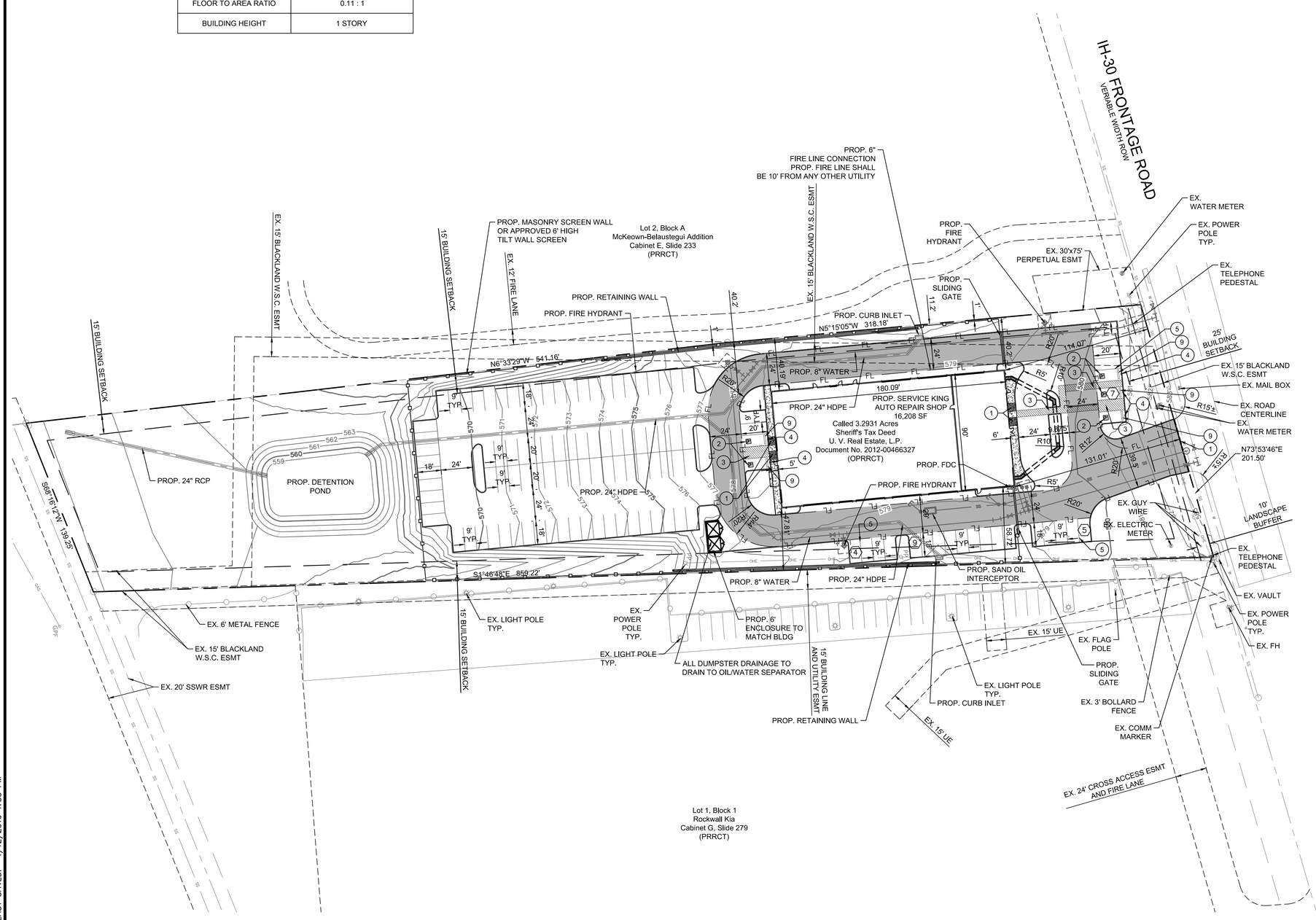
PARKING TABLE	
PARKING REQUIREMENTS	2 SPACES / EACH SERVICE BAY
PARKING REQUIRED	16 SPACES (1 ADA) 8 SERVICE BAYS
PARKING PROVIDED	16 SPACES (5 ADA)

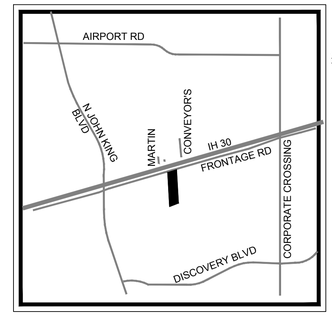
SITE DATA TABLE	
SITE AREA	3.29 ACRES (143,447.42 SF)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	AUTO REPAIR GARAGE, MAJOR
BUILDING SIZE	16,208 SF
LOT COVERAGE	11.3 %
FLOOR TO AREA RATIO	0.11 : 1
BUILDING HEIGHT	1 STORY



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP

N.T.S.

LEGEND	
	5" STANDARD DUTY CONCRETE
	FIRE LANE (6" CONCRETE)
	PROPOSED CONCRETE SIDEWALK
	FULL DEPTH SAWCUT
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
10	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	SAW CUT
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4" PARKING STALL
6	SIDEWALK
7	PROPOSED DUMPSTER AREA AND ENCLOSURE
8	HANDICAP RAMPS
9	CURB STOP

NOTE:

A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.

SERVICE KING ROCKWALL - I.H. 30

LEGAL DESCRIPTION AND OR ADDRESS:

SHERIFF'S TAX DEED
U.V. REAL ESTATE, LP.
DOCUMENT NO. 2012-00466327
3.293 AC

OWNER:

U.V. REAL ESTATE L.P.
8131 LYNDON B JOHNSON FREEWAY
SUITE 770
DALLAS, TEXAS 75251

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer CLAY CRISTY
P.E. No. 109800 Date 4/15/2016

SERVICE KING
I.H. 30
ROCKWALL, TEXAS

No.	DATE	REVISION	BY

SITE PLAN

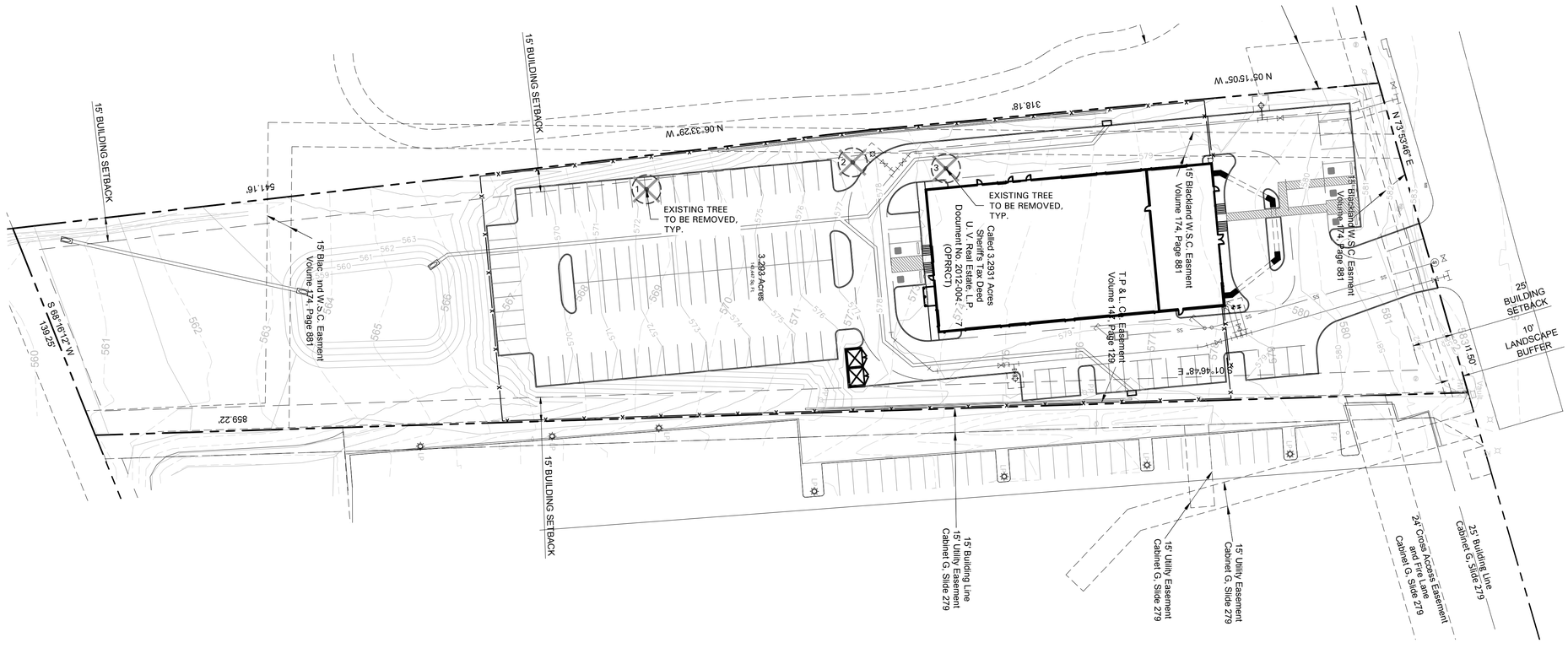
DESIGN:	BJK
DRAWN:	NMA
CHECKED:	CLC
DATE:	4/15/2016

SHEET

SP-1

File No. 2015-147

PLOTTED BY: DREW DONOSKY
PLOT DATE: 4/12/2016 3:00 PM
LOCATION: Z:\PROJECTS\PROJECTS\2015-147 SERVICE KING ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 4/12/2016 1:33 PM



TREE PRESERVATION NOTES

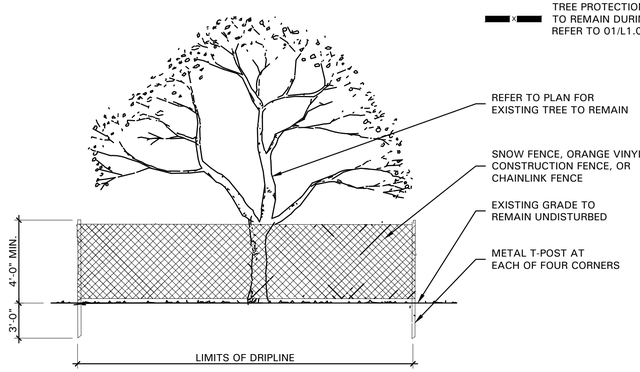
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Remarks
1	12	WILLOW	TO BE REMOVED	
2	5.5	CEDAR	TO BE REMOVED	
3	3	CEDAR	TO BE REMOVED	
Total Caliper Inches on Site				**20.5**
Total Caliper Inches Removed				**20.5**

N

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SERVICE KING ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
SHERIFF'S TAX DEED
U.V. REAL ESTATE, LP.
DOCUMENT NO. 2012-00466327
3.293 AC

OWNER:
U.V. REAL ESTATE L.P.
8131 LYNDON B JOHNSON FREEWAY
SUITE 770
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APPLICANT:
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PHONE: 817.281.0572
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COLLEYVILLE, TX 76034
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
APRIL ANN MAY
2246
STATE OF TEXAS
04.15.16

SERVICE KING
I.H. 30
ROCKWALL, TEXAS

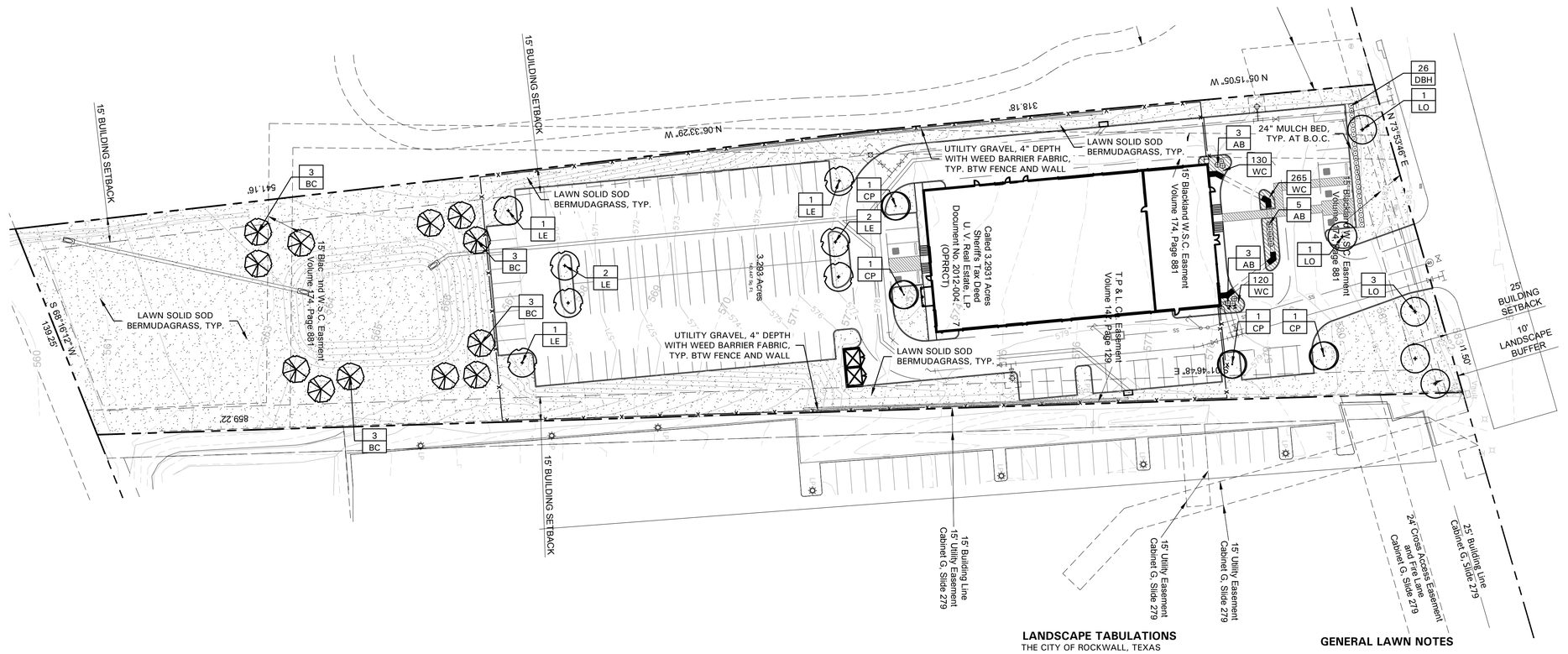
No.	DATE	REVISION	BY

TREE PRESERVATION PLAN

DESIGN: KAH
DRAWN: MUA
CHECKED: KAH
DATE: 03/08/2016

SHEET
L1.01

File No. 2015-147



LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

SITE LANDSCAPING - LIGHT INDUSTRIAL

1. 10% of the total site shall be landscaped.

Total site = 143,447 s.f.

Required	Provided
14,345 s.f. (10%)	65,465 s.f. (46%)

STREET LANDSCAPING

1. 10' wide landscape buffer with one tree per 50 l.f.

INTERSTATE 30 FRONTAGE ROAD - 201 l.f.

Required	Provided
(4) trees, 3" cal.	(4) trees, 3" cal.

PARKING LOT LANDSCAPING

1. 5% of the interior parking lot shall be landscape.
2. If parking area exceeds 20,000 s.f., one (1) large canopy tree for every ten (10) required parking spaces.

Total interior parking lot area = 40,024 s.f.
Total parking spaces = 117 spaces

Required	Provided
2,001 s.f. (5%)	3,645 s.f. (9%)
(12) trees, 3" cal.	(12) trees, 3" cal.

DETENTION BASINS

1. One (1) large tree per 750 s.f. of dry land area.

DETENTION POND - 8,765 s.f.

Required	Provided
(12) trees, 3" cal.	(12) trees, 3" cal.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	12	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CP	*Pistacia chinensis*	Chinese Pistache	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	7	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	11	5 gal.	container full, 24" spread, 36" o.c.
DBH	*Ilex cornuta 'Burfordii Nana'*	Dwarf Burford Holly	26	5 gal.	container full, 24" spread, 36" o.c.
WC	*Euonymus fortunei 'Coloratus'*	Wintercreeper	515	4" pots	container (3) 12" runners min., 12" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NO TREES WITHIN 5'-0" OF ANY UTILITIES

SCALE: 1" = 40'-0"

0 20 40 80

BELLE FIRMA
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REGISTERED LANDSCAPE ARCHITECT
APRIL ANN ALLEN
2246
STATE OF TEXAS
04.15.16

SERVICE KING
I.H. 30
ROCKWALL, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE PLAN

SERVICE KING ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
SHERIFF'S TAX DEED
U.V. REAL ESTATE, LP.
DOCUMENT NO. 2012-00466327
3.293 AC

OWNER:
U.V. REAL ESTATE L.P.
8131 LYNDON B JOHNSON FREEWAY
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PH: 817.281.0572

CASE NUMBER

DESIGN:	KAH
DRAWN:	MUA
CHECKED:	KAH
DATE:	03/08/2016

SHEET
L2.01

File No. 2015-147

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

6. Remove rejected plant material immediately from job site.

7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus icronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be ½" maximum height above final finished grade.

4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

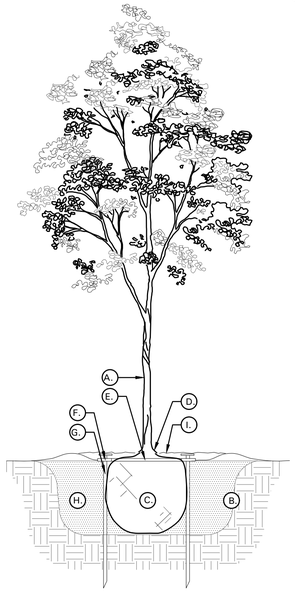
5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

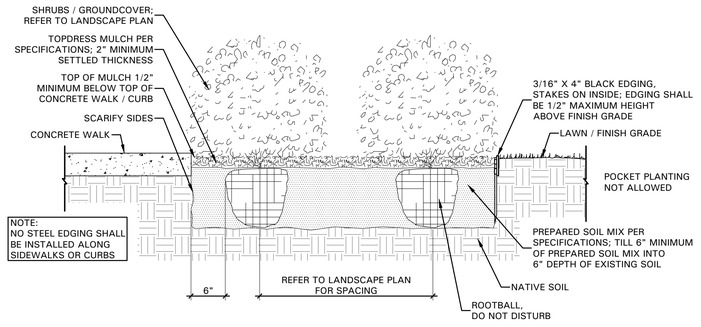
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1105 CHERK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
APRIL ANN MAHLE
2246
STATE OF TEXAS
04.15.16

SERVICE KING
I.H. 30
ROCKWALL, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE SPECIFICATIONS AND DETAILS

SERVICE KING ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
SHERIFF'S TAX DEED
U.V. REAL ESTATE, LP.
DOCUMENT NO. 2012-00466327
3.293 AC

OWNER:
U.V. REAL ESTATE L.P.
8131 LYNDON B JOHNSON FREEWAY
SUITE 770
DALLAS, TEXAS 75251

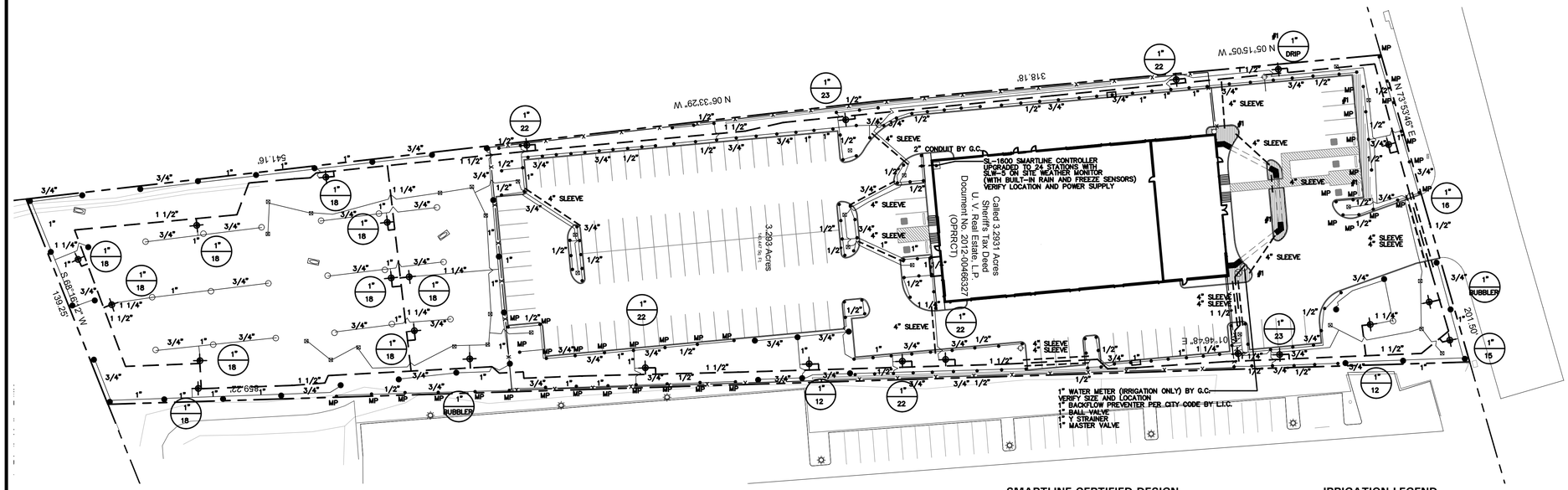
APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

DESIGN:	KAH
DRAWN:	MUA
CHECKED:	KAH
DATE:	03/08/2016

SHEET
L2.02

File No. 2015-147



SMARTLINE CERTIFIED DESIGN

1. THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES 'ET' BASED WATER CONSERVATION AUTO ADJUSTING SCHEDULING.
2. THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN / SHADE EXPOSURE FOR EACH ZONE.
3. THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER FOR APPROVAL OF CONTROLLER SETTINGS.
4. THE IRRIGATION DESIGNER IS JOHN WINGFIELD (972) 513-3859.
5. ALL EQUIPMENT MUST BE INSTALLED AS SPECIFIED. NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION LEGEND

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- MP — HUNTER MP ROTATOR NOZZLE
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC TURBO ROTARY PC
- WEATHERMATIC 106.5 BUBBLER (2 PER TREE, TYP.)
- WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- WEATHERMATIC QV75 QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX / XXX — VALVE SIZE / GPM
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- XXX / DRIP — NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	½"
6 - 10	¾"
11 - 20	1"
21 - 30	1 ¼"
31 - 40	1 ½"

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE WEATHERMATIC 5500 SERIES, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. QUICK COUPLING VALVES SHALL BE WEATHERMATIC QV75 INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
12. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
13. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
14. THE DESIGN PRESSURE IS 65 PSI.
15. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
16. IRRIGATION IN TEXAS IS REGULATED BY:
    THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
    MC-178 / PO BOX 13087
    AUSTIN, TEXAS 78711-3087
17. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

SCALE: 1" = 40'-0"

0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SERVICE KING ROCKWALL
LEGAL DESCRIPTION AND OR ADDRESS: SHERIFF'S TAX DEED U.V. REAL ESTATE, LP. DOCUMENT NO. 2012-00466327 3.293 AC
OWNER: U.V. REAL ESTATE L.P. 8131 LYNDON B JOHNSON FREEWAY SUITE 770 DALLAS, TEXAS 75251
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1105 CHERK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
04.15.16

SERVICE KING
I.H. 30
ROCKWALL, TEXAS

No.	DATE	REVISION	BY

IRRIGATION PLAN

DESIGN:	JJW
DRAWN:	JJW
CHECKED:	JJW
DATE:	03/08/2016

SHEET
L3.01

File No. 2015-147

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide underground irrigation sleeves as indicated on the drawings.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

A. American Society for Testing and Materials:

1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.

B. Wire Sleeves – A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:

1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.

B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.

B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

1. Trenching and backfill.
2. Installation of automatic controlled system.
3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Refer to Irrigation Plans for controller, head, and valve locations.

B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits

C. Section 32 9300 - Landscape

D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.

C. No work covered under this section may begin until the Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
4. Provide the following in each manual:
   a. Index sheet with Contractor's name, address, telephone number, and contact name.
   b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
   c. Equipment list providing the following for each item:
      1) Manufacturer's name
      2) Make and model number
      3) Name and address of local part's representative
      4) Spare parts list in detail
      5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to bond paper.
4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).

I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.

B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.

B. Coordinate to ensure that electrical power source is in place.

C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.

B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.

B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.

C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (½") diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SDR 21

C. Copper Tubing (City Connection): Type "M"

D. 24V Wire: Size 14, Type UF

E. Electric valves: Shall be all plastic construction as indicated on plans.

F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

3.10 FINAL ADJUSTMENT

A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.

B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on system.

C. Check sprinklers for proper operation and proper alignment for direction of throw.

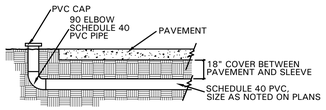
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

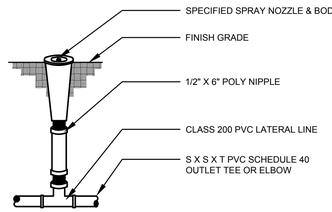
3.11 SYSTEM DEMONSTRATION

A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

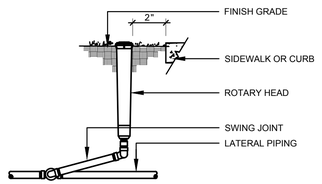
END OF SECTION



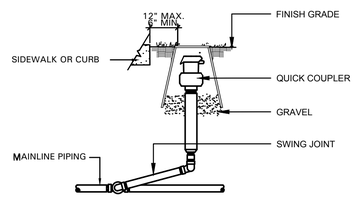
01 SLEEVE DETAIL
NOT TO SCALE



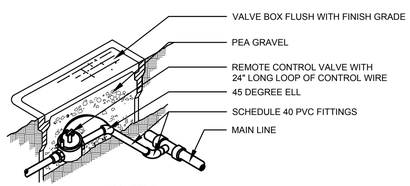
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



03 ROTARY HEAD
NOT TO SCALE

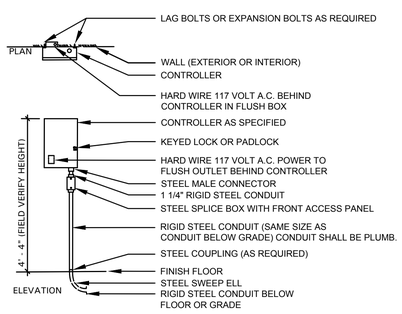


04 QUICK COUPLER
NOT TO SCALE

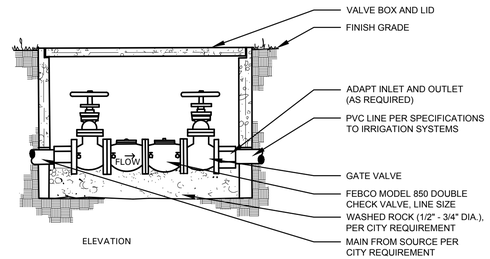


ISOMETRIC

05 REMOTE CONTROL VALVE
NOT TO SCALE



06 WALL MOUNTED CONTROLLER
NOT TO SCALE



07 BACKFLOW PREVENTER
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1105 CHERK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
04.15.16

No.	DATE	REVISION	BY

SERVICE KING
I.H. 30
ROCKWALL, TEXAS

IRRIGATION SPECIFICATIONS AND DETAILS

SERVICE KING ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
SHERIFF'S TAX DEED
U.V. REAL ESTATE, LP.
DOCUMENT NO. 2012-00466327
3.293 AC

OWNER:
U.V. REAL ESTATE L.P.
8131 LYNDON B JOHNSON FREEWAY
SUITE 770
DALLAS, TEXAS 75251

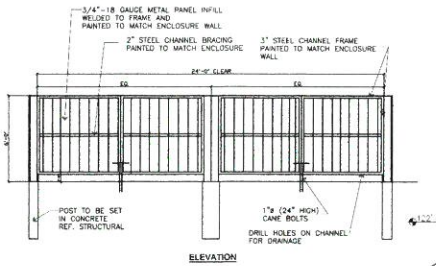
APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

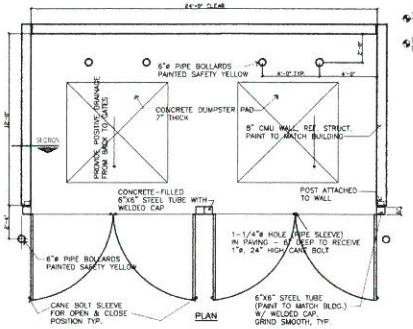
DESIGN:	KAH
DRAWN:	MUA
CHECKED:	KAH
DATE:	03/08/2016

SHEET
L3.02

File No. 2015-147

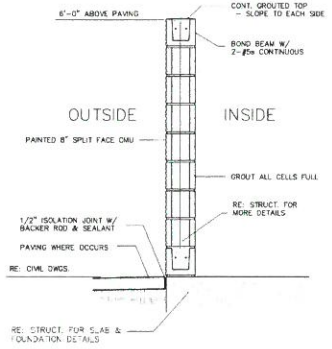


ELEVATION

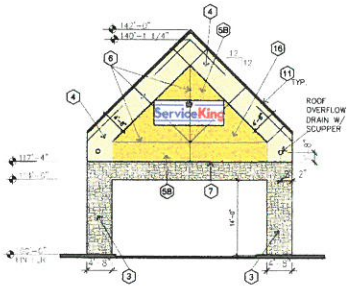


PLAN

4 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"

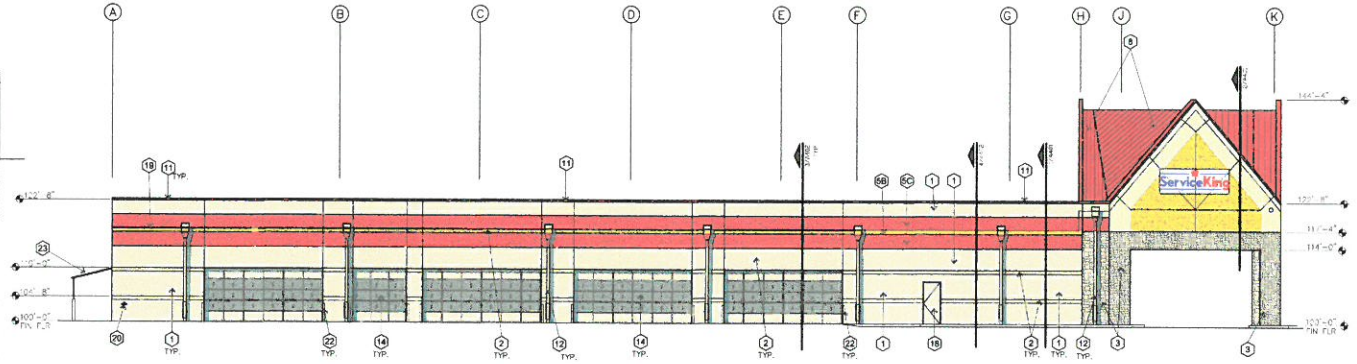


3 DUMPSTER WALL SECTION
SCALE: 3/4"=1'-0"



TRUE SIDE ELEVATION @ COVERED ENTRY

1A SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

100% CMU BLOCK MASONRY



1 SOUTH (FRONT) ELEVATION
SCALE: 3/32" = 1'-0"

100% MASONRY
24.6% STONE
63.6% STUCCO
11.8% CMU BLOCK

EXTERIOR ELEVATION KEYNOTES

1. SPLIT FACE CMU, INTEGRAL COLOR
2. CMU BURNISHED FACE, INTEGRAL COLOR
3. STONE
4. 7/8" LATH & PLASTER WALL FINISH
5A. NOT USED
5B. SMOOTH FINISH CMU PAINTED COLOR #2 YELLOW COLOR
5C. SMOOTH FINISH CMU PAINTED COLOR #3 RED COLOR
6. PLASTER CONTROL/EXPANSION JOINT
7. EXPANSION JOINT W/ RUBBER STONE AND PLASTER WALL FINISH
8. PREFINISHED STANDING SEAM METAL ROOF
9. PREFINISHED METAL SIDING
10. ROOF ACCESS LADDER, PAINTED
11. PREFINISHED METAL COPING
12. ROOF SCUPPER & DOWNSPOUT - PAINTED
13. PAINT BOOTH VENT STACK
14. OVERHEAD GLASS DOOR & TRACK
15. OVERHEAD SECTIONAL METAL DOOR
16. 7/8" LATH & PLASTER WALL FINISH PAINTED #2 YELLOW COLOR
17. STOREFRONT WINDOW & DOOR, COLOR: CLEAR ANODIZED ALUMINUM
18. EXTERIOR HOLLOW METAL DOOR & FRAME, PAINTED, REF. DTL. 7-B A432
19. ROOF LINE BEYOND
20. PARAPET BEAM W/ FIRE DEPARTMENT CONNECTION
21. ELECTRICAL RISER, RE: ELEC. DRAWINGS
22. 6'-0" HIGH 4" DIA. PIPE BOLLARD

ISSUE

CONTRACTOR NOTICE

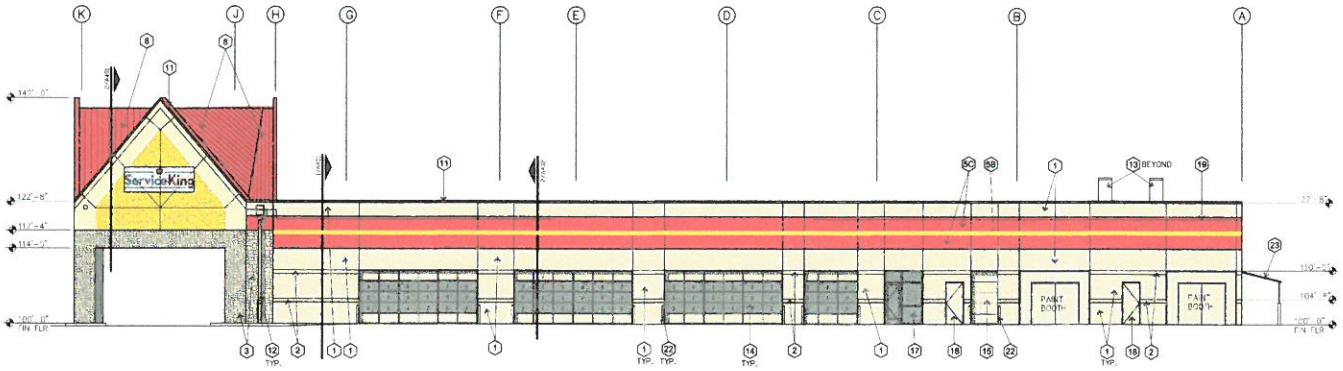
SERVICE KING
COLLISION REPAIR CENTER
1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2600 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080

CANNON architects
7201 Interstate 30
Suite 110
Rockwall, TX 75087
P. 972-232-6161
F. 972-232-8058

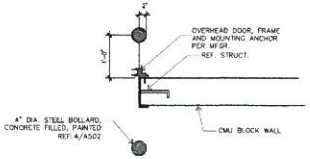
EXTERIOR ELEVATIONS & DETAILS

DATE: 05.01.2018
SHEET NO: A501
PROJECT NO: 2016001
DRAWN BY: GW
CHECKED BY: JC



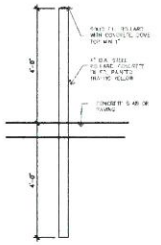
2 EAST ELEVATION

SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY



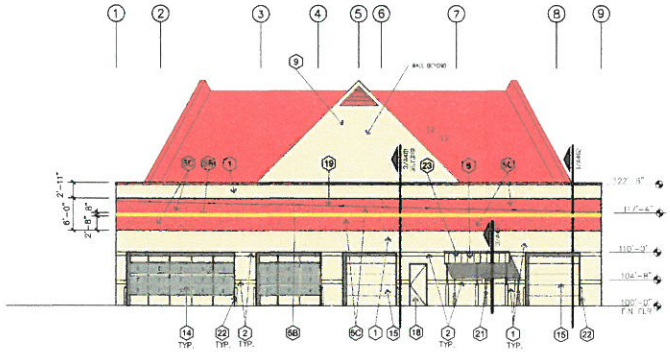
5 PIPE BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



4 PIPE BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY

EXTERIOR ELEVATION KEYNOTES

1	SPLIT FACE CMU, INTEGRAL COLOR
2	CMU, BURNISHED FACE, INTEGRAL COLOR
3	STONE
4	7/8" LATH & PLASTER WALL FINISH
5A	NOT USED
5B	PAINTED COLOR #2 YELLOW COLOR
5C	PAINTED COLOR #3 RED COLOR
6	PLASTER CONTROL / EXPANSION JOINT
7	EXPANSION JOINT BETWEEN CMU BLOCK AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	NOT USED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPOUT - (PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVER-CAD SECTIONAL METAL DOOR
16	7/8" LATH & PLASTER WALL FINISH PAINTED #2 YELLOW COLOR
17	STOREFRONT WINDOW & DOOR, COLOR: CLEAR ANODIZED ALUMINUM
18	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINTED (REF. DTL. 7-8/A502
19	ROOF LINE BEYOND
20	FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, REF. ELEC DRAWINGS
22	3'-6" HIGH 4" DIA. PIPE BOLLARD

ISSUE:

DEFERRED ITEMS:

SERVICE KING
COLLISION REPAIR CENTER
1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2600 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080

CARROLL architects
7301 Interstate 30
Suite 100
Rockwall, TX 75087
P: 972.732.6085
F: 972.732.8638

EXTERIOR ELEVATIONS & DETAILS

DATE:	05.01.2016
PROJECT NO:	2016001
DRAWN BY:	GW
CHECKED BY:	JC

SHEET NO: **A502**

CITY OF ROCKWALL

ORDINANCE NO. 16-21

SPECIFIC USE PERMIT NO. S-148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR OUTSIDE STORAGE ON A 3.2039-ACRE TRACT OF LAND ZONED LIGHT INDUSTRIAL (LI) DISTRICT, LOCATED WITHIN THE IH-30 (IH-30 OV) OVERLAY DISTRICT, ADDRESSED AS 1780 E. IH-30 AND DESCRIBED AS TRACT 7-01 OF J. LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matt Moore of Claymoore Engineering, Inc., representing *Service King Collision Repair*, on behalf of the owner, Mike James of UV Real Estate, LP, for a Specific Use Permit (SUP) allowing for *Outside Storage* in conjunction with a proposed *Auto Repair Garage* (*Major*) [*i.e. Auto Body Shop*] on a 3.2039-acre tract of land zoned Light Industrial (LI) District, located within the IH-30 (IH-30 OV) Overlay District, addressed as 1780 E. IH-30 and identified as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Outside Storage* within a Light Industrial (LI) District located within the IH-30 (IH-30 OV) Overlay District on the *Subject Property*; and

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes described in the Specific Use Permit (SUP) and specifically set forth in *Section 2.1.10, Wholesale, Distribution and Storage, of Article IV, Permissible Uses; Section 5.3, Light Industrial*

(LI) District, and Section 6.6, IH-30 (IH-30 OV) Overlay District, of *Article V, District Development Standards,* of the City of Rockwall Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Auto Repair Garage (Major)* with outside storage of automobiles on the subject property at 1780 E. IH-30 and conformance to these stipulations are required for continued operations:

1) All development must generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

2) All outside storage and outside overnight storage of vehicles (*excluding equipment, parts and inventory*) shall be screened from adjacent properties and public rights-of-way by a minimum six (6) foot masonry fence. The outside storage of equipment, parts and inventory shall be prohibited.

3) Garage doors or overhead doors shall not face onto a public right-of-way.

4) Vehicles shall not be stored on site for longer than 90 days.

5) All work shall be performed inside an enclosed building.

6) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 2.2, *Compliance Standards*, of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code, the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2016.

Dennis Lewis, Mayor Pro Tem

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-15-2016

2nd Reading: 03-07-2016

Exhibit 'A'

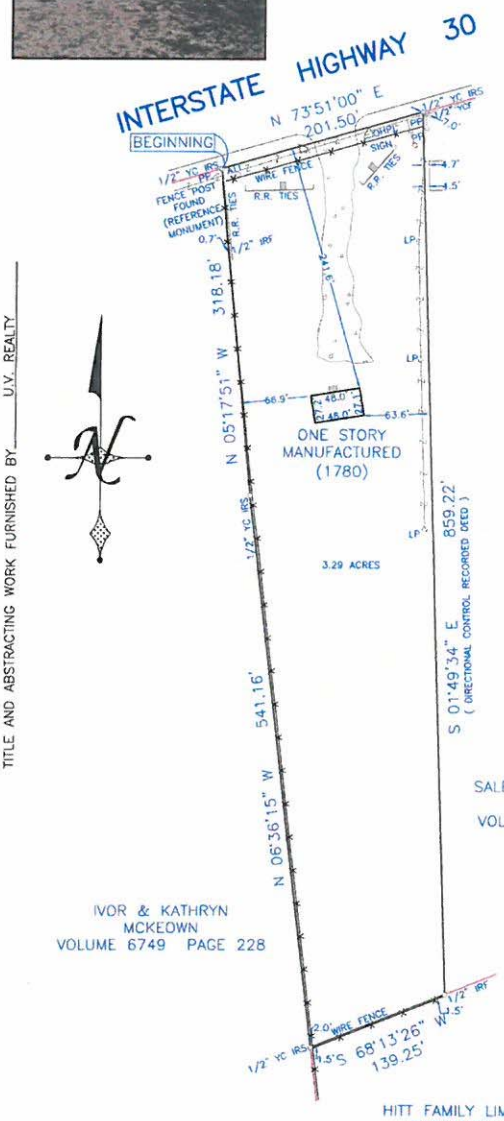
Property Survey w/ Legal Description

SURVEY PLAT

RHODES Surveying ©
WWW.RHODESSURVEYING.COM

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1780 Interstate Highway 30, in the city of ROCKWALL, ROCKWALL COUNTY Texas





STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas being conveyed to U.V. Real Estate LP as recorded in Volume 6771, Page 1, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch yellow capped iron rod set for corner being in the South line of Interstate Highway 30, being the Northeast corner of a tract of land conveyed to Ivor and Kathryn Mckeown as recorded Volume 6749, Page 228,Deed Records, Rockwall County, Texas and being the Northwest corner of said U.V. Real Estate tract;

THENCE North 73 degrees 51 minutes 00 seconds East , a distance of 201.50 feet to a ½ inch yellow capped iron rod set for corner being the Northwest corner of a tract of land conveyed to Salehoun Family Limited Partnership as recorded Volume 4605, Page 60, Deed Records, Rockwall County, Texas and being the Northeast corner of said U.V. Real Estate tract;

THENCE South 01 degrees 49 minutes 34 seconds East, a distance of 859.22 feet to a ½ inch iron rod found for corner being in the North line of a tract of land conveyed to Hitt Family Limited Partnership as recorded in Volume 1875, Page 238, Deed Records, Rockwall County, Texas and being the Southeast corner of said U.V. Real Estate tract;

THENCE South 68 degrees 13 minutes 26 seconds West, a distance of 139.25 feet to a ½ inch yellow capped iron rod set for corner being in the East line of said Mckeown tract;

THENCE North 06 degrees 36 minutes 15 seconds West , a distance of 541.16 feet to a ½ inch iron rod set for corner;

THENCE North 05 degrees 17 minutes 51 seconds West, a distance of 318.18 feet to the PLACE OF BEGINNING and containing 3.29 acres of land.

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

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

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

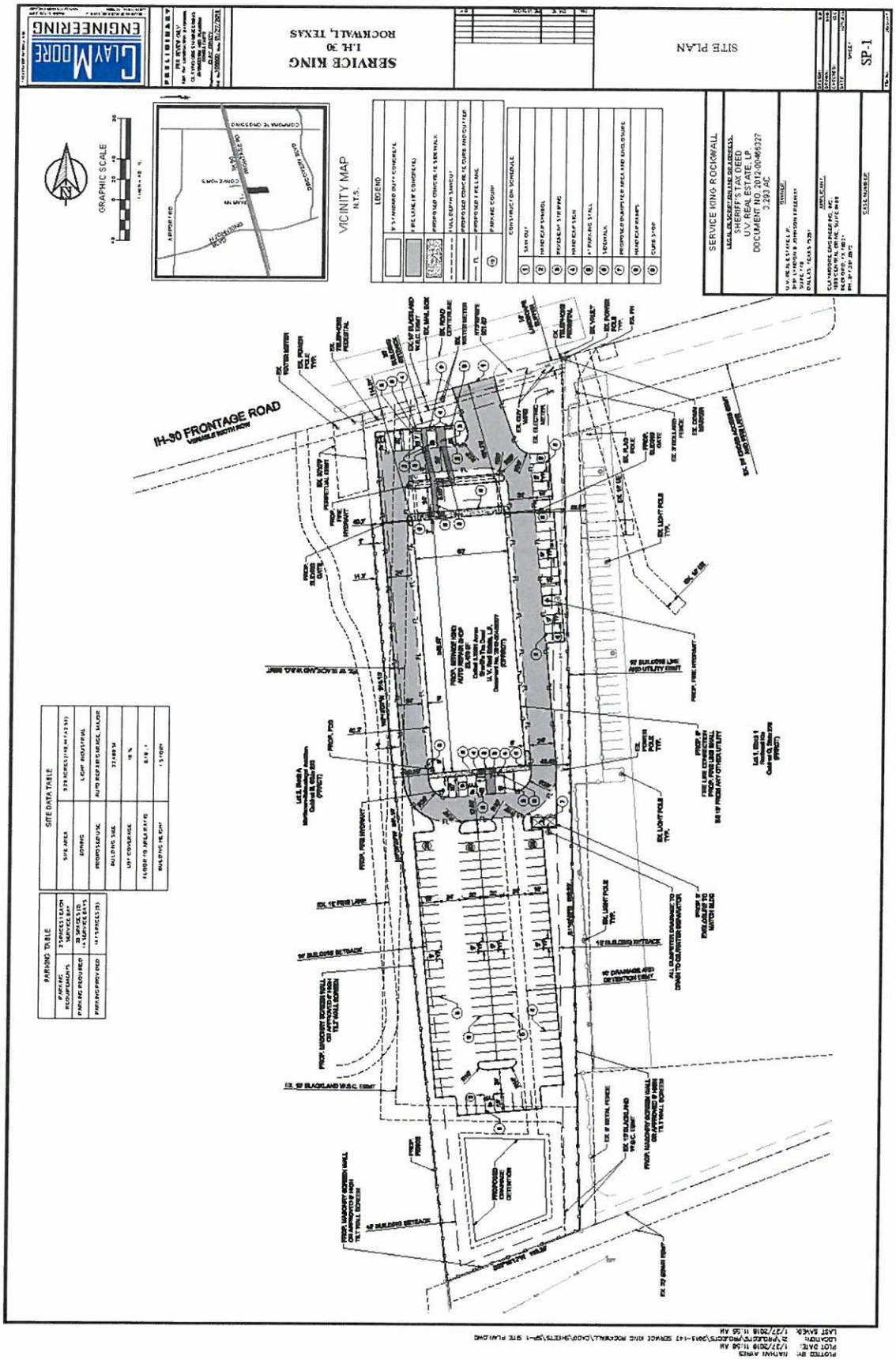
Scale: 1" = 100'
Date: 02/20/2013
G. F. No.:
Job no.: 90664
Drawn by: CW

TEXT
IMPROVEMENTS
BOUNDARY LINE
EASEMENT/SETBACK
RESIDENCE/FENCES

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



Exhibit 'B'
Site Plan/Concept Plan



City of Rockwall

Project Plan Review History

Project Number	SP2016-007	**Owner**	ROCKWALL 205-552, LLC	**Applied**	4/15/2016	LM
Project Name	Aldi Food Store	**Applicant**	BURGER ENGINEERING, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	4/15/2016	LM

Site Address	**City, State Zip**	**Zoning**
3251 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARLAN PARK PH 2	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments
(4/19/2016 4:19 PM AW) Dumpster drainage to drain to either an oil/water separator or grease trap. Sidewalk along Dalton to be in a public sidewalk easement No sand under paving 10' separation between sprinkler line and any other utility including water service.Engineering Comments on plans. Infrastructure needs to be in place prior to approval of CO							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments
(4/20/2016 4:52 PM LS) Address Assignment will be: 3251 N. GOLIAD ST, ROCKWALL, TX 75087							
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See comments

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (i.e. Aldi Food Store) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-007" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

Variance/Waivers to the Unified Development Code (per submittal):

1. Waiver to Article IV, Sec. 2.1.10, ...Outside Storage: To allow for the outside cart storage area with screening walls as depicted on the Site Plan.

** Variances to the N SH-205 OV requires a 3/4 majority vote of council for approval **

Please addressthe followingPlanning Comments for each plan submitted:

Site Plan:

1. Waiver request to outside cart storage area as listed above.
2. Remove the label (By Plat) where indicated.
3. Relabel 30-ft Firelanes as "30-ft Firelane, Public Access & Utility Easement"

Landscape Plan:
1. Relocate '20-ft Landscape Buffer' so that it is readable.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 20-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
3. General Comment: All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.

Building Elevations:
1. The building elevations are required to be reviewed by the Architectural Review Board prior to approval.

The following are scheduled meetingdatesthat you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case,

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

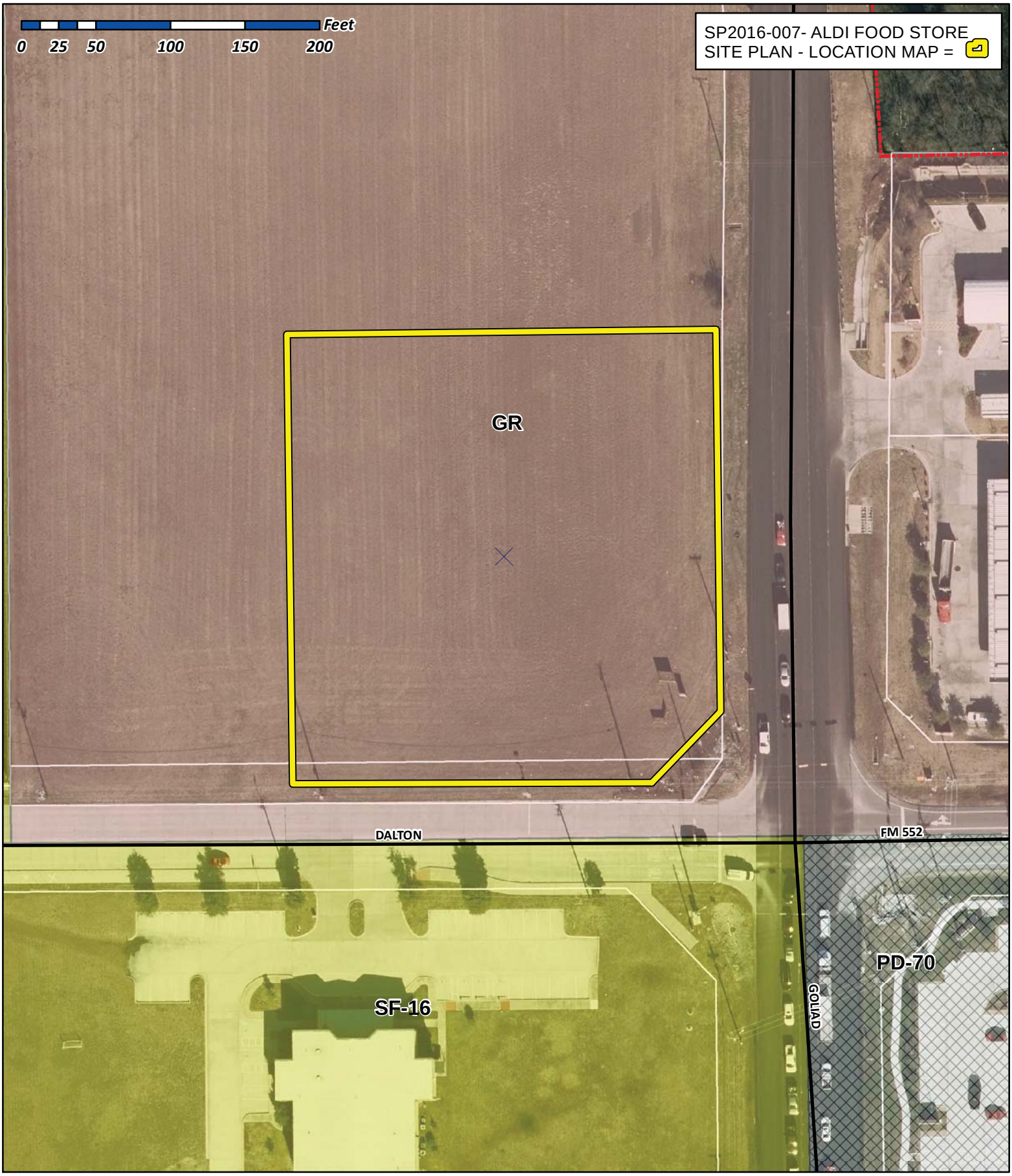
please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion: April 26, 2016 (5:00 p.m.)

Planning - Discussion: April 26, 2016 (6:00 p.m.)
Planning - Action: May 10, 2016 (6:00 p.m.)

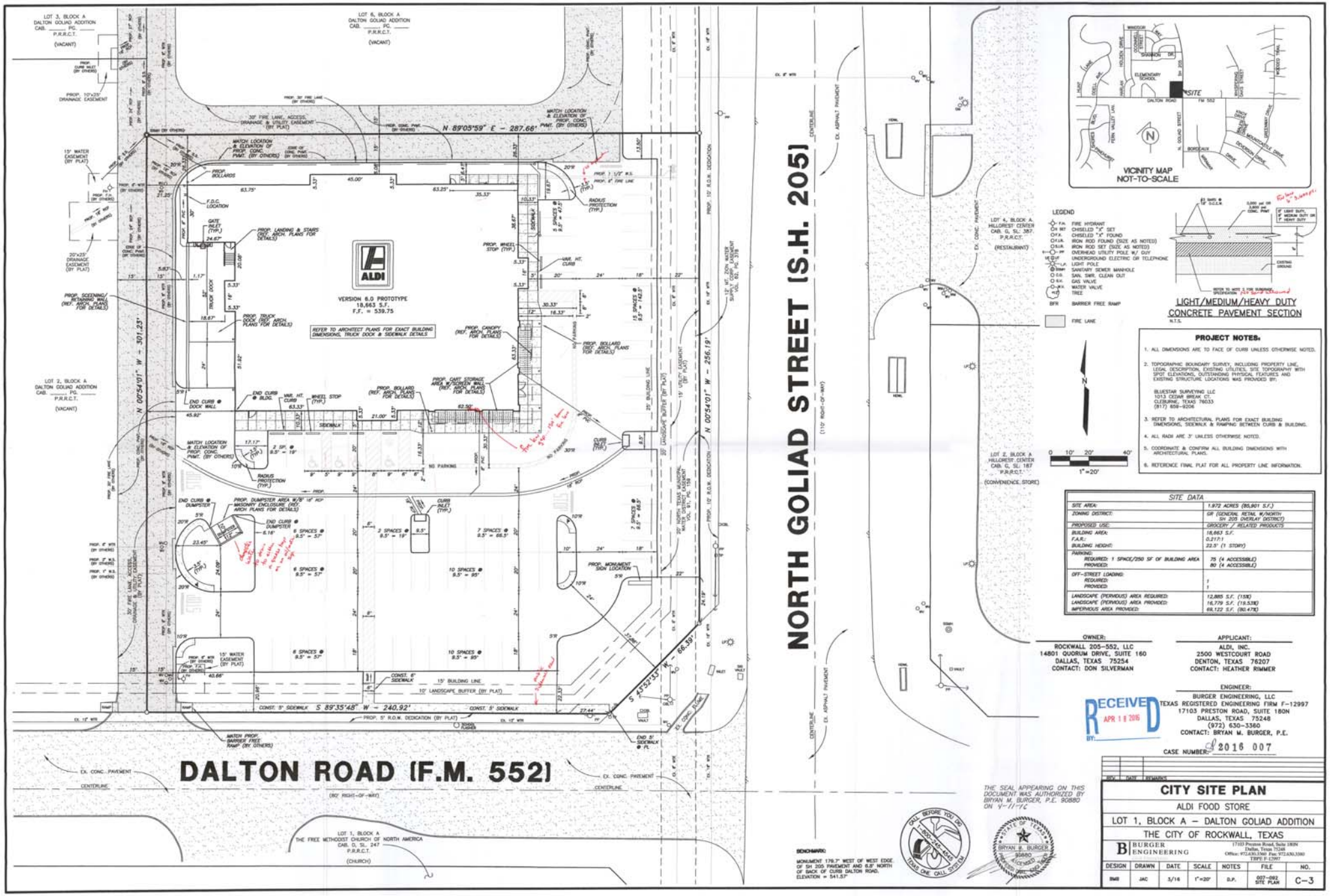
City Council - Action: May 16, 2016 (6:00 p.m.) [FOR VARIANCE & WAIVER REQUESTS ONLY]

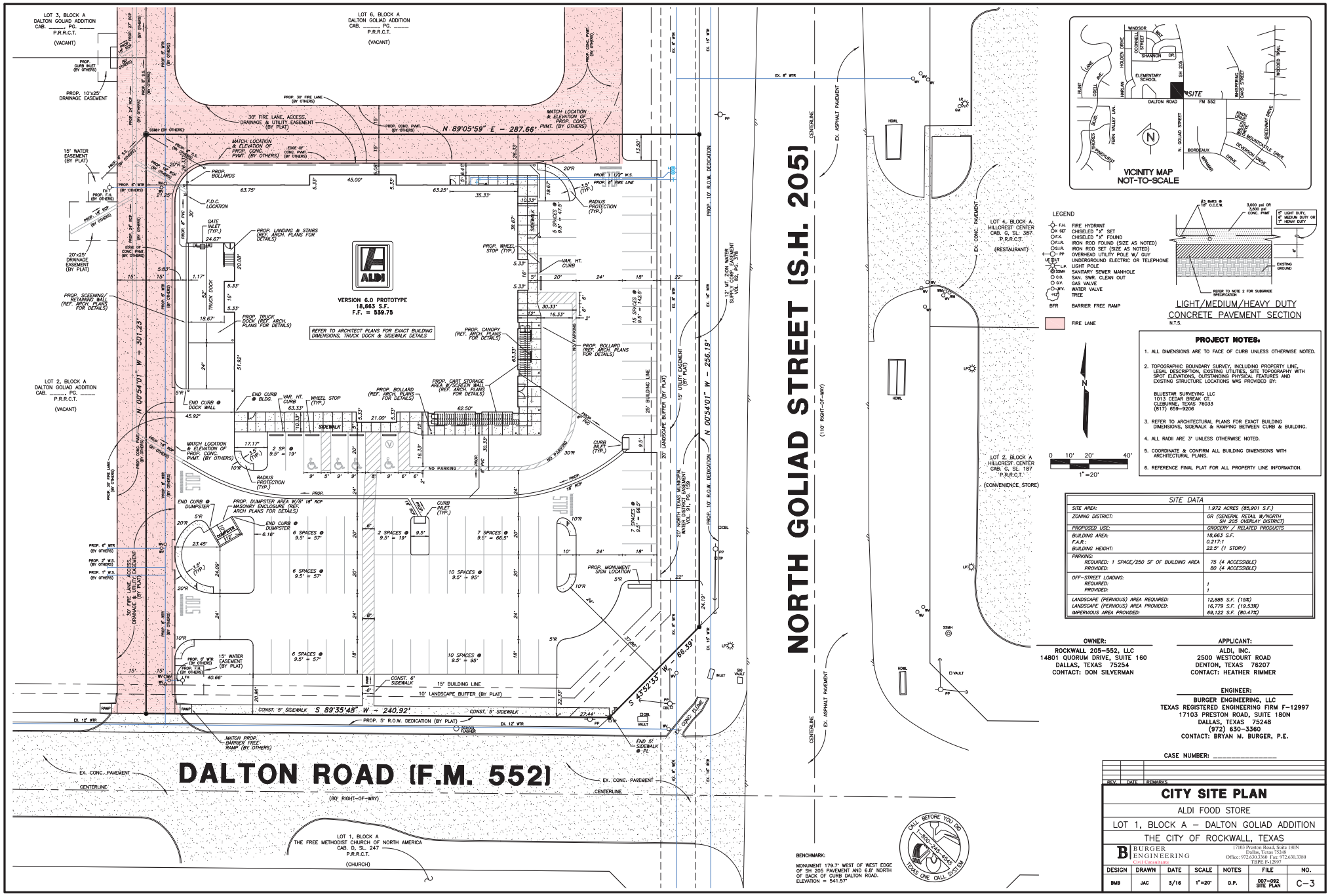


City of Rockwall

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

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


NORTH GOLIAD STREET (S.H. 205)
DALTON ROAD (F.M. 552)
ALDI
VERSION 6.0 PROTOTYPE
18,663 S.F.
F.F. = 539.75
N 89°05'59" E - 287.66'
N 00°54'01" W - 301.23'
N 00°54'01" W - 256.19'
S 45°52'33" W - 66.39'
S 89°35'48" W - 240.92'
LOT 3, BLOCK A DALTON GOLIAD ADDITION CAB. ____ PG. ____ P.R.R.C.T. (VACANT)
LOT 6, BLOCK A DALTON GOLIAD ADDITION CAB. ____ PG. ____ P.R.R.C.T. (VACANT)
LOT 2, BLOCK A DALTON GOLIAD ADDITION CAB. ____ PG. ____ P.R.R.C.T. (VACANT)
LOT 1, BLOCK A THE FREE METHODIST CHURCH OF NORTH AMERICA CAB. D, SL. 247 P.R.R.C.T. (CHURCH)
LOT 4, BLOCK A HILLCREST CENTER CAB. G, SL. 387 P.R.R.C.T. (RESTAURANT)
LOT 2, BLOCK A HILLCREST CENTER CAB. G, SL. 187 P.R.R.C.T. (CONVENIENCE STORE)
PROP. 10'x25' DRAINAGE EASEMENT
20'x25' DRAINAGE EASEMENT (BY PLAT)
15' WATER EASEMENT (BY PLAT)
30' FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT (BY PLAT)
PROP. BOLLARDS
F.D.C. LOCATION
GATE (TYP.)
PROP. LANDING & STAIRS (REF. ARCH. PLANS FOR DETAILS)
PROP. SCREENING/ RETAINING WALL (REF. ARCH. PLANS FOR DETAILS)
PROP. TRUCK DOCK (REF. ARCH. PLANS FOR DETAILS)
REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS, TRUCK DOCK & SIDEWALK DETAILS
PROP. WHEEL STOP (TYP.)
PROP. CANOPY (REF. ARCH. PLANS FOR DETAILS)
PROP. BOLLARD (REF. ARCH. PLANS FOR DETAILS)
PROP. CART STORAGE AREA W/SCREEN WALL (REF. ARCH. PLANS FOR DETAILS)
END CURB @ BLDG.
END CURB @ DOCK WALL
WHEEL STOP (TYP.)
SIDEWALK
CURB INLET (TYP.)
RADIUS PROTECTION (TYP.)
END CURB @ DUMPSTER
PROP. DUMPSTER AREA W/8'-0" HT. MASONRY ENCLOSURE (REF. ARCH PLANS FOR DETAILS)
PROP. MONUMENT SIGN LOCATION
NO PARKING
10 SPACES @ 9.5' = 95'
7 SPACES @ 9.5' = 66.5'
6 SPACES @ 9.5' = 57'
2 SPACES @ 9.5' = 19'
1 SPACE @ 9.5' = 9.5'
15' BUILDING LINE
10' LANDSCAPE BUFFER (BY PLAT)
CONST. 6" SIDEWALK
CONST. 5' SIDEWALK
PROP. 5' R.O.W. DEDICATION (BY PLAT)
MATCH PROP. BARRIER FREE RAMP (BY OTHERS)
MATCH LOCATION & ELEVATION OF PROP. CONC. PVMT. (BY OTHERS)
PROP. 10' R.O.W. DEDICATION
EX. ASPHALT PAVEMENT
EX. CONC. PAVEMENT
CENTERLINE
(110' RIGHT-OF-WAY)
(80' RIGHT-OF-WAY)
25' BUILDING LINE
22' LANDSCAPE BUFFER (BY PLAT)
15' UTILITY EASEMENT (BY PLAT)
20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOL. 81, PG. 158
10' R.O.W. DEDICATION
EX. 12" WTR
EX. 8" WTR
EX. 6" WTR
EX. 1" W.S.
EX. 1 1/2" W.S.
EX. 2" W.S.
EX. 4" FIRE LINE
PROP. 8" PVC
PROP. 6" WTR
PROP. 1" W.S.
PROP. 1 1/2" W.S.
PROP. 2" W.S.
PROP. 4" FIRE LINE
PROP. 6" FIRE LINE
PROP. 8" WTR
PROP. 12" WTR
PROP. 30" FIRE LANE
PROP. CONC. PVMT. (BY OTHERS)
EDGE OF CONC. PVMT. (BY OTHERS)
PROP. CURB INLET (BY OTHERS)
PROP. 6" STM
PROP. 12" STM
PROP. 18" STM
PROP. 24" STM
PROP. 30" STM
PROP. 36" STM
PROP. 42" STM
PROP. 48" STM
PROP. 54" STM
PROP. 60" STM
PROP. 72" STM
EX. 8" STM
EX. 12" STM
EX. 18" STM
EX. 24" STM
EX. 30" STM
EX. 36" STM
EX. 42" STM
EX. 48" STM
EX. 54" STM
EX. 60" STM
EX. 72" STM
EX. 84" STM
EX. 96" STM
EX. 102" STM
EX. 108" STM
EX. 114" STM
EX. 120" STM
EX. 126" STM
EX. 132" STM
EX. 138" STM
EX. 144" STM
EX. 150" STM
EX. 156" STM
EX. 162" STM
EX. 168" STM
EX.


NORTH GOLIAD STREET (S.H. 205)
(110' RIGHT-OF-WAY)
DALTON ROAD (F.M. 552)
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VERSION 6.0 PROTOTYPE
18,663 S.F.
F.F. = 539.75
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LOT 3, BLOCK A DALTON GOLIAD ADDITION CAB. ____, PG. ____ P.R.R.C.T. (VACANT)
LOT 6, BLOCK A DALTON GOLIAD ADDITION CAB. ____, PG. ____ P.R.R.C.T. (VACANT)
LOT 2, BLOCK A DALTON GOLIAD ADDITION CAB. ____, PG. ____ P.R.R.C.T. (VACANT)
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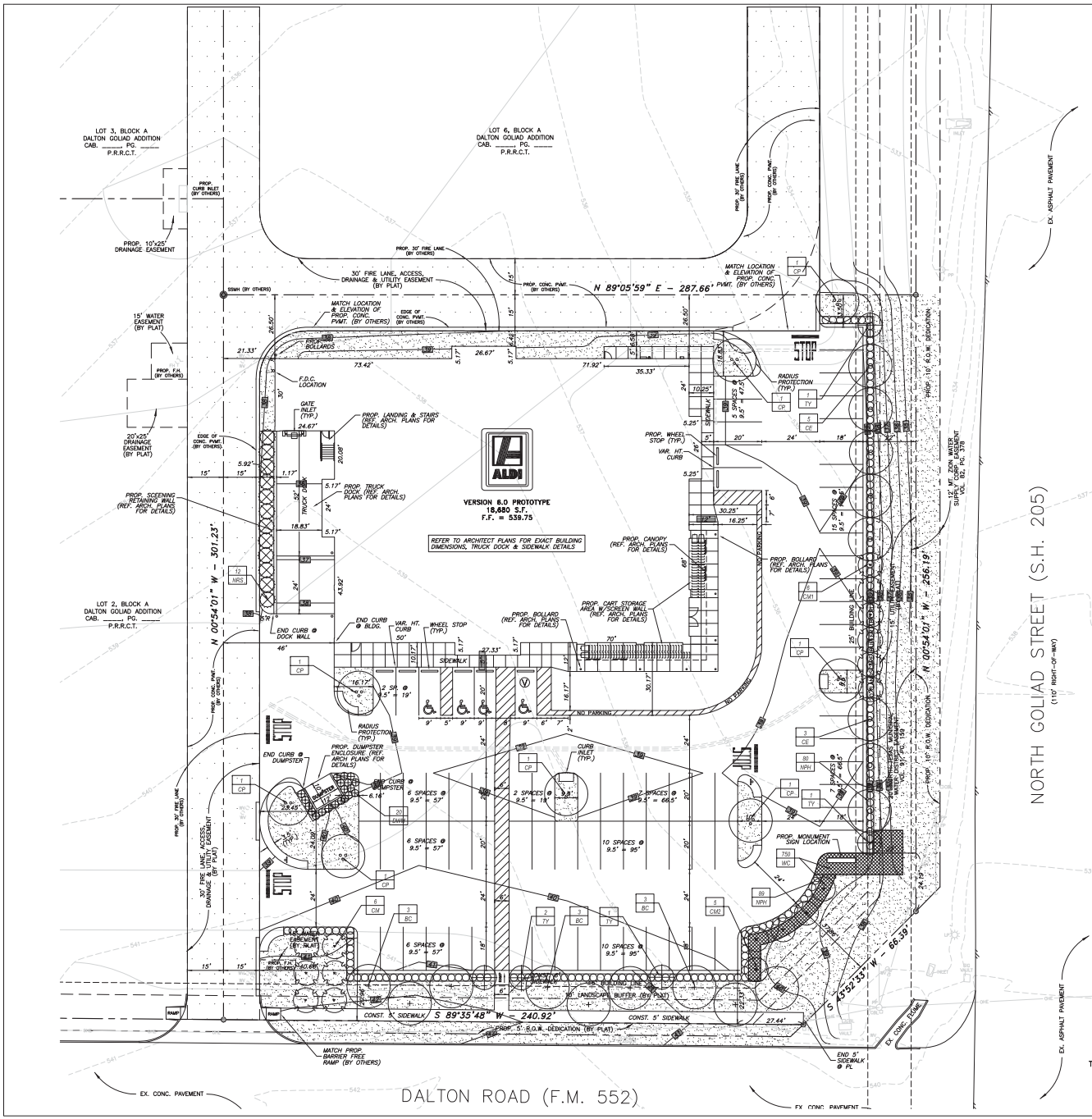
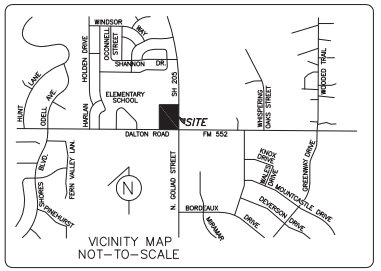
LOT 2, BLOCK A HILLCREST CENTER CAB. G, SL. 187 P.R.R.C.T. (CONVENIENCE STORE)
SITE
PROP. 10'x25' DRAINAGE EASEMENT
20'x25' DRAINAGE EASEMENT (BY PLAT)
15' WATER EASEMENT (BY PLAT)
30' FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT (BY PLAT)
PROP. 30' FIRE LANE (BY OTHERS)
PROP. BOLLARDS
F.D.C. LOCATION
GATE INLET (TYP.)
PROP. LANDING & STAIRS (REF. ARCH. PLANS FOR DETAILS)
PROP. WHEEL STOP (TYP.)
VAR. HT. CURB
PROP. SCREENING/ RETAINING WALL (REF. ARCH. PLANS FOR DETAILS)
PROP. TRUCK DOCK (REF. ARCH. PLANS FOR DETAILS)
PROP. CANOPY (REF. ARCH. PLANS FOR DETAILS)
PROP. BOLLARD (REF. ARCH. PLANS FOR DETAILS)
PROP. CART STORAGE AREA W/SCREEN WALL (REF. ARCH. PLANS FOR DETAILS)
END CURB @ BLDG.
END CURB @ DOCK WALL
WHEEL STOP (TYP.)
SIDEWALK
MATCH LOCATION & ELEVATION OF PROP. CONC. PVMT. (BY OTHERS)
RADIUS PROTECTION (TYP.)
CURB INLET (TYP.)
NO PARKING
PROP. DUMPSTER AREA W/8' 18" ROP MASONRY ENCLOSURE (REF. ARCH PLANS FOR DETAILS)
END CURB @ DUMPSTER
6 SPACES @ 9.5' = 57'
2 SPACES @ 9.5' = 19'
7 SPACES @ 9.5' = 66.5'
10 SPACES @ 9.5' = 95'
PROP. MONUMENT SIGN LOCATION
CONST. 6' SIDEWALK
15' BUILDING LINE
10' LANDSCAPE BUFFER (BY PLAT)
CONST. 5' SIDEWALK
PROP. 5' R.O.W. DEDICATION (BY PLAT)
SCHOOL FLASHER
END 5' SIDEWALK @ P.I.
MATCH PROP. BARRIER FREE RAMP (BY OTHERS)
EX. CONC. PAVEMENT
CENTERLINE
EX. ASPHALT PAVEMENT
EX. CONC. PAVEMENT
PROP. 10' R.O.W. DEDICATION
12' MT. ZION WATER SUPPLY CORP. EASEMENT VOL. 82, PG. 378
15' UTILITY EASEMENT (BY PLAT)
20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOL. 971, PG. 109
25' BUILDING LINE
20' LANDSCAPE BUFFER (BY PLAT)
EX. 8" WTR
EX. 12" WTR
PROP. 8" WTR
PROP. 6" WTR
PROP. 2" W.S.
PROP. 1" W.S.
PROP. 1 1/2" W.S.
PROP. 6" SAN. SWR.
PROP. 8" SAN. SWR.
PROP. 6" F.H.
PROP. 6" GAS
PROP. CURB INLET (BY OTHERS)
PROP. 24" RCP
PROP. 18" RCP
PROP. 14" RCP
PROP. 6" PVC
EX. 6" WTR
EX. 12" WTR
EX. 8" WTR
EX. 16" WTR
EX. 6" WTR
EX. 16" WTR
EX. 12" WTR
EX. 8" WTR
EX. 16" WTR
EX. 12" WTR
EX. 6



LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*



PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	BC	Bald Cypress	*Taxodium distichum*	4" cal.	container grown, 15' ht., 5' spread min.
8	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	container grown, 15' ht., 5' spread min.
8	CP	Chinese Pistache	*Pistachia chinensis*	4" cal.	container grown, 15' ht., 5' spread min.
5	TY	Tree Yaupon Holly	*Ilex vomitoria*	6' ht.	B&B, 3 cane, tree form, no cross caring
12	CM1	Crepe Myrtle 'Catawba'	*Lagerstroemia indica 'Catawba'*	6' ht.	container grown, 3-5 cane, no cross caring
5	CM2	Crepe Myrtle 'Hopi'	*Lagerstroemia indica 'Hopi'*	5' ht.	container grown, 3-5 cane, no cross caring

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
169	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant, 36" o.c.
12	NRS	Nellie R. Stevens Holly	*Ilex sp. ' Nellie R. Stevens'*	5' ht.	container, full to base, 6' o.c.
20	DWM	Dwarf Wax Myrtle 'Dons Dwarf'	*Myrica pusilla*	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
750	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min, 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 85,901 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
12,885 s.f. (15%)	16,889 s.f. (19.66 %)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
6,442 s.f. (50%)	6,442 s.f.

STREET REQUIREMENTS: SH 205 OVERLAY
Requirements: (3) canopy tree 4" cal. and (4) accent trees, 4' ht. per 100 l.f. of frontage

DALTON ROAD (307.31 l.f.)

Required	Provided
(9) trees, 4" cal.	(9) trees, 4" cal.
(12) trees, 4' ht.	(12) trees, 6' ht.

NORTH GOLIAD STREET (256.19 l.f.)

Required	Provided
(8) trees, 4" cal.	(8) trees, 4" cal.
(10) trees, 4' ht.	(10) trees, 6' ht.

PARKING LOT (60 spaces; 39,124 s.f.)
Requirements: 5% of total parking lot area and (1) tree, 4" cal. per 10 REQUIRED parking spaces (75 REQUIRED)

Required	Provided
(8) trees, 3" cal.	(8) trees, 4" cal.
1,956 s.f. (5%)	2,483 s.f. 6.3%

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEADIN PARKING

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

smr
landscape architects, inc.
1703 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0945
Email smr@smrla.com

SP2016-0___

APPLICANT:
ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

BRYAN D. AZAR 3178 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS 5.26.16

CALL BEFORE YOU DIG 811 TEXAS ONE CALL SYSTEM

REV.	DATE	REMARKS

LANDSCAPE PLAN

ALDI FOOD STORE

LOT 1, BLOCK A – DALTON GOLIAD ADDITION

THE CITY OF ROCKWALL, TEXAS

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	3/28/16	1"=20'	D.P.	007-092 SITE PLAN	L–1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (260.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fortile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
   1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
   2. Do not install steel edging along sidewalks.
   3. Cut steel edging at 45 degree angle where edging meets sidewalk.

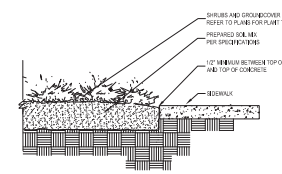
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

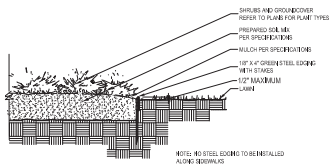
END OF SECTION



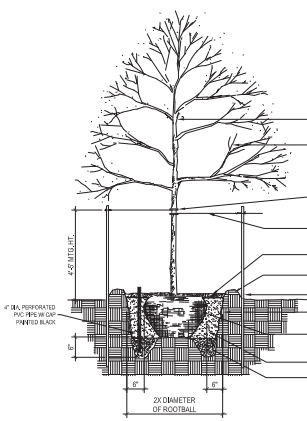
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



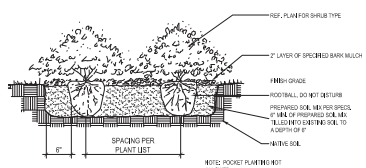
03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below finial cleaired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

APPLICANT:
ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

BRIAN D. ADAMS 76 STATE OF TEXAS LICENSED LANDSCAPE ARCHITECT
3.28.16

smr landscape architects, inc.
1703 N. Carroll Street
Dallas, Texas 75204
Tel 214.871.2083
Fax 214.871.0545
Email smr@smrla.com

SP2016-0___

REV.	DATE	REMARKS

LANDSCAPE SPECIFICATIONS

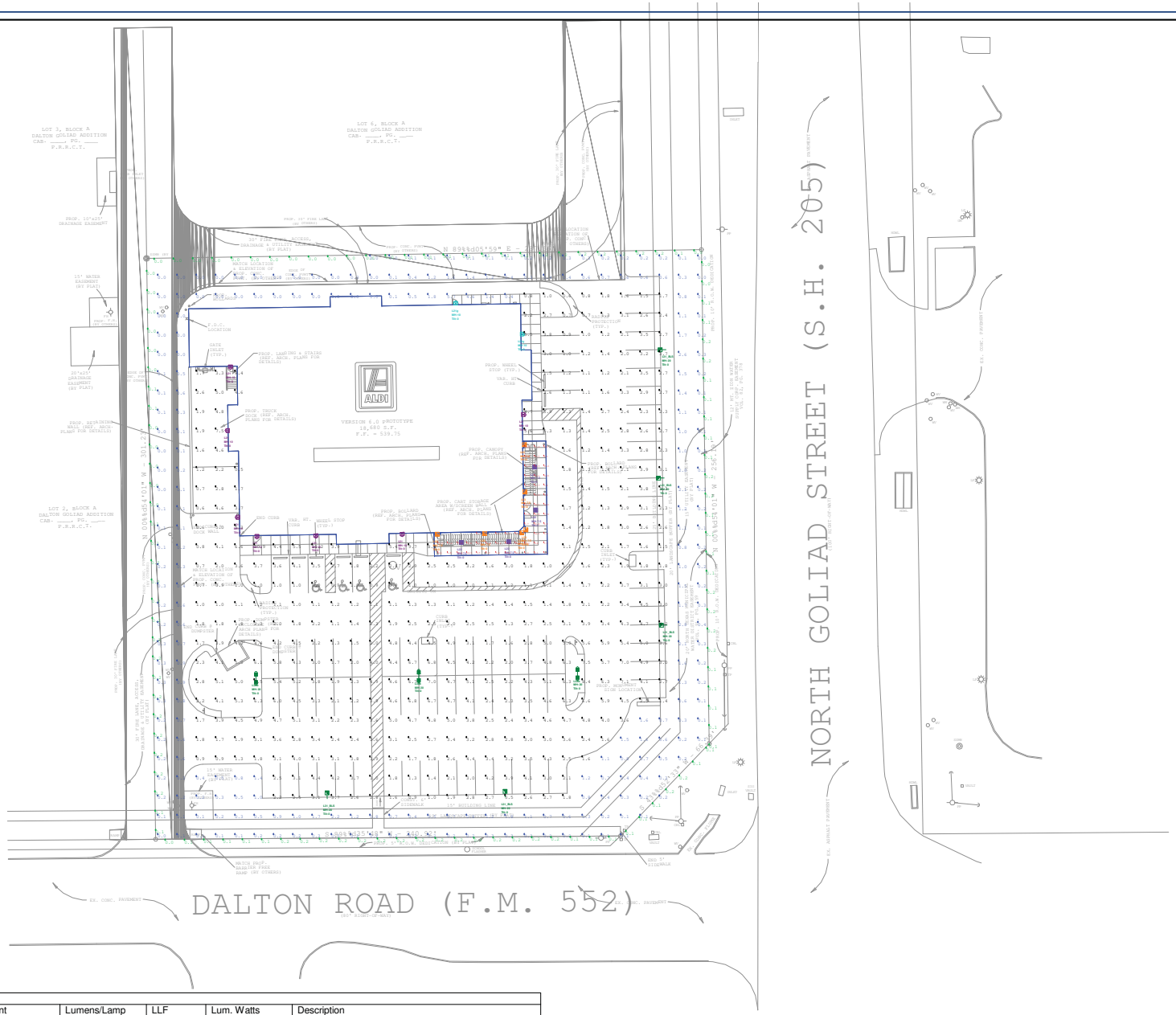
ALDI FOOD STORE

LOT 1, BLOCK A – DALTON GOLIAD ADDITION

THE CITY OF ROCKWALL, TEXAS

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	3/28/16	NONE	D.P.	007-092 SITE PLAN	L-2



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
	3	L32b	BACK-BACK	11412	1.000	112	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS
	6	L23	SINGLE	N.A.	1.000	43.07	AL-42WLED-UD-CG-120
	4	L22	SINGLE	4620	1.000	43	CPY250-A-DM-F-C-UL-CS
	7	L21	SINGLE	4109	1.000	42	XSPWA03MC-UCSP
	2	L21g	SINGLE	2722	1.000	25	XSPWA03MG-UCSP
	5	L31_BLS	SINGLE	9747	1.000	112	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS

Calculation Summary; LMF = 1.00					
Label	Avg	Max	Min	Avg/Min	Max/Min
Cart Canopy	12.85	31.3	1.1	11.68	28.45
Pavement	2.98	11.2	0.5	5.96	22.40
Property Line	0.11	0.2	0.0	N.A.	N.A.
Site	0.49	5.7	0.0	N.A.	N.A.

FIXTURE MOUNTING HEIGHTS AS SHOWN
NOTE: 18' POLE + 2' BASE = 20' MH

ADDITIONAL EQUIPMENT REQUIRED:
(3) CL-SSP-4011-18-D2-CS (18' x 4" STEEL SQUARE POLE, 2@180 MOUNT)
(5) CL-SSP-4011-18-D1-CS (18' x 4" STEEL SQUARE POLE, SINGLE MOUNT)
(11) OSQ-DACS DIRECT ARM MOUNT
(5) OSQ-BLSMF BACKLIGHT SHIELD ACCESSORY
PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

0 40 80 160

CREE

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: ALDI SITE LIGHTING - ROCKWALL, TX | SR No. 13286
Date:3/23/2016 | Scale: 1"=40' | Footcandles calculated at grade
Filename: ALD-160323RKTXJEE.AGI | Layout by: JACOB EDLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL BY FIRESTONE	A1 - SLATE GRAY A1a - SILVER METALLIC	
A2	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD AND TRANSOM WINDOW SILLS
A3	STUCCO	A3 - SW7064 PASSIVE A3a - SW7019 GAUNTLET GRAY	
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	NOT USED		
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG. A301-A304
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-15 / CL-5	RE: DWG. A603
A8	DUMPSTER ENCLOSURE		RE. DWG A505
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER A9a - SLATE GRAY	PROVIDE PANEL JOINTS AS SHOWN - AT ALDI LOGO SIGN FIELD AND FOOD MARKET SIGN FIELD, PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES, AT CANOPY FASCIA, PROVIDE "CLIP AND CLACK" INSTALLATION SYSTEM.
A10	QUARRIED STONE	5% ROUGHBACK, 95% BUFF SLIT-FACE MIX	MEZGER ENTERPRISES, INC. LEUDERS, TX
A11	BLRD-2	PT-15 / CL-4	RE: DWG A603
A12	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG A603
A13	GUARD RAIL TYPE "A"	PT-16 / CL-5	RE: DWG A3/A503, A603
A14	GUARD RAIL TYPE "B"	PT-16 / CL-5	RE: DWG A3/A503, A603
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL
A17	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A18	OVERFLOW SCUPPER	PT-15 / CL-5	RE: DWG C3/A503
A19	FOOD MARKET SIGNAGE	BY SIGN VENDOR	19'-0 3/8"w. x 2'-0"h.
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	CAST STONE SILL	SEE SPEC	WATER TABLE TRIM
A23	PREFABRICATED SUN SHADE	SILVER POWDER COAT	MANUFACTURED BY C. R. LAURENCE: RE:DWGS A306, A505
A24	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
E1	EXT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	EXTERNAL SIREN	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E8	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG A602

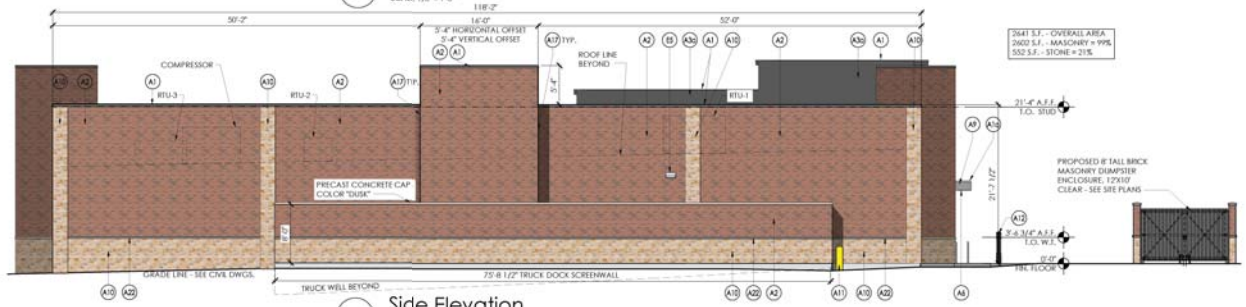
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

ARCHITECTURAL ELEMENTS PER SEC. 6.11 C4

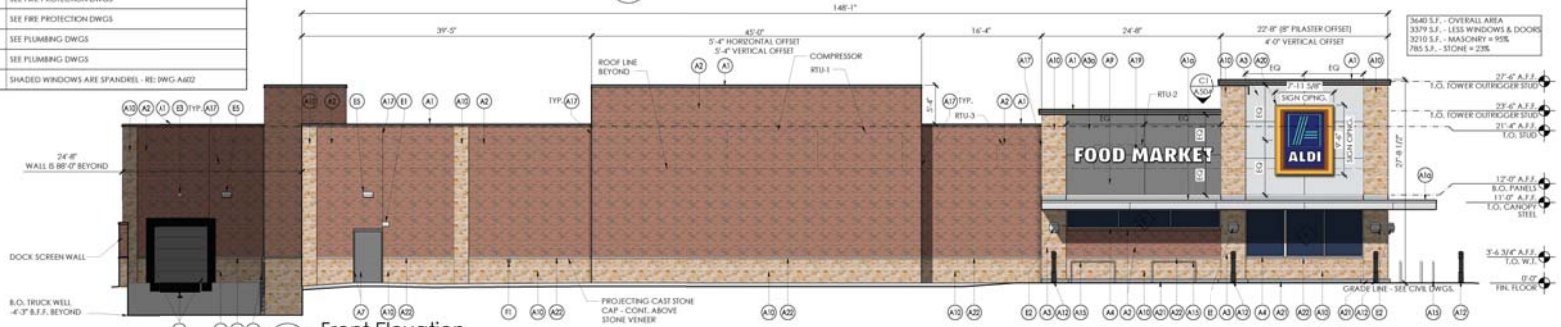
1. CANOPY
2. RECESSES/PROJECTIONS
3. DISPLAY WINDOWS
4. ARTICULATED BASE



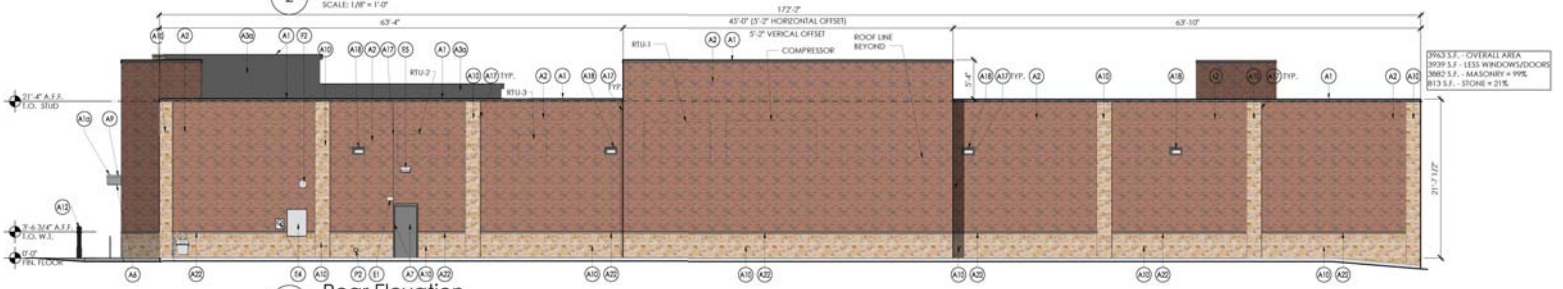
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



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

DAVID L. NARRAMORE
A.I.A. ARCHITECT
Architects & Planners
American Institute of Architects
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plans@narramore-architects.com

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SEAL

ALDI
2500 WESTCOURT RD
DENTON, TX 76207
940.220.5400
FAX: 940.220.5490

ALDI FOOD STORE NO. 49
N. GOLIAD & DALTON
ROCKWALL, TX

REVISIONS

PROJECT DATA
V6.0-LHSD
PROJECT NUMBER
16456
ISSUE DATE
04-11-16

ALDI FOOD STORE NO 49
ROCKWALL, TX

A-201

EXTERIOR ELEVATIONS

City of Rockwall

Project Plan Review History

Project Number	SP2016-008	**Owner**	RACETRAC, PETROLEUM INC	**Applied**	4/15/2016	LM
Project Name	Carmel Car Wash	**Applicant**	EURYTHMIC DESIGN GROUP ARCHITECTS	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	4/15/2016	LM

Site Address	**City, State Zip**	**Zoning**
2003 S GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CROSSINGS ADDITION	1	1	1	3434-0001-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments
(4/19/2016 12:19 PM AW) Parking needs to be 90 degrees along the 2 way fire lane and access easement Fire hydrant to be in a 15' wide easement Verify that the signage isn't in an easement Fire lane to be a minimum of 6" 3,600 psi concrete (min 6.5 sack) Parallel parking is a minimum of 22'x9' Need more dimensions (see markup) Need off-site easements for drainage and fire lane/access Entire lot must drain to the east to existing drop inlet.							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments
(4/20/2016 4:57 PM LS) Assigned address will be: 2003 S GOLIAD ST, ROCKWALL, TX 75087							
PLANNING	Korey Brooks	4/15/2016	4/22/2016	4/22/2016	7	COMMENTS	See Comments

(4/22/2016 8:58 AM KB)
SP2016-008 (Carmel Car Wash): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of site plan for a car wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-008) in the lower right hand corner of all pages on future submittals.
I.4 This property will be required to be plated prior to the issuance of a building permit.
I.5 This property is located in the SH 205 Overlay (SH-205 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone.
M.6 Site Plan. Please provide Material Sample Board with actual samples of proposed materials.
M.7 Site Plan. Please provide color building elevations.
M.8 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.
M.9 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.
M.10 Site Plan. Please indicate all building setbacks adjacent to right-of-way (i.e. SH. 205).
M.11 Site Plan. All trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips and to the rear of the primary building. The receptacles shall be screen by a minimum 8-foot solid masonry screen and shall utilize similar masonry materialsto the primary structure. Every effort shall be made to screen trash/recycling receptacles from SH 205. Please ensure that the screening wall is 8-feet and add a detail of the dumpster enclosure to show that it is 8-feet in height.
M.12 Site Plan. Please label all adjacent existing and proposed street names (i.e. SH 205)
M.13 Site Plan. Please indicate the street centerline for SH 205.
M.14 Site Plan. Please indicate whether utility equipment will be pad/ground mounted roof mounted. Pad mounted utility equipment shall be screened from horizontal view from any adjacent public street and from any adjacent property. All buildings must be designed so that no roof mounted mechanical equipment shal be visible from any direction.
M.15 Site Plan. Minimum width of side yard setback is 10-feet. Please check setback on the “Plan South” elevation to ensure that the building is 10-feet away from the property line.
I.16 Any above ground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.
M.17 Site Plan. Please indicate the widths of the drives entering the car wash.
M.18 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
M.19 Landscape Plan. Please indicate the application zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.
M.20 Landscape Plan. Please make adjustments so that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.
M.21 Landscape Plan. Canopy trees must be at least 4” caliper. Currently the canopy trees are 1-inch below the requirement.
M.22 Landscape Plan. Please indicate the 10’ landscape buffer. Currently there is a 10’ buffer showing adjacent to SH 205, however, it does not specify that it is a landscape buffer.
M.23 Photometric. No light pole, base or combination thereof shall exceed 30-feet in height. Please provide a light detail indicating the height the lighting poles.
M.24 Photometric. Please darken the property lines on the Photometric Plan.
M.25 Photometric. No lighting facilities shall distribute more than 0.2 of one footcandle of light at the property line. Please look at the lighting along the property lines to get this as close as possible to 0.2.
M.26 Photometric. Under canopy lighting, including covered parking, shall not exceed 0.35 of one foot candle. Please look at the lighting for the covered parking to

get this as close as possible to 0.35.

M.27 Photometric. Parking areas are not the exceed a maintained average of 1.5 foot candles at the ground level and shall not distribute more than 0.2 of one foot candle of light upon any adjacent property. Please look at the lighting for the employee parking to get this as close as possible to the requirements.

M.28 Photometric. Please try and make the lighting symbols clearer so that it is easier to distinguish each symbol.

M.29 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).

M.30 Building Elevations. Please label all roof mounted mechanical equipment and how these will be screened from view.

M.31 Building Elevations. Please provide a spec on stone used in elevation. Also, please note that smooth-face CMU is not allowed.

M.32 Building Elevations. Please provide a spec of the storage building located on the site.

M.33 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Please ensure that the East Elevation includes 90% masonry, including 20% natural or quarried stone, or please apply for a variance from City Council.

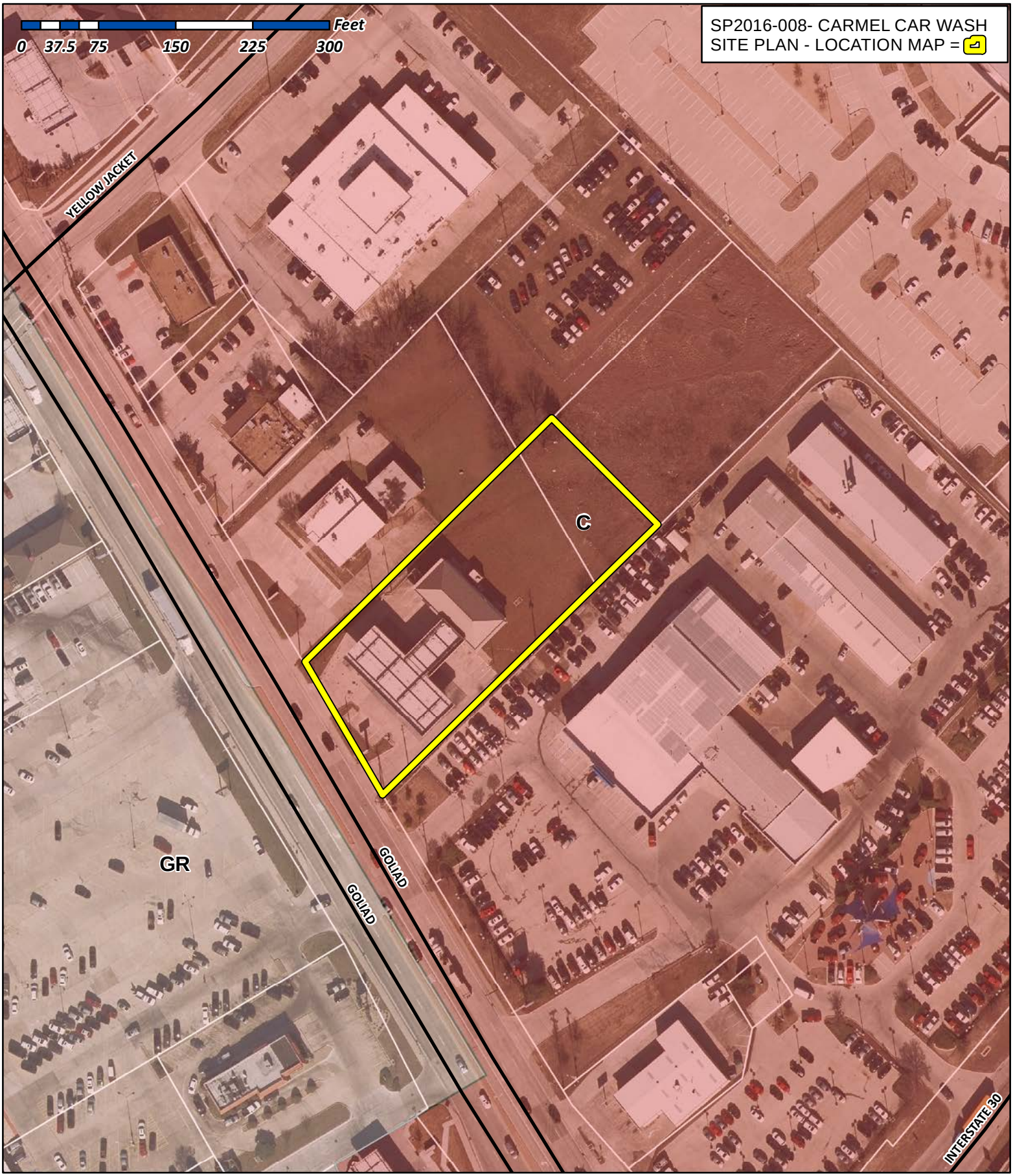
M.34 Building Elevations. Please indicate the parapet wall by dashing in the top of roof deck.

M.35 Building Elevations. Please indicate any additional design elements for the base, wall, or parapets. Be sure to include the location, size, color, and material of any proposed structure.

I.36 The Architectural Review Board (ARB) meeting for this case will be held on April 16, 2016.

I.37 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 26, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on April 26, 2016.

I.38 If necessary the projected City Council meeting date for this case will be May 16, 2016.



City of Rockwall

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

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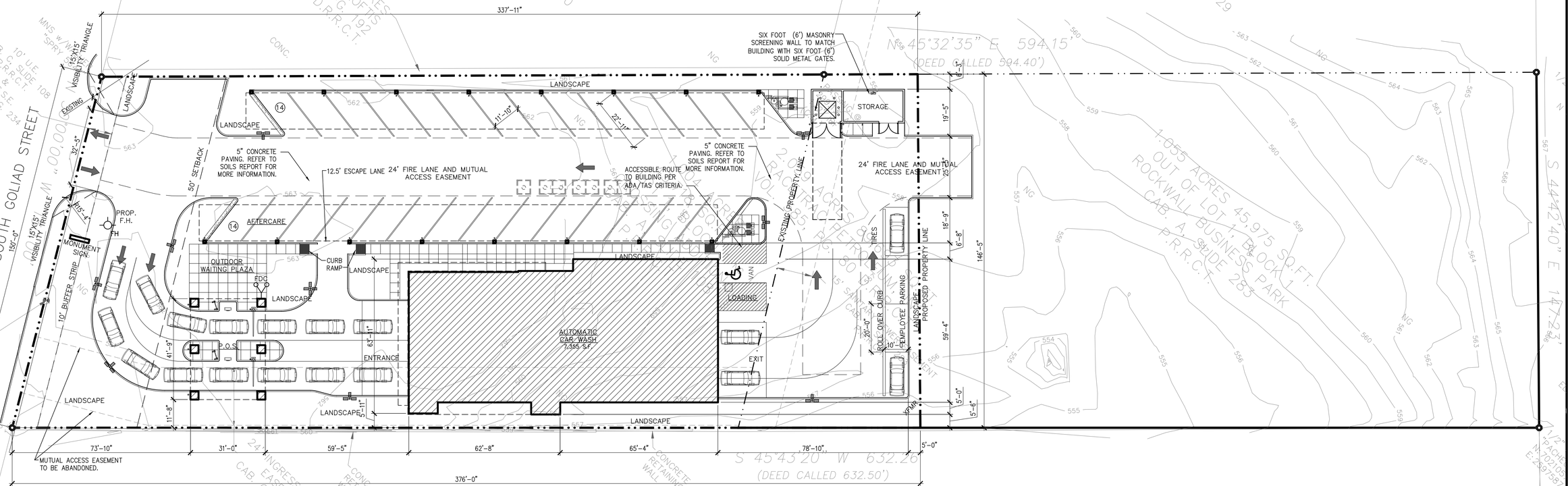

1 SITE PLAN 1" = 20'-0"

PLAN NORTH

TRUE NORTH

0' 5' 10' 20'

PROJECT LOCATION



VICINITY MAP

N.T.S.

WATER METER SCHEDULE

I.D.	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEW.	STATUS
1	N.E. CORNER	DOMESTIC	2"	2	6"	NEW
2	N.E. CORNER	IRRIGATION	1"	1	N/A	EXISTING

SITE DATA AND TABULATIONS:

CURRENT AND PROPOSED ZONING COMMERCIAL (C)

LOT AREA	52,072 S.F.
BUILDING AREA	7,355 S.F.
P.O.S CANOPY	1,294 S.F.
VACUUM CANOPY 1	3,223 S.F.
VACUUM CANOPY 2	3,218 S.F.
TOTAL BUILDING AREA TO BE PARKED	7,355 S.F.
COVERAGE =	28.97%
FAR =	1:1
MAXIMUM HEIGHT OF BLDG. =	24'
PARKING REQUIRED:	
1:250 CAR WASH (7355 S.F.)	29.42 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	33 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACES

6 SPACES OF STACKING REQUIRED AND PROVIDED.

CURRENT ZONING:
COMMERCIAL (C)
PROPOSED USE:
EXPRESS CAR WASH

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH- ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER:

OWNER INFORMATION:
CAMERON BAGLEY
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com

APPLICANT INFORMATION:
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11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
214.361.1934 vincent@edg-architects.com

1	04.13.16
	SITE PLAN SUBMITTAL
*	*
*	*
*	*

#1602

REGISTERED ARCHITECT VINCENT G. JARRARD 11571 STATE OF TEXAS

GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
GENE COOPER
1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
972.245.7960 tele 972.245.79790 fax

PROPOSED EXPRESS CAR WASH FOR

CARMEL CAR WASH ROCKWALL

2003 SOUTH GOLIAD STREET ROCKWALL,TX 75087

○ EURYTHMIC DESIGN GROUP ○ ARCHITECTS ○
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660-417 DALLAS, TX 75230
tele 214.361.1934 email vincent@edg-architects.com
○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:

SP-1

1 OF (2)SP SHEETS

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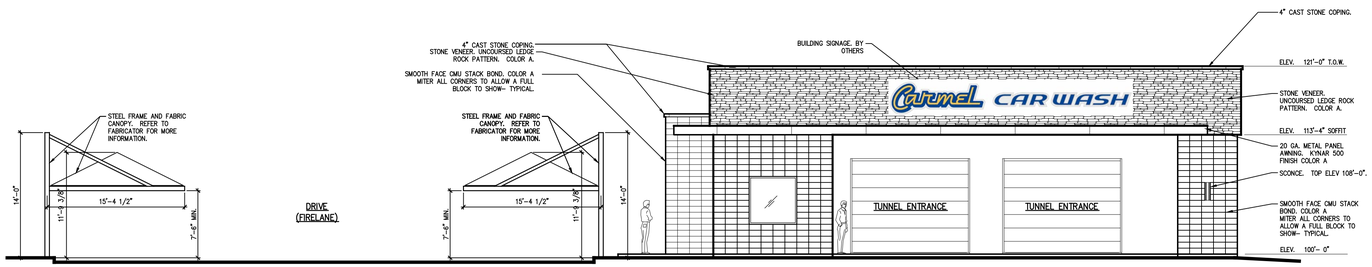
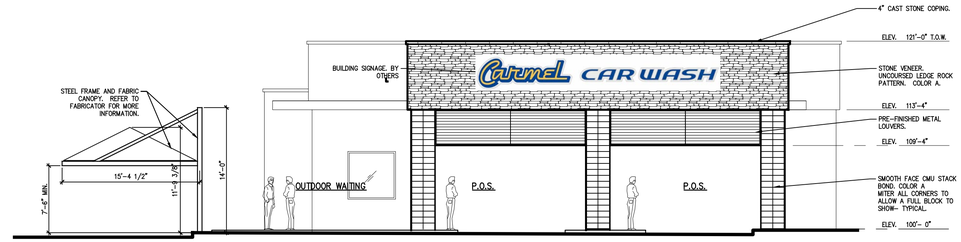
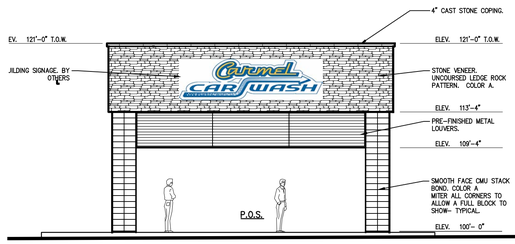
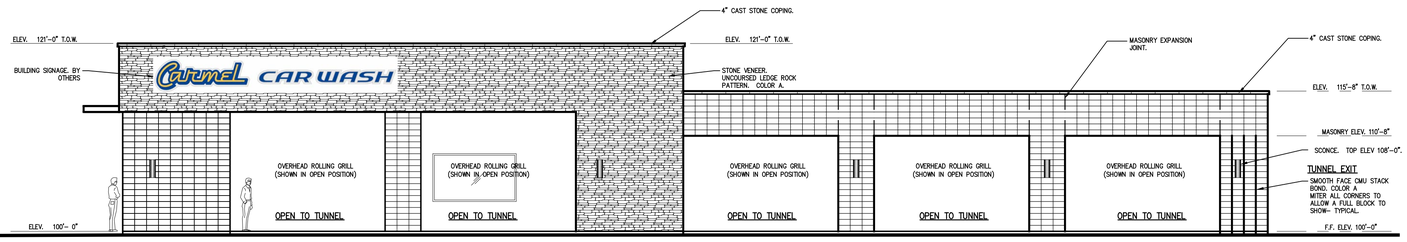


1 WEST (FRONT) ELEVATION 1/8" = 1'-0"

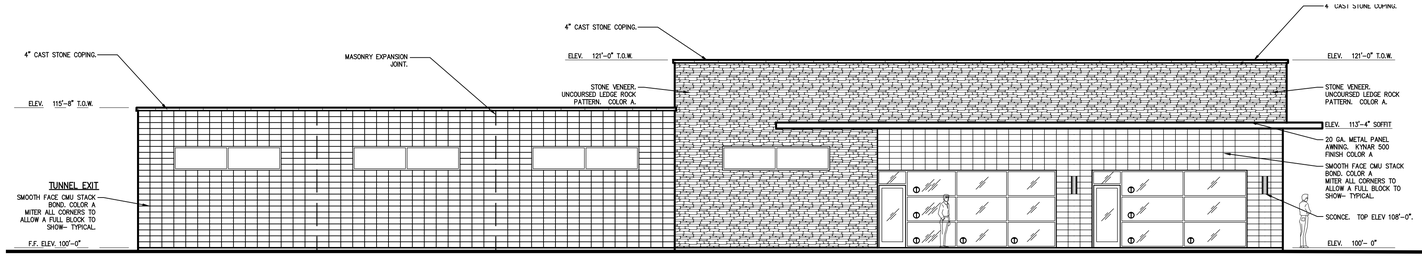


2 WEST (FRONT) P.O.S. ELEVATION 1/8" = 1'-0"



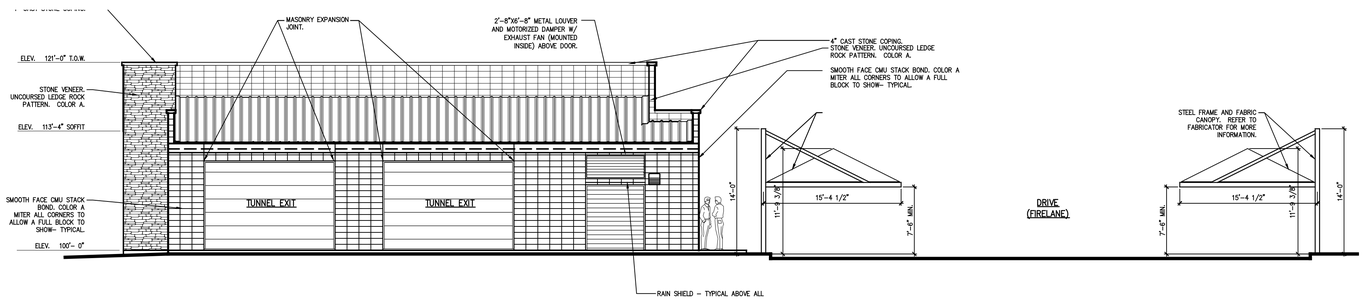


3 SOUTH (RIGHT) ELEVATION 1/8" = 1'-0"





4 NORTH (LEFT) ELEVATION 1/8" = 1'-0"



5 EAST (REAR) ELEVATION 1/8" = 1'-0"

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET MASONRY TOTAL	MASONRY REQ'D 90%	STONE REQ'D PROVIDED	STONE 20% OF 90%	STONE PROVIDED
WEST (FRONT)	773	696	714	143	380
SOUTH (RIGHT)	1322	1190	1322	238	623
EAST (REAR)	N/A	N/A	N/A	N/A	N/A
NORTH (LEFT)	1921	1729	1880	346	734

ARTICULATION DATA:

EFFECTED FACADES (SOUTH AND NORTH) OTHER FACADES ARE EXEMPT DUE TO THEIR OVERALL LENGTH AND ORIENTATION

AVERAGE WALL HEIGHT 18.75'

HORIZONTAL OFFSET DATA

REQUIRED OFFSET 18.75' X 25%= 4.68'. (5.0' MINIMUM)
PROVIDED OFFSET 5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED
128.50' X 25% = 32.12' (20.0' MINIMUM)
MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

VERTICAL OFFSET DATA

REQUIRED OFFSET 18.75' X 25%= 4.68'. (5.0' MINIMUM)
PROVIDED OFFSET 5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED
128.50' X 25% = 32.12' (15.0' MINIMUM)
MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH- ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER:

OWNER INFORMATION:
CAMERON BAGLEY
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com

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214.361.1934 vincent@edg-architects.com

1	04.13.16
	SITE PLAN SUBMITTAL
*	*
*	*
*	*

#1602

REGISTERED ARCHITECT VINCENT G. JARRARD 11571 STATE OF TEXAS

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GENE COOPER
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SHEET:
SK-2
2 OF (2)SK SHEETS

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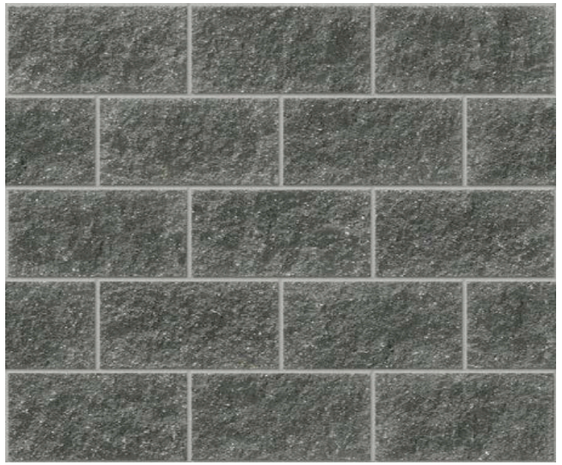
EURYTHMIC
DESIGN GROUP
ARCHITECTS

CARMEL CARWASH - SOUTHBOUND VIEW



CARMEL CARWASH - NORTHBOUND VIEW



SMOOTH FACED CMU – STACK BOND



STONE –UNCOURSED LEDGE ROCK PATTERN



CAST STONE



BREAK METAL AWNINGS AND LOUVERS





GLASS AND FRAME

CARMEL CAR WASH– ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER:

OWNER INFORMATION:
CAMERON BAGLEY
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Issues/Rev Date By Drawing

Project

Project No.
Description
Scale

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EURYTHMIC DESIGN GROUP ARCHITECTS

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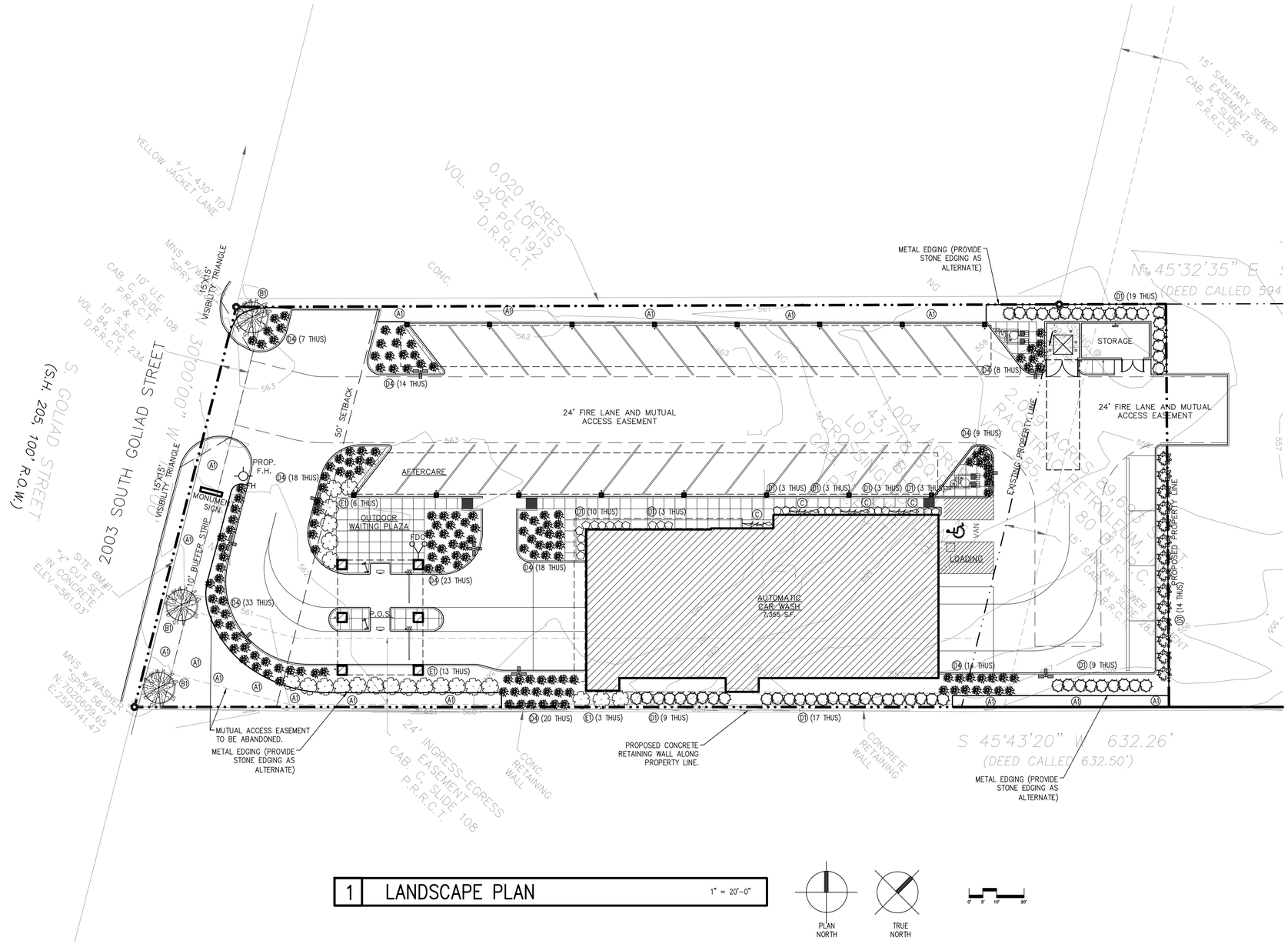

1 LANDSCAPE PLAN 1" = 20'-0"

PLAN NORTH

TRUE NORTH

0' 5' 10' 20'

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

IRRIGATION NOTES: FOR EXISTING SYSTEM TO BE EXPANDED

1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.

2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.

3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL. VALVES AND PRESSURE REGULATION COMPONANT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURE'S RECOMMENDED OPERATING RANGE.

4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.

5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.

6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.

7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WNDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.

8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.

9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:

A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.

10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED, TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTEES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.

NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND/ OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

LANDSCAPE LEGEND

	EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.
	NEW LARGE CANOPY TREE
	NOT USED
	LARGE SHRUB (HEDGEROW)
	LARGE SHRUB – COTONEASTER
	MEDIUM SHRUB – DWARF BURFORD HOLLY
	SMALL SHRUB –
	SHRUB –ROSE
	ESPALIER – LITTLE GEM MAGNOLIA
	PERENNIAL OR ORNAMENTAL GRASS
	LANDSCAPE BOULDER
X	PLANT SPECIFICATION KEY SYMBOL
	CONCRETE FLATWORK WITH SAW CUTS AT 48" O.C. EACH WAY.

REFER TO SHEET L-2.0 FOR PLANT MATERIAL LIST.

CURRENT ZONING:
COMMERCIAL (C)
PROPOSED USE:
EXPRESS CAR WASH

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH– ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER:

OWNER INFORMATION:
CAMERON BAGLEY
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com

APPLICANT INFORMATION:
VINCENT JARRARD AIA
EURYTHMIC DESIGN GROUP ARCHITECTS
11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
214.361.1934 vincent@edg-architects.com

1	04.13.16
	SITE PLAN SUBMITTAL
*	*
*	*
*	*

#1602

REGISTERED ARCHITECT VINCENT G. JARRARD 21571 STATE OF TEXAS

GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
GENE COOPER
1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
972.245.7960 tele 972.245.7979O fax

PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
2003 SOUTH GOLIAD STREET ROCKWALL,TX 75087

○ EURYTHMIC DESIGN GROUP ○ ARCHITECTS ○
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660-417 DALLAS, TX 75230
tele 214.361.1934 email vincent@edg-architects.com
○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:
L-1.0
1 OF (2) L SHEETS

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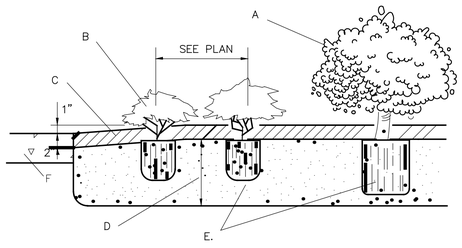

GENERAL NOTES:

1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF SPECS.
2. TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.

CONSTRUCTION NOTES:

A. SHRUB – PER PLAN REMOVE ALL LABELS
B. GROUNDCOVER – PER PLAN
C. 3" MIN. CEDAR MULCH. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
D. PLANTING MIX AS SPECIFIED
E. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT

1 PLANTING BED DETAIL N.T.S.

GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

CONSTRUCTION NOTES:

A. TREE.
B. LOOSEN NATIVE BACKFILL
C. WATER RETENTION BASIN.
D. 3" DEPTH OF CEDAR MULCH. REFER TO NOTE REGARDING ROOT FLARE.
E. FINISH GRADE.
*F. NO TREE STAKING REQUIRED.
G. DIG AN "UGLY" HOLE. REFER TO NOTES.

* FOR HIGH WIND LOCATIONS OR IN AREAS WHERE THE GRADE SLOPES EXCEEDS 3:1. FOR LOCATIONS IN MEDIAN SEE BELOW ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

2 ISOLATED TREE PLANTING N.T.S.

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
C. WATER RETENTION BASIN.
D. 3" DEPTH OF CEDAR MULCH.
E. FINISH GRADE.

3 ISOLATED SHRUB PLANTING N.T.S.

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of architect.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR INSTALLATION OF PROPOSED LANDSCAPE MATERIAL. THIS DESIGN AND FUTURE MAINTENANCE SHALL BE CARRIED OUT WITH AND MAINTAINED BY CURRENT ORGANIC GARDENING STANDARDS.

2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE PURCHASED FROM SOURCES AS CLOSE TO THE CONSTRUCTION SIGHT AS POSSIBLE. ALL MUCH SHALL BE PURCHASED FROM LOCAL YARDS THAT USE ONLY NATIVE "ORGANIC" MATERIAL. ALL COMPOST AND MULCH SHALL BE CERTIFIED ORGANIC AND FREE OF CHEMICALS AND PESTICIDES. UNLESS OTHERWISE NOTED ON THE PLANS.

3. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.

4. NO PLANTING SHALL TAKE PLACE BEFORE FINISHED GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE ARCHITECT.

5. THE ARCHITECT AND OR OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL PLASTIC CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.

6. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY TWICE WITHIN THE FIRST 24 HOURS OF PLANTING, THEN ONCE PER WEEK FOR THE FIRST GROWING SEASON.

7. THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTEE ON ALL LANDSCAPE MATERIAL FROM THE DATE OF THE C.O.

8. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLERED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT FIVE DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE CYCLE.

9. RAISE ALL BEDS 6" TO ALLOW FOR PROPER DRAINAGE. PREPARE ALL BEDS BY ADDING 6" OF ORGANIC COMPOST, ORGANIC FERTILIZER (2 LBS/100 S.F.). ROTO-TILL TO A DEPTH OF 8". TOP DRESS WITH A 3" MINIMUM LAYER OF NATIVE CEDAR MULCH AFTER PLANTING.

10. LAWN PLANTING: REMOVE ALL SURFACE ROCKS OVER 2"ROUND. LIGHTLY TILL OR SCARIFY THE TOP SOIL TO A DEPTH OF 2". LIGHTLY RAKE AND GENTLY SLOPE TO PREVENT PONDING OF WATER. FOR SOD: TURF SHALL BE ROLLED AFTER INSTALLATION AND FERTILIZED WITH AN ORGANIC FERTILIZER SUITABLE FOR NEW,Y PLANTED TURF APPLIED PER THE MANUFACTURER'S RECOMMENDATION. FOR HYDRO-MULCH: PRIOR TO HYDRO-MULCHING SPRAY TOP SOIL WITH "AGISPON" OR "MEDIAN" AND TREAT THE SEED WITH ONE OF THE SAME PRODUCTS. APPLY SEED TO THE GROUND FIRST THEN HYDRO-MULCH OVER THE SEED. AFTER ALL AREAS OF GRASS HAVE BEEN ESTABLISHED APPLY A LIGHT APPLICATION OF ORGANIC FERTILIZER AT THE TIME OF THE FIRST MOWING. PULL ALL VISIBLE WEEDS AT THAT TIME AS WELL.

11. ASIAN JASMINE, IVY OR OTHER NON TURF GROUND COVER: PLANT 12" O.C. MAXIMUM.

12. SHRUBS: SPACE LARGE SHRUBS SUCH AS BURFORD HOLLIES, COTONEASTER AND INDIAN HAWTHORN @ 4'6"-5'0" O.C. SPACE MEDIUM SHRUBS SUCH AS DWARF BURFORD HOLLIES AT 3'0"-3'6" O.C. SPACE SMALL SHRUBS SUCH AS DWARF YAUPON, ORNAMENTAL GRASSES AND NANDINA @ 2' O.C. SPACE ROSES AT 3'6"-4'0" O.C. THE SHRUBS INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT NECESSARILY INTENDED TO BE AN EXACT COUNT OF THE NUMBER OF SHRUBS. THE GENERAL CONTRACTOR SHALL SUPPLY AS MANY SHRUBS AS REQUIRED TO FILL THE AREA DESIGNATED ON THE PLANS SPACED ACCORDING TO THE SPECIFICATIONS.

13. SHRUB PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TOP OF THE SHRUB' ROOT SYSTEM SHALL BE EQUAL TO OR SLIGHTLY ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT SOIL HAS NOT BEEN ADDED ABOVE TO THE TOP OF THE ROOT SYSTEM. IF THIS HAS OCCURRED REMOVE THE SOIL. THE HOLE SHALL BE TWICE THE DIAMETER OF THE CONTAINER. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. MULCH AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH.

14. TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREES TRUNK FLARE SHALL BE ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT THE SOIL HAS NOT BEEN ADDED ABOVE THE TRUNK FLARE. IF THIS HAS OCCURRED REMOVE THE SOIL TO EXPOSE THE FLARE BEING MINDFUL OF THE TREES ROOT SYSTEM. THE HOLE SHALL BE TWICE THE DIAMETER OF THE ROOT BALL. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. LEAVE BURLAP ON THE BALL HOWEVER LOOSEN THE BURLAP FROM TRUNK AND REMOVE ANY NYLON PLASTIC COVERING OR STRING OF WIRE MESH. DO NOT WRAP OR STAKE THE PLANT. DO NOT OVER PRUNE. MULCH THE TOP OF THE BALL AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMUM.

15. ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINACE(S) AND GUIDELINES.

16. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE SCHEDULE FOR AN ORGANIC PROGRAM TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING, ETC. UPON COMPLETION OF WORK.

17. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.

18. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION I.E. BURLAP, CONTAINERS, PLANT TAGS, ETC. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.

19. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE CODE OF THE LOCAL MUNICIPALITY AND IN ACCORDANCE WITH THE LATEST ORGANIC GARDENING PRACTICES.

20. ALL OUT DOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, UTILITY HUTS, TRANSFORMERS OR OTHER BUILDING SERVICE EQUIPMENT IS REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON AL SIDES USING A VEGETATIVE SCREEN. IF MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE BUILDING IT IS REQUIRED TO BE SCREENED FROM VIEW. REFER TO THE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION FOR LOCATIONS OF ROOFTOP MECHANICAL EQUIPMENT.

LANDSCAPE CALCULATIONS

EFFECTIVE SITE SQUARE FOOTAGE		52,072 S.F. (1.195 ACRES)
COMMERCIAL ZONING – NO RESIDENTIAL ADJACENCY		
LANDSCAPE AREA REQUIREMENTS:	**REQUIRED**	**PROVIDED**
REQUIRED LANDSCAPING AREA COMMERCIAL USE (15%)	7,811 S.F.	11,242 S.F. (21.58%)
NO CREDITS TAKEN		
10' BUFFER STRIP	YES	YES
MINIMUM LANDSCAPE LOCATED IN FRONT OF BUILDING (50%)	3,905 S.F.	6,552 S.F. (167.78%)
PARKING LOT LANDSCAPE REQUIREMENT FOR AREA GREATER THAN 20,000 S.F.		
PARKING AND MANEUVERING AREA	20,000 S.F.	19,030 S.F.
PARKING LOT LANDSCAPE REQUIRED	NO	NO
STREET TREES 1:50 L.F. 145.42'/50 = 2.91	3 TREES	3 TREES

LANDSCAPE LEGEND

MARK	TYPE	PLANT VARIETY
~~A.~~	~~NOT USED~~	~~DECOMPOSED GRANITE~~
A1.	GROUND COVER	COMMON BERMUDA – CYNODON DACTYLON.
~~A2.~~	~~NOT USED~~	~~1 GALLON CREEPING JUNIPER (0 THUS) (JUNIPERUS HORIZONTALIS) 18" O.C.~~
~~A3.~~	~~NOT USED~~	
~~B.~~	~~NEW TREE – NOT USED~~	~~3" CALIPER CEDAR ELM (0 THUS) (ULMUS CRESSIFOLIA)~~
B1.	STREET TREE	3" CALIPER SHUMARD RED OAK (0 THUS) (QUERCUS SHUMARDII)
E	EXISTING TREE – NOT USED	NO PROTECTED TREES. REFER TO OWNER CERTIFICATION LETTER.
C.	NEW ORNAMENTAL TREE	10' LITTLE GEM MAGNOLIA – ESPALIER (4 THUS) (MAGNOLIA GRANDIFLORA 'LITTLE GEM')
D1.	SMALL SHRUB	3 GALLON DWARF YAUPON HOLLY (25 THUS) (ILEX VOMITORIA ' NANA')
D2.	MEDIUM SHRUB	5 GALLON COTONEASTER, GRAY (14 THUS) (COTONEASTER GLAUCOPHYLLA)
D3.	MEDIUM SHRUB	5 GALLON DWARF BURFORD HOLLY (54 THUS) (ILEX CORNUTA 'BURFORD NANA'
D4.	MEDIUM SHRUB	3 GALLON ANTIQUE ROSE – VERIETY OF COLORS – REFER TO OWNER (164 THUS) (ROSA SPP.) USE NATIVE BUSH STYLE ROSE BUSHES. **DO NOT USE HYBRID VERIETALS UNLESS THEY HAVE A PROVEN 40 YEAR TRACK RECORD OF SUCCESS IN THE DFW AREA.**
~~D5.~~	~~MEDIUM SHRUB – NOT USED~~	~~5 GALLON RED YUCCA (0 THUS) (HESPERALOE PARVIFLORA)~~
~~D6.~~	~~MEDIUM SHRUB – NOT USED~~	~~5 GALLON SALVIA, GREGGI (AUTUMN SAGE) – RED (0 THUS) (SALVIA GREGGI)~~
E1.	LARGE SHRUB	5 GALLON BURFORD HOLLY (22 THUS) (ILEX CORNUTA 'BURFORDII')
~~E2.~~	~~LARGE SHRUB – NOT USED~~	~~5 GALLON TEXAS SAGE (0 THUS) (LEUCOPHYLLUM FRUTESCENS)~~
~~F~~	~~SPECIMEN CACTUS – NOT USED~~	~~6' WIDE X 3' TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHAGANTHA)~~
~~G.~~	~~NOT USED~~	~~(0 THUS)~~
~~G1.~~	~~NOT USED~~	~~(0 THUS)~~
~~G2~~	~~SMALL SHRUB – NOT USED~~	~~5 GALLON ROSEMARY (0 THUS) (ROSMARINUS OFFICINALIS)~~
~~J~~	~~ORNAMENTAL GRASSES – NOT USED~~	~~1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES.~~
~~K~~	~~ANNUAL VERITIES – NOT USED~~	~~ANNUAL COLORS – VERIETY T.B.S.~~

NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH– ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER:

OWNER INFORMATION:
CAMERON BAGLEY
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD. SUITE 100 ATLANTA, GEORGIA 30339
770.431.7600 x1202 cbagley@racetrac.com

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11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
214.361.1934 vincent@edg-architects.com

1	04.13.16
	SITE PLAN SUBMITTAL
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*	*

#1602

REGISTERED ARCHITECT VINCENT G. JARRARD 17571 STATE OF TEXAS

GENERAL CONTRACTOR:
COOPER GENERAL CONTRACTORS
GENE COOPER
1225 E. CROSBY ROAD, SUITE A-1 CARROLLTON, TX 75006
972.245.7960 tele 972.245.79790 fax

PROPOSED EXPRESS CAR WASH FOR
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2003 SOUTH GOLIAD STREET ROCKWALL,TX 75087

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○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:
L-2.0
1 OF (2) L SHEETS

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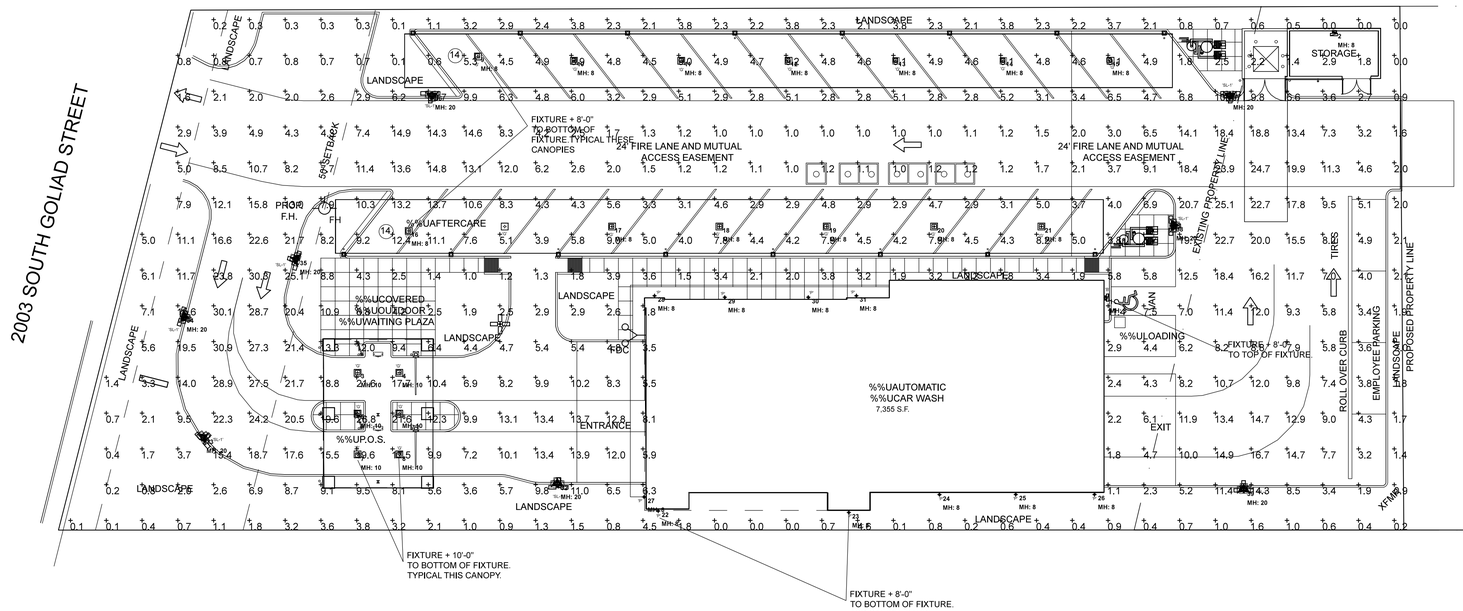

2003 SOUTH GOLIAD STREET
LANDSCAPE
LANDSCAPE
LANDSCAPE

City of Rockwall

Project Plan Review History

Project Number	SP2016-009	**Owner**	2804 RIDGE, LLC,	**Applied**	4/15/2016	LM
Project Name	Panera Bread	**Applicant**	COLE	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	4/15/2016	LM

Site Address	**City, State Zip**	**Zoning**
2804 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARLISLE PLAZA ADDN	1		1	4807-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments

(4/19/2016 3:22 PM AW)
Show distances from edges of driveways to the next driveway edge up and downstream
Need to show existing driveways
Need to show drainage/detention easement
Parking adjacent to the building to be 20'x9'
The non-adjacent 90 degree parking is to have a "clear" two foot overhang and it can't be on the adjacent property
Need off-site cross access easement to allow for driveway and dumpster
All concrete to be steel reinforced
Remove one of the angled parking (see markup)
The existing water line shown on the plan is a 1" not an 8". An 8" water line extension will be required to serve the fire coverage/fire hydrant(s) and services.
The dumpster will require a drain for the runoff to drain to the grease trap.
Need to add a note that the dimensions are to face of curbEngineering Comments on plans.

FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(4/22/2016 10:53 AM AA) Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.) Access to 2 fire hydrants are listed above will be required to meet the needed fire flow of 1750 gpm/2hr, if not fire sprinklered. Show location of all hydrants being used to meet this requirement. An automatic sprinkler system shall be provided for Group A-2 occupancies where the fire area has an occupant load of 100 or more. Confirm total building occupant load including all seating and staff areas. Additional comment will apply if fire sprinklers are required.							
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments
(4/20/2016 4:41 PM LS) Assigned Address will be: 2804 RIDGE RD, ROCKWALL, TX 75032							
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/21/2016	6	COMMENTS	See comments

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a restaurant with drive-through (i.e. Panera Bread) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) & Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-009" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department. The sign plan submitted with this package is considered to be NOT ACCEPTED and therefore is not a part of the approval process for this Site Plan.

Variances to the IH-30 Overlay (IH-30 OV) & Scenic Overlay District Required (per submittal):

1. Variance request to allow for a roof design that does not meet the required pitched roof standard of the IH-30 OV and SOV District standards.

** Variances to the IH-30 OV & SOV requires a 3/4 majority vote of council for approval **

Please address the followingPlanning Comments for each plan submitted:

Site Plan:
1. Re-label Firelane,...etc. as "26-ft Firelane & Public AccessEasement."
2. Dumpster enclosure walls are to be a minimum of 8-ft in height with materials to match the primary structure with an opaque gate and a self latching mechanism. Provide detail and label as such.

Landscape Plan:
1. Ridge Road is within the SOV and requires four 4" canopy trees and three 4ft height accent trees per 100 linear feet of frontage. Provide a minimum of 3 canopy and 4 accent trees. Also, correct 'Street Frontage Landscapeing' table to reflect the corrections.
2. The OV districts require one row of trees at the perimeter behind the building.

Treescape Plan:
1. The trees to be removed are indicated as cedar trees that are less than 11 inches in diameter; therefore, no tree mitigation is requried for this submittal.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 20-ft (includes pole, base, fixtures, etc.) per the SOV standards. Provide detail indicatig as such.
2. All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare. The cut sheets provide indicate flood lamps and exposed bulbs (wall packs), which are not an approved lighting source. Provide new lighting sources meeting the City's standards.

3. The lighting levels along property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels are not represented/extended to the property line(s). Resubmit photometric plan in compliance with standards and indicate all property lines.

Building Elevations:
1. All mechanical equipment requires screening from rights-of-way and adjacent properties. Provide detail of screeing mechanism to be used. If RTU's, dash-in on elevations.
2. Variance to the picthed roof standard as listed above.
3. Identify the CMU product on the South Exterior Elevation - Custom CMU heavy block required (e.g. split face, burnished, sand blasted).
4. The building elevations are required to be reviewed by the Architectural Review Board prior to approval.

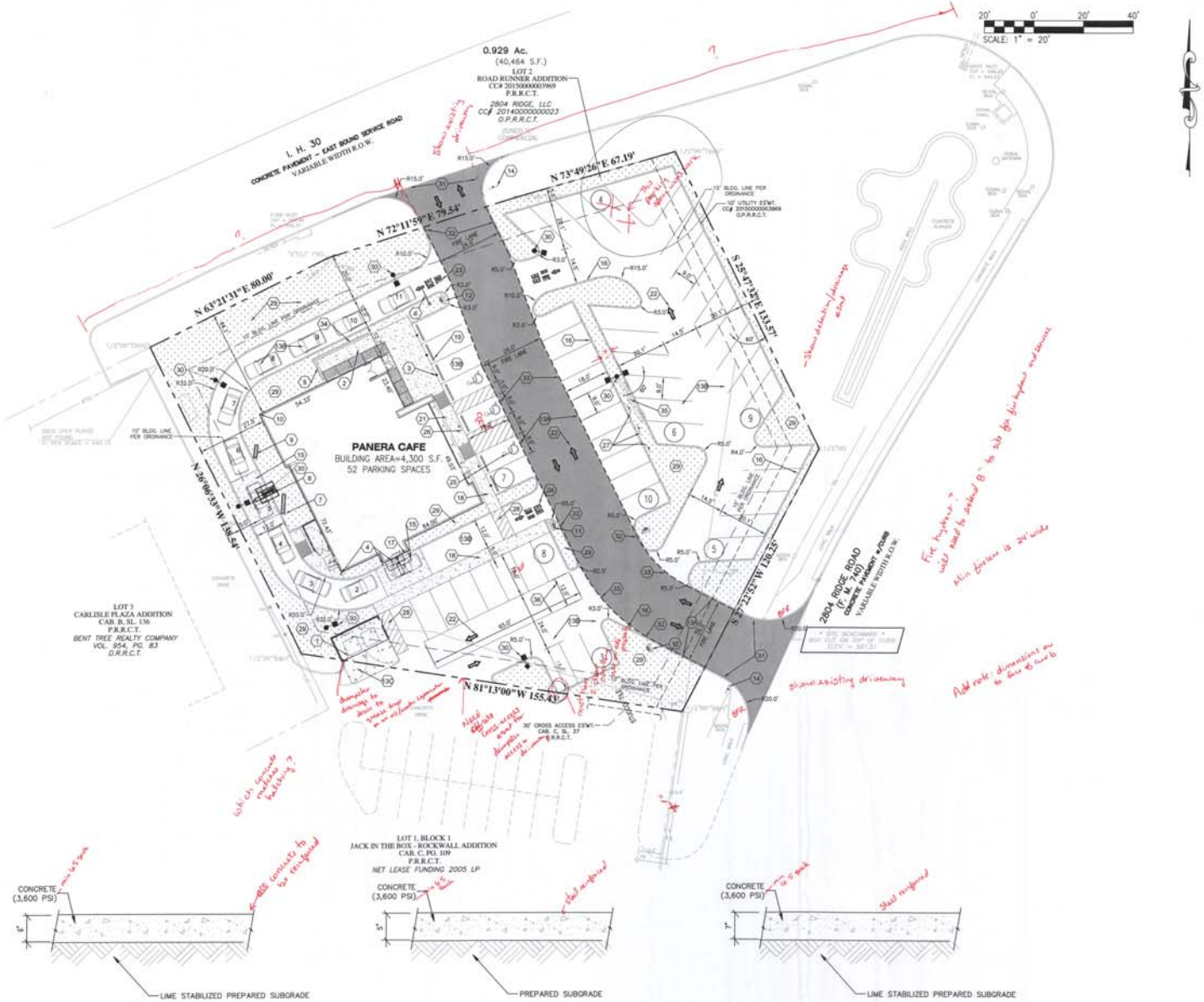
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion: April 26, 2016 (5:00 p.m.)

Planning - Discussion: April 26, 2016 (6:00 p.m.)
Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



NOTE:
PAVEMENT DETAILS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY FINAL PAVEMENT REQUIREMENTS WITH GEOTECH REPORT AND/OR OWNER.

CONTRACTOR TO INSTALL CONCRETE PAVEMENT JOINTS PER THE AMERICAN CONCRETE INSTITUTES "GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS"

1 HEAVY DUTY CONCRETE DETAIL
SCALE: N.T.S. REF. DWG. ???

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2 LIGHT DUTY CONCRETE DETAIL
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3 REFUSE AREA CONCRETE DETAIL
SCALE: N.T.S. REF. DWG. ???

KEYED NOTES:

1. NEW TRASH ENCLOSURE.
2. NEW PATIO AREA.
3. NEW 4" BOLLARD(S).
4. NEW 6" BOLLARD(S).
5. NEW PATIO HANDRAIL WITH INTEGRATED BOLLARDS.
6. NEW CLEARANCE BAR.
7. NEW MENU BOARD.
8. NEW MENU CANOPY.
9. NEW PREVIEW BOARD.
10. NEW BUILDING MOUNTED CAMERA.
11. NEW "DO NOT ENTER / THANK YOU" SIGN.
12. NEW "DRIVE-THRU" SIGN.
34. NEW HEAVY DUTY CONCRETE PAVEMENT.
38. NEW LIGHT DUTY CONCRETE PAVEMENT.
39. NEW REFUSE AREA CONCRETE PAVEMENT.
14. NEW "STOP" SIGN.
15. NEW CONCRETE PAD WITH SENSOR LOOP.
16. NEW 6" VERTICAL CONCRETE CURB (STANDARD SECTION).
17. NEW 6" VERTICAL CONCRETE CURB (WIDE SECTION).
18. NEW TURNED DOWN CONCRETE WALK.
19. NEW WHEEL STOPS (7 TOTAL).
20. NEW FLARED ACCESSIBLE RAMP WITH TRUNCATED DOMES IN SIDEWALK.
21. NEW PARALLEL ACCESSIBLE RAMP WITH TRUNCATED DOMES IN SIDEWALK.
22. NEW TRAFFIC FLOW ARROW.
23. NEW "DRIVE-THRU" STRIPING AND TRAFFIC FLOW ARROW.
24. NEW "DO NOT ENTER" STRIPING AND TRAFFIC FLOW ARROWS.
25. NEW ACCESSIBLE PARKING PAINTED SYMBOL AND STRIPING (3 TOTAL).
26. NEW ACCESSIBLE PARKING AND FINE SIGN(S) IN BOLLARD (3 TOTAL).
27. NEW RAPID PICK UP SIGNS.
28. NEW PAINTED AISLE.
29. NEW LANDSCAPE AREA.
30. NEW SITE LIGHTING.
31. NEW STANDARD DRIVE APPROACH PER CITY OF ROCKWALL STANDARDS.
32. NEW CURB TO BE PAINTED RED WITH CONTRASTING WHITE LETTERS READING "NO PARKING FIRE LANE" PER ROCKWALL FIRE PROTECTION STANDARDS.
33. NEW RED PAINTED STRIPE WITH CONTRASTING WHITE LETTERS READING "NO PARKING FIRE LANE" PER ROCKWALL FIRE PROTECTION STANDARDS.
34. SEGMENTAL RETAINING WALL.
35. EXISTING PYLON SIGN TO REMAIN AND BE REFACED.
36. NEW 12'X65' LOADING AREA.

811
CALL 8-1-1 or 1-800-344-8377 (TEXAS ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

CITY CASE #

NO	REVISION DESCRIPTION	DATE

DEVELOPER/OWNER: PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-2646

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Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

SITE PLAN

cole
ST. LOUIS
401 S. 14th Street
Suite 200
St. Louis, MO 63103
314.588.8487
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/DRAFT BY	CAW
DRAWN BY	CAW
CHECKED BY	EWM
DRAWING SCALE	
DATE	04/15/2016
Job Number	15-0157
Sheet Number	C2.0

USER: Christine Wilson Tab: Site
DATE: Apr 15, 2016 - 3:53:15pm
DWG: N:\Projects\2015\15-0157\DWGS_C-Plan\PlotSheets\15_PLAN_SITE_15-0157.dwg



City of Rockwall

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

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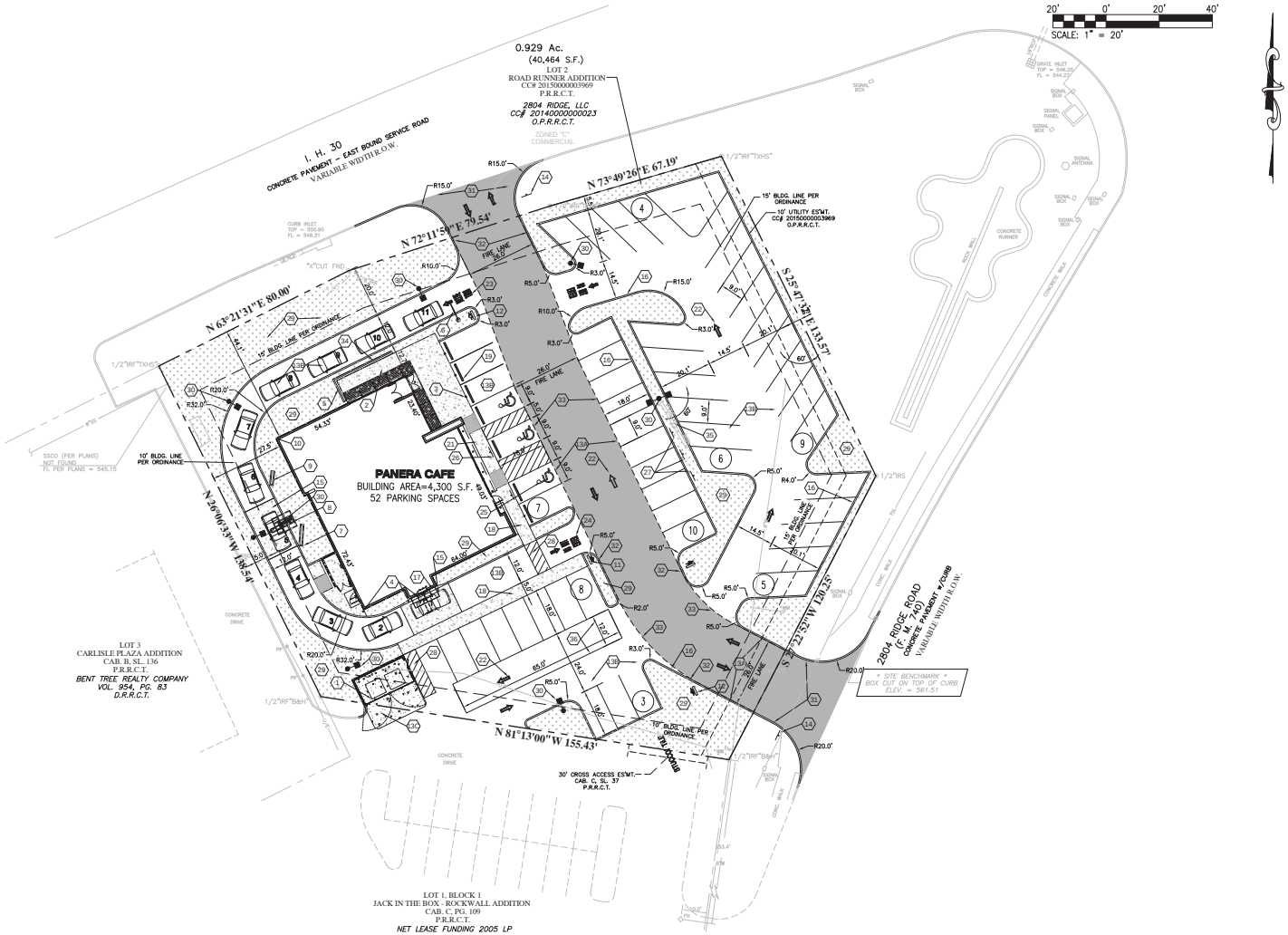

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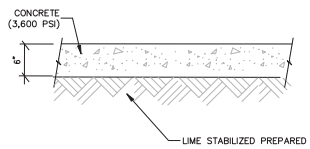

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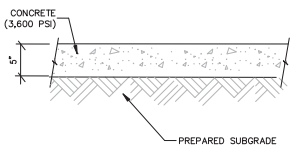

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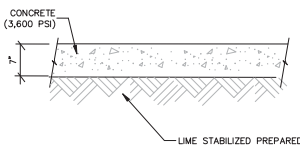

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NO	REVISION DESCRIPTION	DATE

DEVELOPER/OWNER:
PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-2646

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Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

SITE PLAN

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+ ST. LOUIS
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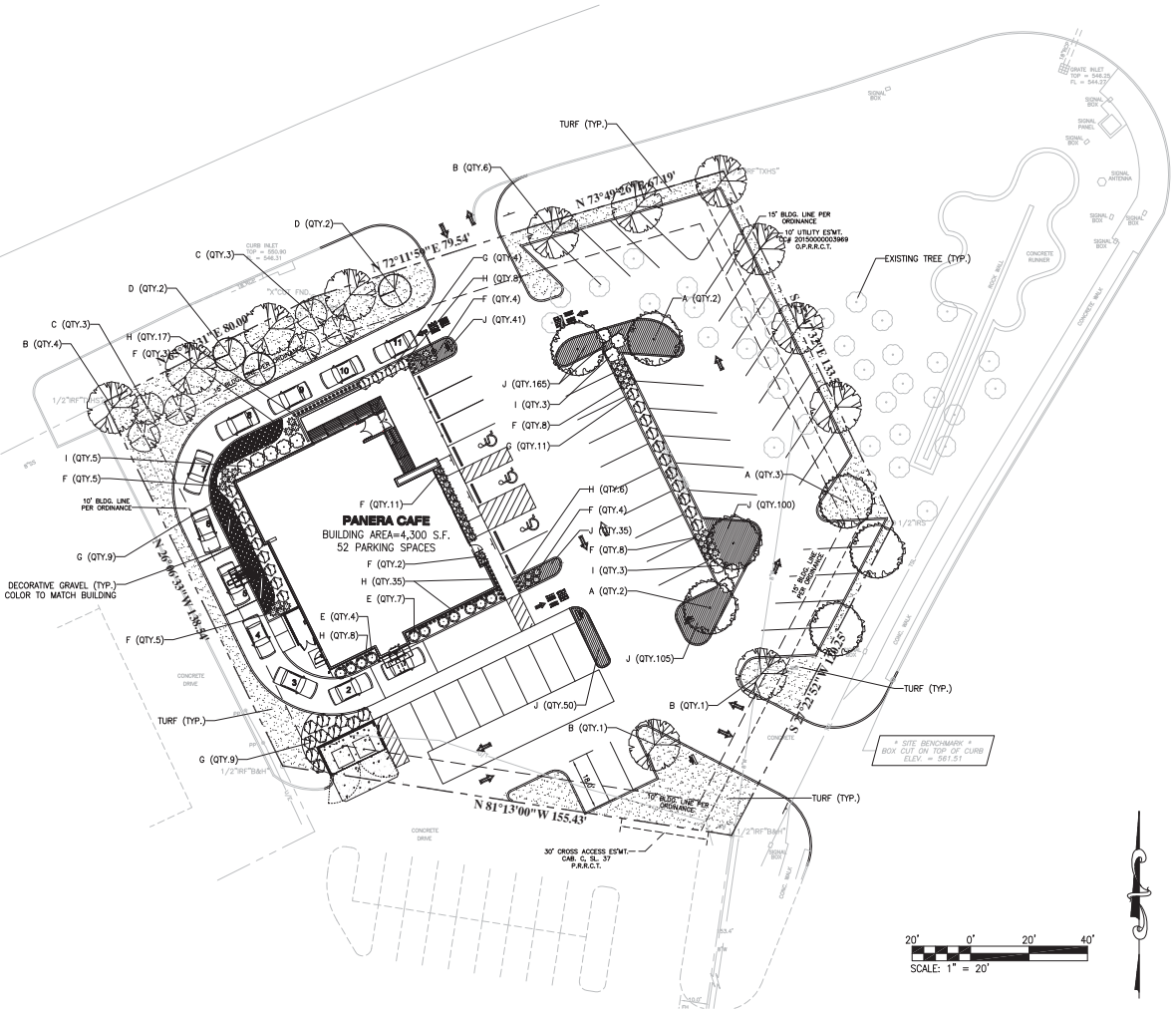
Suite 200
St. Louis, MO 63101
314.436.2600 tel

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/CALC BY	CAW
DRAWN BY	CAW
CHECKED BY	EWM
DRAWING SCALE	
DATE	04/15/2016
Job Number	15-0157
Sheet Number	C2.0

USER: Christine Wilson TAB: Site
DATE: Apr 15, 2016 - 4:20pm
FILE: N:\Active Jobs\2015\15-0157\CAD\01_C-Plan\PlotSheets\01_PLAN_SITE_15-0157.dwg





LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

SITE ADDRESS	=	2804 RIDGE ROAD ROCKWALL, TX 75032
PROPERTY ID#	=	32128
SITE ACREAGE	=	0.93 ACRES/40,464 SF
BUILDING AREA	=	4,300 SF
IMPERVIOUS AREA	=	26,949 SF
PERVIOUS AREA	=	9,215 SF
DISTURBED LAND	=	0.93 ACRES/40,464 SF
EXISTING ZONING	=	C – COMMERCIAL IH-30 OV – I-30 OVERLAY DISTRICT SOV – SCENIC OVERLAY DISTRICT
PROPOSED ZONING	=	C – COMMERCIAL IH-30 OV – I-30 OVERLAY DISTRICT SOV – SCENIC OVERLAY DISTRICT
PROPOSED LAND USE	=	RESTAURANT 2,000 S.F. OR MORE WITH DRIVE-IN

SITE LANDSCAPING
CODE SEC. 5.12.A – AMOUNT OF LANDSCAPING

REQUIREMENT – 5.12.A.1 COMMERCIAL	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
15% OF SITE AREA TO BE LANDSCAPED	SITE = 40,464 S.F. 40,464 X 15% = 6,069.6 S.F LANDSCAPE AREA REQUIRED	+/- 8,804 S.F LANDSCAPE AREA PROPOSED
REQUIREMENT – 5.12.B LOCATION OF LANDSCAPING	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
NO LESS THAN 50% OF TOTAL REQ. SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDINGS	6,069.6 S.F TOTAL REQUIRED 6,069.6 X 50% = 3,034.8 S.F. REQUIRED	+/- 5,093 S.F LANDSCAPE AREA PROPOSED FRONT/SIDE

PARKING LOT LANDSCAPING
CODE SEC. 5.9 – PARKING LOT LANDSCAPING

REQUIREMENT – 5.9.B	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
1 CANOPY TREE PER 10 P.S.	52 PROPOSED PARKING SPACES 52/10 = 5.2 = 6 TREES REQUIRED	6 TREES PROPOSED
5% OF TOTAL PARKING AREA TO BE LANDSCAPE	+/- 21,816 S.F. PARKING AREA 21,816 X 5% = 1,090.8 S.F. REQUIRED	+/- 2,441 S.F.

STREET FRONTAGE LANDSCAPING
IH 30 OVERLAY

REQUIREMENTS	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
3 CANOPY TREES @ 4"CAL. EACH 4 ACCENT TREES @ 4' HT. MIN EACH PER 100 LINEAR FEET OF FRONTAGE	+/- 226 L.F. 226/100 = 2.26 2.26 X 3 = 7 CANOPY TREES REQUIRED 2.26 X 4 = 9 UNDERSTORY TREES REQUIRED	7 CANOPY TREES 9 UNDERSTORY TREES
RIDGE ROAD – 5.7 STREET LANDSCAPING		
REQUIREMENTS	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
1 CANOPY TREES FOR EVERY 50' OF STREET FRONTAGE EXCLUSIVE OF DRIVEWAYS	+/- 120.25 L.F. 120.25 – 26' DRIVEWAY = 94.25 L.F. 94.25/50 = 2 TREES REQUIRED	2 CANOPY TREES

TREE REPLACEMENT LANDSCAPING

REQUIREMENTS	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
* SEE NOTE BELOW	TREE #15 11" CEDER = 6" TO BE REPLACED TREE #16 10" PECAN = 10" TO BE REPLACED	4 (4") CALIPER TREES

*TREE REPLACEMENT REQUIREMENTS SECTION 6:

1. PROTECTED TREE(S) MEASURING FOUR INCHES THROUGH 29 INCHES DBH SHALL BE REPLACED WITH CALIPER INCHES EQUAL TO THE TOTAL DIAMETERS OF THE TREE(S) REMOVED.
2. HACKBERRY AND CEDAR TREES THAT ARE 11 INCHES DBH OR LARGER, SHALL BE REPLACED AT 50 PERCENT OF THE TOTAL CALIPER INCHES BEING REMOVED. IN ADDITION, HACKBERRY AND CEDAR TREES THAT ARE LESS THAN 11 INCHES DBH SHALL NOT BE CONSIDERED A PROTECTED TREE.

CITY CASE #

PLANT SCHEDULE

CODE	QTY.	GENUS	SPECIES	COMMON NAME	SIZE (CAL.)	COND.	COMMENTS
DECIDUOUS TREES							
A	8	QUERCUS	TEXANA	TEXAS RED OAK	4" MIN.	B&B	
B	12	QUERCUS	VIRGINIANA	LIVE OAK	4" MIN.	B&B	
C	6	CERCIS	CANADENSIS	EASTERN REDBUD	2" MIN.	B&B	
D	3	CRATAEGUS	MOLLIS	DOWNY HAWTHORN	2" MIN.	B&B	
SHRUBS/ORNAMENTAL GRASSES							
E	11	DASYLIRION	TEXANUM	TEXAS SOTOL	3-5 GAL.	CONT.	48" O.C.
F	20	HESPERALOE	PARVIFLORA	RED YUCCA	3-5 GAL.	CONT.	
G	34	MUHLENBERGIA	LINDHEIMERI	LINDHEIMER MUHLY	5 GAL.	CONT.	5' O.C.
H	74	BOUTELOUA	GRACILIS	BLUE GRAMA GRASS	1 GAL.	CONT.	18" O.C.
I	11	MISCANTHUS	SINENSIS	MAIDEN GRASS	3-5 GAL.	CONT.	
GROUNDCOVER							
J	496	LIRIOPE	MUSCARI 'ROYAL PURPLE'	LILY TURF	1 GAL. MIN.	CONT.	18" O.C.

GENERAL NOTES:

1. ALL EXISTING TREE LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BEFORE WORK BEGINS.
2. LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
3. ALL PLANT MATERIAL SHALL BE OF NO. 1 GRADE, FREE FROM PLANT DISEASE, OF TYPICAL GROWTH FOR THE SPECIES, HAVE A HEALTHY, NORMAL ROOT SYSTEM, ROUNDED BRANCHING PATTERN, AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, GROUNDCOVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
6. ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
7. ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING.
8. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
9. AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOGLEGS.
10. PLANTS SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION OF LEAVES.
11. TREES AND SHRUBS SHOULD BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED PLANTS BY KEEPING THEM IN SHADE, WATERED AND PROTECTED WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL.
12. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TWO WEEKS.
13. IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 1 FOOT PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.
14. WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
15. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED ON PLANS.
16. A SPADE CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS.
17. SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
18. DECORATIVE GRAVEL SHALL MATCH COLOR OF BUILDING UNLESS OTHERWISE NOTED BY OWNER.
19. THERE ARE NO PROTECTED TREES ONSITE.
20. TREES MUST BE PLANTED AT LEAST 5' FROM WATER,SEWER AND STORM SEWER LINES.
21. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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Suite 200
St. Louis, MO 63117
314.645.6662 tel
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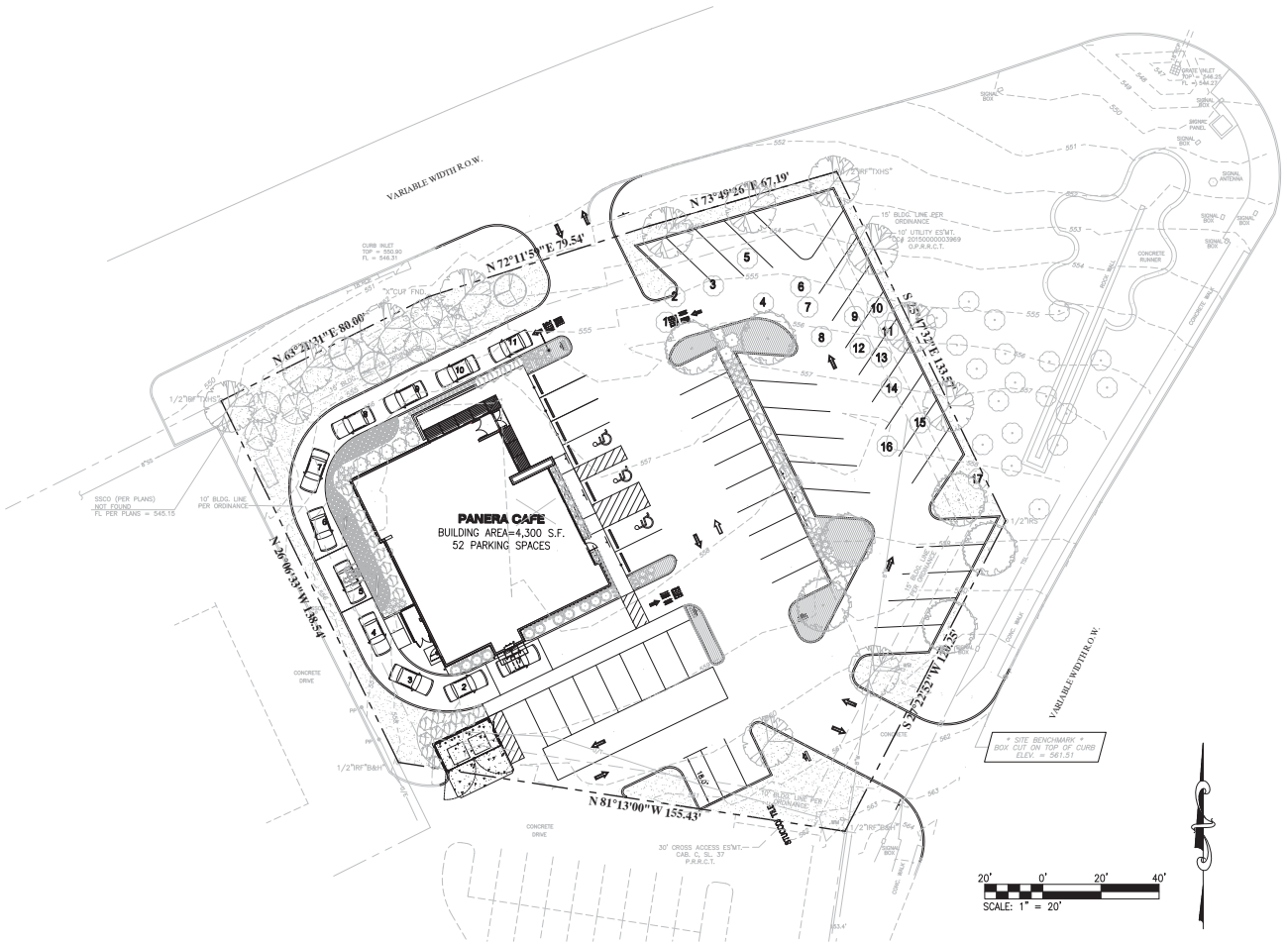
DESIGN/CALC BY	JCH
DRAWN BY	JCH
CHECKED BY	JDR
DRAWING SCALE	AS SHOWN
DATE	04/15/2016
Job Number	15-0157
Sheet Number	L1.0

USER: Joe Horvath 748 Site
DWG: N:\Jobs\Jobs2015\15-0157\CAD\L_C-Plan\Plot Sheets\0_PLAN_LAND_15-0157.dwg
XREF: S:\Jobs\Jobs2015\15-0157\CAD\L_C-Plan\Plot Sheets\0_PLAN_LAND_15-0157.dwg





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PROPOSED LAND USE	=	RESTAURANT 2,000 S.F. OR MORE WITH DRIVE-IN

EXISTING TREE SUMMARY

KEY	SPECIES	CONDITION	SIZE	REMAIN/REMOVE	REQUIRED CAL. INCH TO BE REPLACED
1	CEDAR	GOOD	10"	REMOVE	0"
2	CEDAR	GOOD	10"	REMOVE	0"
3	CEDAR	GOOD	10"	REMOVE	0"
4	CEDAR	GOOD	7"	REMOVE	0"
5	CEDAR	GOOD	9"	REMOVE	0"
6	CEDAR	GOOD	8"	REMOVE	0"
7	CEDAR	GOOD	7"	REMOVE	0"
8	CEDAR	GOOD	8"	REMOVE	0"
9	CEDAR	GOOD	6"	REMOVE	0"
10	CEDAR	GOOD	9"	REMOVE	0"
11	CEDAR	GOOD	7"	REMOVE	0"
12	CEDAR	GOOD	7"	REMOVE	0"
13	CEDAR	GOOD	6"	REMOVE	0"
14	CEDAR	GOOD	10"	REMOVE	0"
15	CEDAR	GOOD	11"	REMOVE	6"
16	PECAN	GOOD	10"	REMOVE	10"
17	CEDAR	GOOD	8"	REMOVE	0"

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3. THERE ARE NO PROTECTED TREES LOCATED ON THE SITE.

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ST. LOUIS, MO 63127
(314) 984-2646

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NO	REVISION DESCRIPTION	DATE

Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

TREESCAPE PLAN

cole®
+ ST. LOUIS
1034 South Brentwood Blvd.
Suite 200
St. Louis, MO 63117
314.645.6697 tel
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/CALC BY	JCH
DRAWN BY	JCH
CHECKED BY	JDR
DRAWING SCALE	AS SHOWN
DATE	04/15/2016
Job Number	15-0157
Sheet Number	L2.0

USER: Christine Wilson TAB: Treescape
LAST SAVED: 4/15/2016 3:43:23 PM
DRAWING: N:\Active Jobs\2015\15-0157\CADD_C-Plan\PlotSheets\0_PLAN_TREE-PLAN_15-0157.dwg



DRIVE-THRU LANE
Illuminance (Fc)
Average=4.14 Maximum=12.0
Minimum=1.6 Avg/Min=2.59 Max/Min=7.50

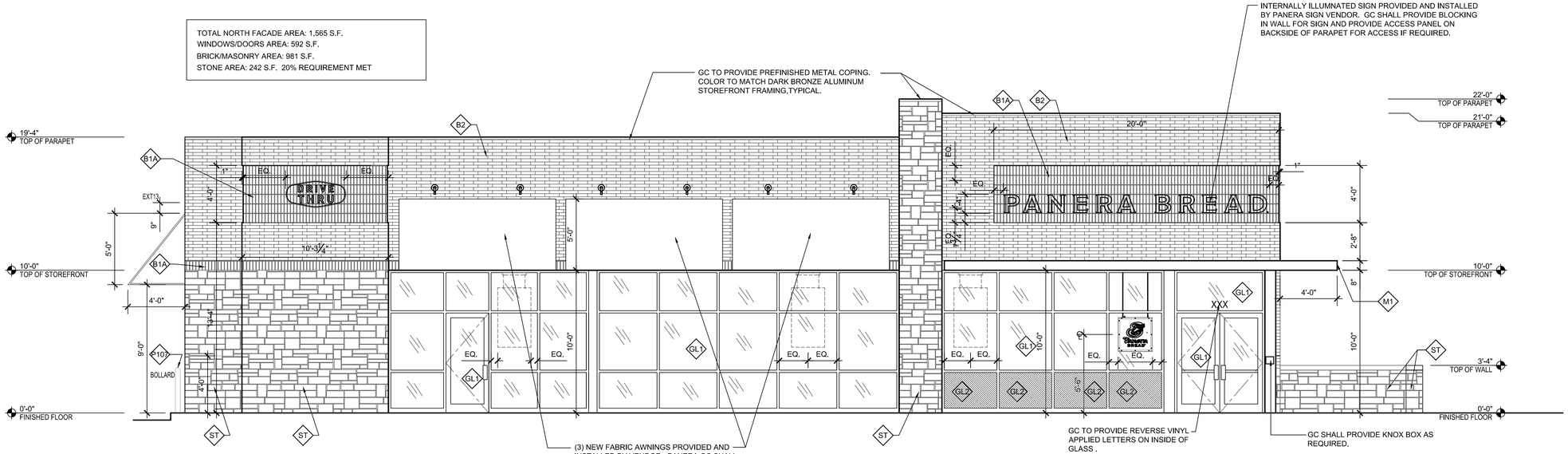
DRIVE-THRU MENU
Illuminance (Fc)
Average=3.10 Maximum=4.2
Minimum=2.6 Avg/Min=1.19 Max/Min=1.62

DRIVE-THRU WINDOW
Illuminance (Fc)
Average=11.97 Maximum=19.9
Minimum=4.1 Avg/Min=2.92 Max/Min=4.85

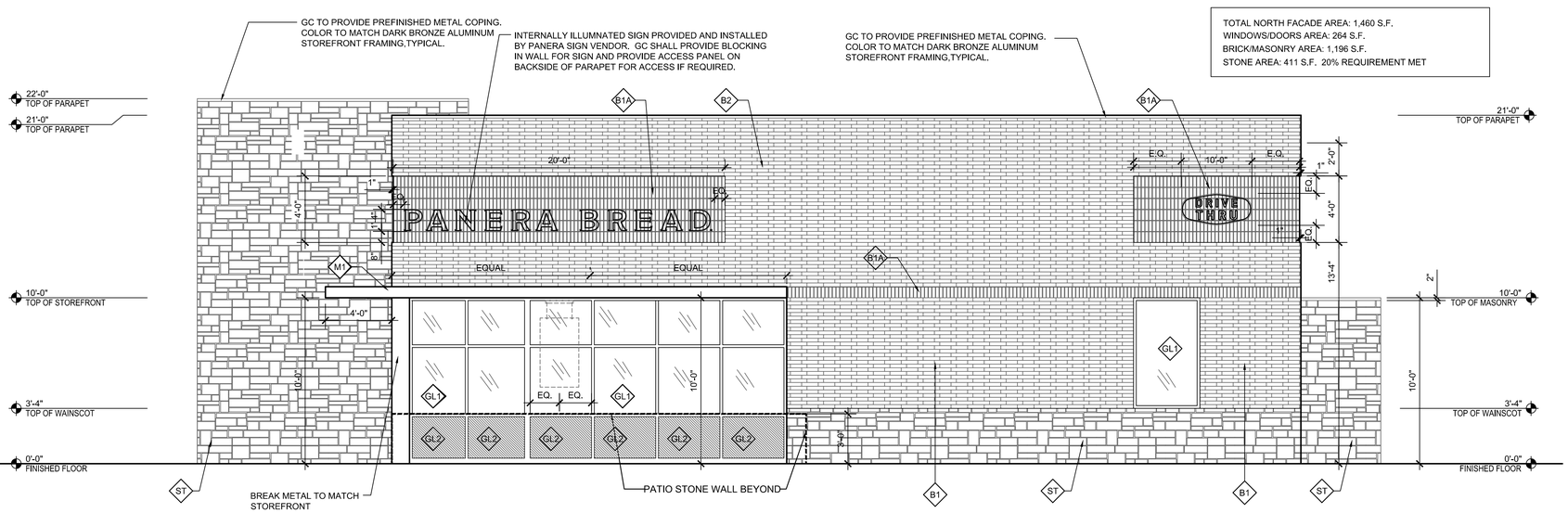
PARKING LOT
Illuminance (Fc)
Average=2.04 Maximum=4.3
Minimum=0.1 Avg/Min=20.40 Max/Min=43.00

Luminaire Schedule

Symbol	Qty	Label	Description
	2	Type S5	ECF-5-215LA-641A-NW
	3	Type S1	ECF-3-215LA-641A-NW-IS
	1	Type S2	ECF-5-215LA-641A-NW
	1	Type S3	ECF-2-215LA-641A-NW
	1	Type S4	ECF-2-70LA-3270-NW



22 EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



24 NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

INDICATED BY ◇ SYMBOL

- B1 BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH, RUNNING BOND
- B1A BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH, SOLDIER COURSE
- B2 BRICK - ENDICOTT OR LOCAL - GOLDEN BUFF, SIZE: NORMAN, TEXTURE: SMOOTH, RUNNING BOND
- ST NATURAL LIMESTONE - SALADO QUARRY - SONOMA COLOR: CAVE, HEIGHTS 4"-12" (TYP.), 3"-5" THICKNESS (TYP.)
- GL1 ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.)
- GL2 ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.) W/FROSTED GLASS OR FILM
- M1 MAPES CANOPIES SUNSHADE: 8" PROFILE, PAINT TO MATCH STOREFRONT

BAKERY CAFE:
#1982
SYSTEM: G3
PROTOTYPE 2016-02

William J. Alkemeyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
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Engineering Consultant

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wha design
License Number: AA26002436

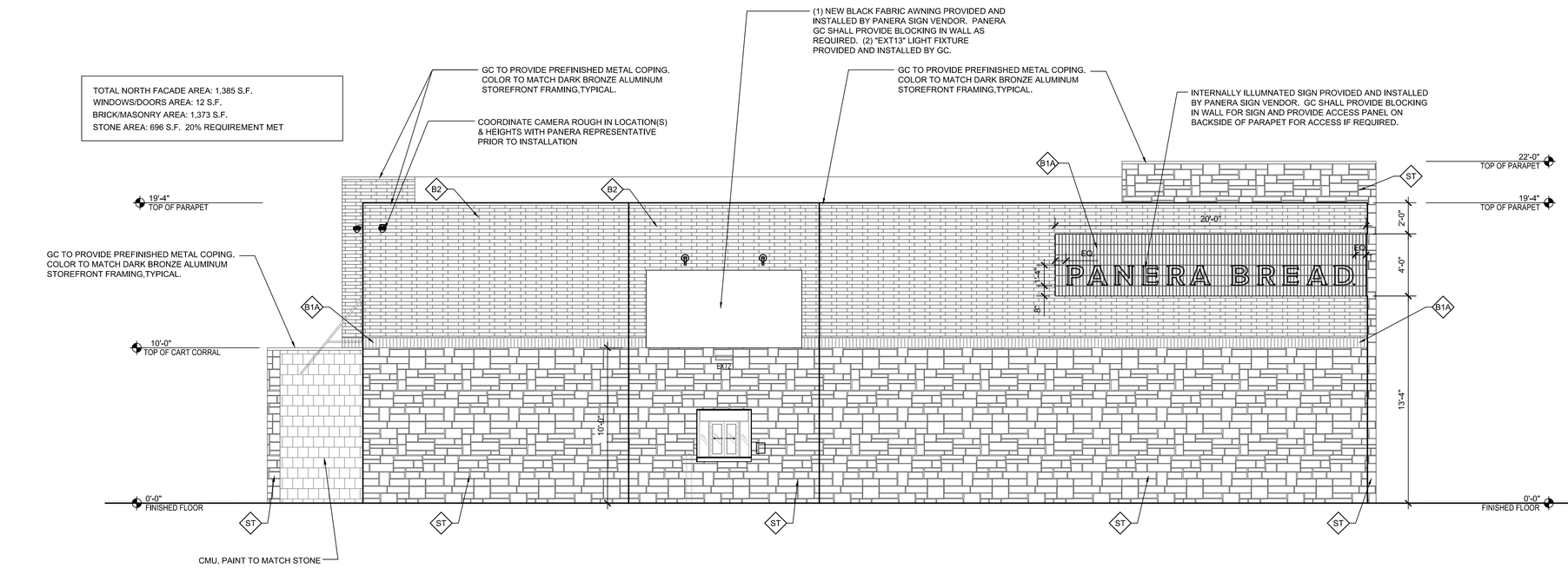
architect of record
William Arthur
License Number: AA0012074

PANERA BAKERY CAFE #1982
2804 Ridge Road
Rockwall, TX 75032

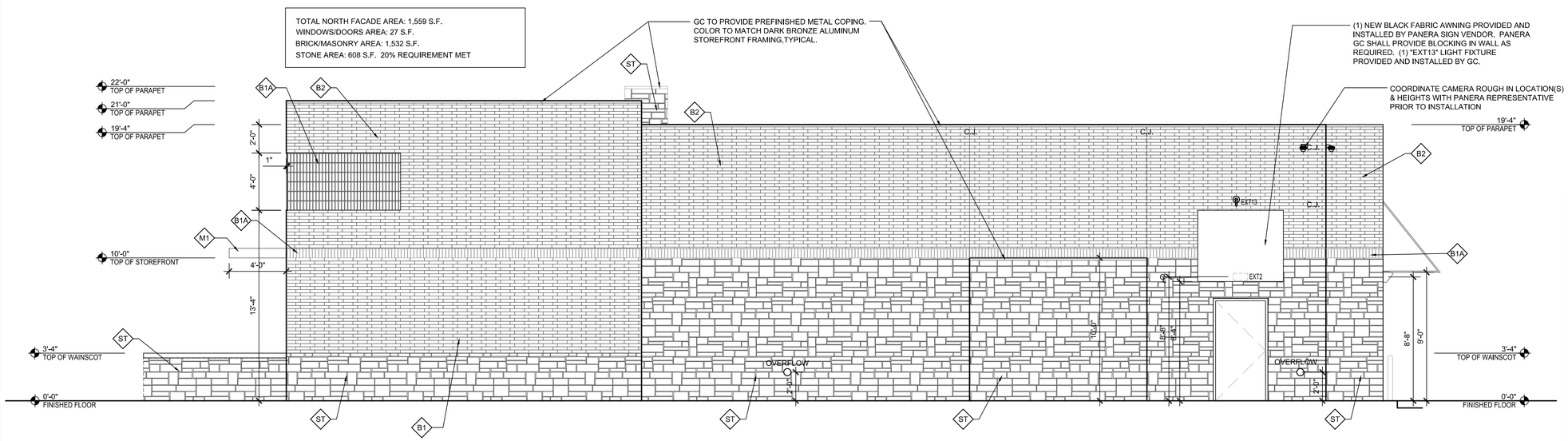
REVISION

ISSUE DATE: 04.11.16
PROJECT NUMBER: 16-32F
DRAWN BY: MMH
DM: J.K.
DPM: I.O.
CPM: M.E.

SHEET NO:
A-5.1
EXTERIOR ELEVATIONS



22 SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



24 WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

INDICATED BY ◇ SYMBOL

- B1 — BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH, RUNNING BOND
- B1A — BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH, SOLDIER COURSE
- B2 — BRICK - ENDICOTT OR LOCAL - GOLDEN BUFF, SIZE: NORMAN, TEXTURE: SMOOTH, RUNNING BOND
- ST — NATURAL LIMESTONE - SALADO QUARRY - SONOMA COLOR: CAVE, HEIGHTS 4"-12" (TYP.), 3"-5" THICKNESS (TYP.)
- GL1 — ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.)
- GL2 — ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.) W/FROSTED GLASS OR FILM
- M1 — MAPES CANOPIES SUNSHADE: 8" PROFILE, PAINT TO MATCH STOREFRONT

BAKERY CAFE:
#1982
SYSTEM: G3
PROTOTYPE 2016-02

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design
License Number: AA26002436

architect of record
William Arthur
License Number: AA**0012074**

PANERA BAKERY CAFE #1982
2804 Ridge Road
Rockwall, TX 75032

REVISION

ISSUE DATE: 04.11.16
PROJECT NUMBER: 16-32F
DRAWN BY: MMH
DM: J.K.
DPM: I.O.
CPM: M.E.

SHEET NO:
A-5.2
EXTERIOR ELEVATIONS

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-3-215LA-641A-NW-IS
Type:	S1
Qty:	
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

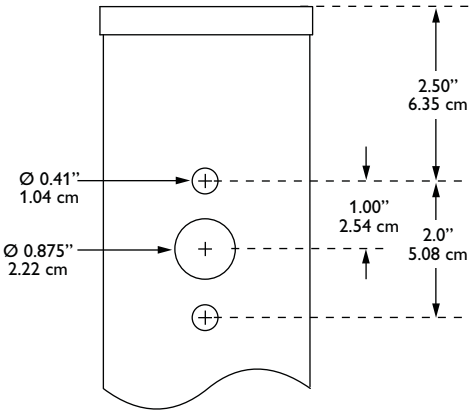
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

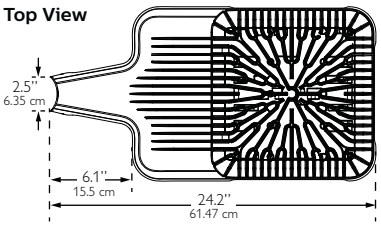
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

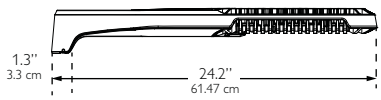
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



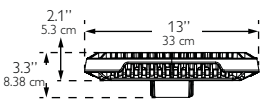
Side View



EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



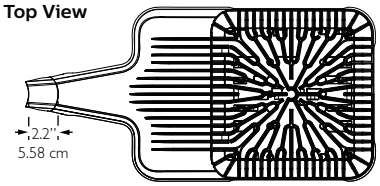
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

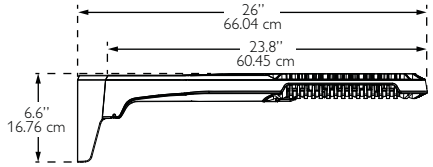
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

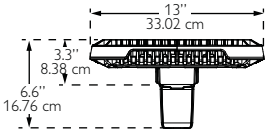
Top View



Side View



End View



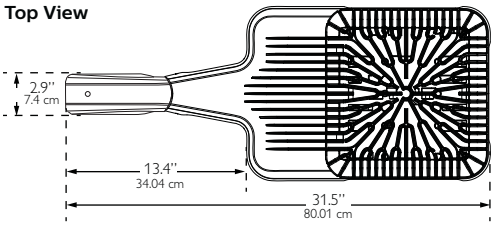
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

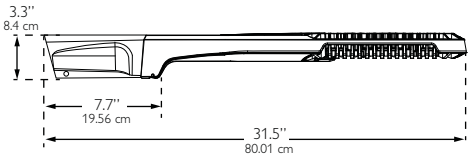
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

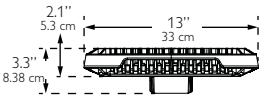
Top View



Side View



End View



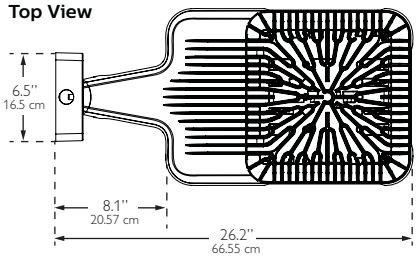
EPA (ft^2/m^2)

Single
0.51 / 0.047

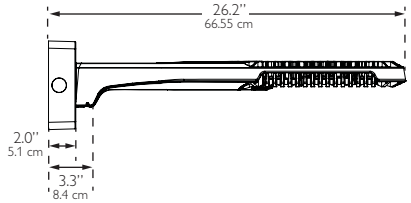
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

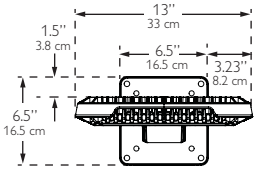
Top View



Side View



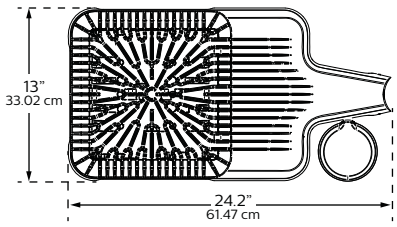
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

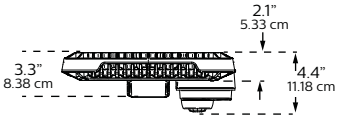
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

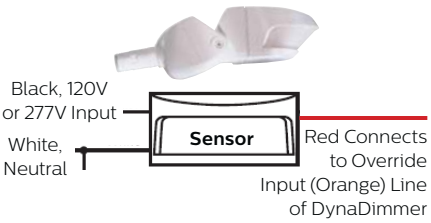
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

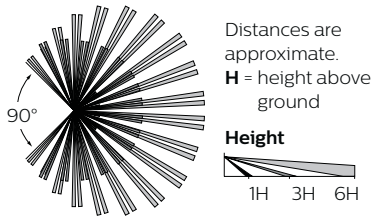
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



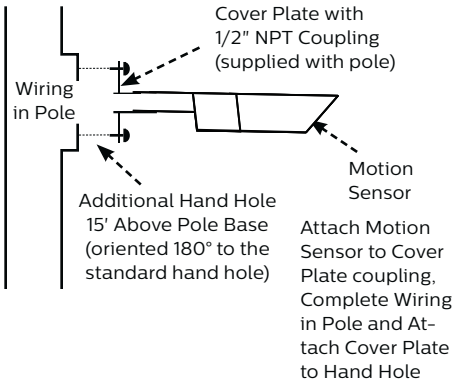
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

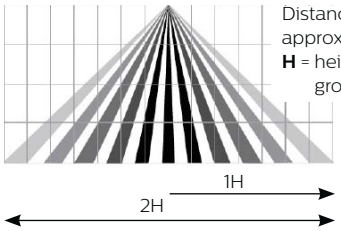
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

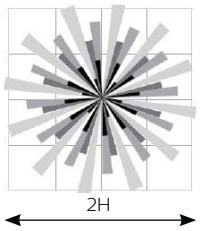
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

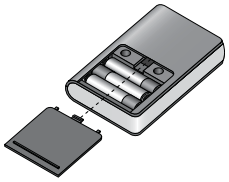
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

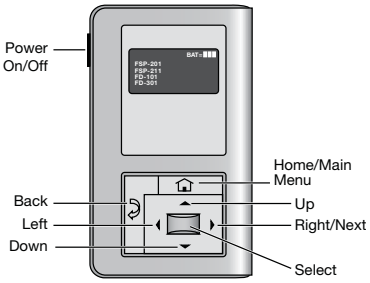
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

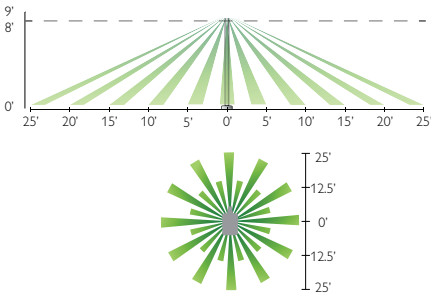
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

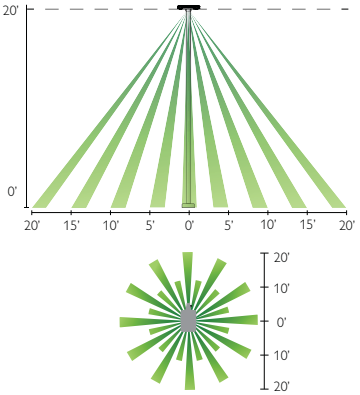
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

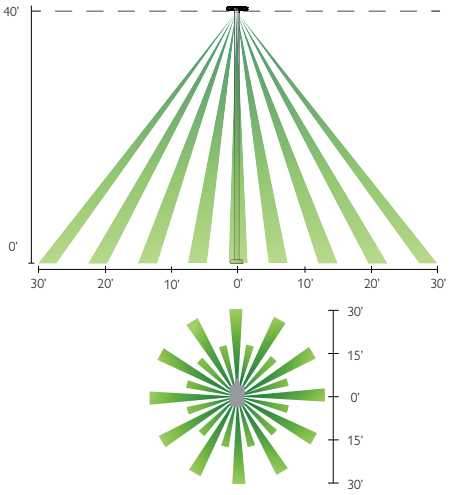
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



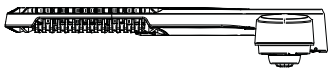
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

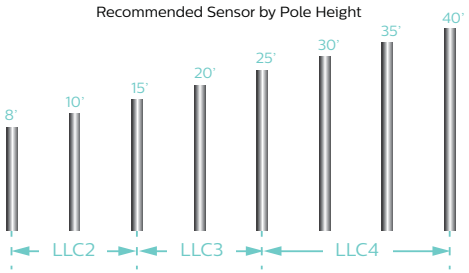


Luminaire Configuration Information – EcoForm with LimeLight

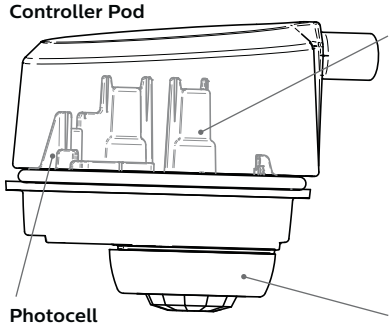


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

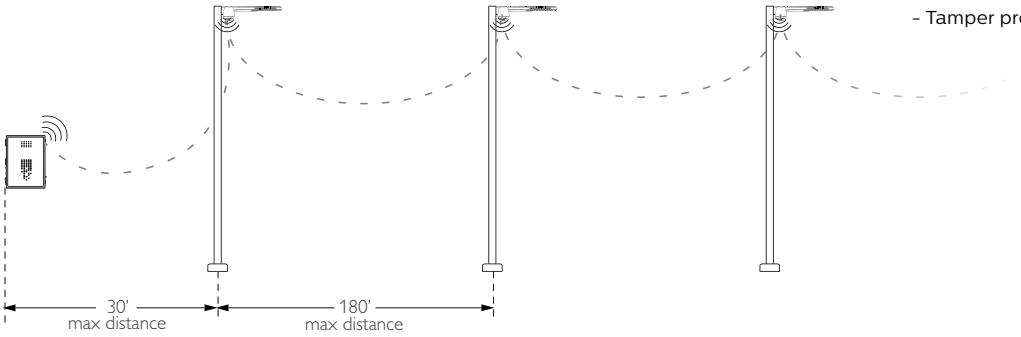
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

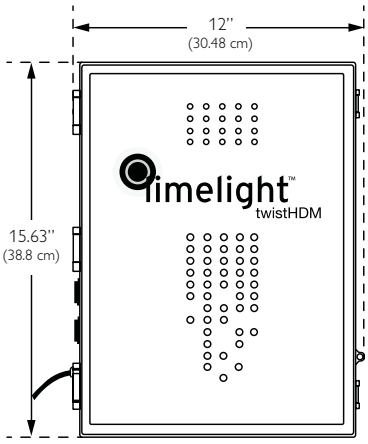
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

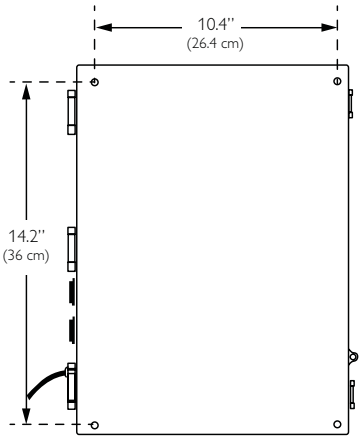
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



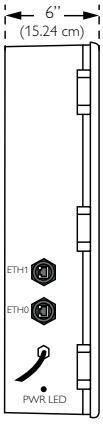
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

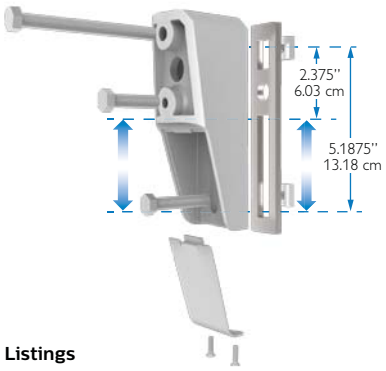
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]				
Ambient Temperature °C	**Driver** (mA)	**Calculated L_{70} Hours[1,2]**	**L_{70} Per TM-21[2,3]**	**Lumen Maintenance % @ 60,000 hours**
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-5-215LA-641A-NW
Type:	S2
Qty:	1 (DUAL HEAD)
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

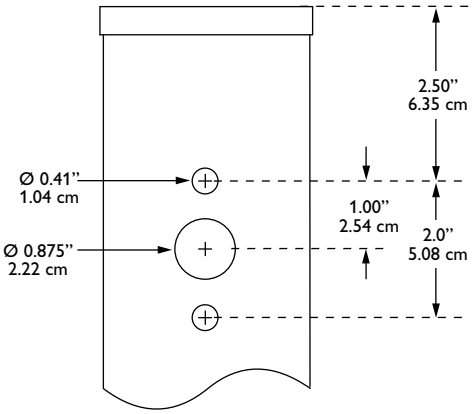
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

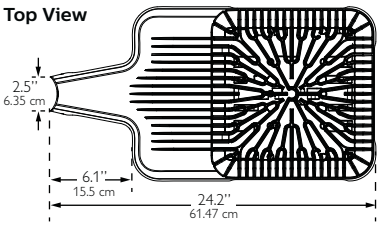
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

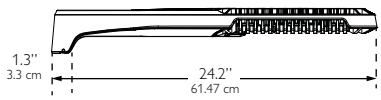
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



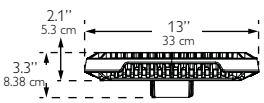
Side View



EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



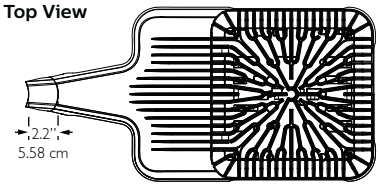
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

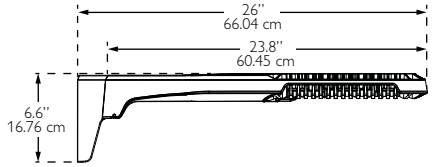
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

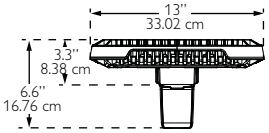
Top View



Side View



End View



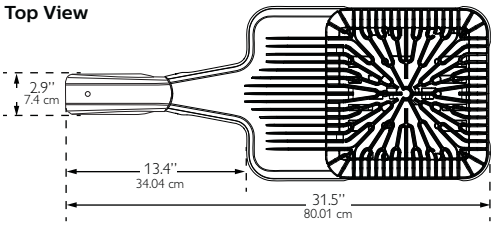
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

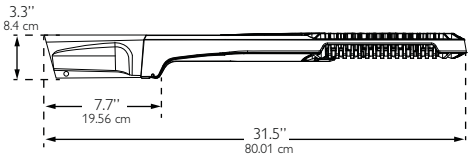
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

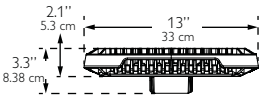
Top View



Side View



End View



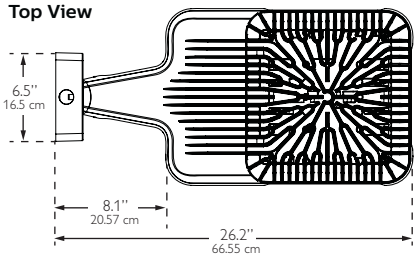
EPA (ft^2/m^2)

Single
0.51 / 0.047

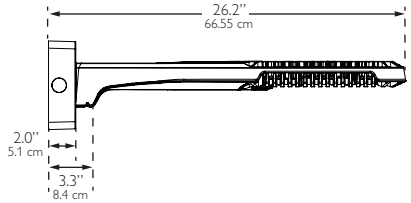
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

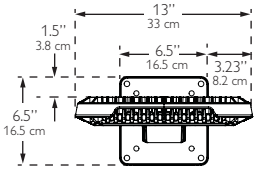
Top View



Side View



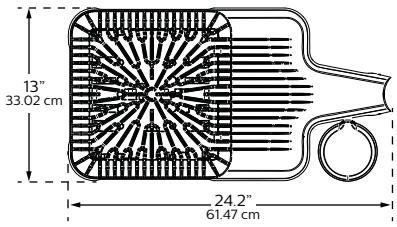
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

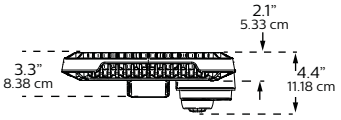
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

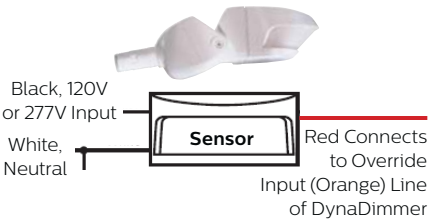
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

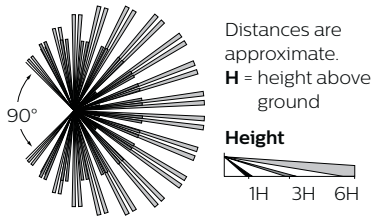
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



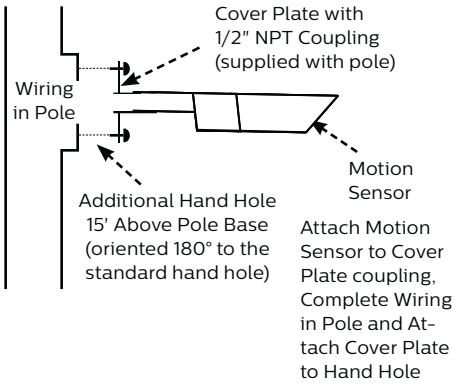
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

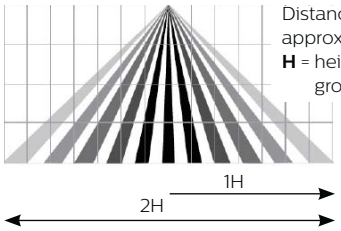
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

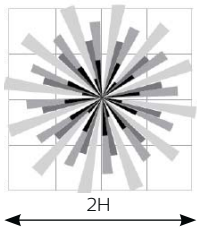
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

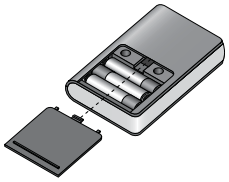
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

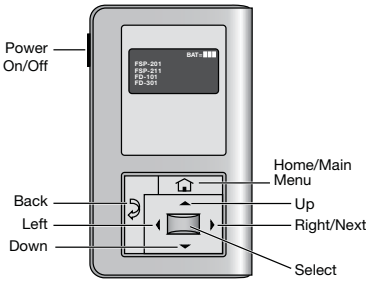
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

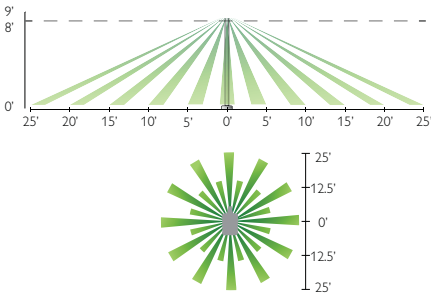
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

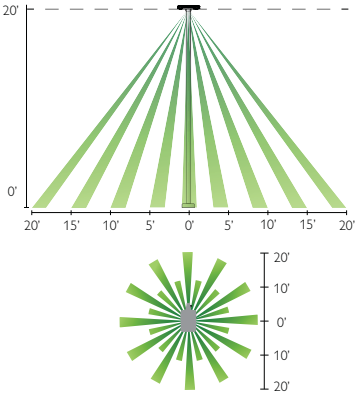
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

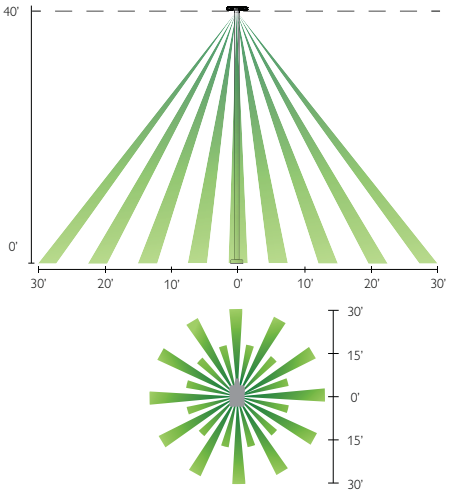
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



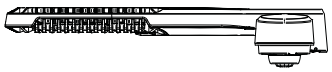
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

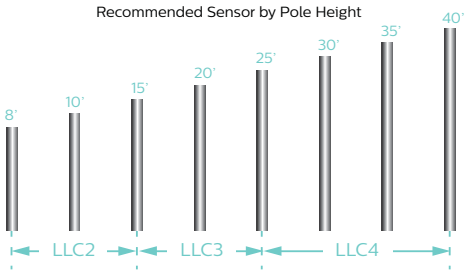


Luminaire Configuration Information – EcoForm with LimeLight

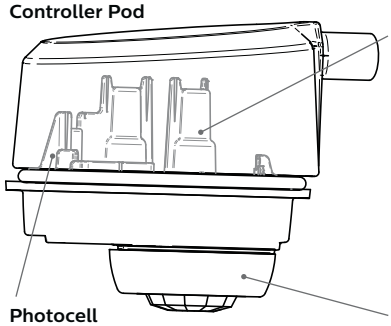


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

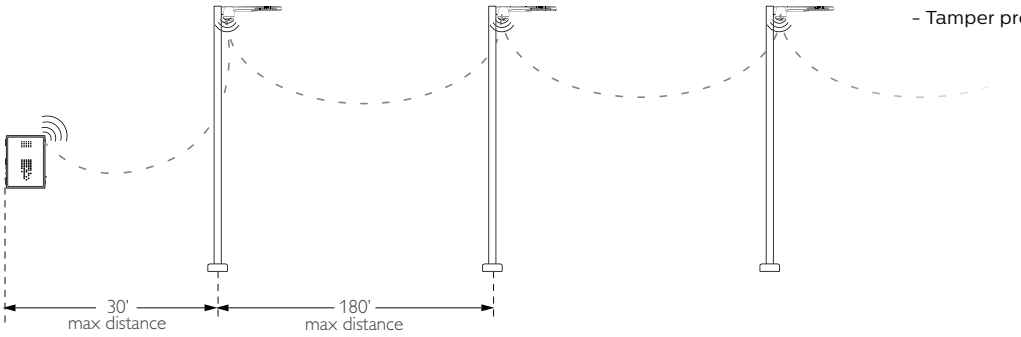
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

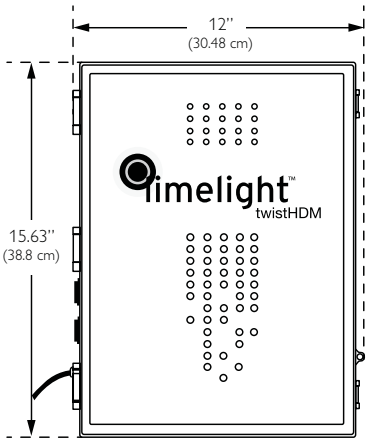
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

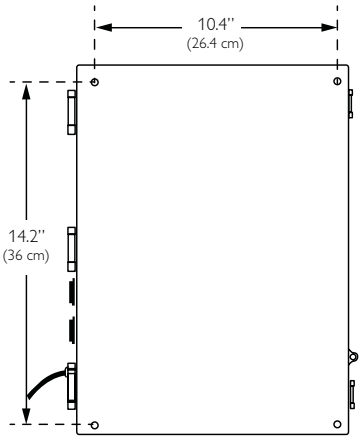
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



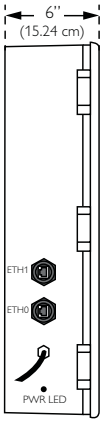
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

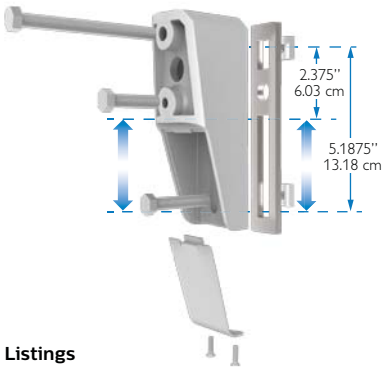
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L_{70} Hours[1,2]	L_{70} Per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-2-215LA-641A-NW
Type:	S3
Qty:	1
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

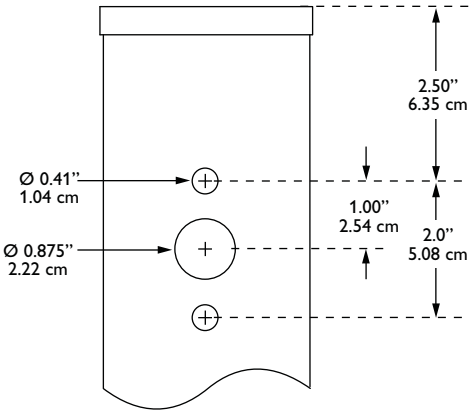
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

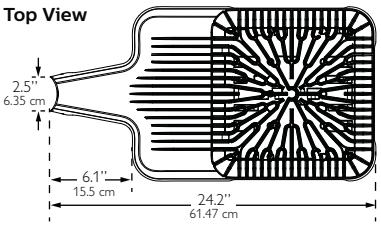
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

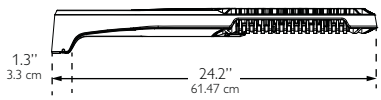
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



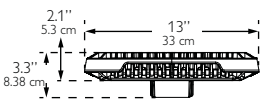
Side View



EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



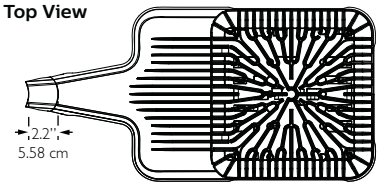
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

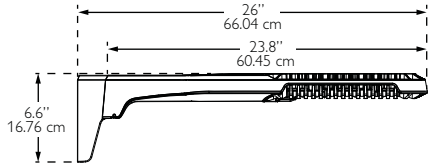
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

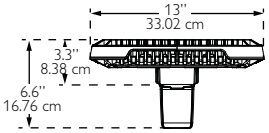
Top View



Side View



End View



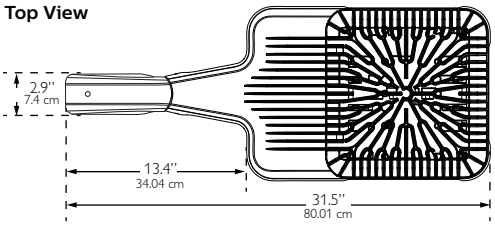
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

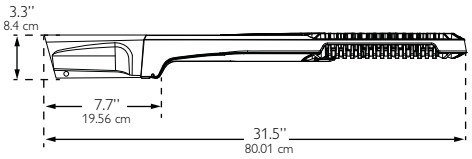
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

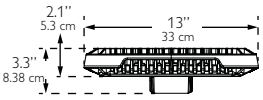
Top View



Side View



End View



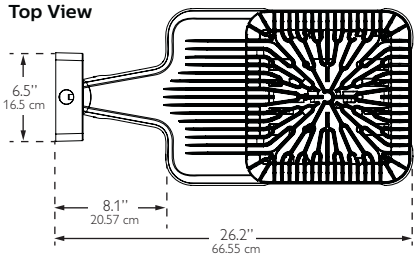
EPA (ft^2/m^2)

Single
0.51 / 0.047

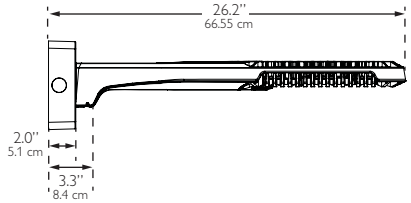
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

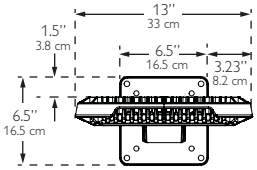
Top View



Side View



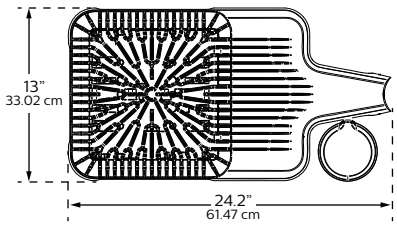
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

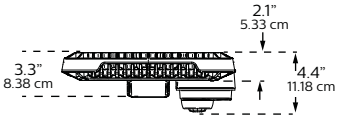
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

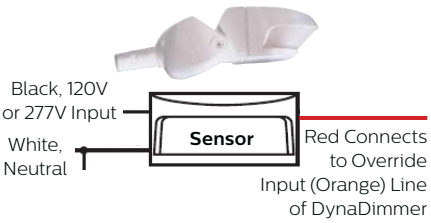
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

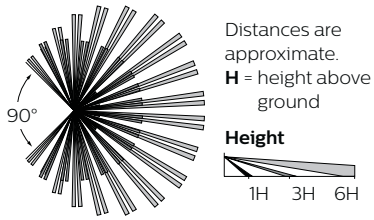
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



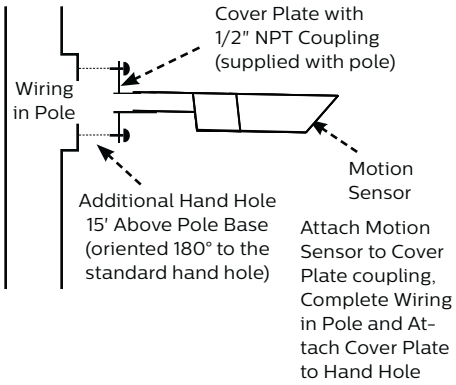
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

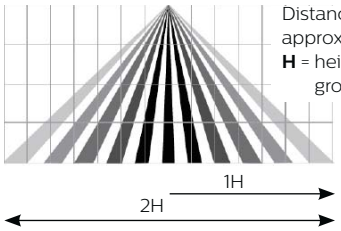
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

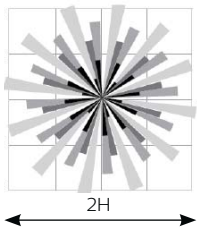
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

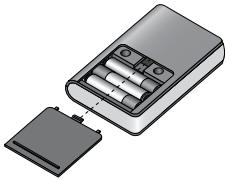
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

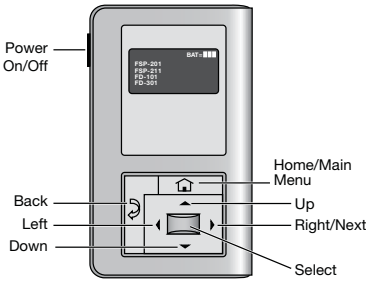
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

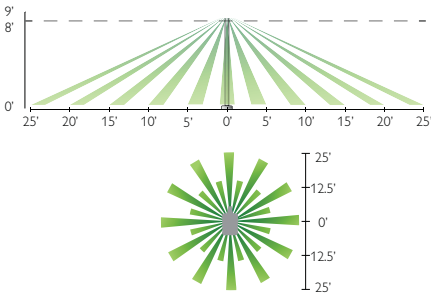
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

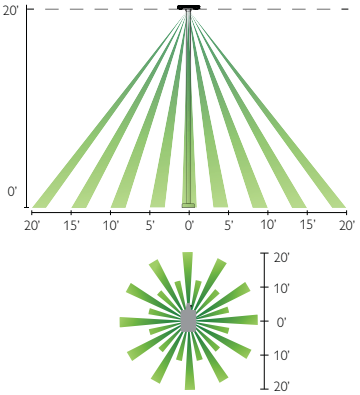
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

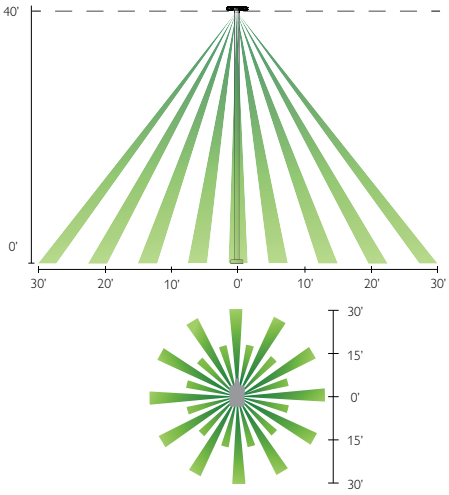
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



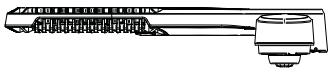
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

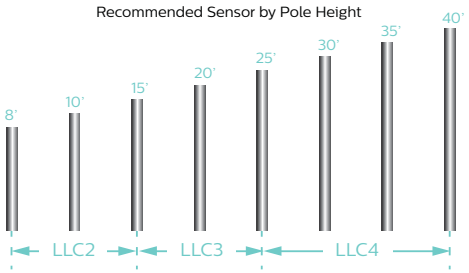


Luminaire Configuration Information – EcoForm with LimeLight

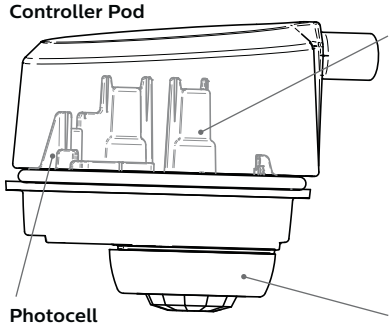


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

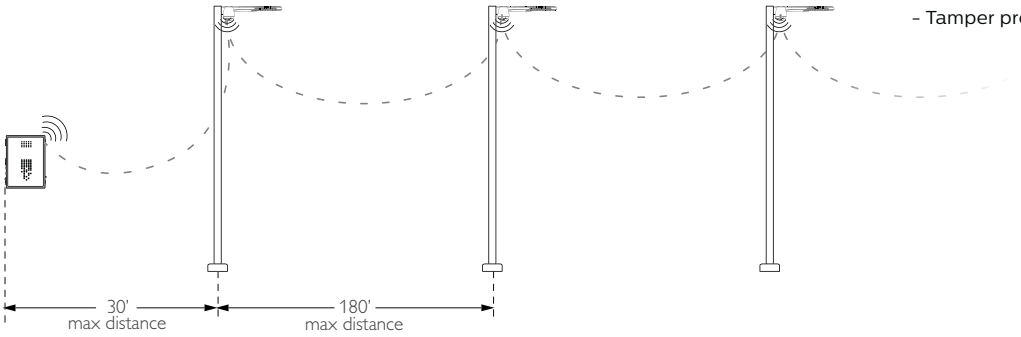
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

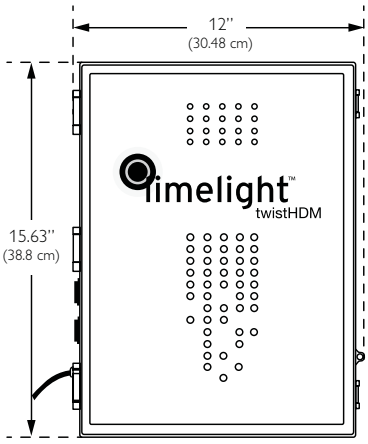
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

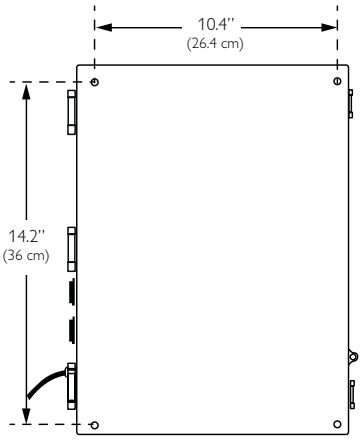
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



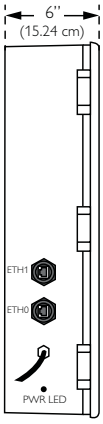
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

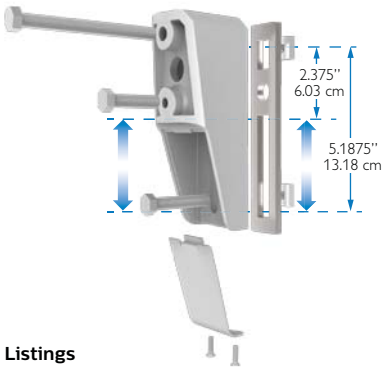
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L_{70} Hours[1,2]	L_{70} Per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-5-215LA-641A-NW
Type:	S5
Qty:	2
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

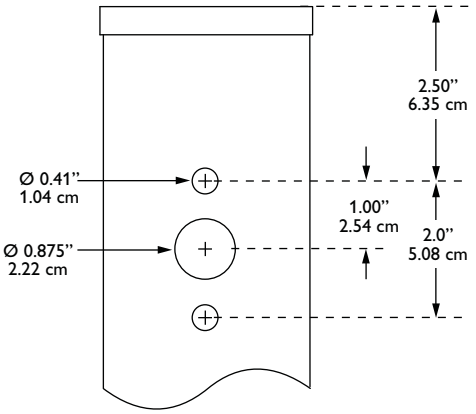
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

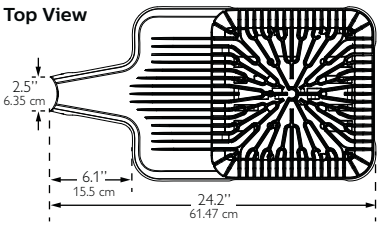
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

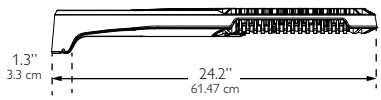
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



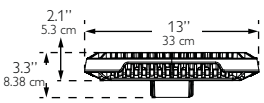
Side View



EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



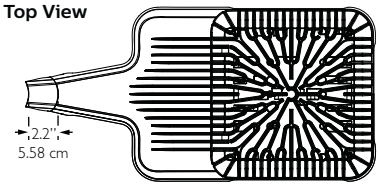
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

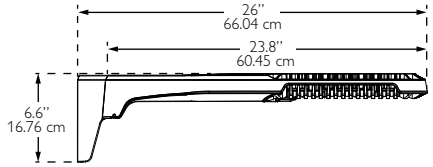
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

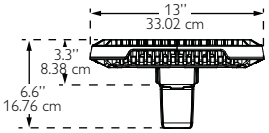
Top View



Side View



End View



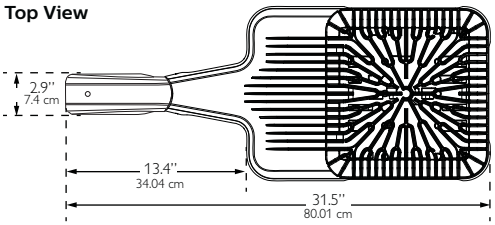
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

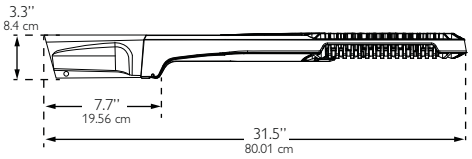
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

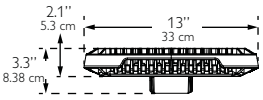
Top View



Side View



End View



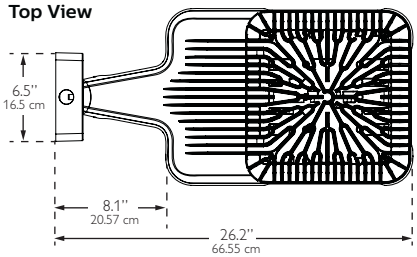
EPA (ft^2/m^2)

Single
0.51 / 0.047

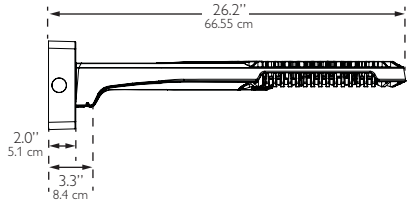
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

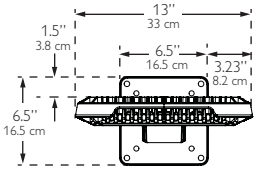
Top View



Side View



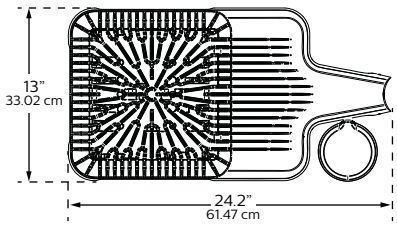
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

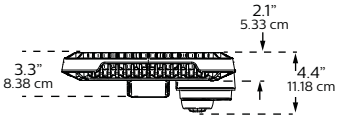
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

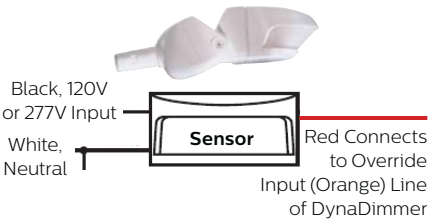
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

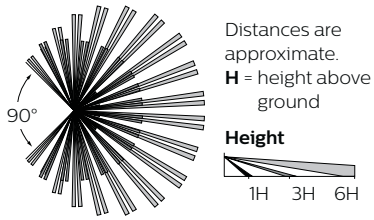
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



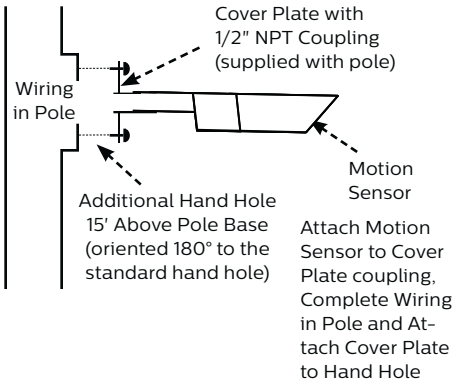
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

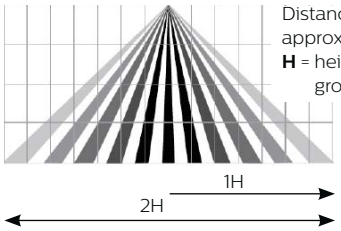
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

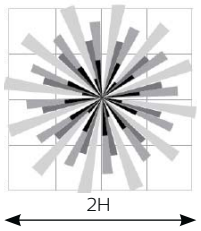
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

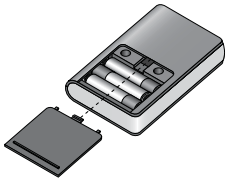
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

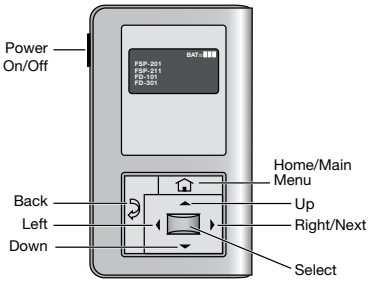
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

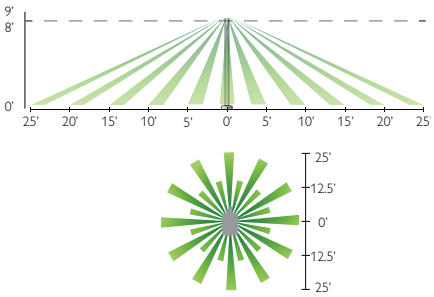
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

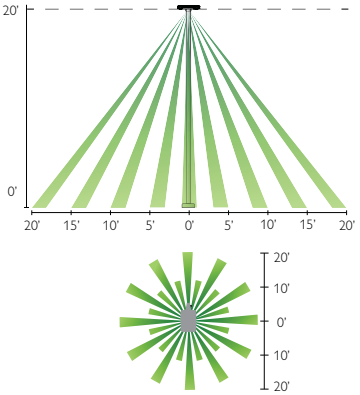
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

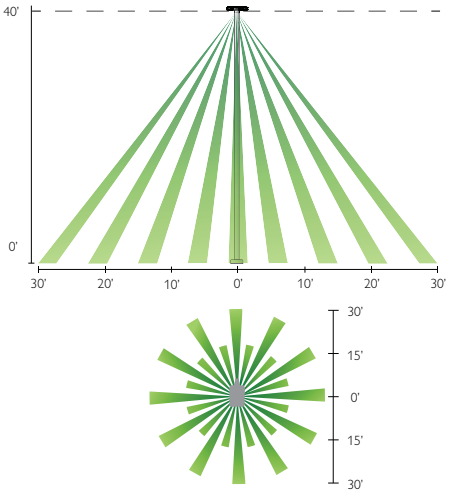
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



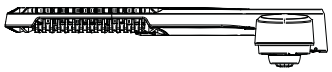
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

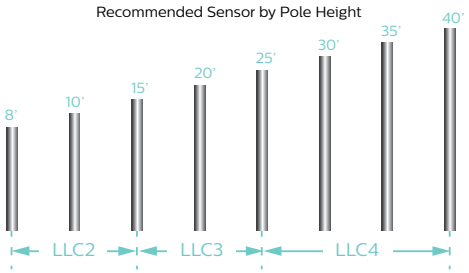


Luminaire Configuration Information – EcoForm with LimeLight

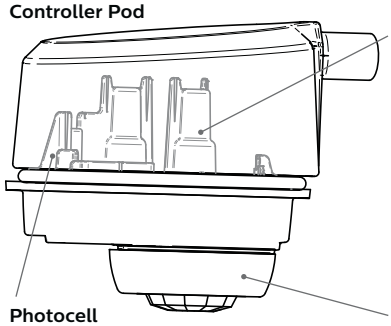


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

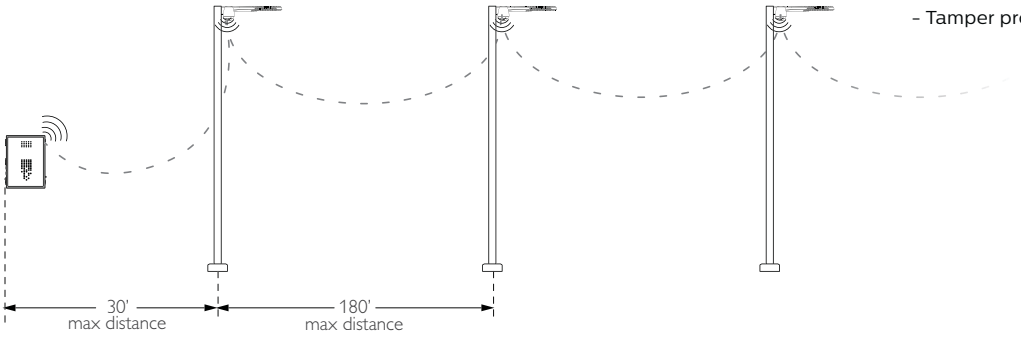
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

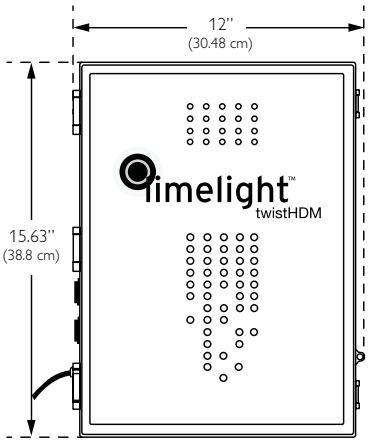
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

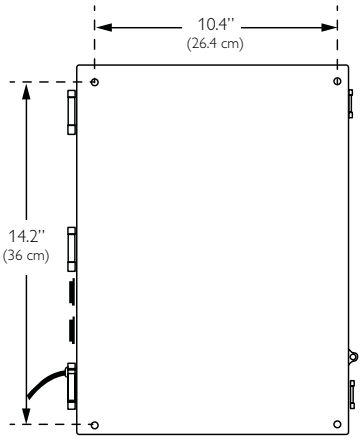
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



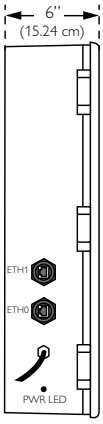
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

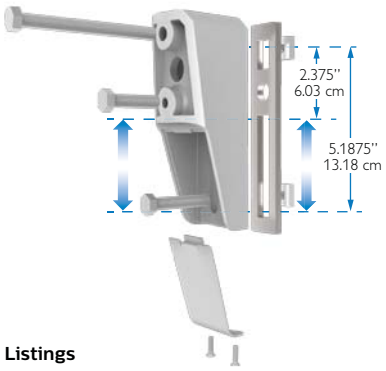
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L_{70} Hours[1,2]	L_{70} Per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 10, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *April 26, 2016* Planning and Zoning Commission meeting.

2. **P2016-016 (David)**
   Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (*4.679-acres*), Tract 19 (*61.658-acres*), and Tract 42-01 (*13.374-acres*) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

4. **Z2016-012 (Korey)**
   Hold a public hearing to discuss and consider a request by Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and take any action necessary.

5. **Z2016-013 (David)**
   Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

6. **Z2016-014 (Ryan)**
   Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

7. **Z2016-015 (Ryan)**
   Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

8. **Z2016-016** (Ryan)
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Article V, *District Development Standards*, of the Unified Development Code, and take any action necessary.

9. **Z2016-017** (Ryan)
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.

ACTION ITEMS

10. **SP2016-006** (Ryan)
    Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop* (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary *[Postponed to the May 31, 2016 Planning and Zoning Work Session Meeting]*.

11. **SP2016-007** (David)
    Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

12. **SP2016-008** (Korey)
    Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail* facility (*i.e. Carmel Carwash*) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

13. **SP2016-009** (David)
    Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

14. **SP2016-010** (David)
    Discuss and consider a request by Glen Cox for the approval of site plan for an *office building* on a 2.60-acre tract of land identified as Lot 1, Block A, Corrigan Law Office Addition [*0.31-acres*] and Lot 8, Block A, Municipal Industrial Park Addition [*2.29-acres*], City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 805, 815 & 821 T. L. Townsend Drive, and take any action necessary.

15. **SP2014-011** (Ryan)
    Discuss and consider a request by Tom Pritchett on behalf of Channell Commercial Corporation for the approval of an amended site plan allowing for an alternative landscape plan for an *office and industrial facility* on an 18.763-acre parcel of land being identified as Lot 1, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-013: Lots 1 & 2, Block A, Mendez Addition [*Approved*]
- ✓ P2016-014: Lot 1, Block 1, Rockwall-Pine Addition [*Approved*]
- ✓ P2016-015: Lots 1 & 2, Block A, JBR2 Addition [*Approved*]
- ✓ P2016-017: Lots 9, 10 & 11, Block A, Municipal Industrial Park Addition [*Approved*]
- ✓ Z2016-008: SUP for an Accessory Building at 735 David Drive (*2nd Reading*) [*Approved*]
- ✓ Z2016-009: SUP for a Minor Automotive Facility at 2225 Ridge Road (2nd *Reading*) [*Approved*]
- ✓ Z2016-010: PD Development Plan for Care Now (2nd *Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of May, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 10, 2016
5:00 P.M.

DISCUSSION ITEMS

1. **SP2016-007** **(David)**
   Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

2. **SP2016-008** **(Korey)**
   Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail* facility (*i.e. Carmel Carwash*) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

3. **SP2016-009** **(David)**
   Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2804 S. Goliad Street, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of May, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 26, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:07 p.m. Present were Commissioner John McCutcheon, Patrick Trowbridge, Johnny Logan, Tracy Logan and Sandra Whitley. Absent was Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshal, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the April 12, 2016 Planning and Zoning Commission meeting.

2. P2016-013
Discuss and consider a request by Alexander Menjivar and Daniel & Lidia Mendez for the approval of a final plat for Lots 1 & 2, Block A, Mendez Addition being a five (5) acre tract of land identified as Tract 2 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5143 SH-276, and take any action necessary.

3. P2016-014
Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a final plat for Lot 1, Block 1, Rockwall-Pine Addition being a 3.642-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 920 E. IH-30, located southwest of the intersection of Kyle Drive and the E. IH-30 frontage road and take any action necessary.

4. P2016-015
Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a final plat for Lots 1 & 2, Block A, JBR2 Addition being a 7.329-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

5. P2016-017
Discuss and consider a request by Robert R. Varner, Jr. of Townsend Professional Centre, LLC for the approval of a replat creating Lots 9, 10, & 11, Block A, Municipal Industrial Park Addition, being a 2.60-acre parcel of land currently identified as Lot 8, Block A, Municipal Industrial Park Addition (*2.29-acres*) and Lot 1, Block A, Corrigan Law Office Addition (*0.31-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

Chairman Renfro made a motion to pass the consent agenda. Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ARB representative came forward and gave brief explanation of recommendation pertaining to the items on the agenda that required architectural review.

No discussion took place concerning this item.

IV. DISCUSSION ITEMS

7. Z2016-012

Hold a public hearing to discuss and consider a request by Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and take any action necessary.

Planner, Korey Brooks stated applicant was present and available for questions.

Jeremy Eve
3030 LBJ Ste 100
Dallas, TX

Mr. Eve came forward and stated he is a consultant for Kroger on the project to demolish the existing EZ Mart gas station to build an 806 square foot building gas station with 8 dispensers and a canopy and will have 13 parking spaces. Additionally it will have a dumpster enclosure. They will keep the existing entrances. Received comments from staff and are prepared to address them without a problem.

Chairman Renfro asked for questions for applicant from the Commission.

Commissioner Trowbridge asked if number of pumps was 8 and of parking spaces were 13. Applicant stated that was correct.

Chairman Renfro asked if the gas pumps would be shielded from the store. Applicant stated that was correct.

Chairman Renfro asked if there would be a store or a booth as in the existing Kroger has already. Applicant stated it will be a convenient store.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2016-013

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

Senior Planner, David Gonzales stated applicant was present and available for questions.

Jason White
(No address given)

Mr. White came forward and stated he was one of the engineers with Jones and Carter representing the applicant. Mr. White gave brief explanation of request feels request for zoning change will fit with existing surrounding residential subdivisions. He spoke concerning amenities and park area. They have received comments from staff and are prepared to address those.

Commissioner Trowbridge asked how many acres and density. Mr. White stated the total is 81.5 acres and 224 residential lots total open space would be 22.3 percent.

Garrett Lust
(No address given)

Mr. Lust came forward and added they are staying with 2.5 units max density although ordinance states it to be 2.0 clauses within that allow for that and due to the proposal of the park feels it is acceptable to request that change.

Commissioner Trowbridge asked what density was in PD 69 which surrounds the area Mr. Gonzales stated he would provide that information at the next meeting.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2016-014
Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

Noah Fabiano
8214 Westchester Suite 710
Dallas, TX

Mr. Fabiano came forward and gave brief explanation of request discussing concept plan, development standards and an overall representation of the product.

Chairman Renfro asked for questions for applicant from Commission.

Commissioner Lyons had concerned of loss of sidewalks and narrower streets by doing open swales.

There being no questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2016-015
Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Planning Director, Ryan Miler, stated there is currently an annexation going forward and it will be going to City Council for a 2nd reading before it goes forward to the Public Hearing therefor staff felt comfortable bringing it forward. Also stated Mr. Atkins was present and available for questions.

Pat Atkins
3076 Hays Ln.
Rockwall, TX

Mr. Atkins came forward and stated the annexation has taken time and the process of completion of the final 11 acres completes the masterplan and addresses the open space concern and density is now addressed. Mr. Atkins added he has received staffs comments and will address them.

Mr. Miller added that when it came thru the first time and the original PD was approved at that time the Commissioner's concern was with the open space being only 17percent, now with this addition it is at 20 percent or in excess of that, this is an amendment to the current PD79. Mr. Miller added that currently the garage offset standard is 20 feet from the front façade, but the applicant is requesting for it to be 5 feet but it will meet the same standards that were approved in the Summerset Parks Subdivision he will have the ability to encroach into the front with the porches and sunroom which will provide that buried setback in the front.

There being no questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Renfro stated items 11 and 12 on the agenda would be moved to the end of the agenda.

11. Z2016-016
Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Article V, *District Development Standards*, of the Unified Development Code, and take any action necessary.

Planning Director, Ryan Miller, recently did a text amendment to PD75, which is the Lake Rockwall Estate Subdivision, to take out a clause that allowed Council to approve land use without a zoning process. There are two places where that exact language exists; the other is in the Southside Residential Neighborhood District. Council has directed staff to amend that ordinance and take that language out, and also in addition, under the current ordinance any application for a special request must first be brought to the City Council to initiate the request, then to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. Typically, these requests would be taken directly to the Planning and Zoning Commission for recommendation prior to being brought before the City Council. That has since been corrected and staff can now intake an application and bring it directly to the Planning and Zoning Commission for a recommendation and then to City Council. It is a discussion and the ordinance will be brought at the next meeting.

Commissioner Trowbridge asked for clarification of what the intent was when first it was first drafted and the striking of certain language. Mr. Miller stated with both Lake Rockwall Estates and the Southside Residential Overlay Districts the idea was that this being the older parts of town, these lots are already established and the idea was to provide flexibility with the understanding that older ordinances intended to regulate this area as we move forward and standards and product that people are putting in change we need to accommodate these areas and some of the existing lots due to the size would need to be accommodated to.

No further discussion took place concerning this agenda item.

12. Z2016-017
Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.
Planning Director, Ryan Miller, gave brief explanation requested that City Council to allow thru a SUP for the allowance of Used Motor Vehicle Dealerships.
The majority of the cities

Planning Director, Ryan Miller, stated that on the City Council meeting that took place on March 21, 2016 a perspective applicant came forward and requested that City Council look into changing the current use chart to allow used motor vehicle dealerships in a Light Industrial District thru a Specific Use Permit. The way the ordinance is currently set up used car

dealerships are only allowed as an ancillary or accessory use to new auto dealerships, with the thinking that this will provide some controls going forward and it will also provide a certain type of product.

Mr. Miller further stated that City Council did direct staff to look into how other cities approach this use and potentially amending the code to allow used car dealerships in the Light Industrial Districts. In order to achieve this, staff first did comparable cities analysis and looked at their code. What was found is that the majority of the cities that allow the use do so thru a Specific Use Permit, Rockwall currently has the most restrictive ordinance with the exception of Rowlett. After the comparable cities analysis was completed, staff also did a locational analysis for Rockwall's existing Auto Motor facilities, and what was found is that the all of these facilities, with the exception of two non-conforming one that exist in the downtown area, are situated along the IH30 corridor and based on that information staff also put together a fiscal impact analysis.

Mr. Miller went on to state that in 2007 a change was made to the way the City allows New Car Dealerships in the certain Districts that allows them the code was amended to require a Specific Use Permit, whereas before they were allowed by right in the Light Industrial District for the prevention of concentration of these dealerships along the IH30 corridor and also because there was an abundance of Light Industrial Land remaining in that corridor in the undeveloped areas. An ordinance was prepared, essentially it would not accommodate what the applicant is requesting, it would allow for the use in the Light Industrial with an SUP but it would prevent it to go into the Overlay Districts which is similar to what the City of Frisco did with their ordinance.

Mr. Miller added that even though staff was directed to look into this, the Commission may chose to leave the current ordinance in place and that recommendation can be given to the Council or a different recommendation can be given by the Commission with the information staff provided. Mr. Miller added this was brought to the work session for discussion before it goes to public hearing and to City Council and is available for any question.

Chairman Renfro commented on not being in favor of inviting used dealerships aside from the ones that are currently in place, other than those that are indoor such as one that came in not long ago. Mr. Miller added that used vehicle sales are currently allowed but they have to be internal to the building and cannot have any outside.

Commissioner Trowbridge asked if of the nine dealerships along the IH30 corridor any of those came in after the change requiring the SUP. Mr. Miller stated that three of those came in after the change was put in place.

Commissioner Whitley asked if this request was passed would it affect the existing used car dealerships that are in the downtown area. Mr. Miller stated it would not, as they are considered legally non-conforming.

Commissioner Lyons asked if this is passed, would it allow used car dealerships to go in anywhere in the Light Industrial District with the Specific Use Permit. Mr. Miller stated it would prohibit it within the Overlay Districts.

Commissioner Trowbridge asked where is the perspective applicant asking to come in with the used car dealership. Mr. Miller stated he would defer to the Public Hearing where the applicant will probably make a presentation. Mr. Miller added it is not site specific what is being proposed is regulating a use for the entire City.

No further discussion took place concerning this agenda item.

13. P2016-016

Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (*4.679-acres*), Tract 19 (*61.658-acres*), and Tract 42-01 (*13.374-acres*) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

Senior Planner, David Gonzales, gave brief description of request, stating it is being brought before the Commission because it is in the ETJ there have been a few things that have been highlighted as far as comments in the staff report, have met with the surveyor who will bring back those comments and make the needed changes then it will go to the county judge for his signature.

There being no questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2016-006

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop* (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

Planning Director, Ryan Miller, stated this came before the Commission as an SUP a few meetings ago and did receive it for outside storage now they are moving forward with the site plan phase and added that the applicant was present and available for questions.

Jeff Carroll
750 IH30
Rockwall, TX

Mr. Carroll came forward and stated after meeting with ARB this evening and they had one comment to add a mansard roof and flipping it to the front to tie into the canopy but that will be Service Kings decion if that can be done. Mr. Carroll added that Service King has reduced the building size 5,000 square feet from the site plan approval process due to the cost of the retaining wall.

Chairman Renfro asked if it had canopies. Mr. Carroll stated there is one located in the front that serves as a drive thru for pickup.

Commissioner Trowbridge asked concerning the cost of the retaining wall and losing the square footage. Mr. Carroll stated it was a decision Service King took to reduce it.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

15. SP2016-007

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

Senior Planner, David Gonzales advised the Commission the applicant was present and available for questions.

Brian Burger
17103 Preston Road
Dallas, TX

Mr. Burger came forward and gave brief explanation of request and stated staff has given their recommendations and have those have been addressed.

There being no questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

16. SP2016-008

Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail* facility (*i.e. Carmel Carwash*) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

Planner, Korey Brooks advised the Commission the applicant was present and available for questions.

Benson Gerard
11700 Preston Road
Dallas, TX

Mr. Gerard came forward and gave brief explanation of request stating it is for an express car wash. The owner has several units in Dallas and runs a very good operation the incorporate a lot of landscaping. It will be 22 percent on the proposed site. They have gone through staff's comments as well as the ARB comments and address those.

Commissioner Logan asked if there is no median opening. Mr. Gerard stated they are eliminating one of the curb cuts and make the existing one on the right side wider.

Commissioner Trowbridge what the setback was. Mr. Gerard stated it is a fifty foot setback for their use. Commissioner Trowbridge asked if the exit will be in the rear and go out through the front and will the vacuums be on the right side facing the Veterinary office. Mr. Gerard stated that was correct.

Commissioner McCutcheon if there are any stipulations on the facing of the bays. Mr. Brooks stated the applicant is requesting a variance that will allow the bays to face SH205.

Mr. Miller added that they will propose a cultured stone and will bring a sample of that at the next ARB meeting and they will get a recommendation from the Board, but the Commission is the approving body for cultured stone.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

17. SP2016-009

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission the applicant was present and available for any questions.

Justin Kanoker
3630 Gyer Road
St. Louis, MO

Applicant came forward and gave brief explanation of request stating it is approximately a one acre parcel and will be putting a 4300 square foot building with eleven car stacked drive thru with 52 proposed parking spots. The hours of operation will be 7 days a week 6am to 9pm. It will have approximately 100 seats inside for dining and 20 seats in the outside patio.

Commissioner Trowbridge asked concerning color renderings if the store would be similar to existing stores. Applicant provided picture that showed color of product and full masonry and brick behind the Panera Bread signs and will provide full perspective renderings in the next meeting.

Commissioner Logan asked concerning parking layout will the old concrete be salvaged. Applicant stated they will be doing the entire lot concrete but the majority will be replaced.

Applicant stated they have received staff comments and will review and address those.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

18. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-008: Preliminary Plat for Lots 1-4, Block A, Lakeshore Commons Addition [*Approved*]
- ✓ Z2016-006: SUP for a Carport at 303 Renfro Drive (*2nd Reading*) [*Approved*]
- ✓ Z2016-008: SUP for an Accessory Building at 735 David Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-009: SUP for a Minor Automotive Facility at 2225 Ridge Road (*1st Reading*) [*Approved*]
- ✓ Z2016-010: PD Development Plan for Care Now (*1st Reading*) [*Approved*]
- ✓ Z2016-011: Zoning Change (*Commercial to PD for a Multi-Family Apartment Complex*) [*Withdrawn*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

V. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Bart Carroll of *Carroll Consulting Group, Inc*.

AGENDA ITEM: **P2016-016**; Wanda Ridge Estates, Ph 2 (*ETJ Final Plat*)

SUMMARY:

Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (*4.679-acres*), Tract 19 (*61.658-acres*), and Tract 42-01 (*13.374-acres*) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

PLAT INFORMATION:

- ✓ The purpose of the applicant's request is to final plat 45 single-family residential lots on a 79.7111-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The development will be known as the Wanda Ridge Estates, Phase 2 Subdivision. The development will be located north of the intersection of Wanda Lane and FM-548.

- ✓ Per the *Interlocal Cooperation Agreement* between the City of Rockwall and Rockwall County, any property situated within Rockwall County in the City's Extraterritorial Jurisdiction (ETJ) is subject to the City's subdivision regulations. In addition, the City of Rockwall is the governing body responsible for approving said plats upon a recommendation/comment from the County's designated representative. In this case, the plat has been reviewed by Rockwall County and the majority of the County's comments are to be addressed during the civil engineering submittal process.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Recommendation section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat as requested, staff would offer the following conditions:

1) All staff comments (Project Plan Review) provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;

a. That adherence to Engineering and Fire Department standards shall be required, and

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-016	**Owner**	CROWELL DEVELOPMENT CORP	**Applied**	4/15/2016	LM
Project Name	Wanda Ridge Estates - ETJ Plat	**Applicant**	CARROLL CONSULTING GROUP, INC	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	4/15/2016	LM

Revised Plans
Staff comments
are highlighted

Site Address	**City, State Zip**	**Zoning**
FM 548 ETJ	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comment

(4/19/2016 11:46 AM AW)
Note on the plat to state "All drainage/detention systems to be maintained, repaired, and replaced by property owner(s)".
The easements that are detention need to be labeled "detention/drainage" easement

ENGINEERING	Amy Williams	5/5/2016	5/12/2016	5/5/2016		APPROVED	
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
GIS	Lance Singleton	4/15/2016	4/22/2016	4/21/2016	6	COMMENTS	See Comment

(4/21/2016 8:42 AM LS)
Contact Rockwall COunty for 911 Addressing:
Susan Skrabanek sskrabanek@rockwallcountytexas.com
9-1-1 Rural Addressing / Rockwall County
1215 E. Yellowjacket Ln.
Rockwall, Texas 75087
972.204.7681

PLANNING	David Gonzales	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See comments

Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (4.679-acres), Tract 19 (61.658-acres), and Tract 42-01 (13.374-acres) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

Please address the following Rockwall County Comments:

From: Pat NeSmith [mailto:pnesmith@rockwallcountytexas.com]
Sent: Tuesday, April 19, 2016 1:24 PM
To: 'Ron Merritt' <rmerritt@rockwallcountytexas.com>
Subject: RE: Wanda Ridge Estates - Final Plat

I don't have any problem with the plat but will need to see the plans for drainage of water from Weldon St north to Bud St, we have a problem with the flow now. I see an easement on the lot south of Weldon but I don't see a drainage easement on the 2 lots between those streets. There's a big ditch in there now behind the 2 existing houses on Wanda.

I hope all the lot owners with drainage easements on their prop understand what that means. Looks like at least 14 or 15 are going to be affected.

The following City of Rockwall staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-016" on the lower right corner on all pages of the revised plat.
3. Indicate and label the 2.5-ft Right-of-Way Dedication along FM 548 by hatching the area and providing the total acres being dedicated.
4. Surveyor's Certificate - Notary not necessary whenstamped by surveyor.

** As a note and once the plat has been approved by the Planning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

The following are scheduled meeting dates that you and/or your representative(s) should attend in order to answer any questions regarding the final plat. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Planning - Work Session: April 26, 2016 (6:00 p.m.)

Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.)

PLANNING | David Gonzales | 5/4/2016 | 5/11/2016 | 5/4/2016 | COMMENTS | See comments

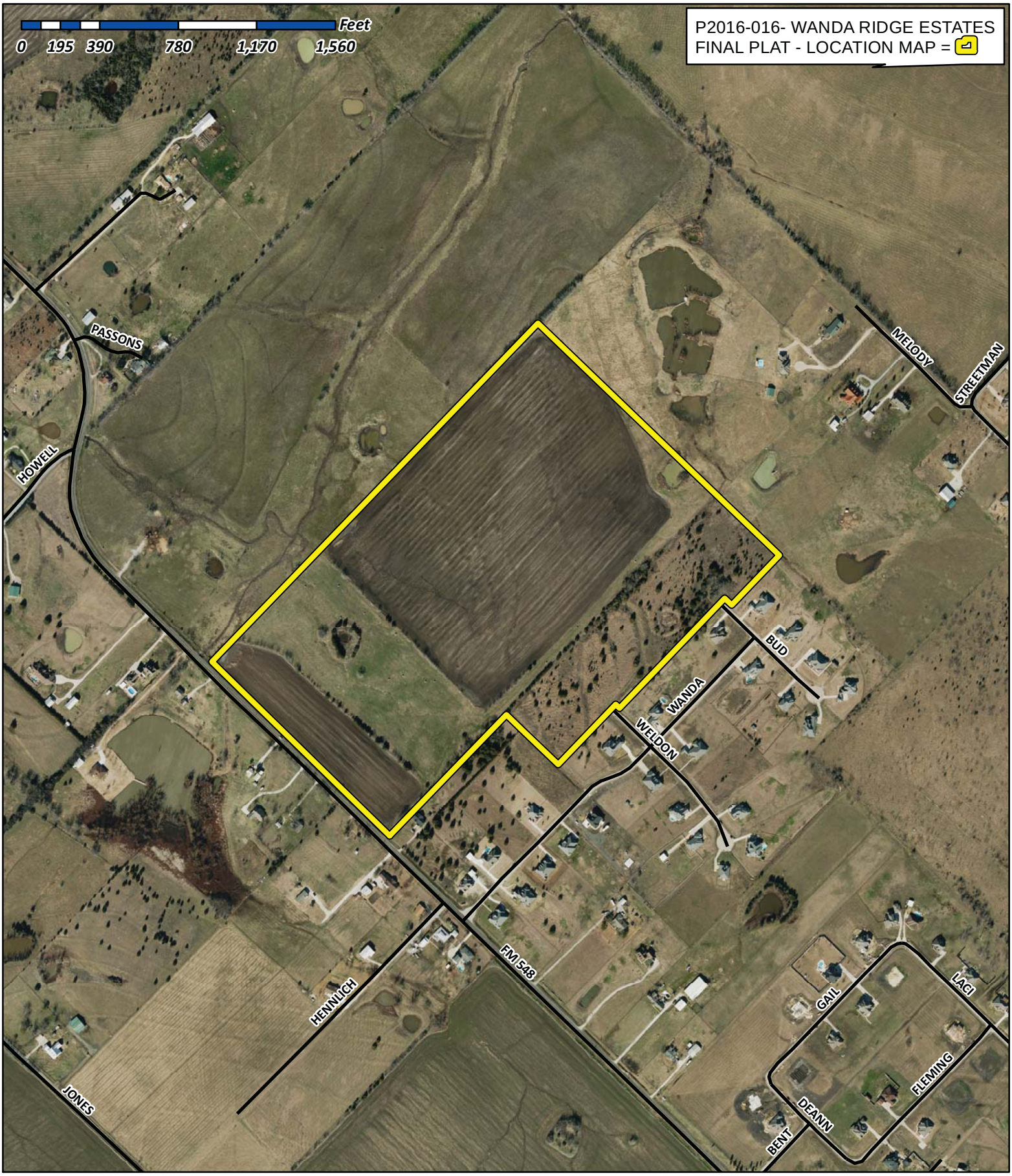
The following City of Rockwall staff comments are to be addressed and resubmitted no later than Tuesday, May 17, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff:

1. On page two, there are 2 signature blocks (and notoray certificates) for the same individual (i.e. Bobby J. Crowell). Is this necessary to have two or is there another name required to sign the plat? Make the necessary correction(s), if any.

** As a note and once the plat has been approved by the Planning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

The following are scheduled meeting dates that you and/or your representative(s) should attend in order to answer any questions regarding the final plat. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Action: May 10, 2016 (6:00 p.m.)							
City Council - Action: May 16, 2016 (6:00 p.m.)							



City of Rockwall

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

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

Boundary Closure Report

Wanda Ridge Estates Phase 2

Course: N44° 47' 41.00"W Length: 46.650'
North: 8303.7235' East: 8562.9732'

Segment #5 : Line
Course: S45° 12' 19.00"W Length: 754.000'
North: 7772.4786' East: 8027.9079'

Segment #6 : Line
Course: N44° 47' 41.00"W Length: 26.350'
North: 7791.1775' East: 8009.3425'

Segment #7 : Line
Course: S45° 12' 19.00"W Length: 414.850'
North: 7498.8871' East: 7714.9502'

Segment #8 : Line
Course: N44° 43' 57.00"W Length: 253.010'
North: 7678.6255' East: 7536.8823'

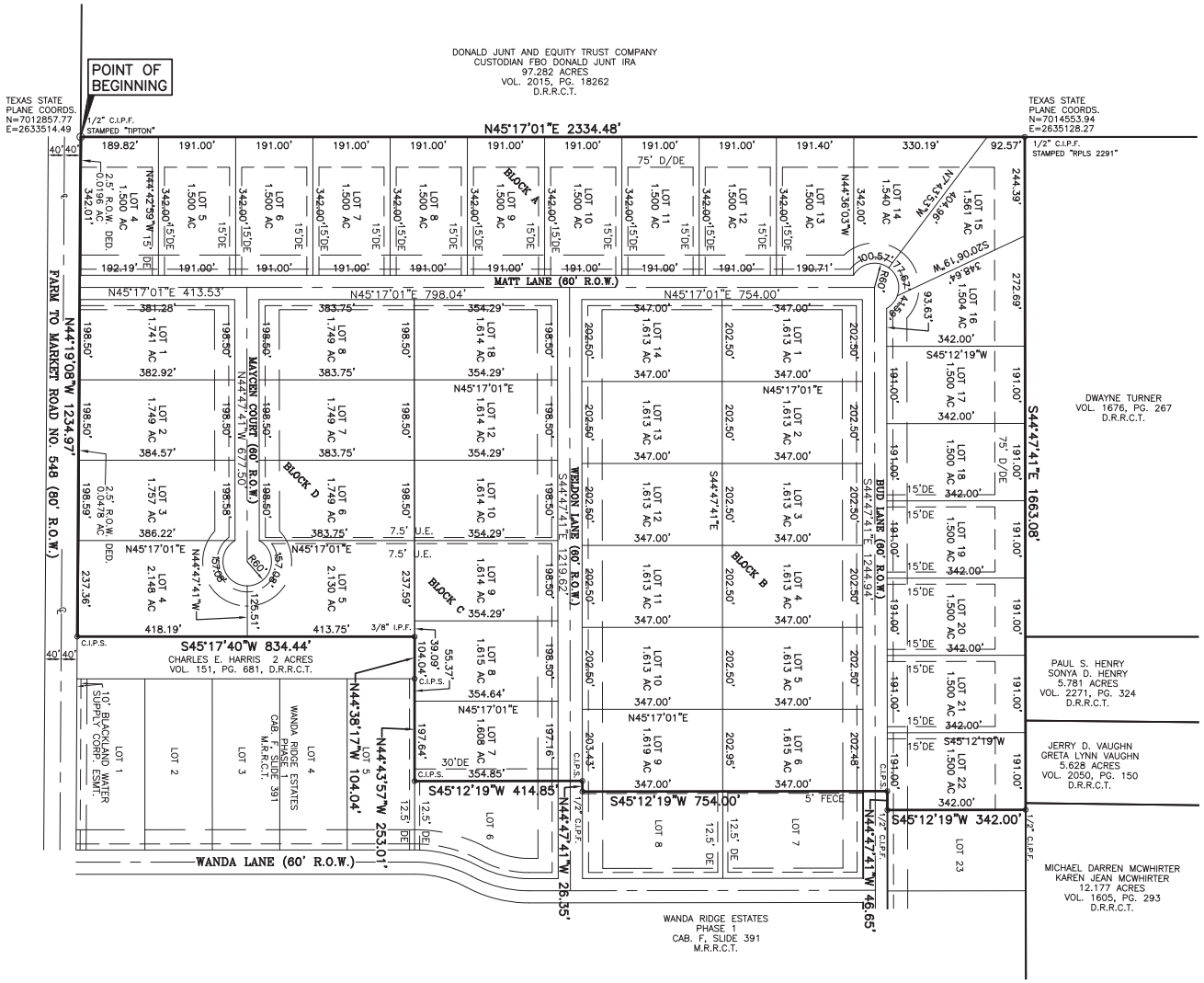
Segment #9 : Line
Course: N44° 38' 17.00"W Length: 104.040'
North: 7752.6562' East: 7463.7811'

Segment #10 : Line
Course: S45° 17' 40.00"W Length: 834.444'
North: 7165.6552' East: 6870.7157'

Segment #11 : Line
Course: N44° 19' 08.00"W Length: 1234.966'
North: 8049.2270' East: 6007.9052'

Perimeter: 8007.870' Area: 3472216.05 Sq. Ft.
Error Closure: 0.0002 Course: N88° 09' 49.94"E
Error North: 0.00001 East: 0.00024

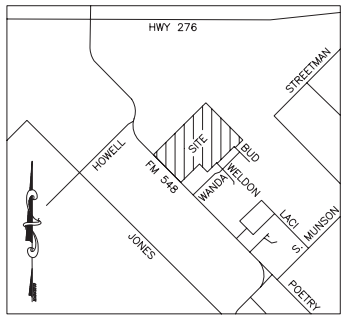
Precision 1: 40039350.000



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.



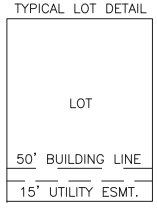
UE – UTILITY EASEMENT
BL – BUILDING LINE
DE – DRAINAGE EASEMENT
D/DE – DETENTION/DRAINAGE EASEMENT
FECE – FARMERS ELECTRIC COOPERATIVE EASEMENT
C.I.P.S. – 1/2" YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

FINAL PLAT

WANDA RIDGE ESTATES PHASE 2

45 RESIDENTIAL LOTS
79.7111 ACRES OF LAND
S. MCFADGIN SURVEY, ABSTRACT NO. 142
ROCKWALL COUNTY, TEXAS
CASE NO.: P2016-016

TYPICAL LOT DETAIL



NOTES:

All drainage/detention systems to be maintained, repaired, and replaced by property owner(s).

Bearings based on northwest line of deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas.

State Plane coordinates based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

OWNER:
CROWELL DEVELOPMENT CORPORATION
CONTACT: ROBERT JOHN CROWELL
403 SOUTH ELM STREET
ROYSE CITY, TEXAS 75189
PHONE: 972-636-2108

REVISED: MAY 2, 2016

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 PHONE:
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742-4411

JOB No.	SCALE:	DATE	DRAWN BY:
2232-16	1"=200'	APRIL 27, 2016	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Crowell Development Co., Inc. is the owner of a tract of land situated in the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas and being the same 79.7111 acre tract of land as conveyed to Crowell Development Co., Inc. by deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" capped iron pin found on the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) for the west corner of said 79.7111 acre tract and the south corner of a 97.282 acre tract of land conveyed to Donald Junt and Equity Trust Company Custodian FBO Donald Junt IRA by deed recorded in Volume 2015, Page 18262, Deed Records, Rockwall County, Texas;

Thence, North 45°17'01" East, along the northwest line of said 79.7111 acre tract and the southeast line of said 97.282 acre tract, a distance of 2334.48 feet to a 1/2" capped iron pin found for the north corner of said 79.7111 acre tract and the west corner of a tract of land conveyed to Dwayne Turner by deed recorded in Volume 1676, Page 267, Deed Records, Rockwall County, Texas;

Thence, South 44°47'41" East, along the northeast line of said 79.7111 acre tract, the southwest line of said Turner tract, the southwest line of a 5.781 acre tract of land conveyed to Paul S. Henry and Sonya D. Henry by deed recorded in Volume 2271, Page 324, Deed Records, Rockwall County, Texas, the southeast line of a 5.628 acre tract of land conveyed to Jerry D. Vaughn and Greta Lynn Vaughn by deed recorded in Volume 2050, Page 150, Deed Records, Rockwall County, Texas and the southwest line of a 12.177 acre tract of land conveyed to Michael Darren McWhirter and Karen Jean McWhirter by deed recorded in Volume 1605, Page 293, Deed Records, Rockwall County, Texas, a distance of 1663.08 feet to a 1/2" capped iron pin found for the most northerly east corner of said 79.7111 acre tract and the most northerly corner of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Map Records, Rockwall County, Texas;

Thence, southwesterly, along the southeasterly lines of said 79.7111 acre tract and the northwesterly lines of said Wanda Ridge Estates Phase 1 the following:

South 45°12'19" West, a distance of 342.00 feet to a 1/2" capped iron pin found for corner on the northeast right-of-way line of Bud Lane (60' R.O.W.);

North 44°47'41" West, along the northeast line of said Bud Lane, a distance of 46.65 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for corner;

South 45°12'19" West, a distance of 754.00 feet to a 1/2" capped iron pin found on the northeast right-of-way line of Weldon Lane (60' R.O.W.);

North 44°47'41" West, along the northeast line of said Weldon Lane, a distance of 26.35 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for corner;

South 45°12'19" West, a distance of 414.85 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" on the north line of Lot 5, of said Wanda Ridge Estates Phase 1;

Thence, North 44°43'57" West, along a southwesterly line of said 79.7111 acre tract and the northeast line of said Lot 5, a distance of 253.01 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for the north corner of said Lot 5 and the east corner of a 2 acre tract of land conveyed to Charles E. Harris by deed recorded in Volume 151, Page 681, Deed Records, Rockwall County, Texas;

Thence, North 44°38'17" West, along a southwesterly line of said 79.7111 acre tract and the northeast line of said 2 acre tract, a distance of 104.04 feet to a 3/8" iron pin found for the north corner of said 2 acre tract;

Thence, South 45°17'40" West, along a southeasterly line of said 79.7111 acre tract and the northwest line of said 2 acre tract, a distance of 834.44 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" on the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) for the south corner of said 79.7111 acre tract and the west corner of said 2 acre tract;

Thence, North 44°19'08" West, along the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) and the southwest line of said 79.7111 acre tract, a distance of 1234.97 feet to the Point of Beginning and containing 3,472,216 square feet or 79.7111 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

WITNESS, my hand, this the _____ day of _____, 2016.

BY: _____
Crowell Development Co., Inc., Owner
By: Bobby J. Crowell

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

_____
Notary Public for and in the State of Texas
My commission expires: _____

WITNESS, my hand, this the _____ day of _____, 2016.

BY: _____
Crowell Development Co., Inc., Owner
By: Bobby J. Crowell

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

_____
Notary Public for and in the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

THAT I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Bearings based on northwest line of deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas.

_____
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

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

_____
Rockwall County Judge Date

General Notes:

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

FINAL PLAT

WANDA RIDGE ESTATES PHASE 2

45 RESIDENTIAL LOTS
79.7111 ACRES OF LAND
S. MCFADGIN SURVEY, ABSTRACT NO. 142
ROCKWALL COUNTY, TEXAS
CASE NO.: P2016-016

REVISED: MAY 2, 2016

PAGE 2 OF 2

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 PHONE:
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742-4411

JOB No.	SCALE:	DATE	DRAWN BY:
2232-16	1"=100'	APRIL 27, 2016	CP

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Jim Evans; *CEI Engineering*

AGENDA ITEM: **Z2016-012**; EZ-Mart Stores, Inc.

SUMMARY:

Hold a public hearing to discuss and consider a request by Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 2901 Ridge Road and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land located at the southeast corner of Ridge Road and Horizon Road. This property is currently zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. According to the Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a retail store with more than two (2) gasoline dispensers requires a Specific Use Permit (SUP) in a General Retail (GR) District.

As part of the Specific Use Permit (SUP) submittal the applicant has submitted a conceptual site plan showing that there will be no changes to the traffic pattern adjacent to major streets; however, the applicant will be adding cross access to the properties to the south to facilitate the flow of traffic through the shopping center. Additionally, the current use of the property--a retail store with two (2) gasoline dispensers or a gas station--will not change. Currently there is an existing 2,264 sq. ft. EZ-Mart store with two (2) gasoline dispensers and a canopy located on site. The applicant is proposing to replace the existing store, pumps, tanks, and canopy with an 804 sq. ft. kiosk, eight (8) gasoline dispensers, new tanks, and a new canopy. It should be noted that this Kroger gas station will be located less than 1,000-feet away from an existing Kroger grocery store and gas station.

With the exception of the proposed additional gas pumps, the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved, the applicant will be required to submit a site plan and replat conforming to all applicable requirements. Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is the intersection of Horizon Road and Ridge Road which are identified as an *M4D (major collector, four [4] lane divided highway)* in the City's *Master Thoroughfare Plan*.

South: Directly south of the subject property is a restaurant (*i.e. Panda Express*), a drug store (*i.e. Walgreens*), a bank (*i.e. Bank of America*), and a grocery store with a fueling station (*i.e. Kroger*). This area is all part of the same Planned Development as the subject property and is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is Horizon Road which is identified as an M4D (*minor arterial, four [4] lane, divided roadway*] on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a bank (*i.e. American National Bank*) and is zoned Commercial (C) District.

West: Directly west of the subject property is Ridge Road, which is identified as an M4D (minor arterial, four [4] lane, divided roadway] on the City's *Master Thoroughfare Plan*. Beyond this is a small shopping center and is zoned General Retail (GR) District.

NOTIFICATION:

On April, 26, 2016 staff sent 38 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to Lago Vista HOA, which is the only HOA/Neighborhood association that is within 1,500-feet and participation in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The *gas station* be subject to the following operational conditions:

   A) All development on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of the attached ordinance;

   B) All operation on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of the attached ordinance; and,

   C) No more than eight (8) gasoline dispensers shall be allowed on the *Subject Property*.

   D) Prior to the approval of a Building Permit a Site Plan generally conforming to the Concept Plan in *Exhibit 'C'* of the attached ordinance will need to be submitted and approved by the Planning & Zoning Commission, and City Council if necessary.

E) No outside display of merchandise or outside storage shall be permitted on the *Subject Property.*

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	4/14/2016	LM
Project Number	Z2016-012	**Owner**	EZ MART STORES INC	**Approved**		
Project Name	Kroger Fuel Station	**Applicant**	CEI ENGINEERING ASSOCIAES, INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	4/15/2016	LM
Status	STAFF REVIEW					

Comments to revisions are highlighted in yellow

Site Address	**City, State Zip**	**Zoning**
2901 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MR M ADDITION	1	A	1	4465-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2016	4/21/2016	4/22/2016	8	APPROVED	
ENGINEERING	Amy Williams	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	See Conditions

(4/19/2016 11:21 AM AW)
Parking next to the building to be 9'x20'
Drainage under the canopy to drain to oil/water separator prior to draining to storm system
No overhangs in any easements.

ENGINEERING	Amy Williams	5/3/2016	5/10/2016	5/3/2016		APPROVED	
FIRE	Ariana Hargrove	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	see comments

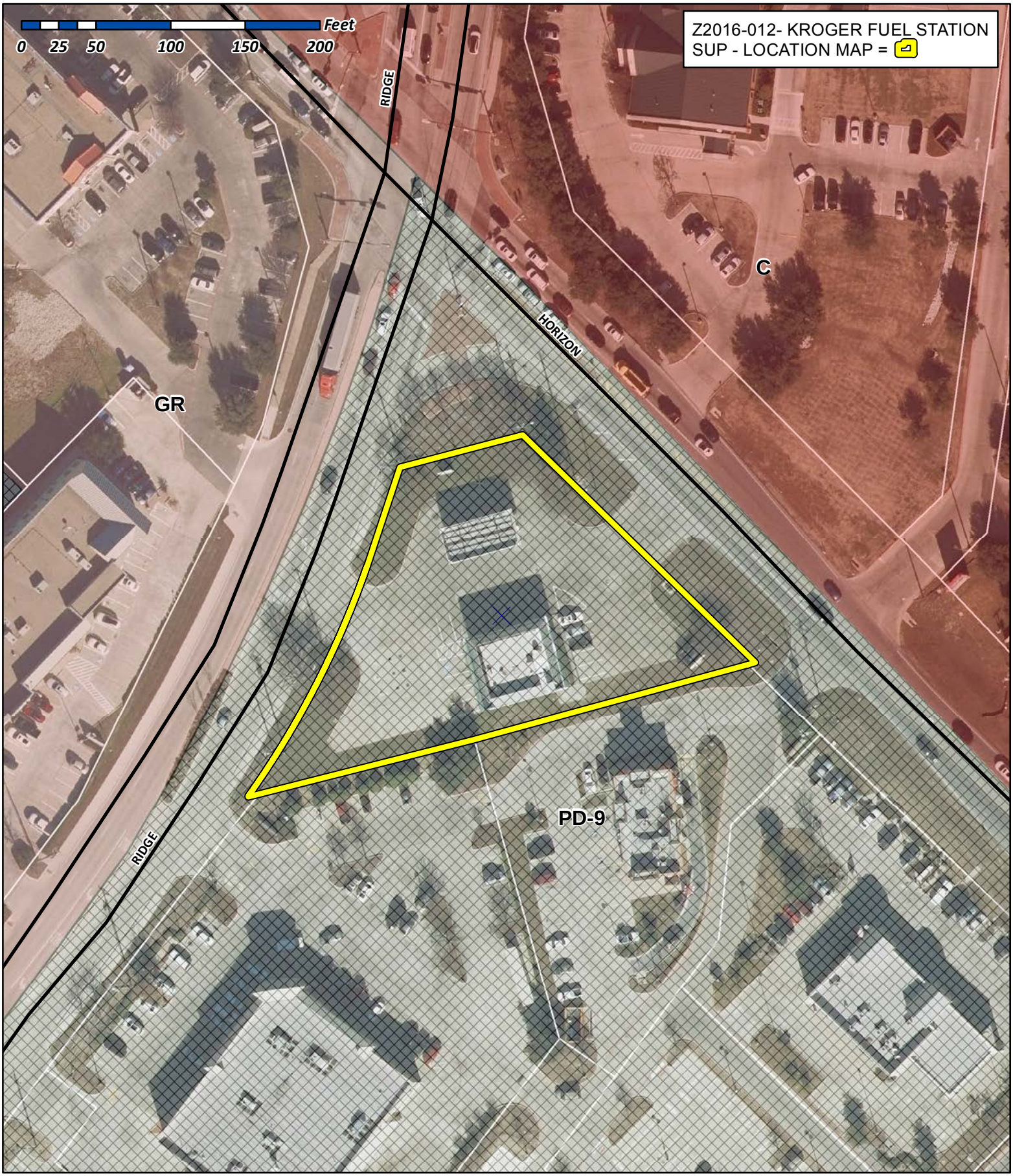
(4/22/2016 10:38 AM AA)
Will need to comply with fire lane and fire hydrant requirements. Unable to determine based on submittal. Show location of any off-site fire lane or fire hydrants that you are using for coverage.

FIRE	Ariana Hargrove	5/6/2016	5/13/2016	5/6/2016		APPROVED	
PLANNING	Korey Brooks	4/14/2016	4/21/2016	4/22/2016	8	COMMENTS	See Comments

(4/22/2016 8:56 AM KB)
Z2016-012 SUP for Retail Building with more than two (2) gasoline dispensers:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 2901 Ridge Road.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-012) in the lower right hand corner of all pages on future submittals.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.4 Please review the attached draft ordinance prior to the April 26, 2016 Planning & Zoning Commission meeting. I.5 This property is located within the Scenic Overlay (SOV) and is subject to stricter architectural standards. The structure shall have 90 percent masonry materials, including a minimum 20 percent stone on each exterior wall. Also the building shall be architecturally finished on all four sides with the same materials, detailing, and features. I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on April 26, 2016. I.7 The projected City Council meeting dates for this case will be May 16, 2016 [1st Reading] & June 6, 2016 [2nd Reading].							
PLANNING	Korey Brooks	5/6/2016	5/13/2016	5/6/2016		APPROVED	



City of Rockwall

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

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

City of Rockwall

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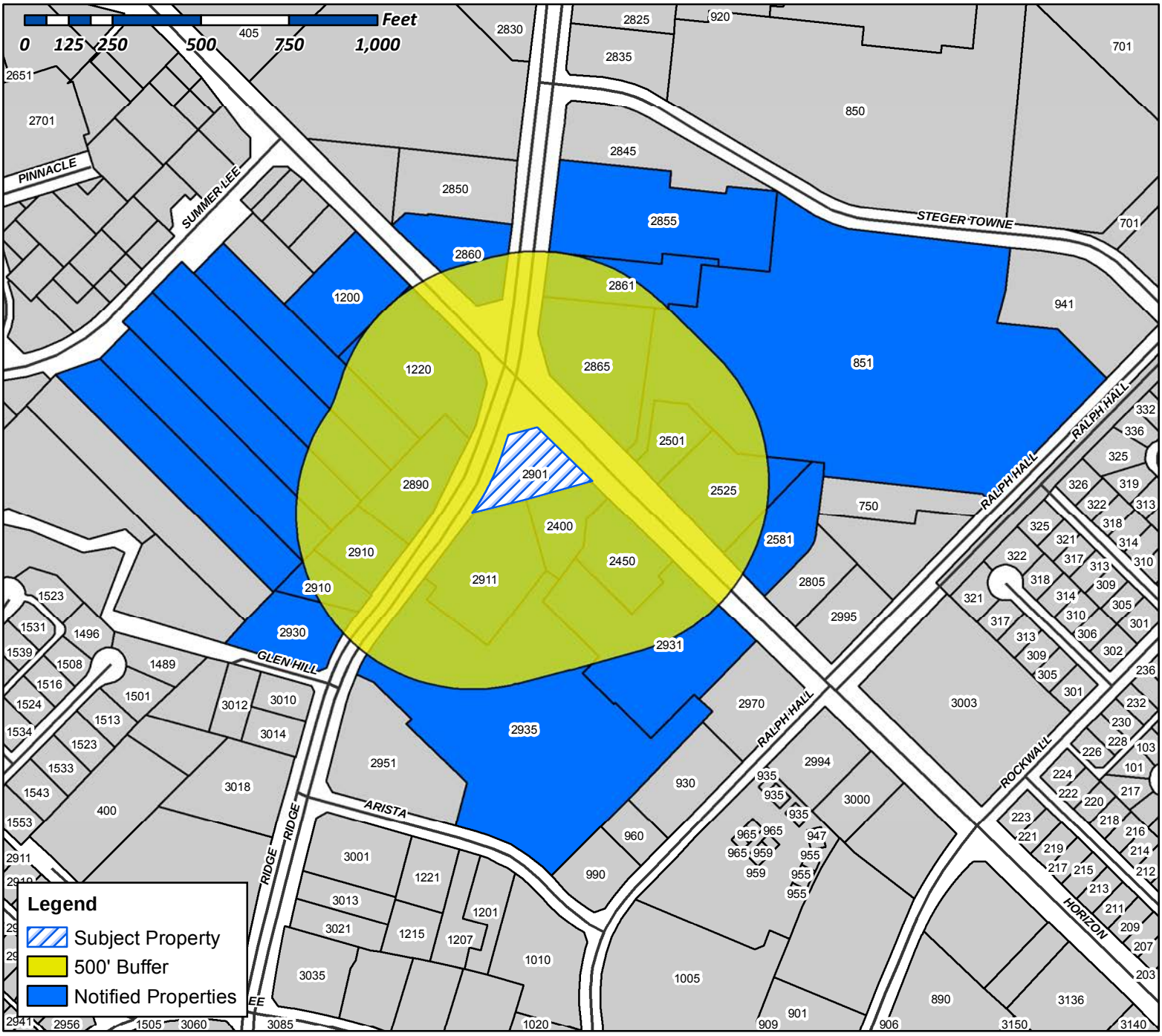
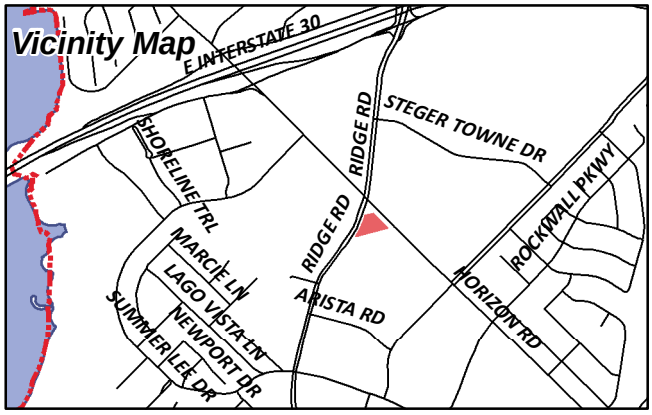


Case Number: Z2016-012
Case Name: Kroger Fuel Center
Case Type: Specific Use Permit
Zoning: Planned Development 9 (PD-9)
Case Address: 2901 Ridge Road



Date Created: 04/18/2016
For Questions on this Case Call (972) 771-7745

BANK OF AMERICA
ATTN: CORPORATE REAL ESTATE ASESS
101 N TYRON ST
CHARLOTTE, NC 28255

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

LOWES HOME CENTERS INC
ATTN: TAX DEPT
PO BOX 1000
MOORESVILLE, NC 28115

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

City of Rockwall

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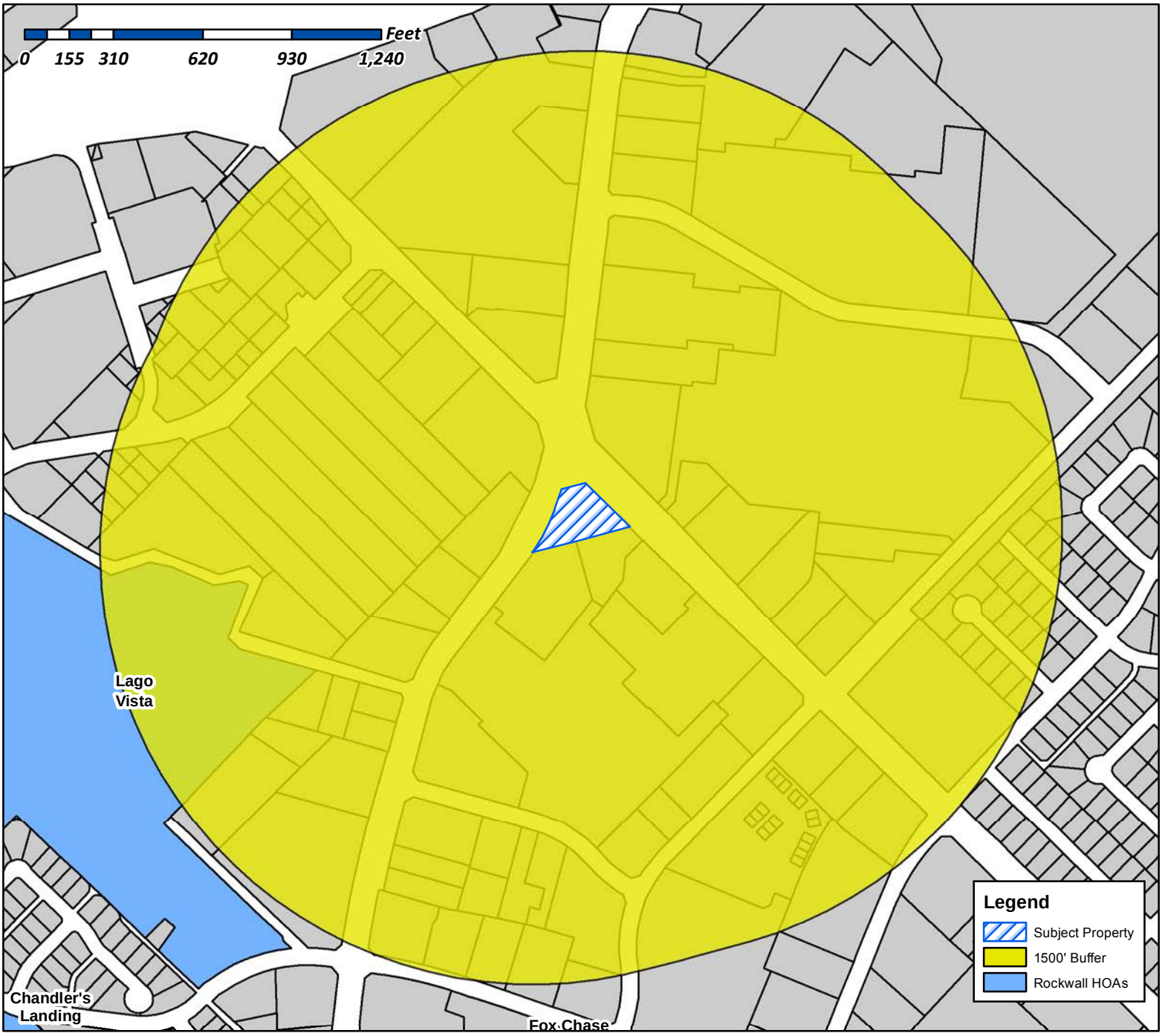
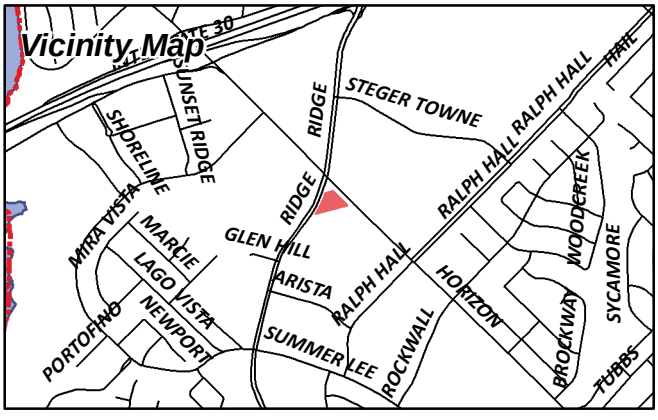


Case Number: Z2016-012
Case Name: Kroger Fuel Station
Case Type: Specific Use Permit
Zoning: Planned Development 9 (PD) District
Case Address: 2901 Ridge Road

Date Created: *04/18/2016*
For Questions on this Case Call (972) 771-7745



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

4800 Sugar Grove Boulevard, Suite 316
Stafford, TX 77477
(281) 494-0360 Fax (281) 494-0309
www.ceieng.com

March 23, 2016

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX 75087

RE: SUP Application Kroger Fuel SW575

Mr. Miller:

CEI Engineering, Inc. is requesting a Specific Use Permit for the Kroger proposed fuel station to be located at the SEC of Ridge Road and Horizon Road (2901 Ridge Road). Currently there is an existing 2,264sf EZ-Mart store with 2 MPD dispensers and canopy located onsite. Kroger Fuel is proposing to replace the existing store, pumps, tanks and canopy with an 807sf kiosk, 8 MPD dispensers, new tanks and a new canopy.

Current zoning is PD-9 with a base zoning of GR and within a Scenic Overlay District. A fuel station is allowed in this zoning by a Specific Use Permit. The site plan adheres to the specific setback and other requirements of this district.

If you have any questions please contact me.

Thank you and have a good day.

CEI Engineering, Inc.

Jim Evans, RLA
Asst. Project Manager

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Ridge Road (F.M. Road 3097, variable width right-of-way) and southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right-of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 09 min 20 sec East and a chord length of 171.41 feet;

THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

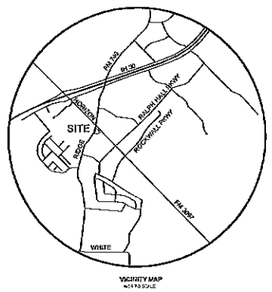
THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.

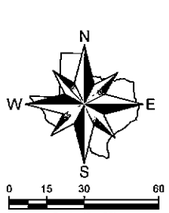
CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed on the 18th day of September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE
GV	GAS VALVE
MW	MONITOR WELL





PARKING	
TYPE	NUMBER
REGULAR	17
HANDICAP	1
TOTAL	18

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued September 19, 2014 by First American Title Insurance Company bearing an effective date of August 27, 2014, GF# 1002-122426-RTT.

1-9. Intentionally omitted, by Surveyor.

The following matters and all terms of the documents creating or offering evidence of the matters:

10a. 20' joint access easements, as shown on plat recorded in Volume C, Page 24, Map Records, Rockwall County, Texas. (Affects the subject property, as shown)

10b. Easement granted by Joe Jones et ux to RCH Water Supply Corporation, filed 12/05/1961, recorded in Volume 64, Page 236, Real Property Records, Rockwall County, Texas, and as shown on plat recorded in Cabinet C, Page 24, Map Records, Rockwall County, Texas. (Affects the subject property, as shown)

10c. Easement granted by J. L. Parker et ux to RCH Water Supply Corporation, filed 12/05/1961, recorded in Volume 64, Page 274, Real Property Records, Rockwall County, Texas. (Affects the subject property, as shown)

10d. Easement granted by JEY Investments to Southwestern Bell Telephone Company, filed 03/26/1999, recorded in Volume 1591, Page 283, Real Property Records, Rockwall County, Texas. (Affects the subject property, as shown)

10e. Easement granted by Lillyan Lolland Duncan to Texas Power & Light Company, filed 11/08/1950, recorded in Volume 46, Page 613, Real Property Records, Rockwall County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10f. Easement granted by Robert Wooldridge et ux to Texas Power & Light Company, filed 07/26/1947, recorded in Volume 42, Page 538, Real Property Records, Rockwall County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10g-10j. Intentionally omitted, by Surveyor.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

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COUNTY OF ROCKWALL §

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Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b1), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on 09/18/2014.

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

Leonard J. Lueker (Original signature affixed hereto)
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090 FAX (972) 490-7099
Texas Engineering Registration No. 89
Texas Surveying Registration No. 100376

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E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

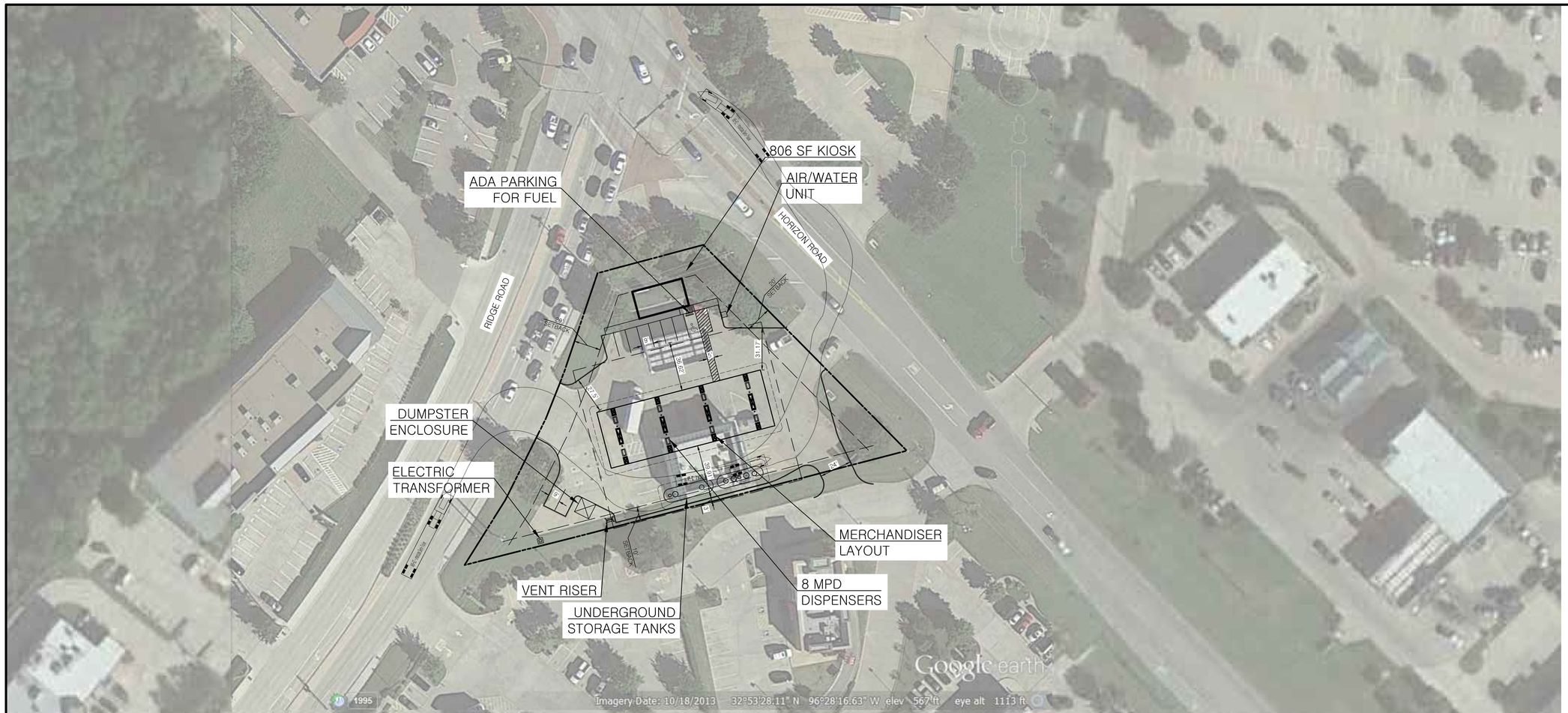
E-Z MART STORES, INC.
602 FALVEY AVENUE
TEXARKANA, TEXAS 75501

ALTA/ACSM LAND TITLE SURVEY
0.918 ACRES

Date : 09.19.14
Scale : 1" = 30'
File : 31583-08-ALTA
Project No. : 31583.08

SHEET 1 OF 1

G:\31583\08\Survey\boundary\31583-08-ALTA.dwg



N

0 40' 60' 80'

SCALE IN FEET

811

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

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

28304	3/22/16	DPOR	PM	DES	DRW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

4800 Sugar Grove Blvd, Suite 316 (281)494-0309
Stafford, TX 77477 (281)494-0360

KROGER FUEL SW575(EXPANSION)

NEC HORIZON ROAD & RIDGE ROAD
ROCKWALL TX

CONCEPTUAL SITE PLAN

REV DATE 3/08/16 C-6

SHEET NO. C-1

© 2016 CEI ENGINEERING ASSOCIATES, INC.

JOB # 28304 DRAWING: SW575-CSP 8 MPD C-6.dwg LAST SAVED BY: JEVANS LOCATION: P:\W2800\W28304.0\W\Drawings\W\Concept\W\C-6\W\SW575-CSP 8 MPD C-6.dwg

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RETAIL STORE WITH MORE THAN TWO (2) GASOLINE DISPENSERS AS SPECIFIED IN ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT CODE, FOR A 0.918 - ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 9 (PD-9) FOR GENERAL RETAIL (GR) DISTRICT LAND USES, AND IDENTIFIED AS LOT 1, BLOCK A, MR. M ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jim Evans of CEI Engineering Associates, Inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Planned Development District 9 (PD-9) and the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a retail store with more than two (2) gasoline dispensers within Planned Development District 9 (PD-9) as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for the *Subject Property.*

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Planned Development District 9 (PD-9) and ***Article V, Section 4.4, General Retail (GR) District Standards, of the Unified Development Code (Ordinance No. 04-38)*** as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the future, and shall be subject to the additional following conditions.

2.1 Conditions for a Certificate of Occupancy (CO)

DRAFT ORDINANCE 04.26.16

The following conditions pertain to the development of a retail store with more than two (2) gasoline dispensers on the *Subject Property*, and conformance to these development conditions are required for the issuance of a Certificate of Occupancy (CO):

1) All development on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of this ordinance;

2) Prior to the approval of a Building Permit a Site Plan generally conforming to the Concept Plan in *Exhibit 'C'* of this ordinance will need to be submitted and approved by the Planning & Zoning Commission, and City Council if necessary.

2.2 Operational Conditions

The following conditions pertain to the operation of a retail store with more than two (2) gasoline dispensers on the subject property, and conformance to these operational conditions are required for continued operations:

1) All operation on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of this ordinance.

2) No more than eight (8) gasoline dispensers shall be allowed on the *Subject Property; and,*

3) No outside display of merchandise or outside storage shall be permitted on the subject property.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16th DAY OF MAY, 2016.

_____

Jim Pruitt, Mayor

DRAFT ORDINANCE 04.26.16

ATTEST:

_____

Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: May 16, 2016

2nd Reading: June 6, 2016

DRAFT ORDINANCE 04.26.2016

Exhibit A: Legal Description

PROPERTY DESCRIPTION

STATE OF TEXAS § COUNTY OF ROCKWALL §

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Ridge Road (F.M. Road 3097, variable width right-of-way) and southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right- of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 09 min 20 sec East and a chord length of 171.41 feet;

THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

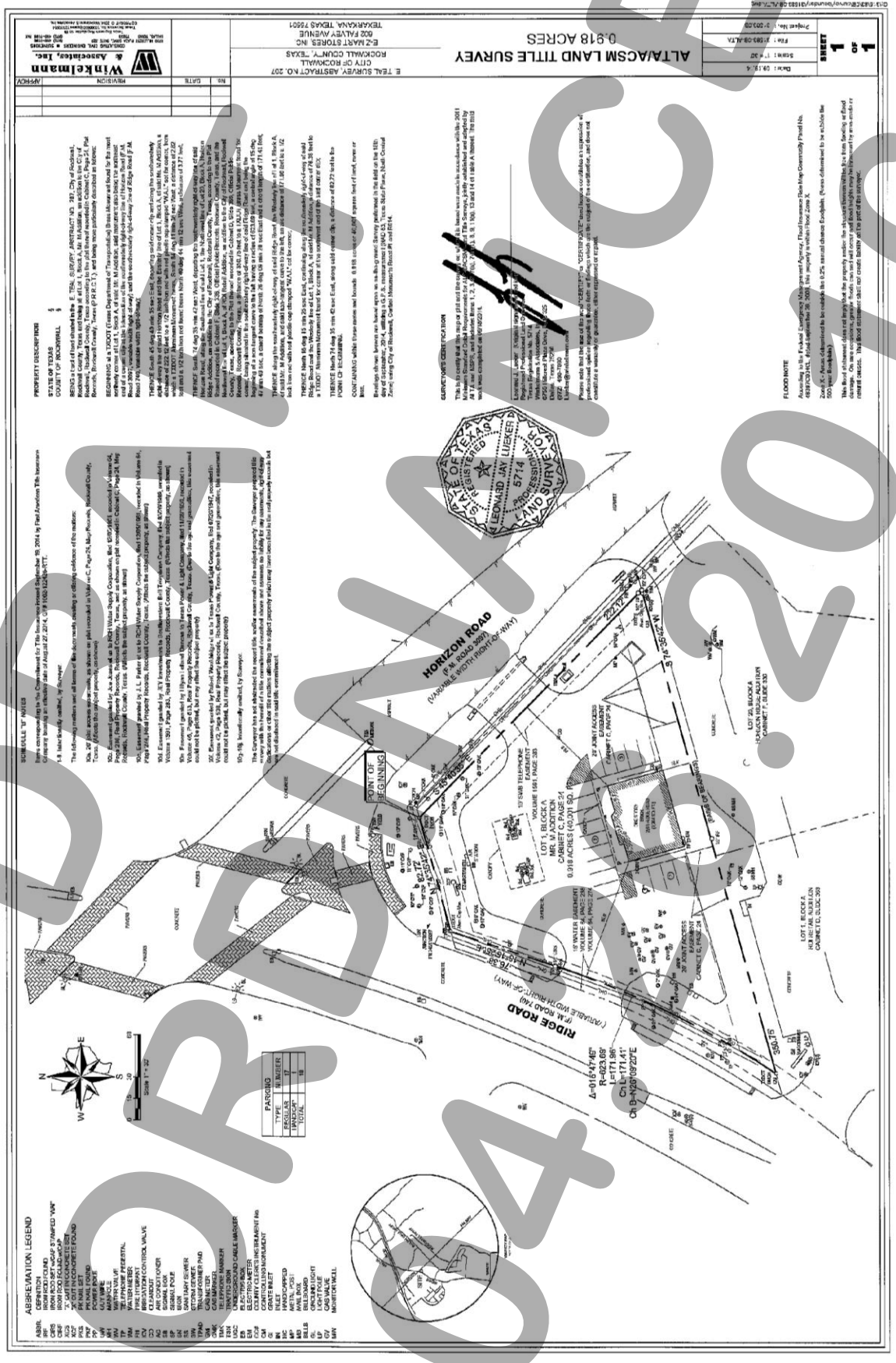
THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.

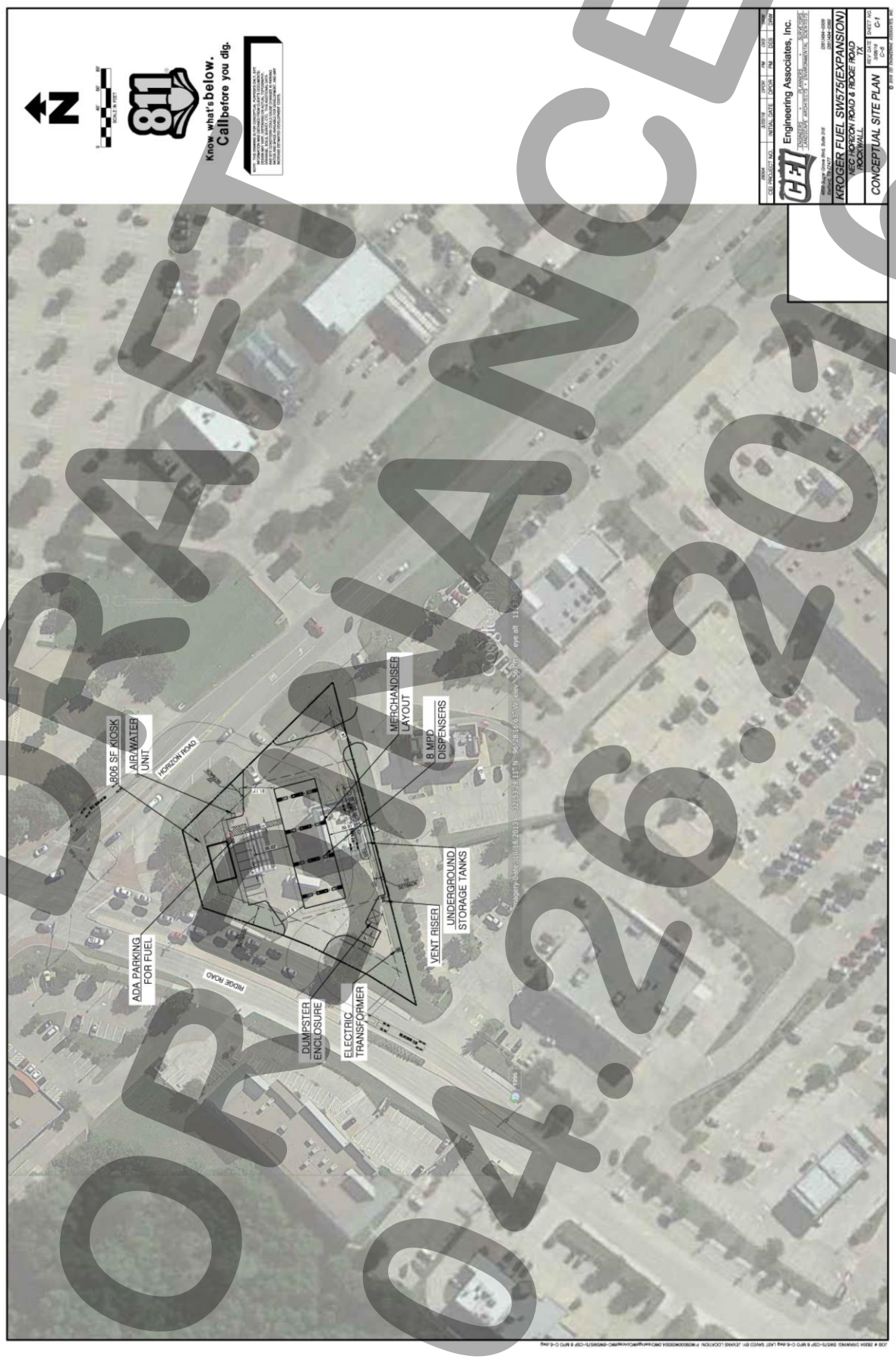
CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed on the 18th day of
September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

DRAFT ORDINANCE 04-16-16



DRAFT
ORDINANCE
04.18.2016



DRAFT ORDINANCE 04.26.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2015

APPLICANT: Garrett Lust of *Pointe Land Development, LLC*

AGENDA ITEM: **Z2016-013**; Terracina Estates *(AG to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On April 15, 2016, the applicant submitted an application requesting to rezone an 81.49-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 204 single-family lots. The subject property, which was annexed into the City on October 4, 2010 by Ordinance No. 10-27, is located south of the intersection of Rochell Road and SH-276, adjacent to Timber Creek Estates Subdivision. The property is currently vacant land that is zoned Agricultural (AG) District.

According to the concept plan, it is the intent of the development to provide 204 single-family residential lots that are to be a minimum of 8,125 sq. ft. (*i.e. 65' x 125' lots*) in area. The development will provide an approximately nine (9)-acre public park located at the southern portion of the development. In addition, the *Concept Plan* shows the inclusion of 18.97-acres of net open space (*or 23.3%*) exceeding the minimum 20% requirement. Staff has included these as development requirements within the Planned Development District Ordinance. In addition, the applicant has also indicated that a minimum of a 15-foot landscape buffer will be provided along Rochell Road and a minimum 10-ft landscape buffer along the proposed minor collector street (Street H) with large canopy trees planted along the perimeter of each roadway at 50-ft intervals. The applicant will also include a minimum of a five (5) foot sidewalk that will be constructed within the rights-of-way.

A summary of the requested density and dimensional requirements is as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	65'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF
Minimum Front Yard Setback [2]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	10'	10'
Minimum Area/Dwelling Unit (SF)	1,400 SF	1,800 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: *The minimum lot width shall be measured at the Front Yard Building Setback.*

[2]: *The location of the Front Yard Building Setback as measured from the front property line.*

[3]: *The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.*

[4]: *As measured from the rear yard property line.*

Waivers to Code Requirements:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Engineering Department's Standards of Design and Construction Manual and the Unified Development Code (UDC) in the following ways:

1) According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages that comply with Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.

2) According to the Unified Development Code, Section 4. – Residential Parking, Sec. 4.1., A, "...single-family…parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street." The applicant is proposing a maximum of 90% of the lots to be front entry styled garages with a minimum of 10% being a traditional swing or J-swing configuration.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Timber Creek Subdivision. This property is zoned for Single Family 10 (SF-10) District land uses.

South: Directly south of the subject property are the corporate limits of the City. The adjacent property is an unincorporated area containing single family home sites fronting onto Austin Corners, a neighborhood street.

East: Directly east of the subject property are the corporate limits of the City. The adjacent property is an unincorporated area containing single family home sites fronting onto Rochell Road.

West: Directly west of the subject property is an approximately 80-acre vacant tract of land that is zoned Agricultural (AG) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property as Low Density Residential land uses. According to the Comprehensive Plan, the Low Density Residential designation is generally defined as single family development consisting of less than 2 units per acre; however, a density up to 2.5 units per gross acre may be allowed within a Planned Development district that includes the dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. These amenities may include but not limited to parks and open space, neighborhood amenity centers, development of trails and parks in flood plains, municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a density of 2.50 units per gross acre and is proposing an approximately nine (9)-acre public park incorporating an eight (8)-ft concrete hike and bike trail system, a playground area, plaza,

picnic area, covered pavilion, and other features as depicted on the *Park Concept Plan*. This will be the developments primary amenity.

The proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the required proximity of residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or open space in order to benefit from a property value premium. An approximation of no more than 24 lots (*or 11.7% of the lots*) located in the North West quadrant of the development are not within the 800-ft. minimum distance requirement. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On April 29, 2016, staff mailed 102 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Timber Creek and Fontana Ranch Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign adjacent to the subject property along Rochell Road and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received one (1) notice "not in favor of" the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

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

City of Rockwall

Project Plan Review History

Project Number	Z2016-013	**Owner**	WEST, UNION INVESTMENT CO	**Applied**	4/15/2016 LM
Project Name	Terracina Estates - PD	**Applicant**	POINTE LAND AND DEVELOPMENT	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	4/15/2016 LM

Revised Plans - Staff Comments are Highlighted

Site Address	**City, State Zip**	**Zoning**
ROCHELL RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	16	NULL	16	0186-0000-0016-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/22/2016	4/29/2016	4/22/2016		APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	Comments
(4/19/2016 11:18 AM AW) Cul-de-sac right-of-ways must have minimum radius of 57.5 and paving radius of 47.5 Street along the park to be 41' B-B and 60' ROW FYI-Water, sewer, and Rochelle improvements required							
ENGINEERING	Amy Williams	5/5/2016	5/12/2016	5/5/2016		APPROVED	
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/20/2016	5	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. fo the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future submittals please include the Case Number (Z2016-013) in the lower right hand corner.

• Please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for May 10, 2015.

• Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Lot Type 'A' – 65' x 125' – 174 Lots
d. Lot Type 'B' – 80' x 125' – 30 Lots
e. Total Number of Lots – 204
f. Maximum Density - 2.503 d.u/acre
(2) Rochelle Estates subdivision name – verify spelling for subdivision (i.e. Rochell or Rochelle). The city street name reflects the associated family name and is spelled without the 'e' on the end.
(3) Provide % of open space for each separate area on the plan (i.e. detention areas, landscape buffer, park area, etc.).
(4) Provide a typical street cross section for the proposed Minor Collector street to be located along the southern portion of the development, as indicated on the City's Thoroughfare Plan.
(5)Provide niche styled parking spaces along the perimeter of the park area for access and convenience of the public.
(6) Provide a label on the landscape buffer along Rochell Road.
(7) Label all streets (e.g. Street A, Street B, etc.)
(8) Provide property owner boundaries and property lines on adjacent properties.
(9) Indicate the City's corporate boundaries on the concept plan.
(10) Remove the statement at lower right indicating "This plan was prepared using...are subject to change without notice."

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) Currently, the concept plan does not indicate the total amount of open space being provided. The minimum amount required is 20% open space (i.e. ~16.298%). Provide the total open space meeting this requirement.
(2) The plan also requires that all lots less than 12,000 sq. ft. must be located within 800-ft of a public park or open space corridor in order to benefit from a property value premium. Provide an exhibit indicating conformance to this requirement.
(3) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

• Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by May 3, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting.

• Please mark your calendar for the scheduled meeting dates as follows:

1. Planning and Zoning Work Session: April 26, 2016

2. Planning and Zoning Public Hearing: May 10, 2016

3. City Council dates: a) May 16, 2016 [Public Hearing - 1st Reading],
b) June 2, 2016 [2nd Reading (if approved)].

PLANNING	David Gonzales	5/4/2016	5/11/2016	5/4/2016		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 17, 2016 (three large copies FOLDED and one PDF version) for subsequent/final review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future submittals please include the Case Number (Z2016-013) in the lower right hand corner.

• Adherence to the Parks Board Recommendations as follows:

>>Discuss and consider a proposed Park Concept Plan on an 81.49 acre parcel of land located on Rochelle Rd south of the intersection of Rochelle Rd the SH-276 and take any action necessary.<<

Park Board approved the proposal along with the following documents and would like P&Z to consider:

(1) Accepting the 9+/- acre park land but not the detention pond as public park to be maintained by the City once it is fully built and turf is established.
(2) All final amenities that are proposed must be first approved by staff and Park Board for approval to ensure that our standards for construction and design are being met. This includes the site furniture, irrigation system, trail, pavilion, playground equipment, fall zone surfacing and playground border.
(3) Require some off street parking bump-outs to include an ADA stall.
(4) Pro-rata equipment fees owed for the number of proposed lot can be used towards the cost of the park improvements.
(5) Cash in lieu of land fees are not required in this case.

• Please make the following corrections/additions to the Concept Plan:

(1) Correct the Concept Plans' parking spaces for the park to indicate niche styled parking spaces along the perimeter of the park area as indicated on the Park Concept Plan.
(2) Provide and label a 10-ft landscape buffer adjacent to 'Street H' and indicate large canpoy trees spaced 50-ft apart along the proposed minor collector street.
(3) Indicate and label the City's corporate boundaries on the concept plan (along Rochell Rd & the southern boundary of the development).

• The following are a list of Comprehensive Plan (plan) policies thathavenot been satisfied or could benefit from clarification:

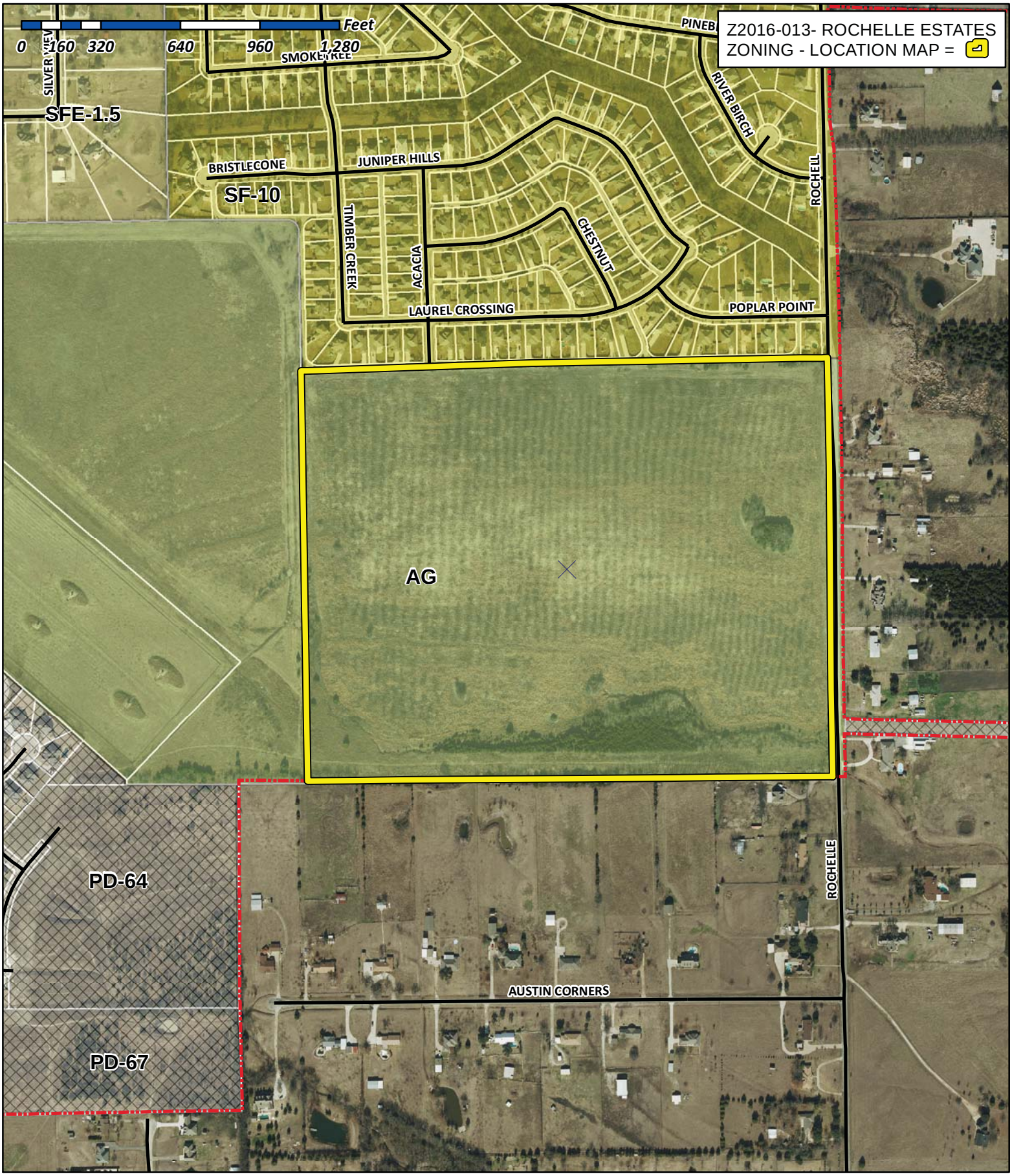
(1) The plan requires that all lots less than 12,000 sq. ft. to be located within 800-ft of a public park or open space corridor. There are approximately 18 - 24 lots adjacent to Acacia Dr., Street A & Street K that may not meet this requirement. A request to waive this requirement by the City Council may be approved through th PD Ordinance.
(2) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

• Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by May 17, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible. All outstanding items will be listed and considered for conditional approval should the request be approved by City Council.

• Please mark your calendar for the scheduled meeting dates as follows:

1) Planning and Zoning Public Hearing: May 10, 2016

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
2) City Council dates: a) May 16, 2016 [Public Hearing - 1st Reading], b) June 2, 2016 [2nd Reading (if approved)].							



City of Rockwall

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

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

City of Rockwall

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

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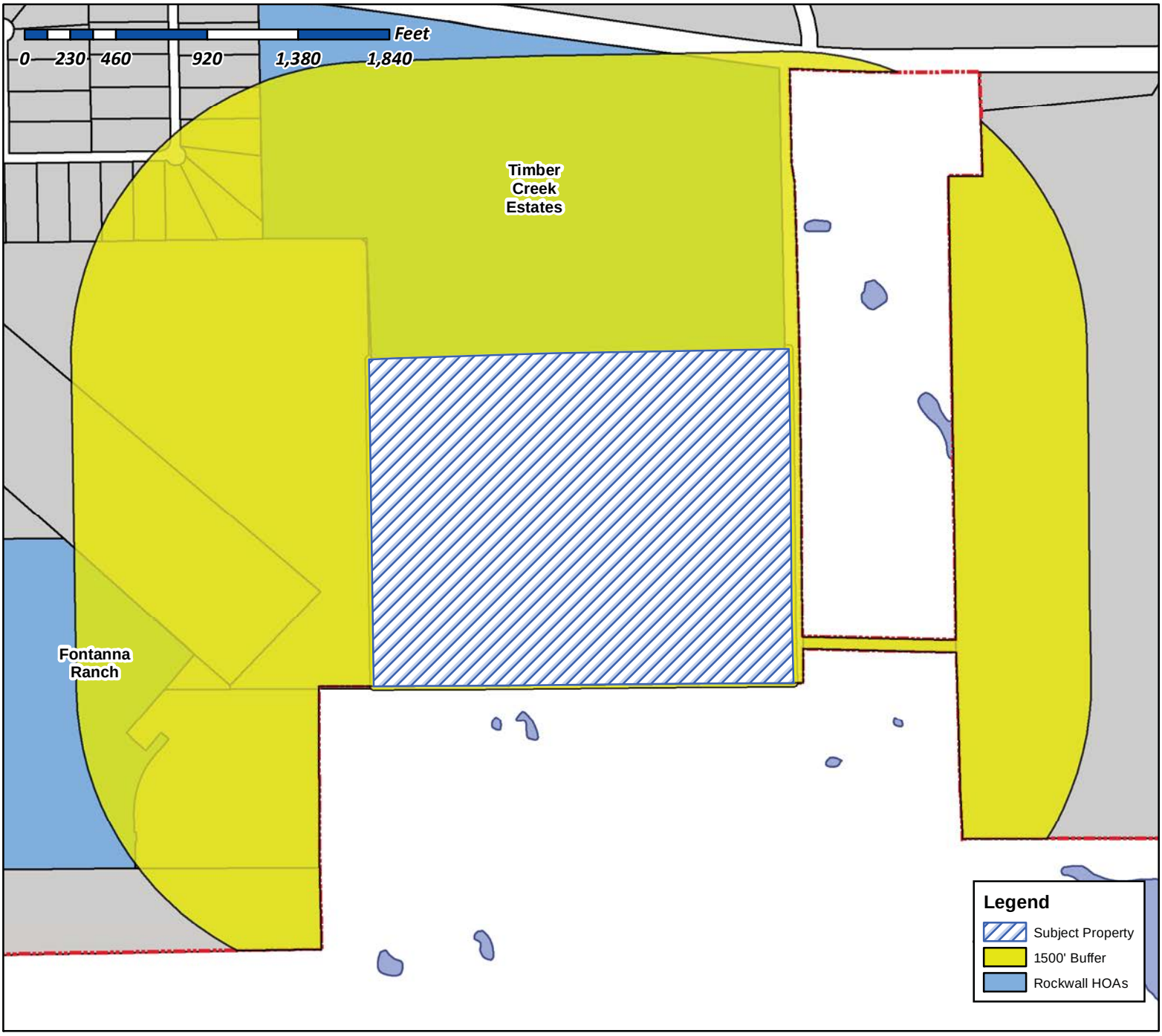
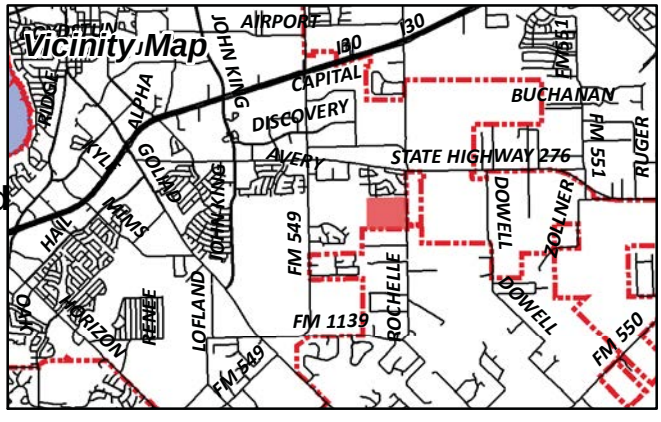


Case Number: Z2016-013
Case Name: Rochelle Estates
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: South of intersection of Rochelle Road and SH-276



Date Created: 04/18/2016
For Questions on this Case Call (972) 771-7745

City of Rockwall

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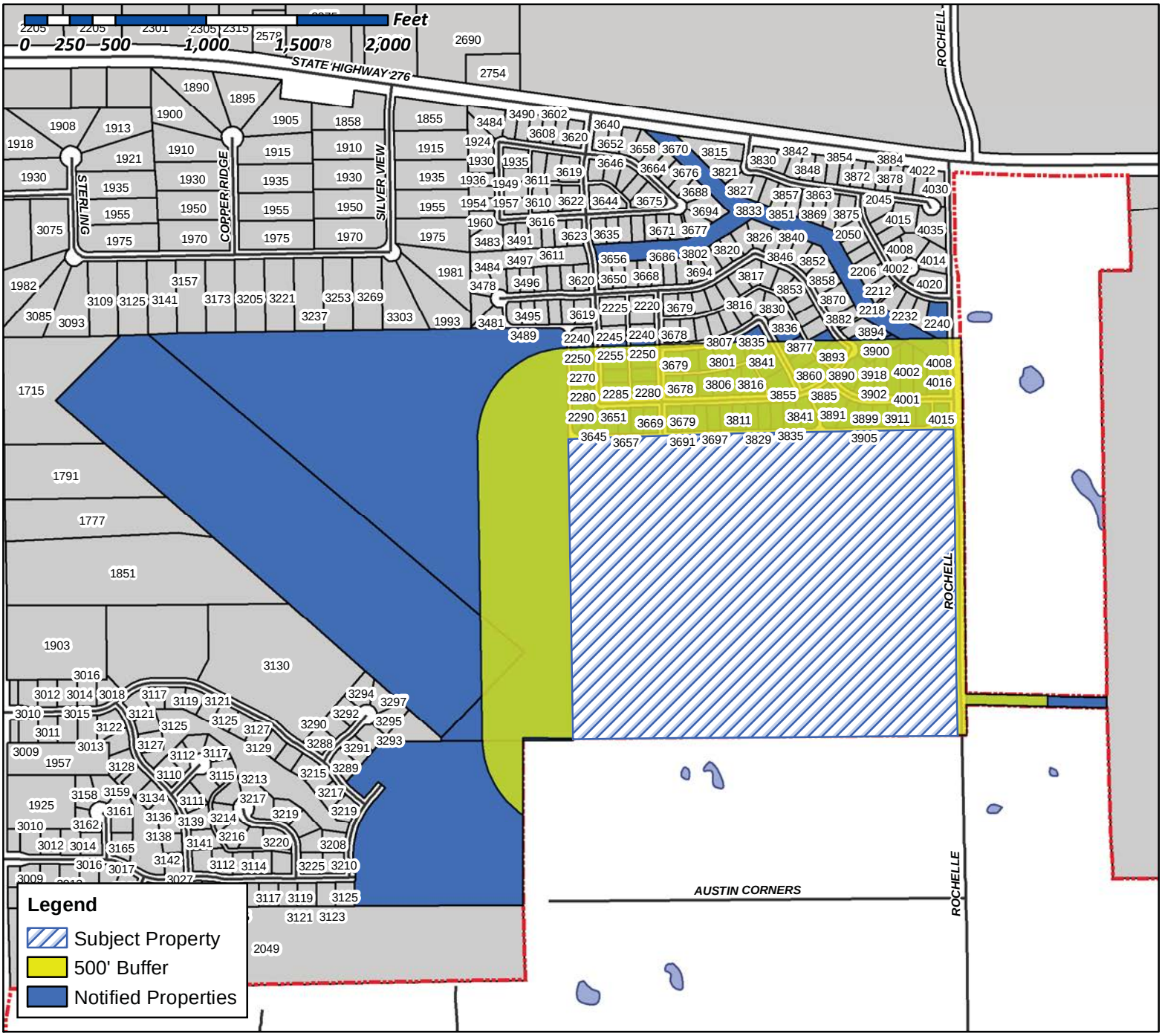

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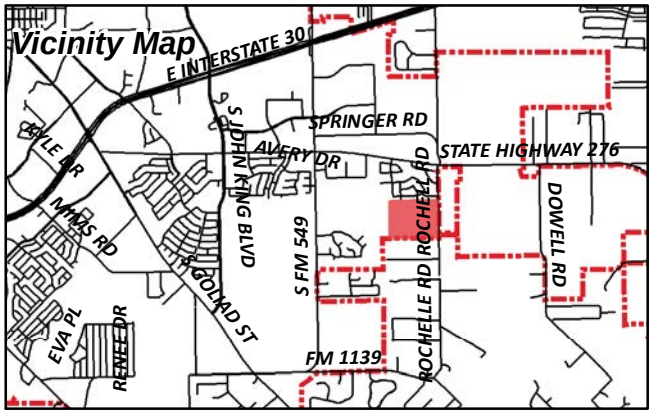


Date Created: 04/18/2016

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

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-013: Rochelle Estates

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/10/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 5/16/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **5/16/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-013: Rochelle Estates

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CURRENT RESIDENT
FM549
ROCKWALL, TX 75032

GUAN HAIHUI & YUFENG TANG
1024 BUBB RD
CUPERTINO, CA 95014

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

ROBERTSON JAMES E
1202 BAYSHORE DR
ROCKWALL, TX 75032

CLIFTON STEPHEN E
1273 HIGHLAND DR
ROCKWALL, TX 75087

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
STUART, FL 34994

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

ANUAR PETER
1419 WEST WICKHAM CIRCLE
DELRAY BEACH, FL 33445

SUTKER ITAI
17353 HATTERAS ST
ENCINO, CA 91316

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
1960 MURIFIELD AVENUE
ROCKWALL, TX 75087

AKITA TRUST
213 WILD LILAC
IRVINE, CA 92620

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2250 ACACIA DR
ROCKWALL, TX 75032

GIDDENS ANTHONY & JERELYNN
2250 TIMBER CREEK DR
ROCKWALL, TX 75032

HOWLE MICHELE
2255 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2260 TIMBER CREEK DR
ROCKWALL, TX 75032

MCCUEN STEVE
2260 ACACIA
ROCKWALL, TX 75032

LUTTRELL OSCAR & JEAN
2265 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2275 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2285 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2290 TIMBER CREEK DR
ROCKWALL, TX 75032

WEST UNION INVESTMENT CO
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

HOCKINSON KIRK & KAREN
25 PRAIRIE FALCON DR
NOVATO, CA 94949

EMERY DIANE MEYER
2706 SUZANNE DR
ROWLETT, TX 75088

AMH 2015-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
SAN DIEGO, CA 92117

BURNHAM PAMELA
3510 DOVER DR
SANTA CRUZ, CA 95065

CURRENT RESIDENT
3645 LAUREL CROSSING DR
ROCKWALL, TX 75032

CLARK JUSTIN L
3651 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

COURTNEY SHANNON AND SHAMBRICA
3657 LAUREL CROSSING DR
ROCKWALL, TX 75032

KYLE LAURA
3663 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3669 LAUREL CROSSING DR
ROCKWALL, TX 75032

CROSSAN GEORGE N & JUDY A
3678 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3679 CHESTNUT TR
ROCKWALL, TX 75032

KILLINGSWORTH WILLIAM R AND
MARY ANN PETTON
3679 LAUREL CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
3684 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3690 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3697 LAUREL CROSSING DR
ROCKWALL, TX 75032

BARNES JENNIFER L
3801 CHESTNUT TRL
ROCKWALL, TX 75032

ANUAR MOSHE & KAREN
3801 NW 97TH AVE
HOLLYWOOD, FL 33024

MATTHEWS ROSS D III &
KRISTI L WALDEN
3802 LAUREL CROSSING DR
ROCKWALL, TX 75032

FIELDS GREGORY & TESSARA
3805 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCAIG LINDA S
3806 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3807 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3811 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3816 LAUREL CROSSING DR
ROCKWALL, TX 75032

COPPOCK MICHAEL & LANESSA
3817 LAUREL CROSSING
ROCKWALL, TX 75032

BEAN RUSSELL S & JESSICA D
3823 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

VENTURA CELYN A
3829 LAUREL CROSSING DR
ROCKWALL, TX 75032

SHARPE CHARLES & MYRA JO
3835 CHESTNUT TRL
ROCKWALL, TX 75032

THOMAS ANTHONY
3835 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCARTER CHARLES & MARIA C
3841 CHESTNUT TRAIL
ROCKWALL, TX 75032

GOMEZ OSCAR SR
3841 LAUREL CROSSING DR
ROCKWALL, TX 75032

HARRISON CLINTON
3842 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3847 CHESTNUT TR
ROCKWALL, TX 75032

MELLEN JUSTIN C & CRYSTAL R
3848 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3854 CHESTNUT TR
ROCKWALL, TX 75032

NOTT PHILLIP
3855 CHESTNUT TRAIL
ROCKWALL, TX 75032

ROWELL ARNOLD B & JACQUELYN
3860 CHESTNUT TRL
ROCKWALL, TX 75032

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
OAKLAND, CA 94609

SMITH OLIVER HUGHIE & NATASHA COLETTE
3885 JUNIPER HILLS DR
ROCKWALL, TX 75032

KNEAREM BEAU J
3885 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3890 POPLAR POINT DR
ROCKWALL, TX 75032

THOMAS JOHN SCOTT & TAMMY L
3890 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS MICHAEL AND MICHELLE
3891 POPLAR POINT DR
ROCKWALL, TX 75032

BENNETT CLAY
3893 JUNIPER HILLS DR
ROCKWALL, TX 75032

NEFF NATHANIEL J
3894 JUNIPER HILLS DR
ROCKWALL, TX 75032

BAHAM AMBER
3899 POPLAR POINT DR
ROCKWALL, TX 75032

FORTNER MICHAEL AND JENNIFER
3900 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3902 POPLAR POINT DR
ROCKWALL, TX 75032

NARRAMORE RYAN & WENDI
3905 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3910 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3911 POPLAR POINT DR
ROCKWALL, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN
3918 POPLAR POINT DRIVE
ROCKWALL, TX 75032

FERGUSON MONDE & JONATHAN
3919 POPLAR POINT DR
ROCKWALL, TX 75032

BATES DOUGLAS & ANITA
4001 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS DAVID R & LEAANN
4002 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4007 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4008 POPLAR POINT DR
ROCKWALL, TX 75032

HARRISON CHRISTINA LYNN
4015 POPLAR POINT DR
ROCKWALL, TX 75032

MCPHERSON LUKE KENNETH & SHAYLYN
4016 POPLAR POINT DR
ROCKWALL, TX 75032

CARR JIMMIE T
506 GILTIN DR
ARLINGTON, TX 76006

HIGHLANDS OF ROCKWALL LTD
C/O JAMES M BROWN
6750 HILLCREST PLAZA DR STE 213
DALLAS, TX 75230

AMERICAN RESIDENTIAL LEASING COMPANY LLC
7047 E GREENWAY PARKWAY SUITE 350
SCOTTSDALE, AZ 85254

ZHIXING REN & ZHIPU SHU
7572 BOLLINGER RD
CUPERTINO, CA 95014

FREO TEXAS LLC
7702 E DOUBLETREE RANCH RD #100
SCOTTSDALE, AZ 85258

ROMERO OSCAR & SELMA C
925 SKYLINE DR
VALLEJO, CA 94591

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
951 BROKEN SOUND PKWY SUITE 320
BOCA RATON, FL 33487

MALTEZ RAOUL A
PO BOX 1314
FAIR OAKS, CA 95628

FONTANNA RANCH LTD
PO BOX 191185
DALLAS, TX 75219

BRADEN MICHAEL
PO BOX 3016
SAN ANSELMO, CA 94979

BRADEN MICHAEL
PO BOX 3016
SAN ANSELMO, CA 94979

MCCUEN STEVEN
PO BOX 953
ROCKWALL, TX 75087

Gonzales, David

From: Miller, Ryan
Sent: Thursday, May 05, 2016 8:20 AM
To: Gonzales, David
Subject: FW: Case No. Z2016-013

From: Phillip and Holly Nott [mailto:hollyphil99@gmail.com]
Sent: Wednesday, May 04, 2016 5:23 PM
To: Planning
Subject: Case No. Z2016-013

To Whom it May Concern,

I am opposed to this zoning request for the following reasons:

1. In my opinion Rochelle Road is currently not able to handle the traffic that a 250 home development would bring. At the very least it would certainly require a traffic light at Rochelle and 276.

2. It would most likely increase traffic thru our neighborhood, Timber Creek Estates, from traffic trying to avoid traffic at the intersection of Rochelle and 276.

3. It would cause more traffic at the intersection of 276 and 549.

Thank you for your consideration.

Phillip Nott
3855 Chestnut Trl
Rockwall, TX 75032

FIELD NOTES

BEING an 81.49 acre tract of land situated in the J. RAMSEY SURVEY A-186 of Rockwall County, Texas and being a part of a once called 405 acre tract described in a deed recorded in Volume D Page 73 and being the same land as described in deed to James F. Wood, Trustee as recorded in Volume 122 Page 783 of the Rockwall County, Deed Records, said 81.49 acre tract being further described as follows;

BEGINNING at a nail set in the center of an existing public road on the East line of the Ramsey Survey and being about South 2874 feet from the Northeast corner of said Ramsey Survey and being the Southeast corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 509 of the Rockwall County, Deed Records from said nail a fence corner bears S 89 deg 39 min 28 sec W 40 feet;

THENCE S 00 deg 37 min 46 sec W along the center of said road and along the East line of the Ramsey Survey 1678.46 feet to the Southeast corner of said 405 acre tract and being the Northeast corner of the Ridge Haven Estates, subdivision as per plat recorded in Glide A 213 of the Rockwall County, Plat Records, from which a 3/8 inch iron rod was found to bear N 89 deg 19 min 38 sec W 29.58 feet;

THENCE N 89 deg 19 min 38 sec W along the North line of said Ridge Haven Estates and along an old fence 2133.00 feet to a fence corner found at the Southeast corner of a called 80.42 acre tract described in a deed to B.R. McClendon as recorded in Volume 91 Page 523 of the Rockwall County, Deed Records;

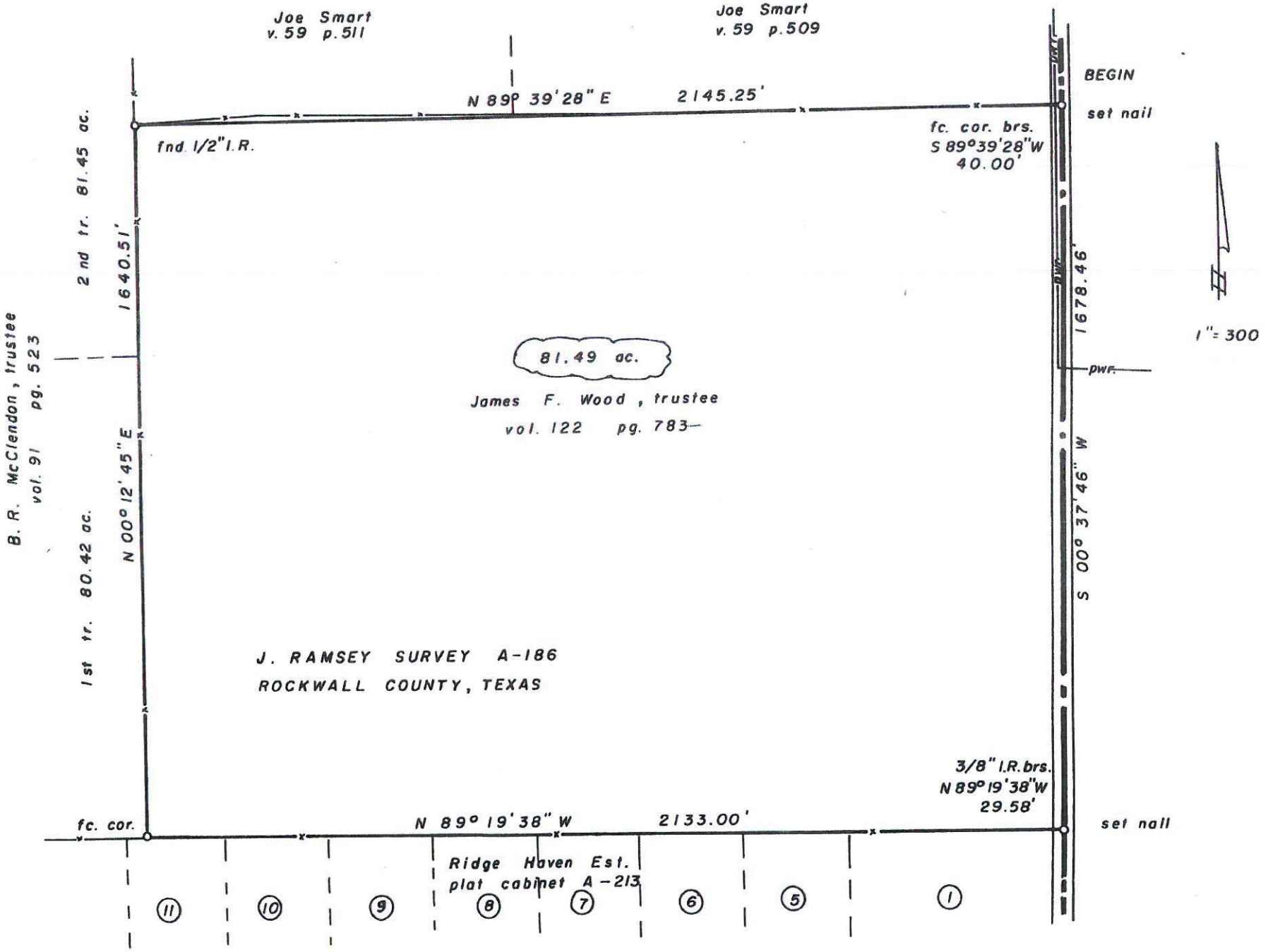
THENCE N 00 deg 12 min 45 sec East along the East line of said McClendon tract and along an old fence 1640.51 feet to a 1/2 inch iron rod found at a fence corner at an ell corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 511 of the Rockwall County, Deed Records;

THENCE N 89 deg 39 min 28 sec E along the South line of the Smart tracts 2145.25 feet to the point of beginning and containing 81.49 acres of land.

I do hereby certify this plat to be true and correct and to represent a ground survey completed November 17, 1987.

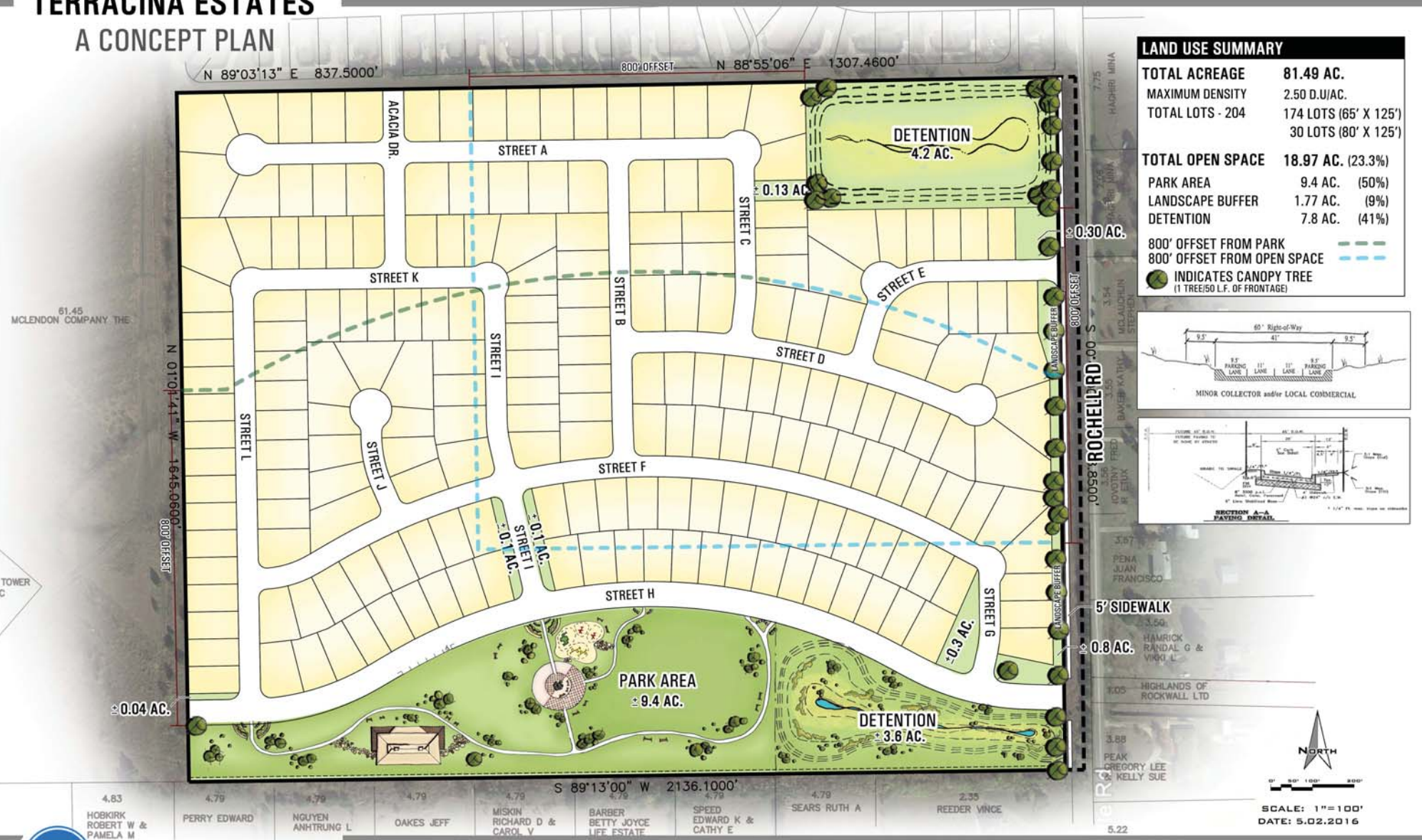
Barton W. McDonald

Barton W. McDonald
Registered Public Surveyor No. 4219


Joe Smart
v. 59 p. 511
Joe Smart
v. 59 p. 509
N 89° 39' 28" E 2145.25'
fnd 1/2" I.R.
fc. cor. brs.
S 89°39'28"W
40.00'
BEGIN
set nail
2nd tr. 81.45 ac.
1640.51'
1678.46'
pwr.
1" = 300
81.49 ac.
James F. Wood, trustee
vol. 122 pg. 783
B. R. McClendon, trustee
vol. 91 pg. 523
1st tr. 80.42 ac.
N 00° 12' 45" E
S 00° 37' 46" W
J. RAMSEY SURVEY A-186
ROCKWALL COUNTY, TEXAS
3/8" I.R. brs.
N 89° 19' 38" W
29.58'
fc. cor.
N 89° 19' 38" W 2133.00'
set nail
Ridge Haven Est.
plat cabinet A-213
11
10
9
8
7
6
5
1

TERRACINA ESTATES

A CONCEPT PLAN



LAND USE SUMMARY

TOTAL ACREAGE	**81.49 AC.**	
MAXIMUM DENSITY	2.50 D.U/AC.	
TOTAL LOTS - 204	174 LOTS (65' X 125') 30 LOTS (80' X 125')	
TOTAL OPEN SPACE	**18.97 AC.**	(23.3%)
PARK AREA	9.4 AC.	(50%)
LANDSCAPE BUFFER	1.77 AC.	(9%)
DETENTION	7.8 AC.	(41%)

800' OFFSET FROM PARK
800' OFFSET FROM OPEN SPACE
INDICATES CANOPY TREE
(1 TREE/50 L.F. OF FRONTAGE)

JONES | CARTER

Terracina Estates

Park Concept Plan ± 9.0 AC



NORTH

SCALE: 1"=60'

DATE: 5.03.2016

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Amenity Package
Proposed Split District Park Concept Plan

Features:

- 9 Acres of Open Space
- 8ft concrete Hike & Bike trail
- Playground
- Plaza
- Full irrigation of park area
- Bermuda Sod of park area
- Covered Pavilion
- Picnic area
- Benches
- Landscape features including trees and other vegetation approved by City of Rockwall

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Noah Flabiano, *Skorburg Company*

AGENDA ITEM: **Z2016-014**; *Ridgecrest Subdivision (AG to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

PURPOSE:

On April 15, 2016, the applicant submitted an application requesting to rezone a 29.541-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 42 single-family residential lots. The property -- *which was annexed into the City on March 16, 1998 by Ordinance No. 98-10* -- is located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Rolling Meadows Estates, which is an eighteen (18) unit single-family subdivision on an 83.844-acre tract of land zoned Single Family Estate 4.0 (SFE-4.0) District. Beyond this development are several large tracts of land zoned Agricultural (AG) District.

South: Directly south of the subject property is Airport Road followed by three (3) parcels of land zoned Agricultural (AG) District.

East: Directly east of the subject property is Lakeside Church of Christ of Rockwall, which is situated on a ~16.0-acre parcel of land. Additionally, there are several residential properties on various tracts of land. All the properties east of the subject property are zoned Agricultural (AG) District.

West: Directly west of the subject property is Greenlee Addition, which is a twenty-two (22) unit single-family subdivision on approximately a ten (10) acre tract of land zoned Single Family 10 (SF-10) District. West of this development is Airport Acres, which is a twenty (20) unit single-family subdivision on approximately ten (10) acres of land zoned Single Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows the layout of the subdivision, which will have two (2) access points off Airport Road. In addition, the development will stub out access to the church property to the east for a possible future connection point to FM-3549. According to the concept plan, the development will consist of 42, 80' x 100' lots (*i.e. a minimum of 15,000 SF*), and have a gross residential density of 1.42 units/acre. The subdivision will incorporate 8.52-acres of open space (*or ~28.84%*) that will be situated in the center of the development. A summary of the proposed development standards is as follows:

Minimum Lot Width/Frontage [1]	*80'*
Minimum Lot Depth	*100'*
Minimum Lot Area	*15,000 SF*
Minimum Front Yard Setback [2]	*40'*
Minimum Side Yard Setback	*5'*
Minimum Side Yard Setback (Adjacent to a Street)	*10'*
Minimum Length of Driveway Pavement	*20'*
Maximum Height	*36'*
Minimum Rear Yard Setback	*10'*
Minimum Area/Dwelling Unit (SF)	*1,800 SF*
Maximum Lot Coverage	*65%*

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

The applicant is proposing to utilize a rural street cross section that will have a 50-foot right-of-way and be composed of 28-feet of pavement leading into an eleven (11) foot bar ditch/drainage area -- *with a 3:1 [2%] minimum slope* -- followed by a 7½-foot utility easement adjacent to the right-of-way. This is the same street cross section that was incorporated in the Breezy Hill Subdivision. In addition, the applicant has consented to the same 40-foot front yard building setback that was approved for the Breezy Hill Subdivision. It should also be noted that the proposed zoning ordinance incorporates similar anti-monotony standards that were used in Planned Development District 70 (PD-70) [*i.e. the Stone Creek subdivision*] and Planned Development District 74 (PD-74) [*i.e. the Breezy Hill subdivision*]. *Copies of the proposed PD Concept Plan and PD Development Standards have been provided in the attached packet for the City Council and Planning and Zoning Commission's review.*

Waivers to Code Requirements:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

1) According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it

is in the best interest of the City." Currently, the applicant is requesting to allow *J-Swing* and/or *Front Entry* garages in lieu of alleys. The proposed *Front Entry* garages will conform to the requirements of the Unified Development Code (UDC) and be situated 20-feet behind the front façade of the primary structure. It should be pointed out that the alley requirement has been waived for other subdivisions throughout the City.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use map, approved with the Comprehensive Plan, shows the subject property as being designated for *Low Density Residential* land uses. According to the Comprehensive Plan, *Low Density Residential* areas are "generally defined as less than two (2) units per acre; however, a density up to two-and-one-half (2½) units per gross acre may be allowed within a residential Planned Development District …" The applicant's request for a subdivision of less than 2½ units/acre (*i.e. 1½ units/acre*) is in conformance with the Future Land Use map designation and the Comprehensive Plan. In addition, *Resolution No. 07-03 -- approved on January 16, 2016 and codified into the City's Comprehensive Plan as Exhibit 'A'* -- outlines the City's residential development policies. The proposed concept plan and development standards submitted by the applicant are generally in conformance with these policies and the greater policies of the Comprehensive Plan. With this being said, the Comprehensive Plan does state that "(w)here residential uses in a Planned Development abut an existing development, the PD lots should be at least the same size as the existing lots or be buffered by open space, trails, walkways, natural screening or a roadway." As a result, staff did recommend to the applicant that they increase the size of the lots adjacent to the Rolling Meadows Estates, which is a Single Family Estates 4.0 (SFE-4.0) District consisting of lots that are a minimum of four (4) acres in size. As an alternative, staff also suggested that a minimum of a ten (10) foot landscape buffer with trees 20-feet on center could be provided adjacent to this area to meet the Comprehensive Plan requirements. At this time, the applicant has not incorporated staff's recommendations.

NOTIFICATION:

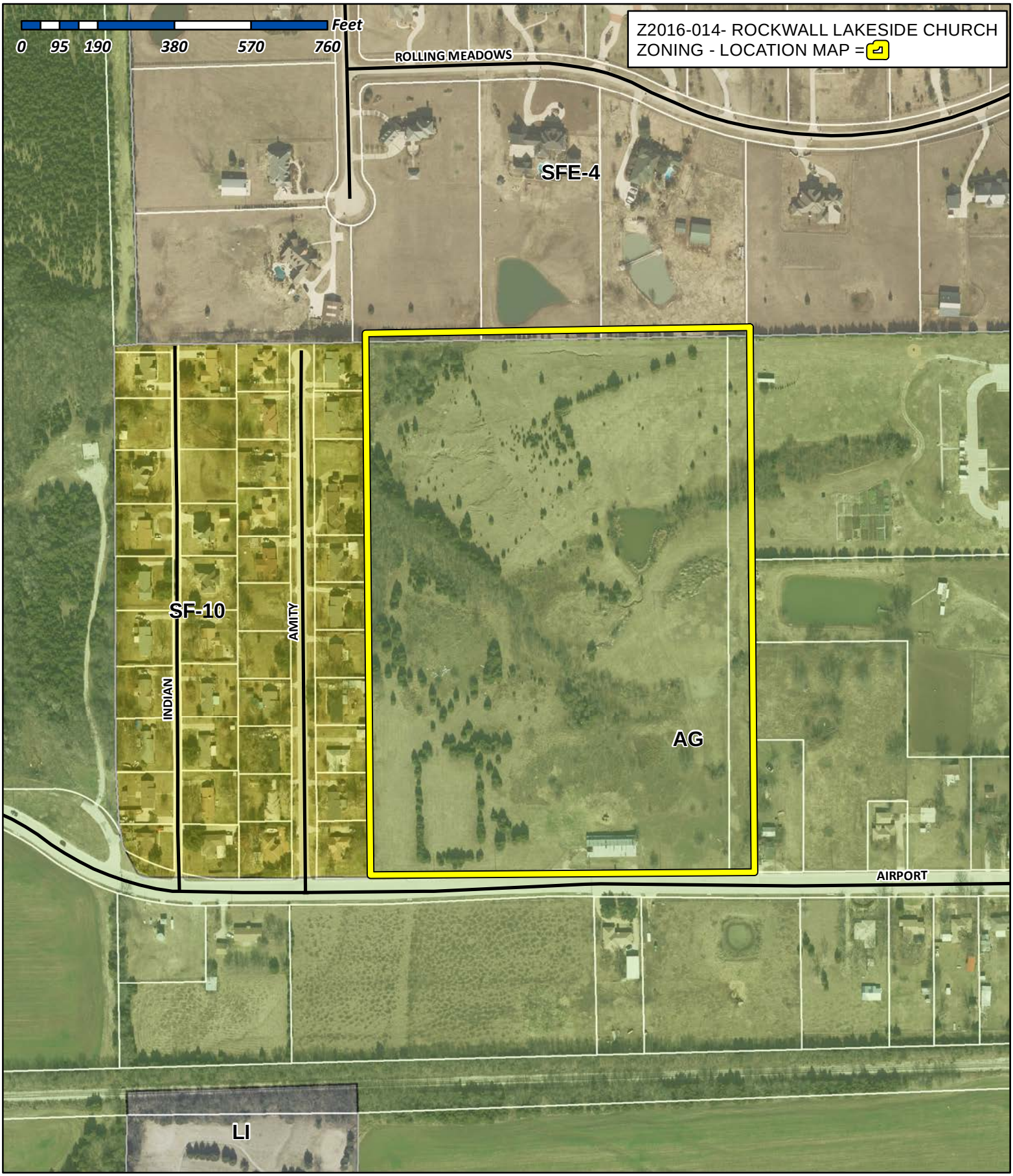
On April 29, 2016, staff mailed 72 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Rolling Meadow Estates Homeowner's Associations (HOA), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign along Airport Road, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted one (1) response in favor of the request and one (1) response against the request had been received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

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



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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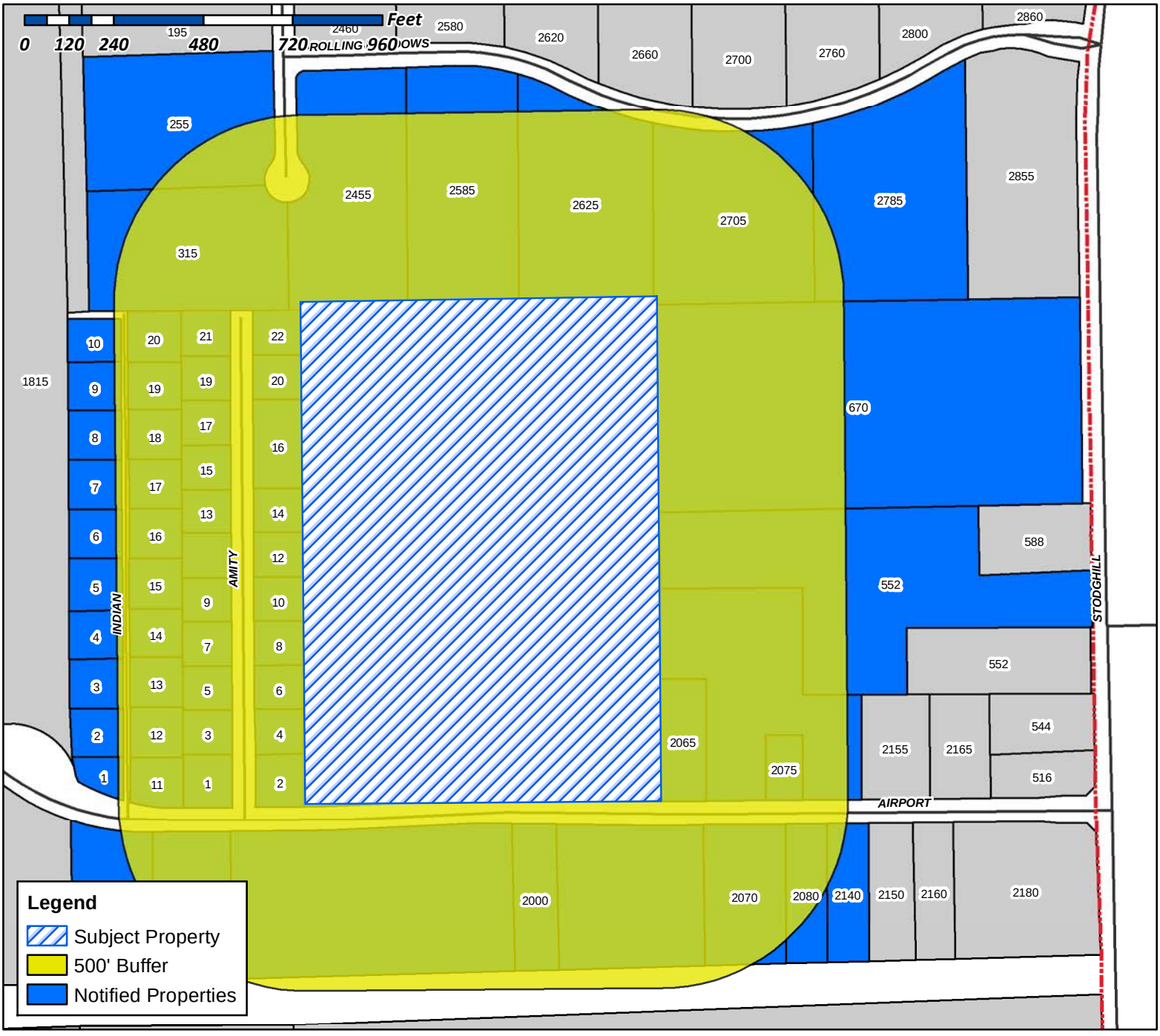
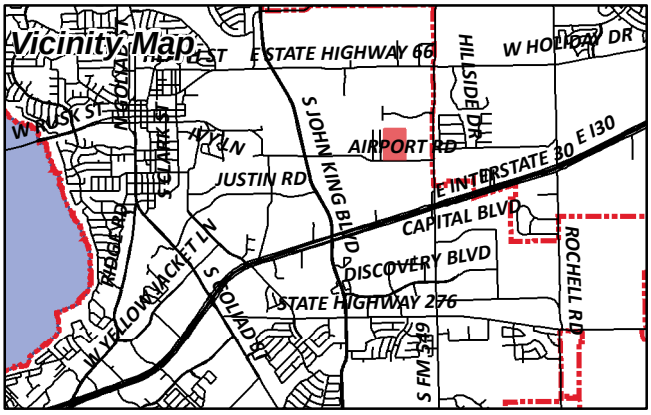


Case Number: Z2016-014
Case Name: Rockwall Lakeside Church of Christ
Case Type: Zoning
Zoning: Planned Develpment (PD) District
Case Address: Intersection of Airport Road and FM3549

Date Created: 4/19/2016

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



CURRENT RESIDENT
1 AMITY LN
ROCKWALL, TX 75087

KELLER THERESA L
1 INDIAN TRL
ROCKWALL, TX 75087

HERRERA MINDY ALISE AND JOSE ANGEL
10 AMITY LN
ROCKWALL, TX 75087

PAREDES JULIO E & BLANCA A
10 INDIAN TRL
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

GLOTH CHARLES ETUX
12 AMITY LN
ROCKWALL, TX 75087

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

CURRENT RESIDENT
14 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
14 INDIAN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
15 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
15 INDIAN TRL
ROCKWALL, TX 75087

MUNDAY NICHOLAS & ELIZABETH
153 SAN MILANO DR
GOLETA, CA 93117

RAY NOLA L
159 QUINTA CIR
ROYSE CITY, TX 75189

BAKER NORMAN S & JEAN K
16 AMITY LN
ROCKWALL, TX 75087

RUSH JONATHAN S AND RACHEL M
16 INDIAN TR
ROCKWALL, TX 75087

PARKER MARK
1616 ROYAL OAKS DRIVE
WACO, TX 76710

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

CONFIDENTIAL
17 INDIAN TRAIL
ROCKWALL, TX 75087

DEVOLL JAMES DAVID &
1721 BRIAROAKS DR
FLOWER MOUND, TX 75028

CURRENT RESIDENT
18 INDIAN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
19 INDIAN TRL
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
19 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1930 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2 INDIAN TRL
ROCKWALL, TX 75087

SMITH NORMA JANE
2 AMITY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
20 AMITY LN
ROCKWALL, TX 75087

BEALL JOHNNY
20 INDIAN TRL
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

DOUGLAS JENNIFER E
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
2070 AIRPORT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
2080 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
21 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY C & J T
2140 AIRPORT RD
ROCKWALL, TX 75087

RODRIGUEZ DELFINO & ROGELIO
22 AMITY LN
ROCKWALL, TX 75087

BISHOP RANDY M & CATHLEEN M
2455 ROLLING MEADOWS DR
ROCKWALL, TX 75087

LOVOI JOSEPH H HR AND JULIANA A
255 ROLLING MEADOW CR
ROCKWALL, TX 75087

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORR DONNA & ROGER SHANK LIVING TR
2625 ROLLING MEADOWS DR
ROCKWALL, TX 75087

BENNETT STELLA & CLIFFORD
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

BANKS JAMES H & SARAH DENNIS
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

PARRISH THAYER W & ELSIE JOAN
3 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

MCCLUNG CARL
3104 BOURBON STREET CIR
ROCKWALL, TX 75032

HAMANN BRENT AND KRISTIE
315 ROLLING MEADOW CIR
ROCKWALL, TX 75087

HAMANN BRENT A & KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

VELASQUEZ MARIO
3603 GRAY DR
MESQUITE, TX 75150

CURRENT RESIDENT
4 INDIAN TRL
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
552 FM3549 STODGHILL RD
ROCKWALL, TX 75087

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

MARTIN WILLIAM ARLAND
6 AMITY LN
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

CHEN XIANSONG AND
609 BELHAVEN DR
ALLEN, TX 75013

LAKESIDE CHURCH OF CHRIST OF RW
670 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
670 STODGHILL RD
ROCKWALL, TX 75087

FAULK THOMAS G & GLADYS
7 AMITY LN
ROCKWALL, TX 75087

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

BRALEY STEVEN
8 AMITY LN
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

GARCIA MARTIN
852 ROSE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
9 AMITY LN
ROCKWALL, TX 75087

PANNELL CHRYSTAL
990 CORNELIUS RD
ROCKWALL, TX 75087

WACK LINDSEY P & DONNETTE
994 REDWOOD TRAIL
ROCKWALL, TX 75087

GARRETT RANDY SCOTT
PO BOX 10
FATE, TX 75132

BLACKLAND WATER CORP
PO BOX 215
FATE, TX 75132

From: Planning
To: Miller, Ryan
Subject: FW: Case No.Z2016-014: Ridgecrest Subdivision
Date: Wednesday, May 04, 2016 9:28:07 AM

-----Original Message-----
From: bentleytr@yahoo.com [redacted]
Sent: Wednesday, May 04, 2016 9:16 AM
To: Planning
Subject: Case No.Z2016-014: Ridgecrest Subdivision

We are the owners of the property on 19 Amity Lane, Rockwall Tx 75087 and we are in favor of the request for zoning change.
Respectfully,
Thomas and Herta Bentley

Sent from my iPad

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-014: Ridgecrest Subdivision

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/10/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/16/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **5/16/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-014: Ridgecrest Subdivision

Please place a check mark on the appropriate line below:

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

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

Name: Amy Harrell
Address: 10 Amity, Rockwall, TX 75087

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

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

City of Rockwall

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

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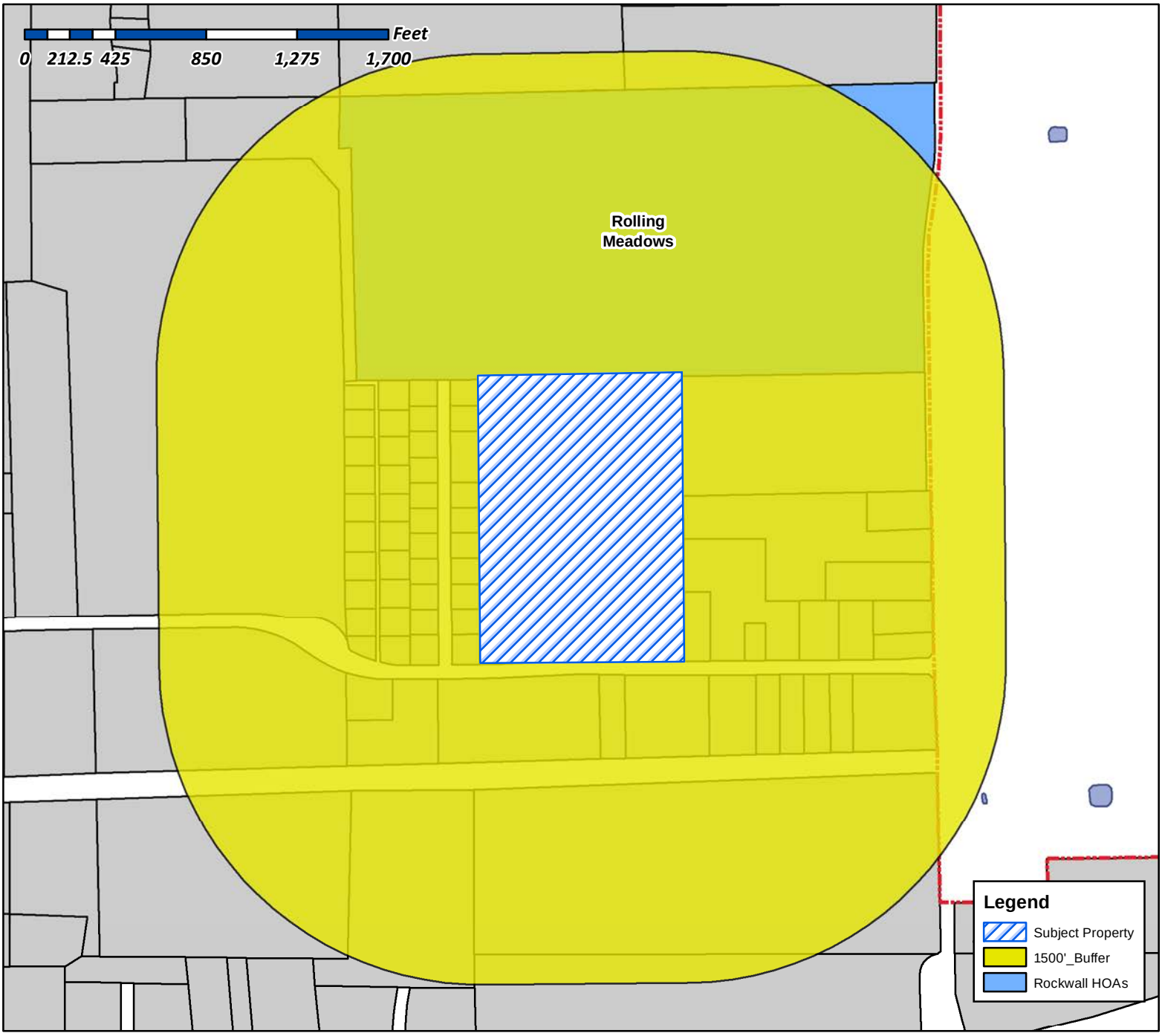
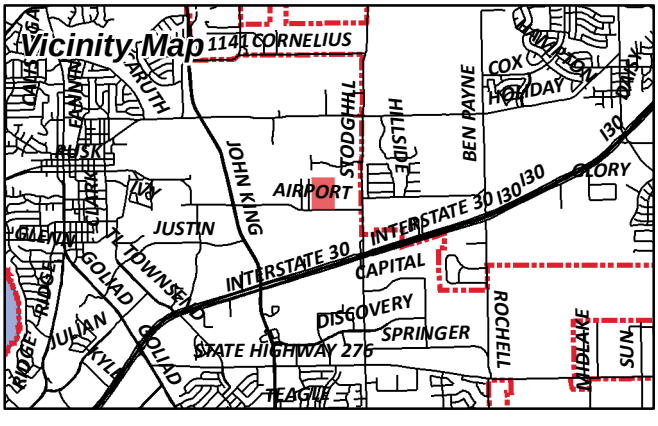


Case Number: Z2016-014
Case Name: Rockwall Lakeside Church of Christ
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: Intersection of Airport Road and FM3549

Date Created: *04/19/2016*

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



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan
Subject: Neighborhood Notification Program: Notice of Zoning Request
Date: Thursday, April 28, 2016 2:19:34 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on *April 29, 2016*. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases.

Z2016-014
Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

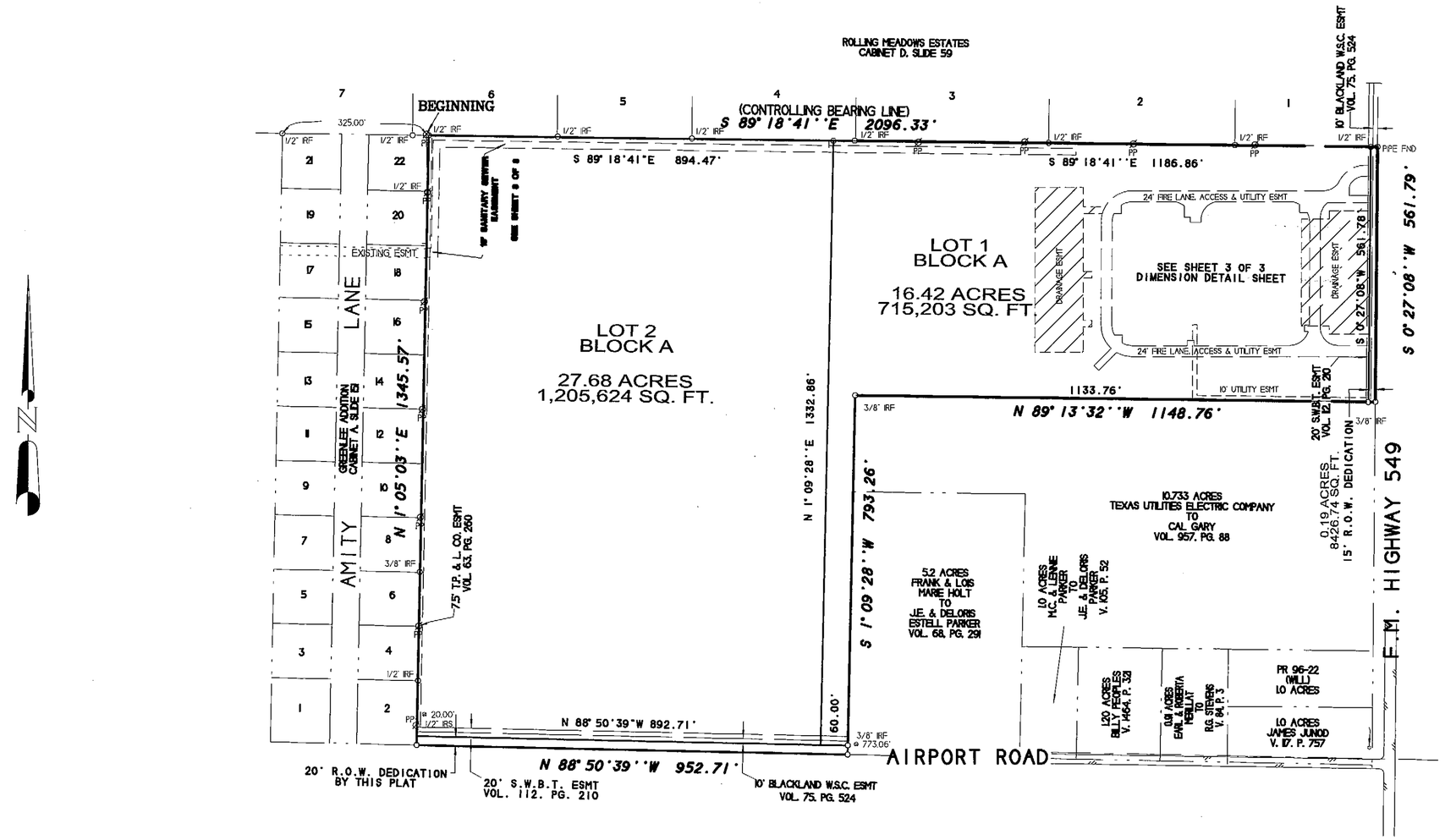
BEGINNING, at a ½ inch iron rod set at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

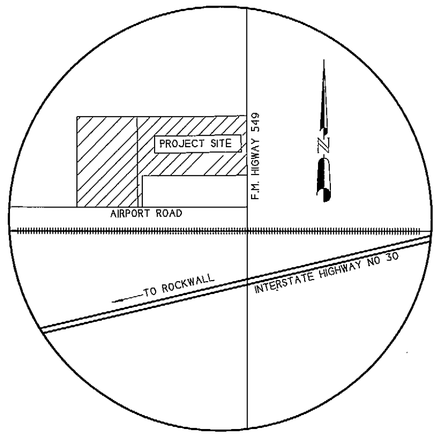
THENCE, North 01°05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod set at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89°18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set;

THENCE, South 01°09'28" West, departing said north line, for a distance of 1353.35 feet, to a ½ inch iron rod set at the most southerly southeast corner of said Rockwall Lakeside Church of Christ Addition;

THENCE, North 88°50'39" West, along the south line of said Rockwall Lakeside Church of Christ Addition, for a distance of 952.71 feet, to the POINT OF BEGINNING and containing 29.541 acres of land.





VICINITY MAP

N.T.S.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

OWNER:

ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

F 72-73-74

FINAL PLAT

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

R.S.C.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JANUARY 16, 2004
SCALE 1" = 200' FILE # 20020108PP
CLIENT GARNER

FILED FOR RECORD
ROCKWALL CO., TEXAS
04 JUL 22 AM 9:48
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Rockwall Lakeside Church of Christ

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL LAKESIDE CHURCH OF CHRIST, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 64.88 acres tract of land as described in a Warranty deed from T.B. Moss and wife, Carolyn L. Moss to R.G. Stephens, Joseph Funk, and J.E. Overall, Jr., dated July 21, 1971 and being recorded in Volume 97, Page 420 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of said 64.88 acres tract of land, said point being S. 89 deg. 18 min. 40 sec. E., 325.00 feet from the Northwest corner of same, and being in the South line of Lot 6, ROLLING MEADOWS ESTATES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 59 of the Plat Records of Rockwall County, Texas, said point also being at the Northeast corner of Lot 22, Greenlee Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 18 min. 40 sec. E. (Controlling bearing line) along the North line of said 64.88 acres tract and the South line of ROLLING MEADOWS ESTATES, a distance of 2096.33 feet to a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 549;

THENCE S. 00 deg. 27 min. 08 sec. W. along said right-of-way line, a distance of 561.79 feet to a 3/8" iron rod found for corner at the Northeast corner of a 10.733 acres tract of land as described in a Deed to Cal Gary as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 09 min. 28 sec. W. at 773.06 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 793.26 feet to a point for corner in the center of Airport Road;

THENCE N. 88 deg. 50 min. 39 sec. W. along the center of Airport Road, a distance of 952.71 feet to a point for corner at the Southeast corner of Greenlee Addition;

THENCE N. 01 deg. 05 min. 03 sec. E., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing along the East line of Greenlee Addition for a total distance of 1345.57 feet to the POINT OF BEGINNING and containing 44.29 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following;

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

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

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

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

Milton Halbert
Milton Halbert

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MILTON HALBERT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 1st day of July, 2004.

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires:

JENELL LEE STRICKLAND
MY COMMISSION EXPIRES
February 16, 2008

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

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

7/21/04
Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 19 day of July, 2004.

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

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

WITNESS OUR HANDS, this 21st day of July, 2004.

Mayor, City of Rockwall

Dorothy Brooks
City Secretary, City of Rockwall

CITY OF ROCKWALL TEXAS
SEAL

Chuck Todd 7-2-04
CITY ENGINEER

FILED FOR RECORD
ROCKWALL CO. TEXAS
04 JUL 22 AM 9:47
JULIETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Rockwall Lakeside
Church of Christ

FINAL PLAT

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:

ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

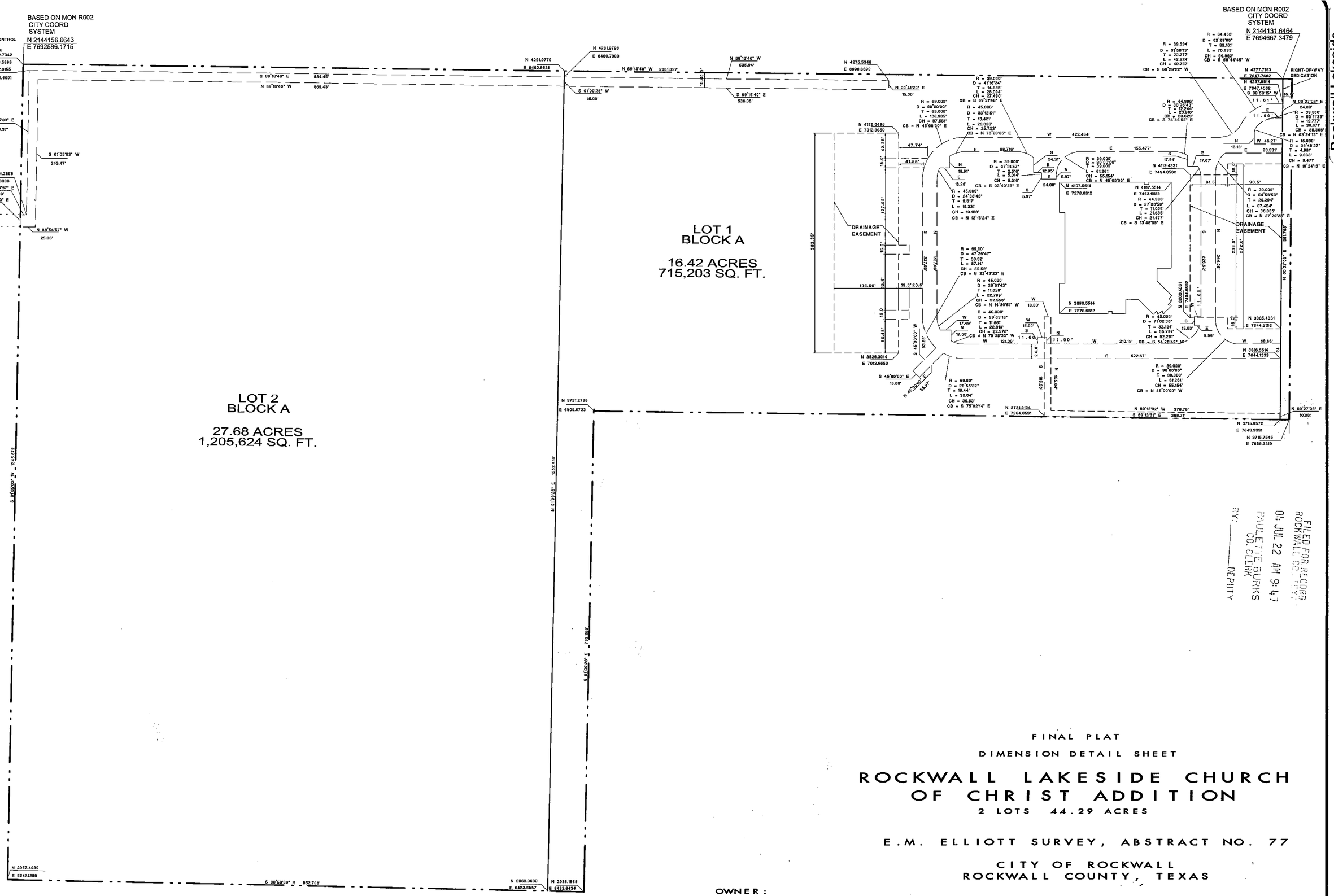
F 72-73-74

SHEET 2 OF 3

RSC LAND SURVEYING

SURVEY DATE JANUARY 16, 2004
SCALE 1" = 200' FILE # 20020108PP
CLIENT GARNER

306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443



FILED FOR RECORD
ROCKWALL CO., TEXAS
04 JUL 22 AM 9:47
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Rockwall Lakeside
Church of Christ

FINAL PLAT

DIMENSION DETAIL SHEET

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:

ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

F 72-73-74

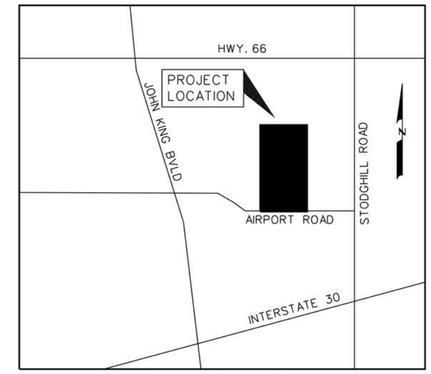
SHEET 3 OF 3

RSC LAND SURVEYING
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE JANUARY 16, 2004
SCALE 1" = 100' FILE # 20020108PP
CLIENT GARNER

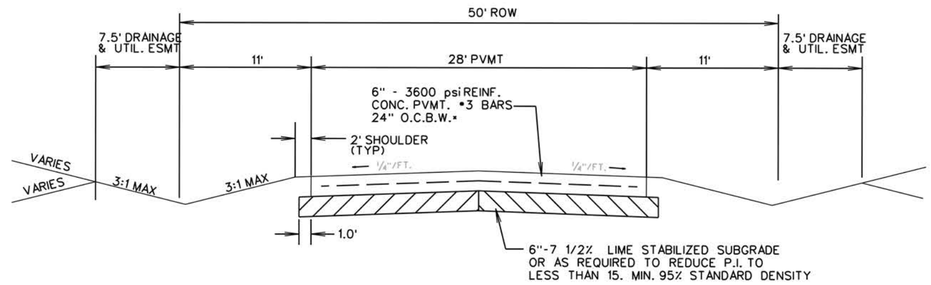
Ridgecrest	
Block A	
Lot	SF
1	22445
2	16200
3	16200
4	16200
5	16200
6	16326
7	17798
8	16020
9	16020
10	16020
11	18304
12	16183
13	17800
14	16020
15	16020
16	16020
17	18359
18	21195
19	16200
20	16200
21	16200
22	16200
23	16200
24	16196
25	16945
26	16234
27	22718
28	16200
29	16200
30	16605
31	19383
32	26118
33	31795
34	17223
35	16200
36	16200
37	16200
38	16200
39	16200
40	16200
41	16200
42	16332





LOCATION MAP
N.T.S.

0 50 100 400
SCALE: 1" = 100'



TYPICAL PAVEMENT SECTION
N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

MARK E. PARKER
PROBATE CAUSE PR09-18

TOTAL OPEN SPACE 8.52 AC.

TOTAL ACRES 29.541
TOTAL RESIDENTAL LOTS 42
RESIDENTAL DENSITY 1.42

CONCEPT PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

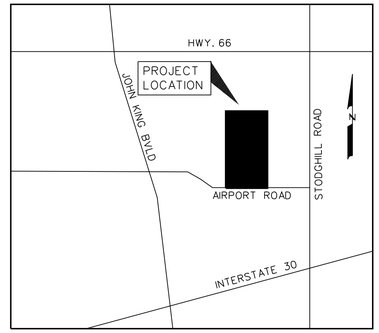
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

APRIL 2015 SCALE 1" = 100'

CASE * Z2016-000

Ridgecrest	
Block A	
Lot	SF
1	22445
2	16200
3	16200
4	16200
5	16200
6	16326
7	17798
8	16020
9	16020
10	16020
11	18304
12	16183
13	17800
14	16020
15	16020
16	16020
17	18359
18	21195
19	16200
20	16200
21	16200
22	16200
23	16200
24	16196
25	16945
26	16234
27	22718
28	16200
29	16200
30	16605
31	19383
32	26118
33	31795
34	17223
35	16200
36	16200
37	16200
38	16200
39	16200
40	16200
41	16200
42	16332





LOCATION MAP
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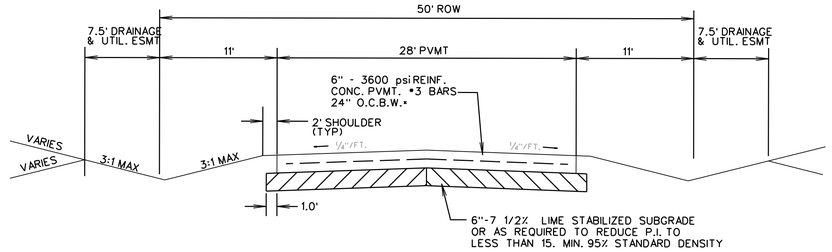

TYPICAL PAVEMENT SECTION
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MARK E. PARKER
PROBATE CAUSE PR09-18

TOTAL OPEN SPACE 8.52 AC.

TOTAL ACRES 29.541

TOTAL RESIDENTAL LOTS 42

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CONCEPT PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

APRIL 2015 SCALE 1" = 100'

CASE • Z2016-000

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 29.541-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Noah Flabiano of the Skorburg Company on behalf of the owner of the property, Lakeside Church of Christ of Rockwall, for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 29.541-acre tract of land identified as a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT ORDINANCE 05.16

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified

DRAFT ORDINANCE 05.16.16

Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 05.16.2016

Exhibit 'A':
Legal Description

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

THENCE, North 01°05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod set at the northwest corner of said Rockwall Lakeside Church Addition;

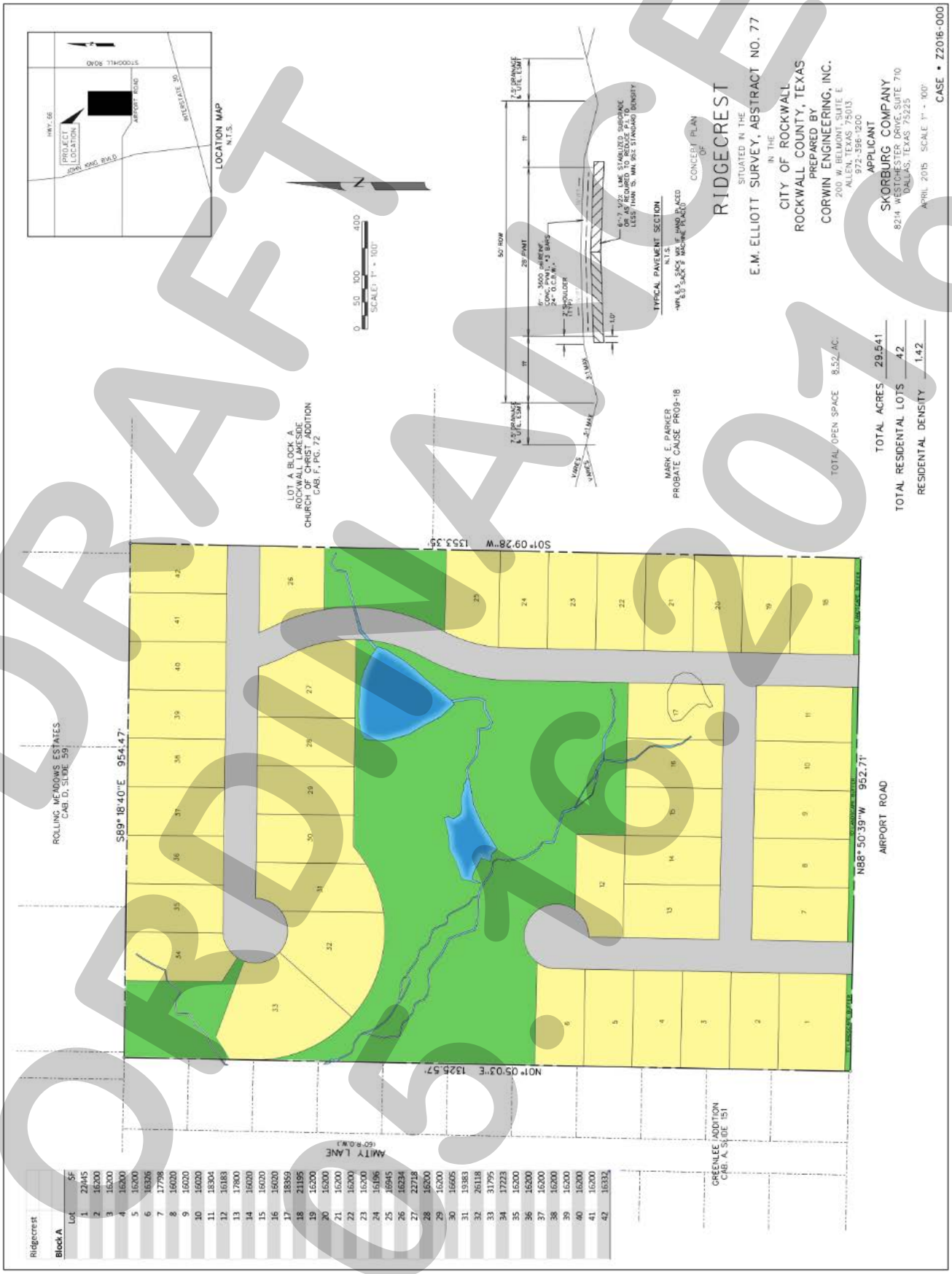
THENCE, South 89°18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set;

THENCE, South 01°09'28" West, departing said north line, for a distance of 1353.35 feet, to a ½ inch iron rod set at the most southerly southeast corner of said Rockwall Lakeside Church of Christ Addition;

THENCE, North 88°50'39" West, along the south line of said Rockwall Lakeside Church of Christ Addition, for a distance of 952.71 feet, to the *POINT OF BEGINNING* and containing 29.541 acres of land.

DRAFT ORDINANCE 05.16.2016

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
5.16.16

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this *Planned Development Ordinance*, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are permitted on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	80' x 100'	15,000 SF	42	100.00%
	Average Lot Size:	15,000 SF		
		Maximum Permitted Units:	*42*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this *Planned Development Ordinance*, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *42* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width/Frontage [1]	80'
Minimum Lot Depth	100'
Minimum Lot Area	15,000 SF
Minimum Front Yard Setback [2]	40'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement	20'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF
Maximum Lot Coverage	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*), and stucco (*i.e. three [3] part*

DRAFT ORDINANCE 05.16.16

stucco or a comparable -- to be determined by staff). Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco shall be permitted to be used to meet up to 50% of the masonry requirement.

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch. Roofs in the front and rear of the house maybe a minimum of 5:12 roof pitch.

(c) Garage Orientation. Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized that garage shall be located at least 20-feet behind the front building façade. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

5. *Anti-Monotony Restrictions.* The development shall adhere to the following anti-monotony standards:

   (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

   (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Airport Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

   (a) Number of Stories
   (b) Permitted Encroachment Type and Layout
   (c) Roof Type and Layout
   (d) Articulation of the Front Façade

   (3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

DRAFT ORDINANCE 05.16.2016

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

   (a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

   (b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. Airport Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development, unless specifically provided by this *PD Ordinance*, shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

DRAFT ORDINANCE 05.16

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (Airport Road). A minimum of a 10-foot landscape buffer shall be provided along the frontage of Airport Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover and one (1) canopy tree per 50-feet of linear frontage.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards and conform to the street cross section contained in *Exhibit 'B'* of this ordinance.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if

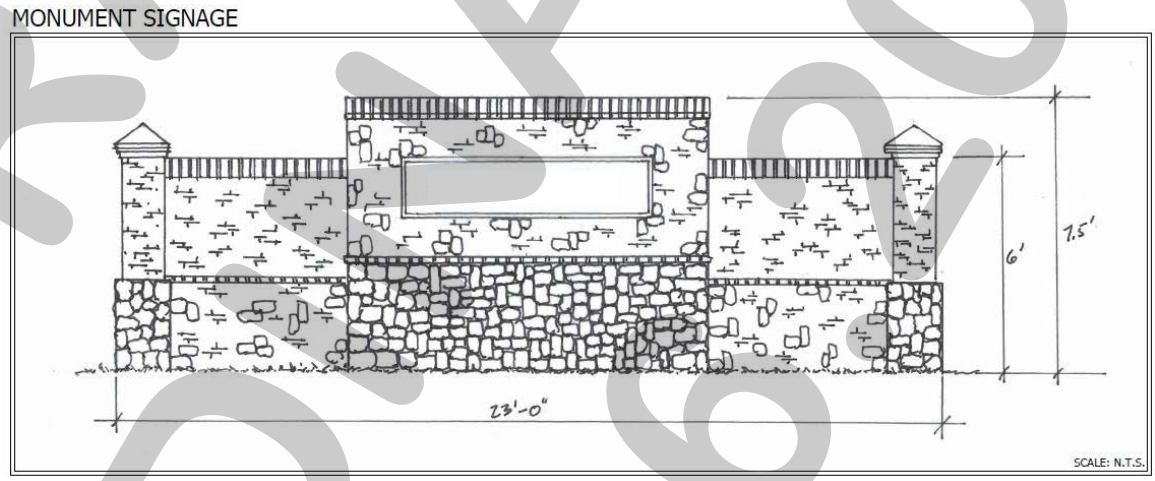
DRAFT ORDINANCE 05.16.2016

located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

11. *Open Space*. The development shall consist of a minimum of *20%* open space (*or 5.9082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figure 1* (*below*). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

Figure 1: *Example of Subdivision Signage Design Standard*



13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

14. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 03.16

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Pat Atkins, *Saddle Star Land Development, Inc.*

AGENDA ITEM: **Z2016-015**; *Saddle Star Estates South (Amendment to PD-79)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

BACKGROUND:

On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034*], which rezoned the 45.292-acre subject property from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that consisted of 113 single-family lots. As part of this case, the applicant indicated that an additional 11.121-acre tract of land -- *situated in the City's Extraterritorial Jurisdiction (ETJ)* -- would be incorporated into the subdivision after the property had been annexed. On May 16, 2016, the City Council is scheduled to approve the voluntary annexation of the 11.121-acre tract of land [*A2016-001*] -- *the first reading was on April 18, 2016* --, which will be designated as an Agricultural (AG) District upon annexation. In accordance with the original intent of the request, the applicant has submitted an application requesting to amend Planned Development District 79 (PD-79) to incorporate the newly annexed land into the subdivision. This will increase the number of lots in the subdivision from 113 to 138.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the City's corporate boundaries followed by two (2) large tracts of land situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this are several tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 29.192-acre vacant tract land zoned Planned Development District 77 (PD-77) for Single Family 10 (SF-10) District land uses. Beyond this are several single-family homes zoned Agricultural (AG) District.

West: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*.

Beyond this arterial is a vacant property zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses. This is the remainder of the Stone Creek Subdivision.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a revised concept plan showing the layout of the additional 25 single-family lots. All 138 lots will be a minimum of 70' x 125' (or 8,750 SF). The development will maintain the ~2.49 units/acre approved with the original PD ordinance. In addition, the applicant will be increasing the percentage of open space from ~17% to ~22.63%, and will be incorporating an amenities center and community garden area. A summary of the proposed development standards is as follows:

Minimum Lot Width [1]	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback [2] & [5]	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'
Minimum Length of Driveway Pavement	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback [4]	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks [5]	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

Waivers to Code Requirements:

It should be noted that as part of the PD amendment, the applicant is requesting to change the garage orientation to allow a minimum of a five (5) foot offset between the front façade of the primary structure and the garage. Currently, Section 4(c) of *Exhibit 'C'* of *Ordinance No. 16-07* -- *in conformance with Section 4, Residential Parking, of Article VI, Parking and Loading, of the Unified Development Code* -- requires a minimum of a 20-foot offset between the front façade of the primary structure and the garage. It should be noted that this same request was approved in the Somerset Park Subdivision (*i.e. PD-63*), and that the approved/proposed PD ordinance (*i.e. Ordinance No. 16-07*) incorporates many of the same components as Planned Development District 63 (PD-63) [*Ordinance No. 14-49*]. Specifically, with regard to the permitted encroachment into the front yard building setback, which is intended to provide variation and articulation in the front façade of the proposed houses.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The proposed zoning change does not change the proposed land use of the property and the applicant's request remains in conformance to the *Low Density Residential* land use designation indicated on the Future Land Use Map of the Comprehensive Plan. Moreover, according to the

Comprehensive Plan, *Low Density Residential* areas are "generally defined as less than two (2) units per acre; however, a density up to two-and-one-half (2½) units per gross acre may be allowed within a residential Planned Development District …" The Unified Development Code (UDC) expands this statement by stating that additional amenities (*e.g. parks, open space, amenity centers, schools, trails, etcetera*) that exceed the minimum requirements would qualify a development for a density bonus of up to two-and-one-half (2½) units per acre [*Sec. 1.2, Art. X; UDC*]. In this case, the applicant has provided additional open space and single loaded many the lots so that a good portion of properties will face on to an open space. Taking this into consideration and that the applicant's revised concept plan (1) does not change the density from ~2.49 units/acre, and (2) increases the open space and amenity in the area; brings the request further into conformance with the Comprehensive Plan.

NOTIFICATION:

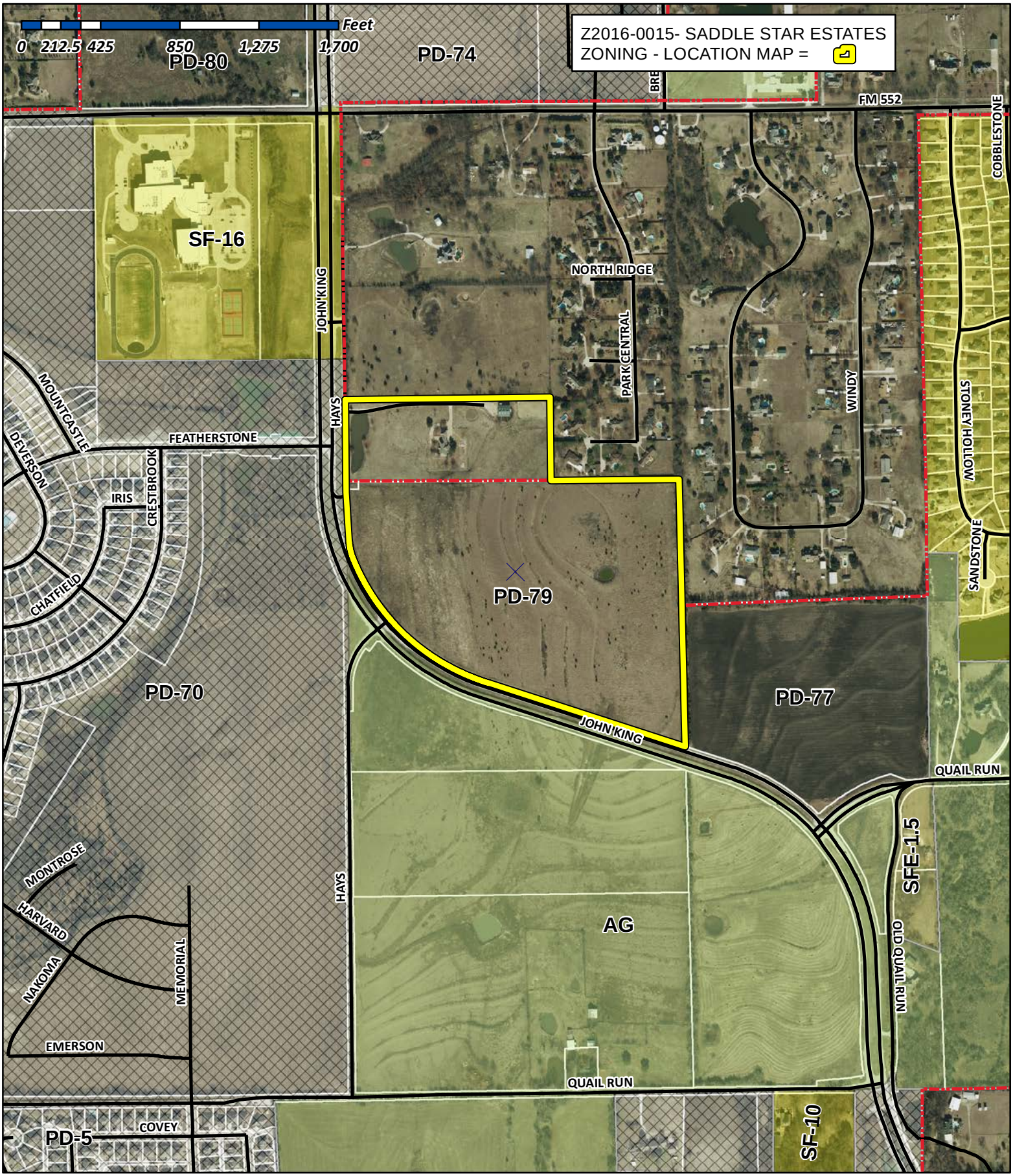
On April 29, 2016, staff mailed three (3) notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stoney Hollow and Stone Creek Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 79 (PD-79), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

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



City of Rockwall

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

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

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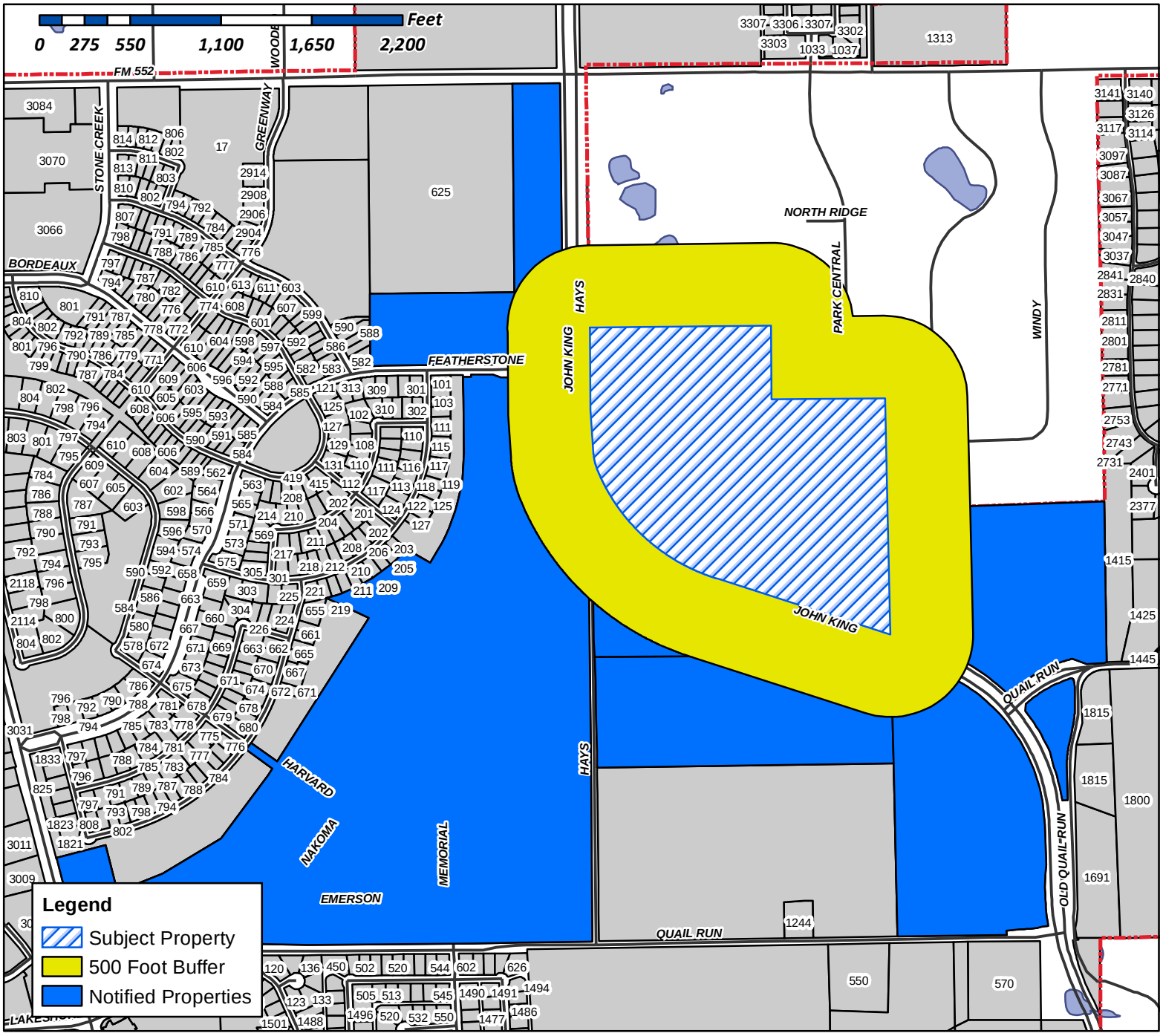
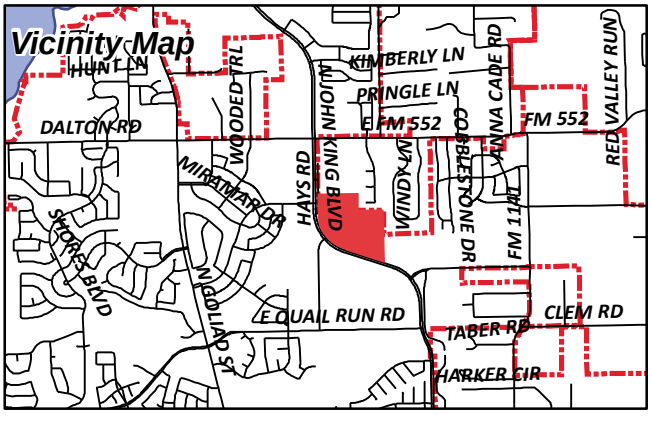


Case Number: Z2016-015
Case Name: Saddle Star Estates
Case Type: Zoning
Zoning: PD-79
Case Address: South of southeastern corner of FM 552 and John King Blvd.

Date Created: 04/18/2015
For Questions on this Case Call (972) 771-7745



GIDEON LONNIE L TR
BRADLEY JOE GIDEON TRUST
1217 LIVE OAK
ROYSE CIT, TX 75189

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

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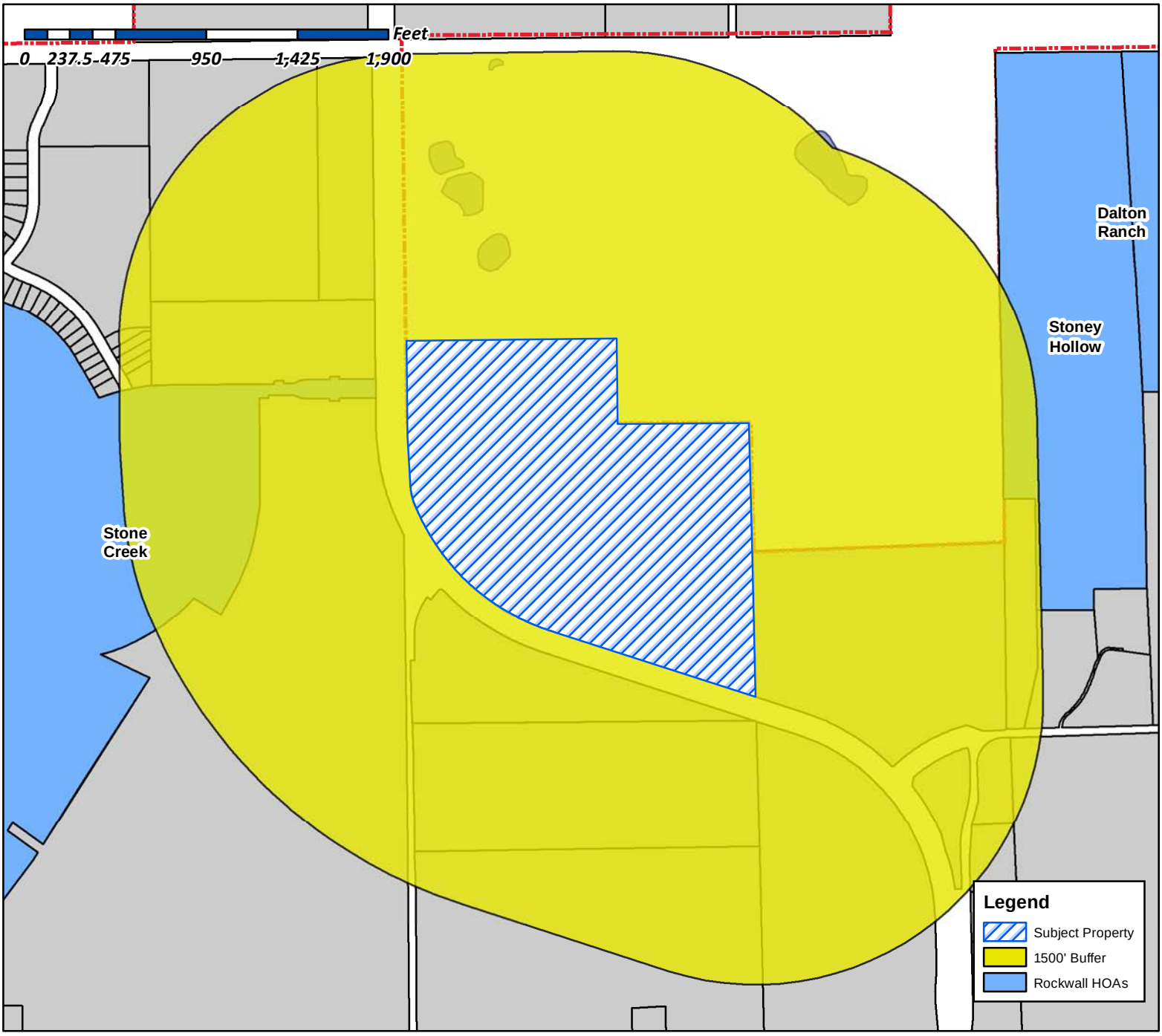

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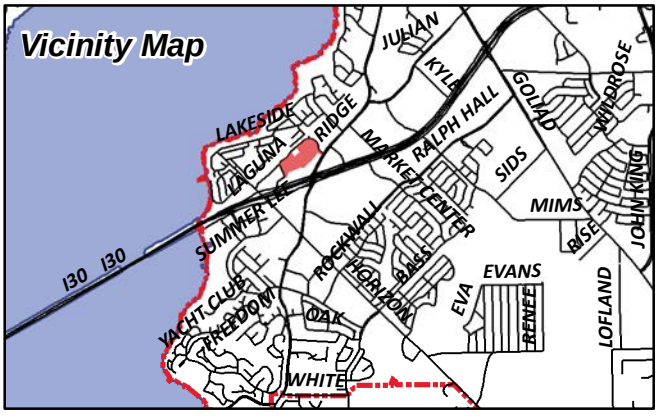


Date Created: 04/18/2016

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

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan
Subject: Neighborhood Notification Program: Notice of Zoning Request
Date: Thursday, April 28, 2016 2:23:46 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on *April 29, 2016*. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases.

Z2016-015
Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

PROPERTY DESCRIPTION

TRACT 1:

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06"West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

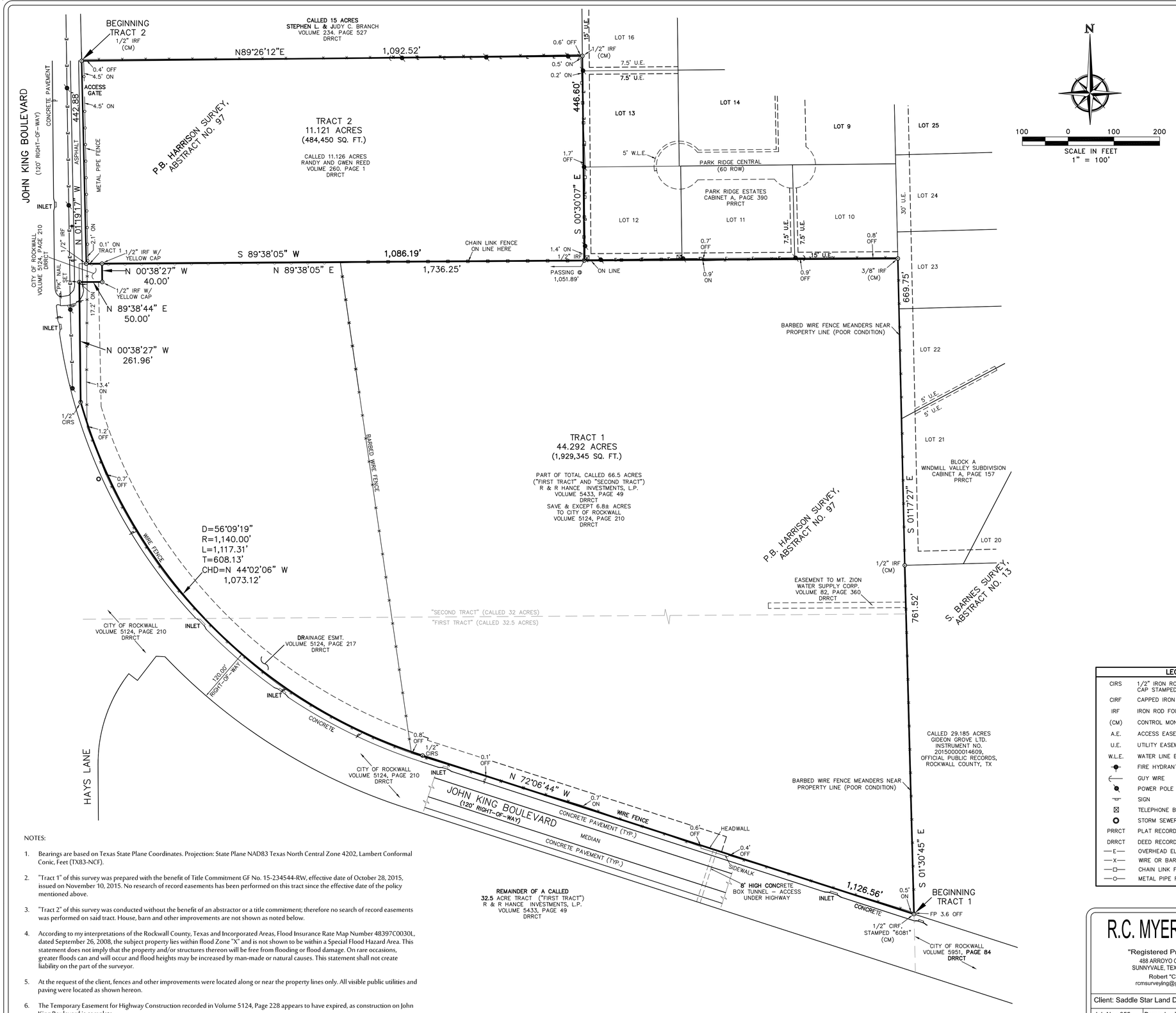
BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John Kind Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P.,as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along thewest line of said Reed tract andthe east line of said John King Boulevard, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.



NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. "Tract 1" of this survey was prepared with the benefit of Title Commitment GF No. 15-234544-RW, effective date of October 28, 2015, issued on November 10, 2015. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. "Tract 2" of this survey was conducted without the benefit of an abstractor or a title commitment; therefore no search of record easements was performed on said tract. House, barn and other improvements are not shown as noted below.
4. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
5. At the request of the client, fences and other improvements were located along or near the property lines only. All visible public utilities and paving were located as shown hereon.
6. The Temporary Easement for Highway Construction recorded in Volume 5124, Page 228 appears to have expired, as construction on John King Boulevard is complete.

PROPERTY DESCRIPTION

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BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

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THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06"West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John Kind Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P.,as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along thewest line of said Reed tract andthe east line of said John King Boulevard, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	TELEPHONE BOX
	STORM SEWER MANHOLE
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
—□—	CHAIN LINK FENCE
—○—	METAL PIPE FENCE

I, Robert C. Myers, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a "Standard Land Survey" and that the plat hereon is a true, correct, and accurate, representation of the subject property as determined by an on the ground survey under my supervision. The lines and dimensions of said property being indicated by the plat, and there are no known encroachments, conflicts, or protrusions, except as shown on this survey.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 1/28/2016 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

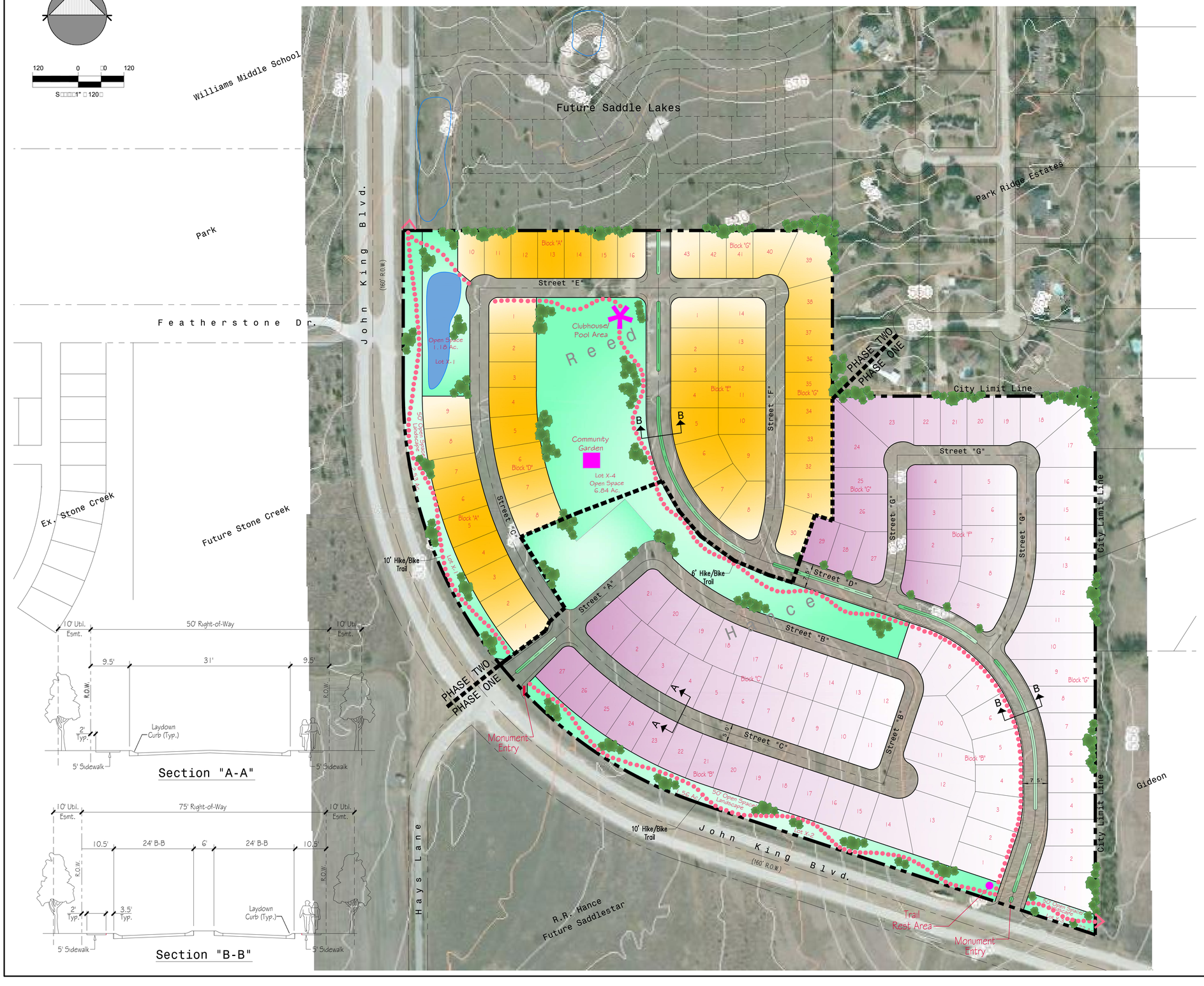
STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

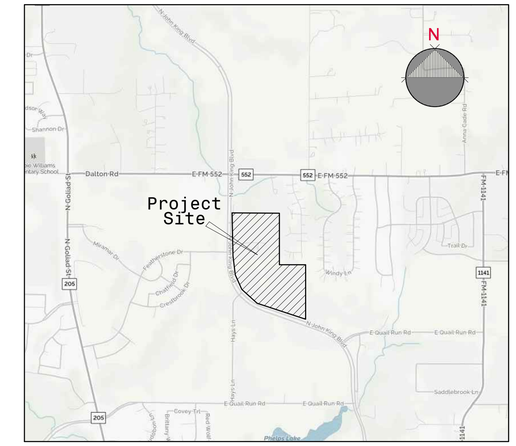
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com Firm No. 10192300
TEXAS REGISTERED SURVEYORS

Client: Saddle Star Land Development, LLC & First National Title Inc. Co.

Job No.: 355	Drawn by: TAM	Date: 01/25/2016	Revised:

STANDARD LAND SURVEY
OF
44.292 AND 11.121 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL, ROCKWALL COUNTY, TX





Vicinity Map

n. t. s.

Note:
Detention to be provided as per City of Rockwall Drainage Specifications and Standards.

Phasing Data

PHASE ONE - 86 Lots

PHASE TWO - 52 Lots

Land Use Data

Total Area - 55.413 Ac.

Total Open Space - 12.48 Ac.

Typ. Lot Size - 70'x125'

Total Lots - 138

Density - 2.49 D.U. / Ac.

MASTER PLAT
OPEN SPACE PLAN

SADDLESTAR ESTATES
EST. 2016
SOUTH

City of Rockwall, Rockwall County, Texas

Ownesr:
RANDY HANCE
14241 North Dallas Pkwy,, S 1050
Dallas, Texas 75234
972.991.1600

GWEN REED
3076 Hays Lane
Rockwall, Texas 75087

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
Civil Engineering / Project Management / Construction Services
Firm Registration #F-001145
201 Wood Circle, Suite 200, Wylie, TX 75098
972.941.8400 www.ecd.com fax: 972.941.8401

May 3, 2016

Scale:1" = 120'

Case No. Z-2016-015

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-07*] FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND INCORPORATING 11.121-ACRES OF LAND INTO THE EXISTING 44.292-ACRE DEVELOPMENT FOR A 55.413-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT AND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddle Star Land Development, Inc. on behalf of the owners Randa Hance of R&R Hance Investment, LP and Gwen Reed for the approval of an amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the *Concept Plan* and incorporating 11.121-acres of land into the existing 44.292-acre tract of land, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-07*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by

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granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

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(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

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Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Wind mill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially

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along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John King Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Joh n King Boulevard, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

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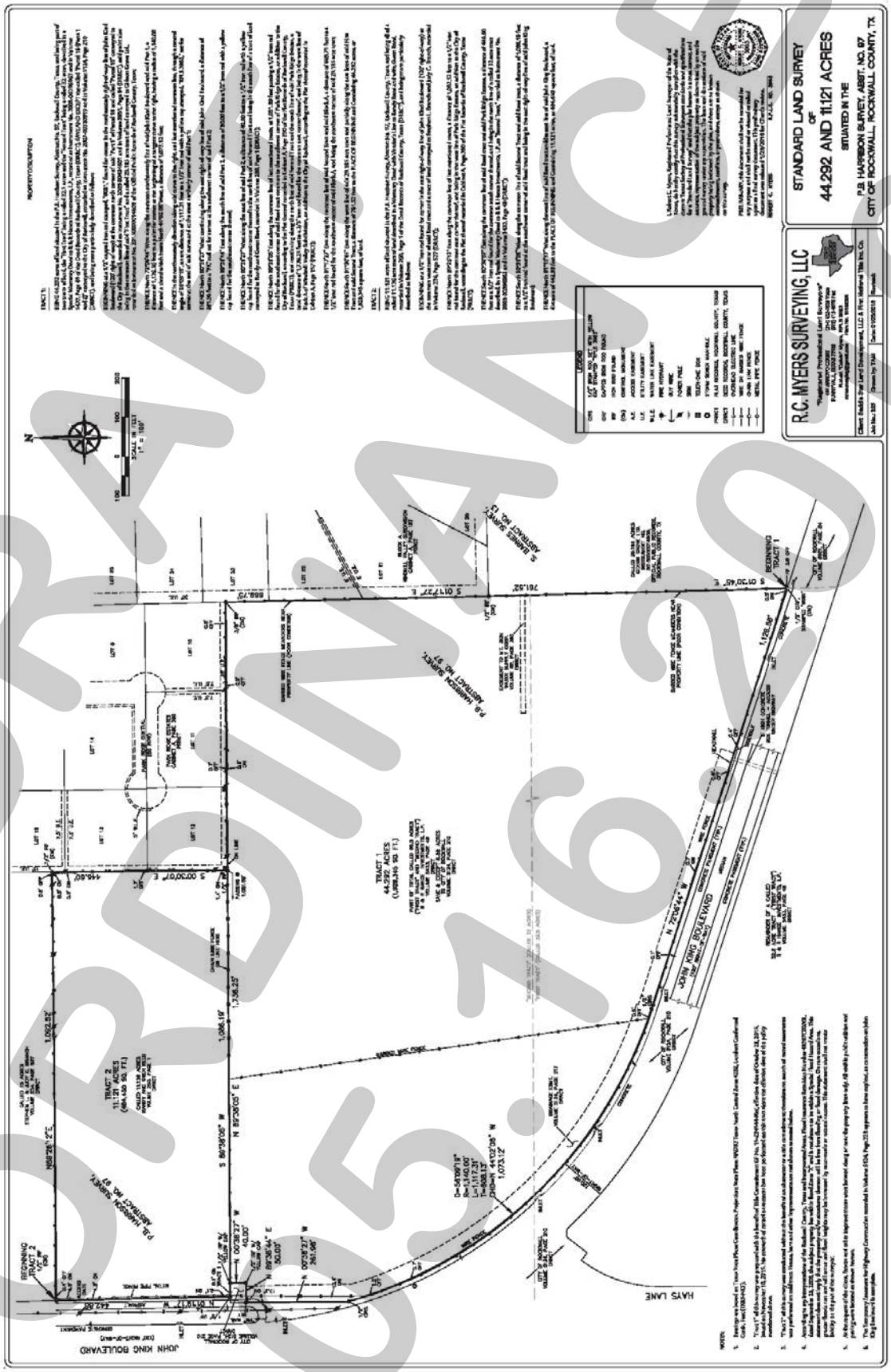
Exhibit 'A':
Legal Description and Survey



DRAFT
ORDINANCE
05-16-2016

Exhibit 'B':
Concept Plan

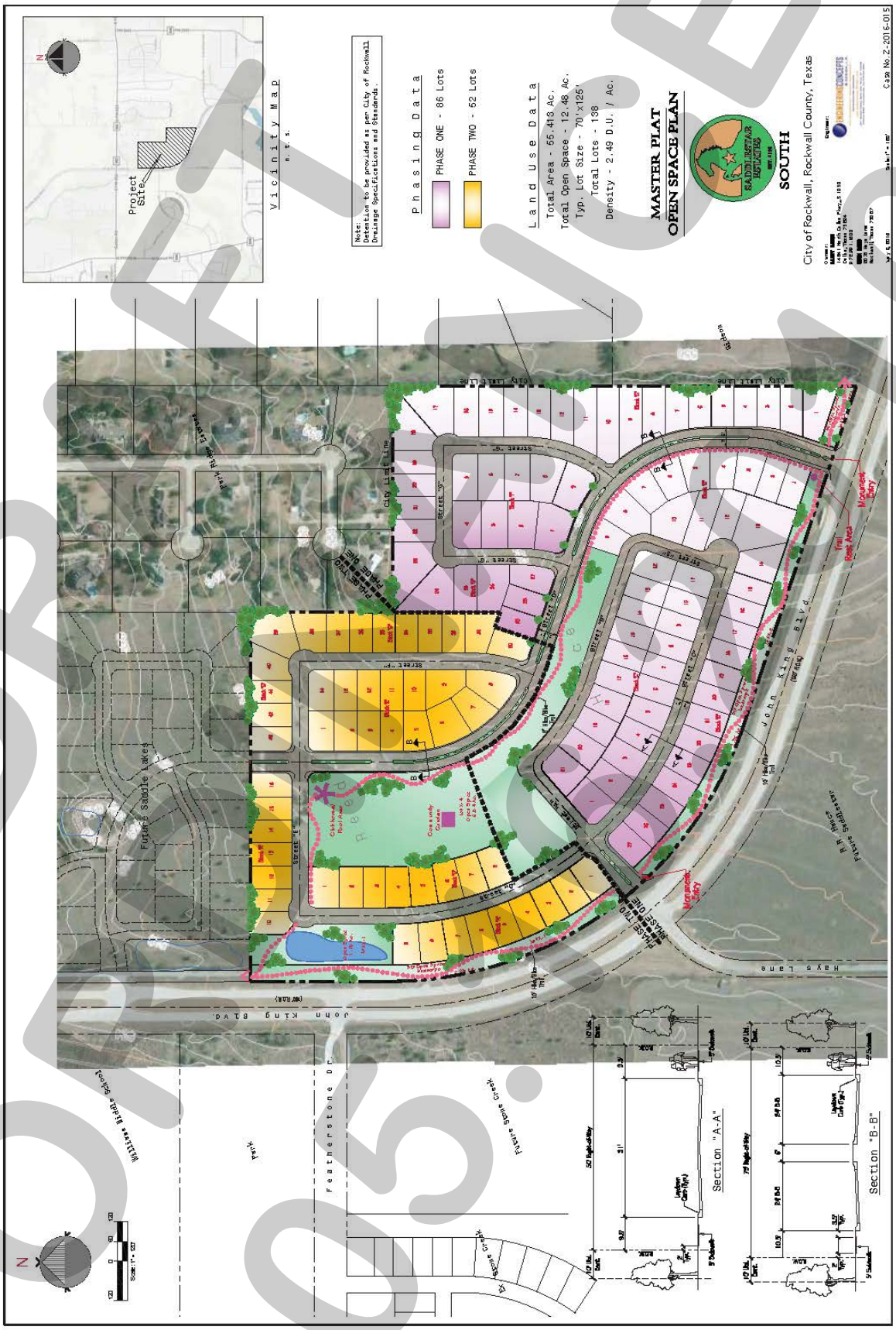


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Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	138	100.00%
		Maximum Permitted Units:	*138*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.49* dwelling units per gross acre of land; however, in no case should the proposed development exceed *138* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback [2] & [5]	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'
Minimum Length of Driveway Pavement	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback [4]	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks [5]	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

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Exhibit 'C':
Development Standards

4. *Building Standards.* All development shall adhere to the following building standards:

   (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

   (b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

   (c) *Garage Orientation.* Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration; however garages oriented toward the street in a front entry configuration must be situated a minimum of five (5) feet behind the front building façade of the primary structure. In this case the front façade of the primary structure does not include a permitted encroachment (*e.g. a porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 120'	(1), (2), (3), (4)

   (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
   (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

      (a) Number of Stories
      (b) Permitted Encroachment Type and Layout
      (c) Roof Type and Layout
      (d) Articulation of the Front Façade

   (3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the

DRAFT ORDINANCE 05.16.2016

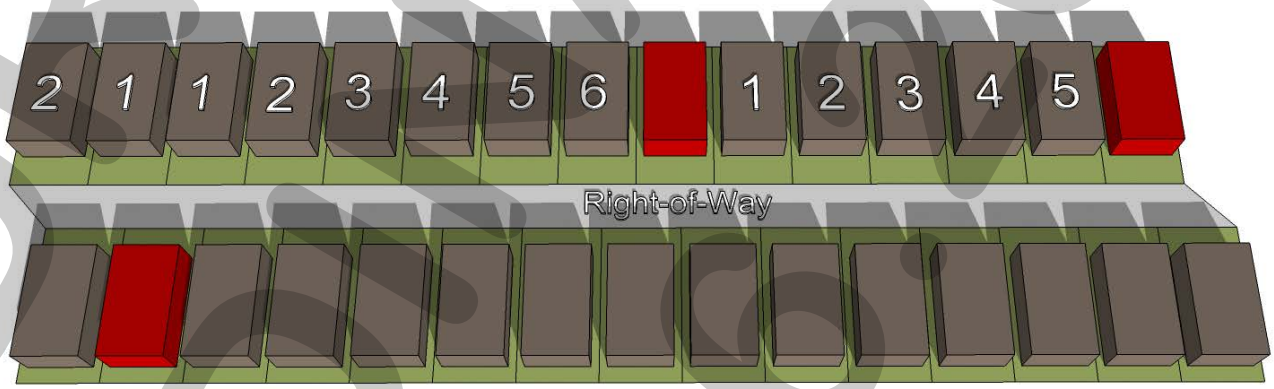
subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

DRAFT ORDINANCE

(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

DRAFT NOT ORDINANCE 05.16.16

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

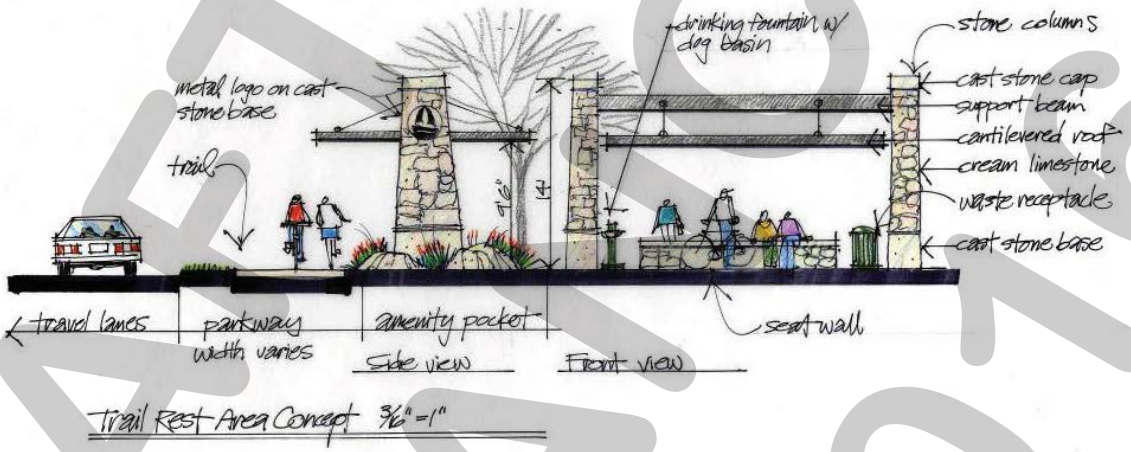
12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 11.29-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page …

DRAFT ORDINANCE 03.16

13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Drainage Standards.* The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (*approved in August 2003 and updated in October 2007*). The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

17. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 03.07.16

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 10, 2016

SUBJECT: *Southside Neighborhood Residential Overlay (SRO) District*

On April 4, 2016, the City Council directed staff to initiate a text amendment to Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of removing the City Council's ability to grant land use without a public process (*i.e. zoning change*). In addition, under the current ordinance any application for a special request must first be brought to the City Council to initiate the request, then to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. Typically, these requests would be taken directly to the Planning and Zoning Commission for recommendation -- *first* -- prior to being brought before the City Council. As was discussed in the Planning and Zoning Commission Work Session on April 26, 2016, staff has also taken this opportunity to update the purpose statement of the overlay district. These changes are target at better clarifying the purpose and intent of the district.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the current ordinance and a copy of the proposed amendments to the UDC. The schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: April 26, 2016~~
Planning and Zoning Public Hearing: May 10, 2016
City Council Public Hearing [*1st Reading*]: May 16, 2016
City Council [*2nd Reading*]: June 6, 2016

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. This notice was published in the Rockwall Herald Banner on *April 29, 2016*.

Current Ordinance:

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 4. Southside Residential Neighborhood Overlay (SRO) District

(A) *Purpose*. This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
(B) *Other Requirements*. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 District requirements.
(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.
(2) Maximum number of single-family detached dwellings units per lot: one.
(3) Minimum square footage per dwelling unit: 900 square feet.
(4) Minimum lot frontage on a public street: 50 feet.*
(5) Minimum lot depth: 100 feet.*
(6) Minimum depth of front yard setback: 20 feet.*
(7) Minimum depth of rear yard setback: ten feet.*
(8) Minimum width of side yard setback:

(a) Internal lot: six feet.*
(b) Abutting street: 15 feet.*
(c) Abutting an arterial: 20 feet.*

**These setbacks may be varied by the planning and zoning commission and city council upon request of the applicant.*

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
(11) Maximum building coverage as a percentage of lot area: 40 percent.
(12) Maximum building height: 32 feet.
(13) Minimum number of paved off-street parking spaces required for:

(a) One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All other uses: see article V, Parking and Loading.

(D) Consideration of special request in furtherance of neighborhood preservation. The city council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for consideration. Upon recommendations from the planning and zoning commission, the city council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.

(Ord. No. 10-14, § 36, 7-6-2010)

Proposed Amendments:

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 4. Southside Residential Neighborhood Overlay (SRO) District

(A) *Purpose*. ***The purpose of the Overlay District is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood. ~~This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.~~***

(B) *Other Requirements*. Any requirements ***~~necessary for residential development or use~~*** not specifically stated in this section shall comply with the ***Single Family 7 (***SF-7***)*** District requirements.

(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.
(2) Maximum number of single-family detached dwellings units per lot: One.
(3) Minimum square footage per dwelling unit: 900 square feet.
(4) Minimum lot frontage on a public street: 50 feet.***
(5) Minimum lot depth: 100 feet.***
(6) Minimum depth of front yard setback: 20 feet.***
(7) Minimum depth of rear yard setback: 10 feet.***
(8) Minimum width of side yard setback:

(a) Internal lot: 6 feet.***
(b) Abutting street: 15 feet.***
(c) Abutting an arterial: 20 feet.***

~~*These setbacks may be varied by the planning and zoning commission and city council upon request of the applicant.~~

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
(11) Maximum building coverage as a percentage of lot area: 40 percent.
(12) Maximum building height: 32 feet.
(13) Minimum number of paved off-street parking spaces required for:

(a) One Single-Family Dwelling Unit: Two ***(2) Parking Spaces***. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All Other Uses: ***~~see article V, Parking and Loading.~~ see Article VI, Parking and Loading, of the Unified Development Code.***

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation.* The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, ***the*** use of ***alternate*** building materials ***~~not otherwise allowed, authorization of specific land uses not otherwise allowed,~~ reductions in the building setbacks,*** or other requests submitted for consideration ***to the Planning and Zoning Department***.

~~Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for~~

~~***consideration. Upon recommendations from the planning and zoning commission, the city council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.***~~

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

(Ord. No. 10-14, § 36, 7-6-2010)

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.4, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 05.16

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 05.16.2016

Section 6.4. Southside Residential Neighborhood Overlay (SRO) District

(A) *Purpose*. The purpose of the Overlay District is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.

(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.
(2) Maximum number of single-family detached dwellings units per lot: One.
(3) Minimum square footage per dwelling unit: 900 square feet.
(4) Minimum lot frontage on a public street: 50 feet.
(5) Minimum lot depth: 100 feet.
(6) Minimum depth of front yard setback: 20 feet.
(7) Minimum depth of rear yard setback: 10 feet.
(8) Minimum width of side yard setback:

(a) Internal lot: 6 feet.
(b) Abutting street: 15 feet.
(c) Abutting an arterial: 20 feet.

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
(11) Maximum building coverage as a percentage of lot area: 40 percent.
(12) Maximum building height: 32 feet.
(13) Minimum number of paved off-street parking spaces required for:

(a) One Single-family Dwelling Unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All Other Uses: *see Article VI, Parking and Loading, of the Unified Development Code*.

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation.* The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall ***not*** include any request to change the land use of a property.

DRAFT ORDINANCE 03.16.2016

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 10, 2016

SUBJECT: *Used Automotive Dealerships*

On March 21, 2016, Dallas Cothrum of Master Plan gave a presentation on behalf of his client Echo Park Automotive requesting that the City Council consider amending the zoning code to allow a *Motor Vehicle Dealership, Used (Cars and Light Trucks)* to be permitted within a Light Industrial (LI) District. Specifically, Mr. Cothrum was making this request with the intent of opening up the zoning ordinance to allow Echo Park to establish a used motor vehicle dealership at 1415 & 1501 E. IH-30. Currently, Section 2.1.8, *Auto and Marine-Related Use Conditions,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), only permits a *Motor Vehicle Dealership, Used (Cars and Light Trucks)* to be established as an accessory use to a *Motor Vehicle Dealership, New (Cars and Light Trucks)*. As a result of this request, the City Council approved a motion to direct staff to initiate a text amendment to allow *Motor Vehicle Dealership, Used (Cars and Light Trucks)* through a Specific Use Permit (SUP) in the Light Industrial (LI) District.

In response to this direction and in accordance with Section 4, *Unified Development Code Text Amendments*, of Article XI, *Zoning Related Applications*, of the UDC, staff has drafted a preliminary text amendment for the Planning and Zoning Commission's review. The proposed text amendment would allow the *Motor Vehicle Dealership, Used (Cars and Light Trucks)* use by SUP in the Light Industrial (LI) District and *by-right* in the Heavy Industrial (HI) District; however, it would restrict the use in the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) and the SH-205 Overlay (SH-205 OV) District except as an ancillary or accessory use to *Motor Vehicle Dealership, New (Cars and Light Trucks)*. In drafting the text amendment, staff took into consideration the following information concerning the *Motor Vehicle Dealership, Used (Cars and Light Trucks)* use:

1) *Comparable Cities.* Staff has done a comparison study of the City's current zoning ordinance compared to comparable City's in the *North Texas Region*. The City's compared in this study were: (1) Plano, (2) McKinney, (3) Frisco, (4) Carrollton, (5) Rowlett, (6) Mesquite, (7) Garland, and (8) Lancaster. Through this study staff has determined that the City's current ordinance is the most restrictive of all the cities surveyed; with the exception of the City of Rowlett, which has the same restrictions as the City of Rockwall. It should be noted that the majority of the cities surveyed require a SUP or a Conditional Use Permit (CUP) in most if not all of the zoning districts that permit the use. In addition, the City of Frisco expressly prohibits the use in certain Overlay Districts on major corridors within the City despite allowing the use in the underlying zoning district. The only city surveyed that added additional land use restrictions was the City of Lancaster. *Attached to this memorandum is a copy of the survey of comparable cities.*

2) *Locations of the Current Motor Vehicle Dealership Facilities.* Staff has also completed a locational analysis showing the locations of all existing new and used motor vehicle

dealerships located in the City (*see the attached maps of Rockwall Auto Dealerships*). Currently, the City has 11 new and used motor vehicle dealerships (*i.e. nine (9) new motor vehicle dealerships that also have used motor vehicle sales as an ancillary use -- one (1) of which, Fenton Nissan, is currently under construction -- , and two (2) non-conforming used motor vehicle dealerships that pre-date the current zoning ordinance*). It should be noted that all nine (9) of the new motor vehicle dealerships are located in the IH-30 Overlay District on property that fronts onto IH-30. The two (2) non-conforming used motor vehicle dealerships are located in the Downtown (DT) District situated in and fronting on SH-205.

As depicted in this analysis, new automotive dealerships currently represent 11% of the total IH-30 freeway frontage. In addition, they tend to locate on or close to major intersections within the City (*i.e. John King Boulevard and SH-205*). They also tend to locate directly adjacent to existing automotive sales facility, sometimes creating clusters. Concern over these agglomerations or groups was addressed by the City Council in 2007, when they added a discretionary approval component for all new automotive dealerships (*this is addressed below*).

3) *Proliferation/Concentration of Automotive Uses.* On January 22, 2008, the City Council approved a text amendment (*i.e. Case No. Z2007-036; Ordinance No. 08-05*) intended to address the proliferation and concentration of automotive uses along IH-30. Specifically, the text amendment changed the *Permissible Land Use Charts* to require a SUP for *Motor Vehicle Dealership, New (Cars and Light Trucks)* in the Light Industrial (LI) District, which previously had been permitted *by-right*. The case memo provided to the City Council at that time stated the purpose of this action was to protect the undeveloped land, zoned Light Industrial (LI) District that existed along the IH-30 Corridor, and to prevent the concentration of automotive uses in this corridor. As was stated above, all but two (2) of the current locations are located in the IH-30 Corridor. These nine (9) locations are typically in clusters of two (2) and are in close proximity of one another (*i.e. ~161-feet to ~2,836-feet of each other*) [*see the attached maps of Rockwall Auto Dealerships*].

4) *Ad Valorem Taxes.* It should be noted that according to *Section 152.001(2)* of the State of Texas *Tax Code* a retail sale does not include the purchase of (1) new motor vehicles from a licensed dealer franchised to resell that type of vehicle, (2) used motor vehicles by a licensed dealer for resale purposes, and (3) new motor vehicles by a licensed franchise dealer for a lease contract. This means that the City does not collect sales tax on the sale or lease of any new or used automobile. In addition, staff has performed a basic fiscal impact analysis comparing the assessed values of the existing eight (8) -- *Fenton Nissan is currently under construction* -- new/used motor vehicle facilities against the City's commercial/retail land uses, which is the predominate use in the IH-30 Overlay (IH-30) District. The analysis performed by staff shows that the eight (8) new/used motor vehicle facilities have a total land footprint of 62.387-acres (*77.138-acres with Fenton Nissan*) adjacent to IH-30, with a total land value of ~22M, a total improvement value of ~18M, and a total assessed value ~40M. This all equals a total $196,381.00 of property taxes paid to the City per year. The total property value per square foot for this use breaks down to $14.89/SF. Performing this same analysis on the City's commercial/retail uses the total property value (*Citywide*) per square foot breaks down to $18.96/SF, or a difference of +$4.07. This number is assumed to be higher if only the commercial/retail land in the IH-30 Corridor is used, because land value in this area tends to be higher than the land value Citywide. In addition, the retail/commercial uses include sales tax, which would further widen this disparity. It should also be pointed out that these are new motor vehicle facilities and not used motor vehicle facilities, which is what the current ordinance is proposing to allow.

5) *Land Use Considerations.* In researching comparable City's, staff observed highway corridors in several neighboring communities where new motor vehicle dealership sites have transitioned into primarily used motor vehicle dealerships. This is an important observation when considering the long-term vision for the City's primary entry and retail corridor.

With all that being said, it should be noted that staff's proposed ordinance does not accommodate the request made by Echo Park Automotive for the property at 1415 & 1501 E. IH-30, which is located within the IH-30 Overlay (IH-30 OV) District; however, for the reasons stated above and to prevent the proliferation/concentration of automotive uses within the City's overlay districts staff has prepared an ordinance prohibiting the use in many of the City's strategic highway corridors. The Planning and Zoning Commission and City Council retain the discretion to amend or redirect staff should the ordinance not be sufficient to properly regulate the use. The City Council also retains the discretion to refrain from changing the ordinance if they see no public benefit from doing so.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo are copies of the current ordinance, the proposed amendments to the UDC, and all studies referenced above. The schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: April 26, 2016~~
Planning and Zoning Public Hearing: May 10, 2016
City Council Public Hearing [*1st Reading*]: May 16, 2016
City Council [*2nd Reading*]: June 6, 2016

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. This notice was published in the Rockwall Herald Banner on *April 29, 2016*.

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		A	A
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

Article IV, Permissible Uses, of the Unified Development Code
Section 2. Use Standards
Section 2.1.8 Auto and Marine-Related Use Conditions

Indoor Motor Vehicle Dealership/Showroom, (New and/or Used). The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales.
2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
3. All vehicle display areas must meet the landscape standards for parking areas.

Exhibit 'B': Proposed Amendment
Article IV, Permissible Uses,
of the Unified Development Code

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		~~A~~ S	~~A~~ P
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

Article IV, Permissible Uses, of the Unified Development Code
Section 2. Use Standards
Section 2.1.8 Auto and Marine-Related Use Conditions

Indoor Motor Vehicle Dealership/Showroom, (New and/or Used). The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

5. The sales/storage facility must be a completely enclosed building.
6. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
7. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
8. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales ***in the Commercial (C) and Heavy Commercial (HC) Districts***.
2. Used vehicle sales may not be located within the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) or the SH-205 Overlay (SH-205 OV) District except as an ancillary use to new vehicle sales.
~~2.~~ 3. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
~~3.~~ 4. All vehicle display areas must meet the landscape standards for parking areas.

Survey of Comparable Cities

☑ *City of Plano*

The City of Plano requires *Automobile Dealer (Used)* uses to obtain a Specific Use Permit (SUP) subject to their residential adjacency standards in their Light Commercial (LC), Corridor Commercial (CC) and Central Business-1 (CBD1) Districts. Additionally, they permit the use *by-right* subject to the residential adjacency standards in their Light Industrial-1 (LI1) and Light Industrial-2 (LI2).

☑ *City of Carrollton*

The City of Carrollton allows *Used Car Dealers* in their Light Industrial (LI) District by Specific Use Permit (SUP) and *by-right* in their Heavy Industrial (HI) District. Additionally, they have included another use (i.e. *Used Car Dealers -- indoors only or accessory to new car sales*), which is allowed *by-right* in more zoning districts.

☑ *City of Frisco*

The City of Frisco allows *Automobile Sales, Used* by Specific Use Permit (SUP) in their Highway (HI), Commercial-2 (C-2) and Industrial (I) Districts. In addition, the City has expressly prohibited the use in their US 380 Gateway, Rural Corridor, Main Street and Tollway Overlay Districts.

☑ *City of McKinney*

The City of McKinney permits *Automobile, Motorcycle, Boat (Sales, Repair, or Storage) by-right* in the General Business (BG), Commercial (C), Commercial Business (BC), Light Manufacturing (ML), Heavy Manufacturing (MH), Light Industrial (LI), and the Heavy Industrial (HI) Districts; and, by SUP in the Regional Commercial (C3) District.

☑ *City of Rowlett*

The City of Rowlett only allows used vehicle sales as an accessory use to new vehicle sales.

☑ *City of Mesquite*

The City of Mesquite requires a Conditional Use Permit (*i.e. Specific Use Permit*) in their Central Business (CB), Commercial (C) and Industrial (I) Districts.

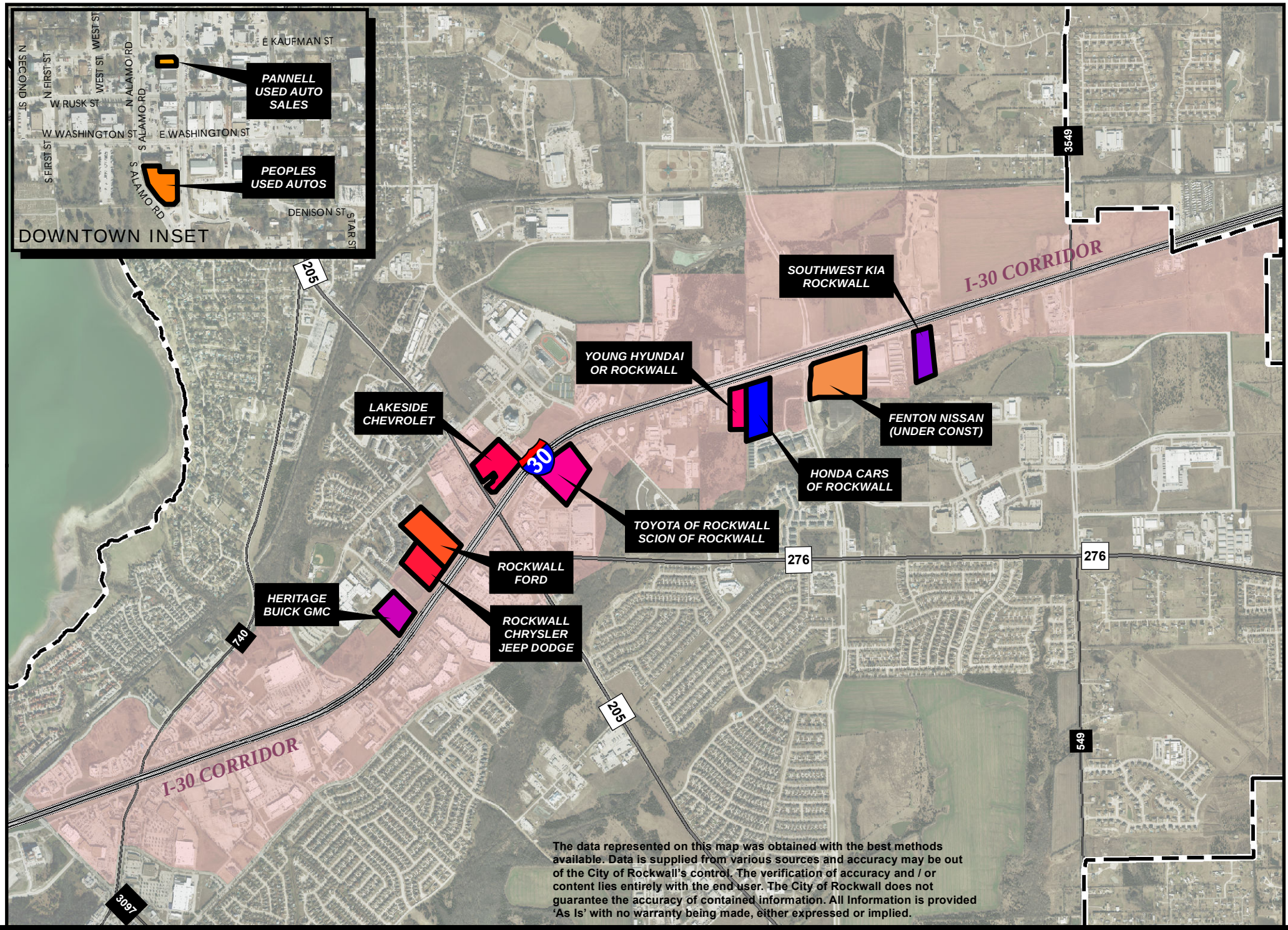
☑ *City of Garland*

The City of Garland requires a Specific Use Permit (SUP) for *Automobile Sales, New or Used* in the Light Commercial (LC) and Industrial (IN) Districts and permits the use *by-right* in a Heavy Commercial (HC) District.

☑ *City of Lancaster*

The City of Lancaster allows the *Motor Vehicle Dealership, New & Used (Cars and Light Trucks)* land use through a Specific Use Permit in their Commercial Highway (CH) District and *by-right* in their Commercial Services (CS), Light Industrial (LI) and Medium Industrial (MI) Districts. In addition, the following use standards are also required:

1) The area to be used for outside storage and display shall not exceed 50% of the lot area within 100 feet of any adjacent street.
2) All such outside storage and display areas must be permanently paved to City standards.
3) All such outside storage and display areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three (3) feet in height.
4) All such outside storage and display areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
5) A site plan and landscape plan shall be approved prior to issuance of any Building Permit.



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

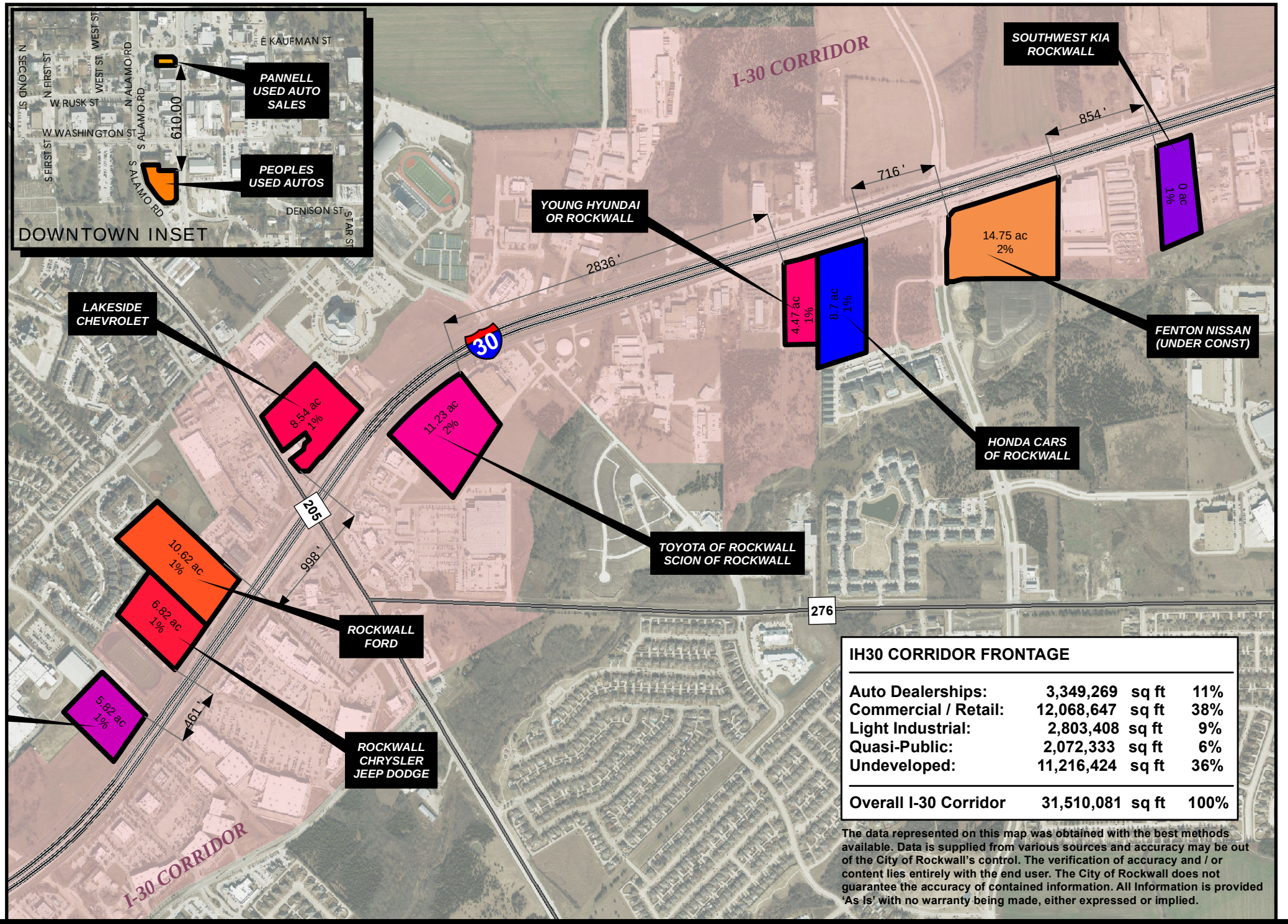
0 500 1,000 Feet

1 inch = 2,020 feet
Date: 4/22/2016

City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

ROCKWALL AUTO DEALERSHIPS

AS OF SPRING 2016



IH30 CORRIDOR FRONTAGE

Auto Dealerships:	3,349,269	sq ft	11%
Commercial / Retail:	12,068,647	sq ft	38%
Light Industrial:	2,803,408	sq ft	9%
Quasi-Public:	2,072,333	sq ft	6%
Undeveloped:	11,216,424	sq ft	36%
Overall I-30 Corridor	31,510,081	sq ft	100%

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City of Rockwall

0 500 1,000 Feet

1 inch = 990 feet
Date: 5/3/2016

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ROCKWALL AUTO DEALERSHIPS

AS OF SPRING 2016

FISCAL IMPACT STUDY
APRIL 22, 2016

NOTES
(1) ALL VALUES ARE FOR 2015.
(2) TEXAS COMPTROLLERS OFFICE, 2015 (Q1, Q2 & Q3) AND 2014 (Q4)

NEW/USED MOTOR VEHICLE DEALERSHIPS

RCAD ID	BUSINESS NAME	TAX ID NAME	ZONING	ACRE	LOT SF	LAND VALUE	IMP VALUE	APPRAISED	ACCESSED	PROP TAX PAID
53498	ROCKWALL CHRYSLER	ROCKWALL DIRT CO LTD	C	6.874	299,431.00	$2,844,600	$1,305,108	$4,149,708	$4,149,708	$20,138
72211	BUICK - GMC	TARBELL AUTOMOTIVE INC	C	6.000	261,360.00	$2,090,880	$1,129,120	$3,220,000	$3,220,000	$15,626
79020	ROCKWALL KIA	SALEHOUN FAMILY LIMITED PARTNERSHIP	LI	5.961	259,674.23	$908,860	$2,341,190	$3,250,050	$3,250,050	$15,772
53497	ROCKWALL FORD	ROCKWALL LAND COMPANY LTD	C	10.585	461,083.00	$4,380,290	$2,180,626	$6,560,916	$6,560,916	$31,840
55997	LAKESIDE CHEVROLET	BOOMPA LTD	C	8.635	376,140.60	$3,385,270	$1,001,640	$4,386,910	$4,386,910	$21,289
71939	ROCKWALL TOYOTA	JACKSON AUTOMOTIVE REAL ESTATE INV LLC	LI	11.256	490,315.72	$4,412,840	$3,842,905	$8,255,745	$8,255,745	$40,065
84567	ROCKWALL HONDA	REALTY HOLDINGS OF ROCKWALL LLC	PD-10 & C	8.686	378,362.16	$3,026,900	$4,881,940	$7,908,840	$7,908,840	$38,381
70023	YOUNG HYUNDAI	AUTOMOTIVE REAL ESTATE HOLDINGS LLC	LI	4.390	191,228.40	$956,140	$1,778,250	$2,734,390	$2,734,390	$13,270
				62.387	**2,717,595.11**	**$22,005,780**	**$18,460,779**	**$40,466,559**	**$40,466,559**	**$196,381**

NEW/USED MOTOR VEHICLE DEALERSHIP PROPERTY VALUE PER SF: *$ 14.89*

PROP ID	DBA NAME	TAX NAME	ZONING	ACRE	LOT SF	LAND VALUE	IMP VALUE	APPRAISED	ACCESSED	PROP TAX PAID
21411	PANNELL AUTOMOTIVE	PANNELL JIM ESTATE	DT	0.126	5,488.56	$60,370	$3,230	$63,600	$63,600	$308
21470	PEOPLES AUTO	PEOPLES BILLY W	DT	0.684	29,795.04	$192,180	$6,150	$198,330	$198,330	$963
				0.810	**35,283.60**	**$252,550**	**$9,380**	**$261,930**	**$261,930**	**$1,271**

PROPERTY VALUE PER SF (USED DEALERS IN THE DOWNTOWN): *$ 8.11*
AVERAGE DOWNTOWN PROPERTY VALUE PER SF (DOWNTOWN CORE): *$ 30.62*

COMPARISON OF COMMERCIAL/RETAIL PROPERTY

LAST YEAR RETAIL SALES TAX (CITY-WIDE) (2)	$ 1,425,810,448.00	
ROCKWALL DEVELOPED COMMERCIAL/RETAIL LOT SQUARE FOOTAGE	47,095,384.04	*1,081.00 ACRES*
ROCKWALL COMMERCIAL/RETAIL SALES TAX PER LOT SF:	*$ 30.27*	
ROCKWALL DEVELOPED COMMERCIAL/RETAIL LOT SQUARE FOOTAGE	47,095,384.04	*1,081.00 ACRES*
ROCKWALL DEVELOPED COMMERCIAL/RETAIL TOTAL PROPERTY VALUE	$ 892,800,806.00	*555.00 LOTS*
ROCKWALL DEVELOPED COMMERCIAL/RETAIL PROPERTY VALUE PER LOT SF:	*$ 18.96*	
TOTAL POTENTIAL/AVERAGE IMPACT OF COMMERCIAL/RETAIL PER LOT SF:	*$ 49.23*	

SIMILAR SITE COMPARISON

	PROPERTY TAX	*SALES TAX*
ROCKWALL FORD (~11.0-ACRES)	$14.18/SF	$ -
PLAZA AT ROCKWALL (~11.00-ACRES)	$39.33/SF	*23 STORES (116,873 BUILDING SF)*

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTIONS 1.1 & 2.1.8 OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purposes of establishing *Motor Vehicle Dealership, Used (Cars and Light Trucks)* as a standalone use permitted within the Light Industrial (LI) District by Specific Use Permit and *by-right* in the Heavy Industrial (HI) District, and prohibiting the standalone use in certain Overlay Districts; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the

DRAFT 08.05.2016

publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 16, 2016*

2nd Reading: *June 6, 2016*

DRAFT ORDINANCE 06.06.2016

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
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										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		~~***A S***~~	~~***A P***~~
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

DRAFT ORDINANCE 06.06.2016

Article IV, Permissible Uses, of the Unified Development Code
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Section 2.1.8 Auto and Marine-Related Use Conditions

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3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales ***in the Commercial (C) and Heavy Commercial (HC) Districts***.
2. Used vehicle sales may not be located within the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) or the SH-205 Overlay (SH-205 OV) District except as an ancillary use to new vehicle sales.
~~2.~~ 3. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
~~3.~~ 4. All vehicle display areas must meet the landscape standards for parking areas.

DRAFT ORDINANCE 06.06.2016

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 10, 2016

SUBJECT: SP2016-006; *Service King Site Plan*

The applicant, Matt Moore of Claymoore Engineering, Inc., has requested that action on the site plan for the *Service King: Automotive Collision Repair Center* be postponed until the ***May 31, 2016*** Planning and Zoning Commission Work Session meeting. The purpose of this postponement is to allow the applicant more time to address staff's comments. This will not require any action of the Planning and Zoning Commission.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Bryan Burger, P.E. of *Burger Engineering, Inc*.

AGENDA ITEM: **SP2016-0007;** *Aldi Food Store*

SUMMARY:

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 18,663 sq. ft. grocery store (i.e. Aldi Food Store). The 1.972-acre portion of land is zoned General Retail (GR) District and is within the North SH-205 Overlay (N SH-205 OV) District, and is generally located at the corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed grocery store (i.e. Aldi Food Store) is a use permitted by right. The site will incorporate a total of 80 parking spaces and has one (1) point of access available from the FM-552 by way of a 30-ft Firelane, Public Access, Drainage & Utility Easement.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC) and the North SH-205 Overlay (N SH-205 OV) District, with the exception of the conditions as listed in the *Recommendations* sections of this report.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*1.972-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*[1]	*x>268-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>301-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[3]	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*27' 6"; In Conformance*
Max Building/Lot Coverage	*40%*	*~21.7%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Floor Area Ratio	*4:1*	*0.217:1; In Conformance*
Minimum Number of Parking Spaces	*75*	*80 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*15.2%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*x<85%; In Conformance*

NOTES:
1. Minimum site frontage when adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. a. Without fire retardant wall: ten feet, or as required by building and/or fire codes, b. With fire retardant wall: zero feet.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the large projections of the front and rear elevations as not providing interest and requested to see more detail with the overall appearance of the building. To address these concerns the ARB recommended that the applicant incorporate a recessed pattern within the large projections. The ARB also recommended the applicant provide a contrasting solider course banding element around the building and green wall (metal trellis) elements similar to the existing Aldi on Ridge Road. Finally, the ARB requested that the canopy and glass on the front elevation extend to the large projection creating additional interest for the front elevation due to its visibility. The ARB requested to review the revised elevations in order to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 10, 2016.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the UDC, and N SH-205 OV District. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-007	**Owner**	ROCKWALL 205-552, LLC	**Applied**	4/15/2016	LM
Project Name	Aldi Food Store	**Applicant**	BURGER ENGINEERING, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	5/6/2016	DG

Revised Plans
Staff Comments
are Highlighted

Site Address	**City, State Zip**	**Zoning**
3251 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARLAN PARK PH 2	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments

(4/19/2016 4:19 PM AW)
Dumpster drainage to drain to either an oil/water separator or grease trap.
Sidewalk along Dalton to be in a public sidewalk easement
No sand under paving
10' separation between sprinkler line and any other utility including water service.Engineering Comments on plans.
Infrastructure needs to be in place prior to approval of CO

ENGINEERING	Amy Williams	5/5/2016	5/12/2016	5/5/2016		APPROVED	
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments

(4/20/2016 4:52 PM LS)
Address Assignment will be:
3251 N. GOLIAD ST, ROCKWALL, TX 75087

PLANNING	David Gonzales	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See comments

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (i.e. Aldi Food Store) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-007" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

Waivers to the Unified Development Code (per submittal):

1. Waiver to Article IV, Sec. 2.1.10, ...Outside Storage: To allow for the outside cart storage area with screening walls as depicted on the Site Plan.

Please addressthe followingPlanning Comments for each plan submitted:

Site Plan:

1. Waiver request to outside cart storage area as listed above.
2. Remove the label (By Plat) where indicated.
3. Relabel 30-ft Firelanes as "30-ft Firelane, Public Access & Utility Easement"

Landscape Plan:
1. Relocate '20-ft Landscape Buffer' so that it is readable.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
3. General Comment: All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.

Building Elevations:
1. The building elevations are required to be reviewed by the Architectural Review Board prior to approval.

The following are scheduled meetingdatesthat you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion: April 26, 2016 (5:00 p.m.)

Planning - Discussion: April 26, 2016 (6:00 p.m.)
Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.) [FOR VARIANCE & WAIVER REQUESTS ONLY]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	5/4/2016	5/11/2016	5/4/2016		COMMENTS	See comments

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 17, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Building Elevations:

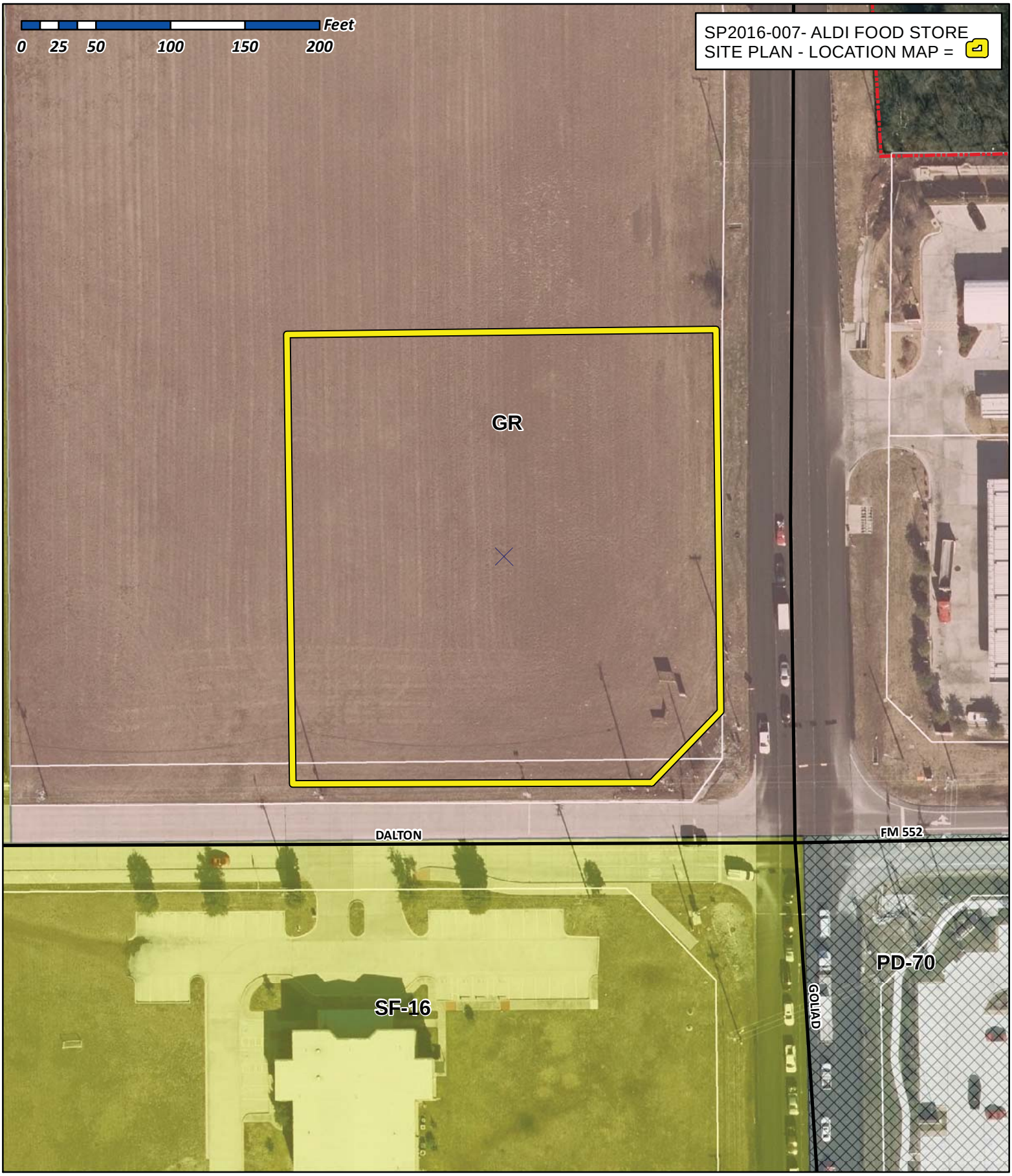
1. The revised building elevations are required to be reviewed by the Architectural Review Board (ARB) prior to approval. The ARB will forward a recommendation to the Planning Commission for consideration.

The following are scheduled meetingdatesthat you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion: May 10, 2016 (5:00 p.m.)

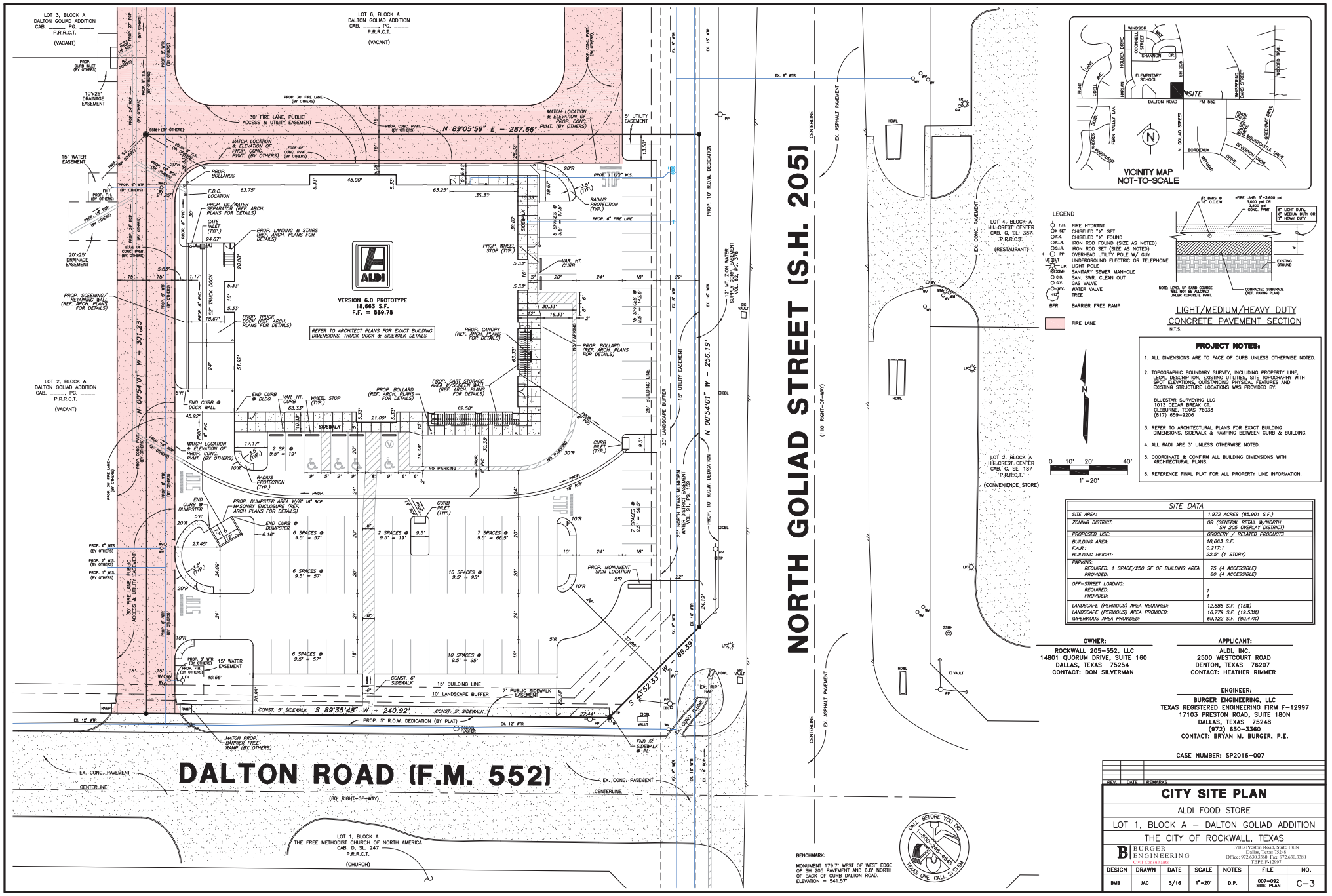
Planning - Action: May 10, 2016 (6:00 p.m.)

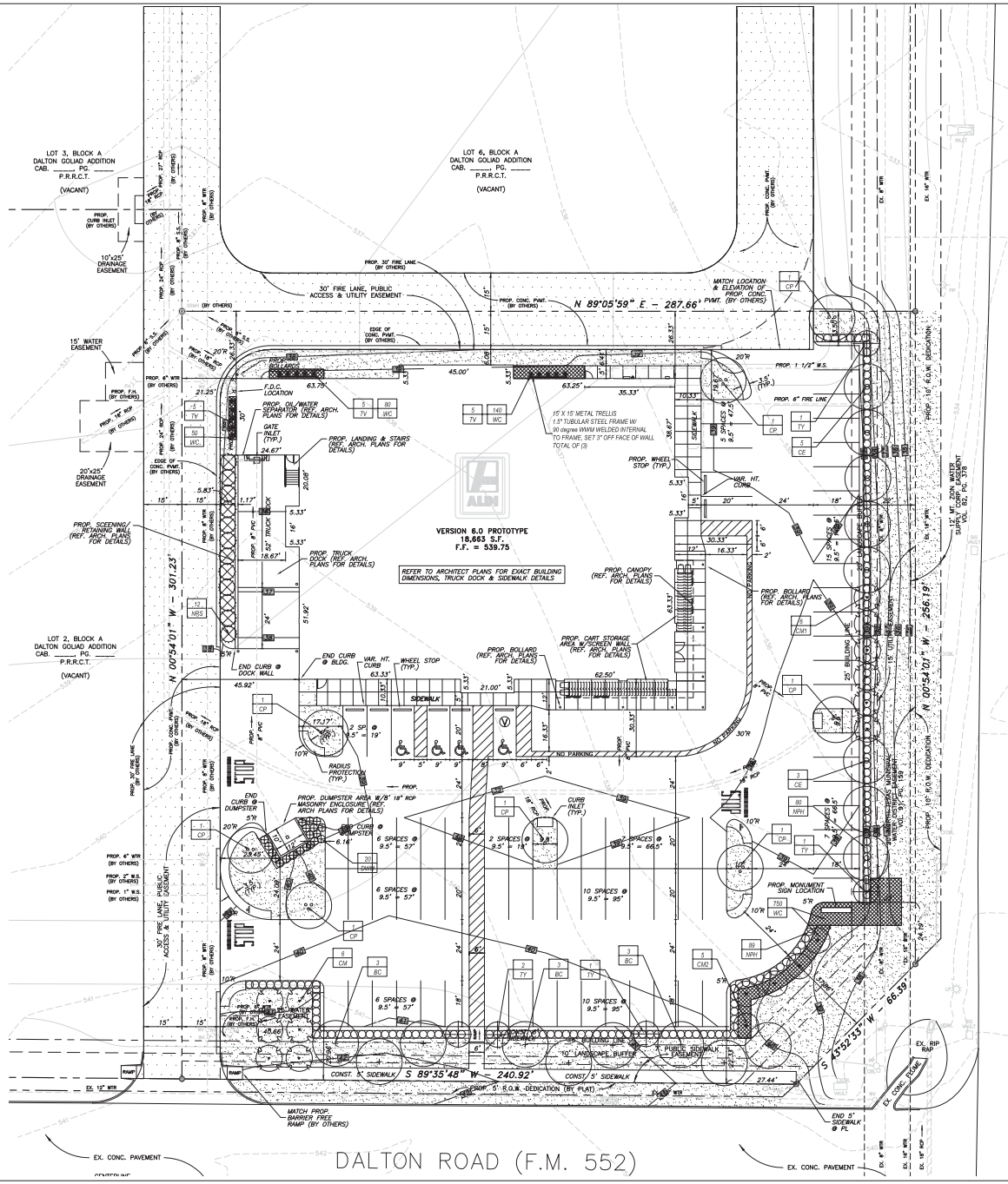


City of Rockwall

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

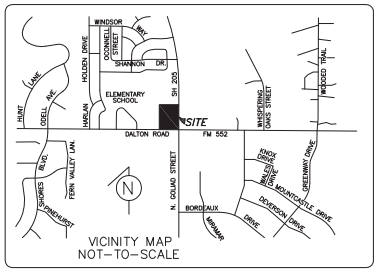
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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


NORTH GOLIAD STREET (S.H. 205)
(110' RIGHT-OF-WAY)
DALTON ROAD (F.M. 552)
(80' RIGHT-OF-WAY)
VERSION 6.0 PROTOTYPE
18,663 S.F.
F.F. = 539.75
REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS, TRUCK DOCK & SIDEWALK DETAILS
N 89°05'59" E - 287.66'
N 00°54'01" W - 301.23'
N 00°54'01" W - 256.19'
S 89°35'48" W - 240.92'
S 45°52'33" W - 66.39'
LOT 3, BLOCK A DALTON GOLIAD ADDITION CAB. ____, PG. ____ P.R.R.C.T. (VACANT)
LOT 6, BLOCK A DALTON GOLIAD ADDITION CAB. ____, PG. ____ P.R.R.C.T. (VACANT)
LOT 2, BLOCK A DALTON GOLIAD ADDITION CAB. ____, PG. ____ P.R.R.C.T. (VACANT)
LOT 1, BLOCK A THE FREE METHODIST CHURCH OF NORTH AMERICA CAB. D, SL. 247 P.R.R.C.T. (CHURCH)
LOT 4, BLOCK A HILLCREST CENTER CAB. G, SL. 387 P.R.R.C.T. (RESTAURANT)
LOT 2, BLOCK A HILLCREST CENTER CAB. G, SL. 187 P.R.R.C.T. (CONVENIENCE STORE)
SITE DATA
SITE AREA: 1.972 ACRES (85,901 S.F.)
ZONING DISTRICT: GR (GENERAL RETAIL W/NORTH SH 205 OVERLAY DISTRICT)
PROPOSED USE: GROCERY / RELATED PRODUCTS
BUILDING AREA: 18,663 S.F.
F.A.R.: 0.217:1
BUILDING HEIGHT: 22.5' (1 STORY)
PARKING: REQUIRED: 1 SPACE/250 SF OF BUILDING AREA 75 (4 ACCESSIBLE)
PROVIDED: 80 (4 ACCESSIBLE)
OFF-STREET LOADING: REQUIRED: 1
PROVIDED: 1
LANDSCAPE (PERVIOUS) AREA REQUIRED: 12,885 S.F. (15%)
LANDSCAPE (PERVIOUS) AREA PROVIDED: 16,779 S.F. (19.53%)
IMPERVIOUS AREA PROVIDED: 69,122 S.F. (80.47%)
LEGEND
F.H. FIRE HYDRANT
X SET CHISELED "X" SET
O.F.X. CHISELED "X" FOUND
O.F.I.R. IRON ROD FOUND (SIZE AS NOTED)
O.S.I.R. IRON ROD SET (SIZE AS NOTED)
PP OVERHEAD UTILITY POLE W/ GUY
UE UNDERGROUND ELECTRIC OR TELEPHONE
LP LIGHT POLE
SSMH SANITARY SEWER MANHOLE
C.O. SAN. SWR. CLEAN OUT
G.V. GAS VALVE
W.V. WATER VALVE
TREE
BFR BARRIER FREE RAMP
FIRE LANE
VICINITY MAP NOT-TO-SCALE
WINDSOR WAY
HOLDEN DRIVE
O'DONNELL STREET
SHANNON DR.
ELEMENTARY SCHOOL
SH 205
HUNT LANE
OBEL AVE.
HAYLAN
DALTON ROAD
FM 552
SITE
WHISPERING OAKS STREET
MCELROY TRAIL
FERN VALLEY LANE
SHORES BLVD.
N. GOLIAD STREET
BORDEAUX
MIRAMAR
KNOX DRIVE
MALLORY DRIVE
MOUNTAINSIDE DRIVE
DIVERSION DRIVE
GREENWAY DRIVE
LIGHT/MEDIUM/HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.
PROJECT NOTES.
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY: BLUESTAR SURVEYING LLC 1013 CEDAR BREAK CT. CLEBURNE, TEXAS 76033 (817) 659-9206
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
6. REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
0 10' 20' 40'
1"=20'
OWNER:
ROCKWALL 205-552, LLC
14801 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
CONTACT: DON SILVERMAN
APPLICANT:
ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER
ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
CASE NUMBER: SP2016-007
BENCHMARK:
MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD. ELEVATION = 541.57'
CALL BEFORE YOU DIG 811 OR 1-800-245-4545 TEXAS ONE CALL SYSTEM
REV. DATE REMARKS
CITY SITE PLAN
ALDI FOOD STORE
LOT 1, BLOCK A - DALTON GOLIAD ADDITION
THE CITY OF ROCKWALL, TEXAS
BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997
DESIGN BMB
DRAWN JAC
DATE 3/16
SCALE 1"=20'
NOTES D.P.
FILE 007-092 SITE PLAN
NO. C-3



LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.



PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	BC	Bald Cypress	*Taxodium distichum*	4" cal.	container grown, 15' ht., 5' spread min.
8	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	container grown, 15' ht., 5' spread min.
8	CP	Chinese Pistache	*Pistachia chinensis*	4" cal.	container grown, 15' ht., 5' spread min.
5	TY	Tree Yaupon Holly	*Ilex vomitoria*	6' ht.	B&B, 3 cane, tree form, no cross caring
12	CM1	Crepe Myrtle 'Catawba'	*Lagerstroemia indica 'Catawba'*	6' ht.	container grown, 3-5 cane, no cross caring
5	CM2	Crepe Myrtle 'Hopi'	*Lagerstroemia indica 'Hopi'*	5' ht.	container grown, 3-5 cane, no cross caring

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
169	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant, 36" o.c.
12	NRS	Nellie R. Stevens Holly	*Ilex sp. ' Nellie R. Stevens'*	5' ht.	container, full to base, 8' o.c.
20	DWM	Dwarf Wax Myrtle 'Dons Dwarf'	*Myrica pusilla*	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
15	TV	Trumpet Vine	*Campsis radicans*	5 gal.	container, (6) 36" runners min.
1020	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 85,901 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
12,885 s.f. (15%)	16,889 s.f. (19.66 %)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
6,442 s.f. (50%)	6,442 sf.

STREET REQUIREMENTS: SH 205 OVERLAY
Requirements: (3) canopy tree 4" cal. and (4) accent trees, 4' ht. per 100 l.f. of frontage

DALTON ROAD (307.31 l.f.)

Required	Provided
(9) trees, 4" cal.	(9) trees, 4" cal.
(12) trees, 4' ht.	(12) trees, 6' ht.

NORTH GOLIAD STREET (256.19 l.f.)

Required	Provided
(8) trees, 4" cal.	(8) trees, 4" cal.
(10) trees, 4' ht.	(10) trees, 6' ht.

PARKING LOT (60 spaces; 39,124 s.f.)
Requirements: 5% of total parking lot area and (1) tree, 4" cal. per 10 REQUIRED parking spaces (75 REQUIRED)

Required	Provided
(8) trees, 4" cal.	(8) trees, 4" cal.
1,956 s.f. (5%)	2,483 s.f. 6.3%

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEADIN PARKING

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

smr
landscape architects, inc.
1703 N. Carroll Street
Dallas, Texas 75204
Tel 214.871.2083
Fax 214.871.0545
Email smr@smrla.com

SP2016-0___

APPLICANT:
ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

REV.	DATE	REMARKS
1	5.3.16	CITY COMMENTS

LANDSCAPE PLAN

ALDI FOOD STORE

LOT 1, BLOCK A – DALTON GOLIAD ADDITION

THE CITY OF ROCKWALL, TEXAS

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	3/28/16	1"=20'	D.P.	007-092 SITE PLAN	L-1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (260.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fortile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
   1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
   2. Do not install steel edging along sidewalks.
   3. Cut steel edging at 45 degree angle where edging meets sidewalk.

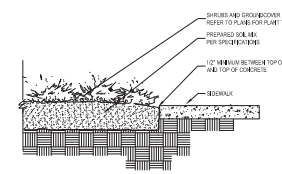
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

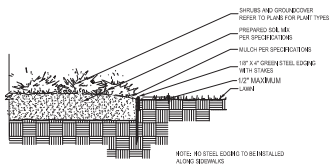
END OF SECTION



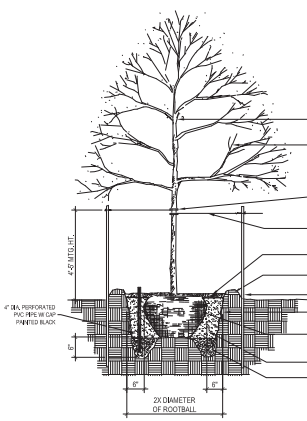
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



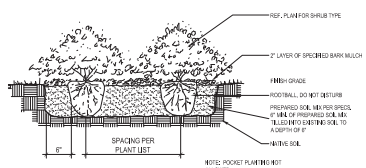
03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below finial cleaired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

APPLICANT:
ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

BRIAN D. ADAMS 76 STATE OF TEXAS LICENSED LANDSCAPE ARCHITECT
3.28.16

smr landscape architects, inc.
1703 N. Carroll Street
Dallas, Texas 75204
Tel 214.871.2083
Fax 214.871.0545
Email smr@smrla.com

SP2016-0___

REV.	DATE	REMARKS

LANDSCAPE SPECIFICATIONS

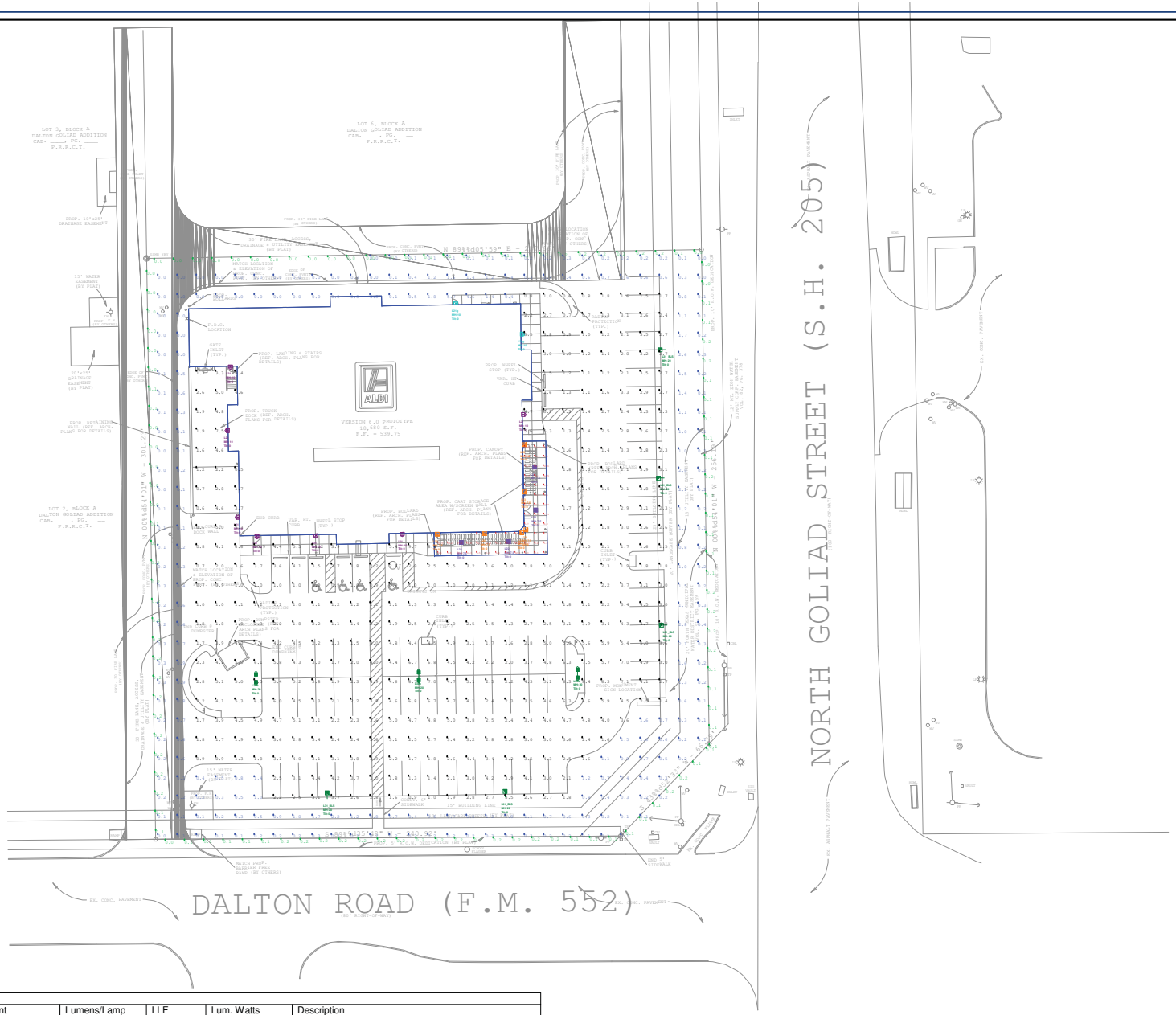
ALDI FOOD STORE

LOT 1, BLOCK A – DALTON GOLIAD ADDITION

THE CITY OF ROCKWALL, TEXAS

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	3/28/16	NONE	D.P.	007-092 SITE PLAN	L-2



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
	3	L32b	BACK-BACK	11412	1.000	112	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS
	6	L23	SINGLE	N.A.	1.000	43.07	AL-42WLED-UD-CG-120
	4	L22	SINGLE	4620	1.000	43	CPY250-A-DM-F-C-UL-CS
	7	L21	SINGLE	4109	1.000	42	XSPWA03MC-UCSP
	2	L21g	SINGLE	2722	1.000	25	XSPWA03MG-UCSP
	5	L31_BLS	SINGLE	9747	1.000	112	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS

Calculation Summary; LMF = 1.00					
Label	Avg	Max	Min	Avg/Min	Max/Min
Cart Canopy	12.85	31.3	1.1	11.68	28.45
Pavement	2.98	11.2	0.5	5.96	22.40
Property Line	0.11	0.2	0.0	N.A.	N.A.
Site	0.49	5.7	0.0	N.A.	N.A.

FIXTURE MOUNTING HEIGHTS AS SHOWN
NOTE: 18' POLE + 2' BASE = 20' MH

ADDITIONAL EQUIPMENT REQUIRED:
(3) CL-SSP-4011-18-D2-CS (18' x 4" STEEL SQUARE POLE, 2@180 MOUNT)
(5) CL-SSP-4011-18-D1-CS (18' x 4" STEEL SQUARE POLE, SINGLE MOUNT)
(11) OSQ-DACS DIRECT ARM MOUNT
(5) OSQ-BLSMF BACKLIGHT SHIELD ACCESSORY
PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

0 40 80 160

SP2016-007

CREE

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: ALDI SITE LIGHTING - ROCKWALL, TX | SR No. 13286
Date:3/23/2016 | Scale: 1"=40' | Footcandles calculated at grade
Filename: ALD-160323RKTXJEE.AGI | Layout by: JACOB EDLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL BY FIRESTONE	A1 - SLATE GRAY A1a - SILVER METALLIC	
A2	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD AND TRANSOM WINDOW SILLS
A3	STUCCO	A3 - SW7064 PASSIVE A3a - SW7019 GAUNTLET GRAY	
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	MODULAR BRICK	ACCENT COLOR - "GARNET" FROM FIELD COLOR BLEND - SEE SPEC	SOLDIER COURSE
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG. A301-A304
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-15 / CL-5	RE: DWG. A603
A8	DUMPSTER ENCLOSURE		RE. DWG A505
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER A9a - SLATE GRAY	PROVIDE PANEL JOINTS AS SHOWN - AT ALDI LOGO SIGN FIELD AND FOOD MARKET SIGN FIELD, PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES, AT CANOPY FASCIA, PROVIDE "CLIP AND CLICK" INSTALLATION SYSTEM.
A10	QUARRIED STONE	5% ROUGHBACK, 95% BUFF SLIT-FACE MIX	MEZGER ENTERPRISES, INC. LEUDERS, TX
A11	BLRD-2	PT-15 / CL-4	RE: DWG A603
A12	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG A603
A13	GUARD RAIL TYPE "A"	PT-16 / CL-5	RE: DWG A3/A503, A603
A14	GUARD RAIL TYPE "B"	PT-16 / CL-5	RE: DWG A3/A503, A603
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL
A17	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A18	OVERFLOW SCUPPER	PT-15 / CL-5	RE: DWG C3/A503
A19	FOOD MARKET SIGNAGE	BY SIGN VENDOR	19'-0 3/8"w. x 2'-0"h.
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	CAST STONE SILL	SEE SPEC	WATER TABLE TRIM
A23	PREFABRICATED SUN SHADE	SILVER POWDER COAT	MANUFACTURED BY C. R. LAURENCE: RE:DWGS A306, A505
A24	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	EXTERNAL SIREN	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG A602

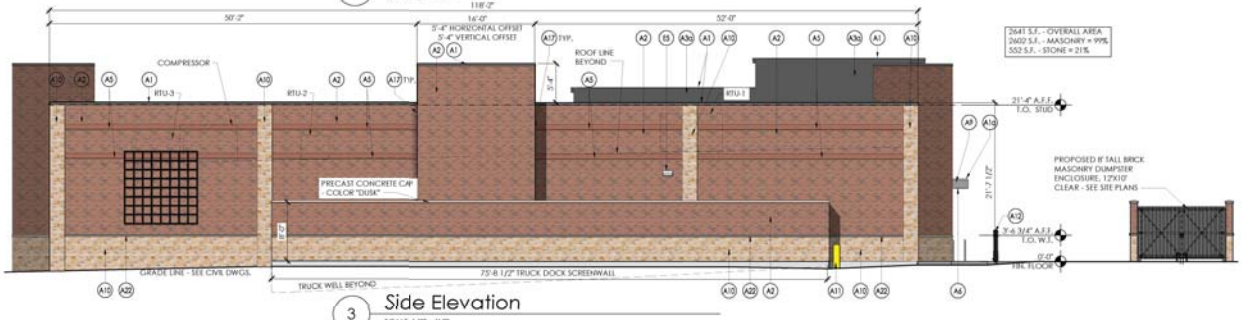
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

ARCHITECTURAL ELEMENTS PER SEC. 6.11 C4

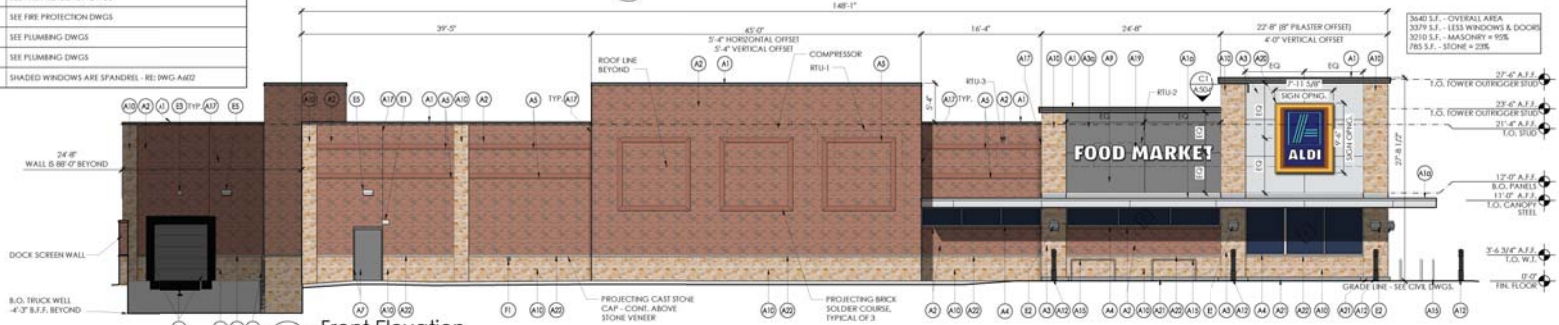
1. CANOPY
2. RECESSES/PROJECTIONS
3. DISPLAY WINDOWS
4. ARTICULATED BASE



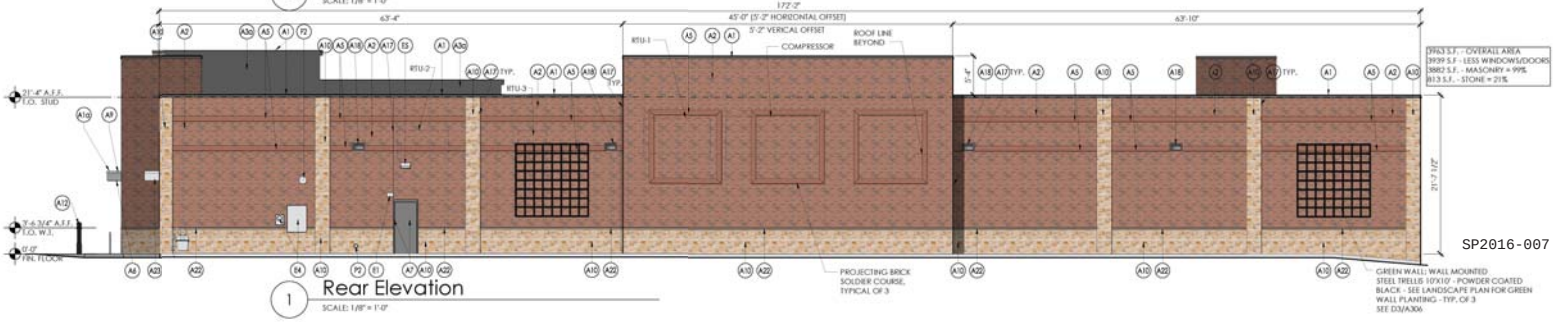
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



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

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Architects & Planners
American Institute of Architects
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SEAL

ALDI

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DENTON, TX 76207
940.220.5400
FAX: 940.220.5490

ALDI FOOD STORE NO. 49
N. GOLIAD & DALTON
ROCKWALL, TX

REVISIONS

PROJECT DATA
V6.0-LHSD
PROJECT NUMBER
16456
ISSUE DATE
05-03-16

ALDI FOOD STORE NO 49
ROCKWALL, TX

A-201

EXTERIOR ELEVATIONS

SP2016-007

XSP Series XSPWA03

XSPW™ Wall Pack Luminaire – Wall Mount – Type III

Type: L21

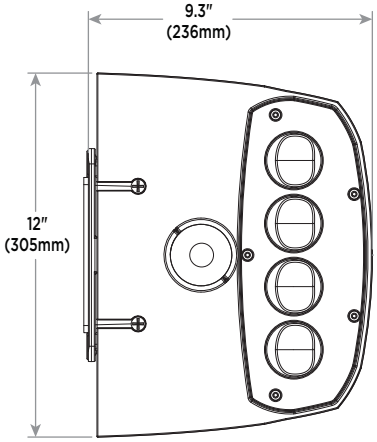
Product Description

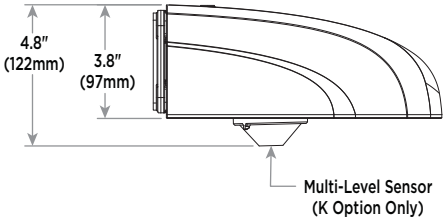
XSPW has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic Precision Delivery Grid™ system in multiple distributions.



Performance Summary

- Utilizes BetaLED® Technology
- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT**: 4000K (+/- 300K), 5700K (+/- 500K)
- **Limited Warranty**: 10 years on luminaire





Ordering Information

Example: XSPWA03FC-UCS

XSPW	A	0	3	M	C		U	CS	P
Product	**Version**	**Mounting**	**Optic**	**Modules**	**Input Power Designator**	**–**	**Voltage**	**Color Options**	**Options**
XSPW	**A**	**0** Wall	**3** Type III	**F** Module 4000K **M** Module 5700K	**C** 42W **G** 25W	**-** US * Canada	**U** Universal 120–277V **1** 120V **2** 208-277V	**CS** Silver	**Y 0–10V Dimming** - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details **P Photocell** - Not available with all K options. - Must specify voltage other than U **K Multi-Level** - Refer to ML spec sheet for details

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire moutning box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Features an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.

ELECTRICAL SYSTEM

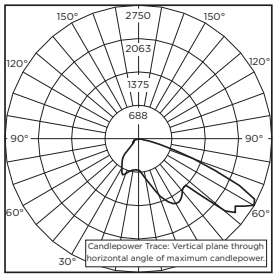
- **Input Voltage:** 120–277V, 50/60Hz, Class 2 output
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

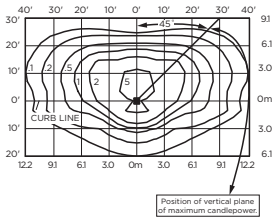
- cULus Listed
- Suitable for wet locations
- Product qualified on the DesignLights Consortium ("DLC") Qualified Products List ("QPL")
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

Photometry

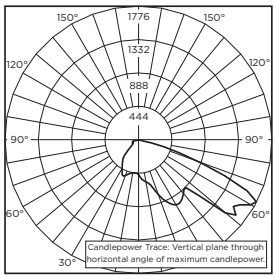
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



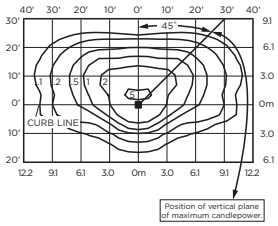
CESTL Test Report #: 2014-0018
BXSPWA*3FC-US
Initial Delivered Lumens: 4,187



BXSPWA*2FC-US
Mounting Height: 10' (3.0m)
Initial Delivered Lumens: 3,819
Initial FC at grade



CESTL Test Report #: 2014-0019
BXSPWA*3FG-US
Initial Delivered Lumens: 2,692



BXSPWA*3FG-US
Mounting Height: 10' (3.0m)
Initial Delivered Lumens: 2,529
Initial FC at grade

Luminaire Weight

Weight
9.5 lbs (4.3kg)

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Distribution										
Input Power Designator	5700K		4000K		System Watts 120–277V Nominal	Total Current				50K Hours Projected Lumen Maintenance Factor @ 15˚C (59˚F)***
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11		120V	208V	240V	277V	
C	4,109	B1 U0 G1	3,819	B1 U0 G1	42	.35	.20	.18	.15	99%
G	2,722	B1 U0 G1	2,529	B1 U0 G1	25	.21	.12	.10	.09	100%

* Actual production yield may vary between -4 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

*** For recommended lumen maintenance factor data see TD-13. Projected L_{70} based on 11,088 hours LM-80-08 testing: > 150,000 hours

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CPY Series

CPY250™ LED Canopy/Soffit Luminaire

Type: L22

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and also has the ability to be pendant mounted or hook & cord mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, low-medium bay general lighting, soffits

Performance Summary

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard

Limited Warranty: 10 years on luminaire

IP66 Rated (Direct Mount only)

Class I, Division II Hazardous Location for select models

Accessories

Field-Installed

Direct Mount Luminaires

Canopy Upgrade Kits
XA-BXCCMW – for use with Jet-Phillips
XA-BXCCNW – for use with Elsco Franciscan
XA-BXCCPW – for use with LSI Dakota or Masters
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite
XA-BXCCRW – for use with Elsco Merrit
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic

Direct Mount Junction Box/Stem Kit
XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem
- Watertight
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors

Direct Mount Beauty Plates
XA-BXCCBPW – Plate Only
XA-BXCCBPB12W – Plate w/ 12" (305mm) Backer
XA-BXCCBPB16W – Plate w/ 16" (406mm) Backer

Pendant Mount Luminaires

Fitting
XA-PSFTG – Pendant Fitting

Pendant Mount Kits
XA-PS22KIT – 22" (559mm)
XA-PS12KIT – 12" (305mm)
XA-PS18KIT – 18" (457mm)
- Pendant height from ceiling surface to bottom of fixture; mounting accessories or surface boxes will add to overall height

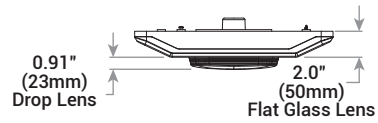
DM Mount

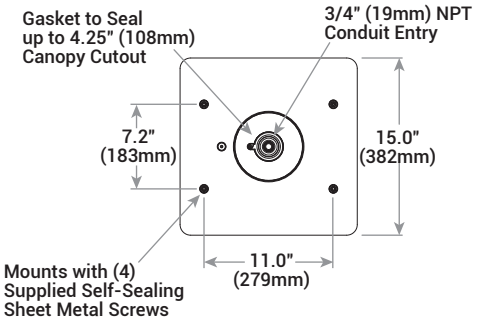


Flat Lens



Drop Lens





Ordering Information

Example: CPY250 A DM D A-UL CS

QUICK SHIP™

For full list of Cree Quick Ship products visit **www.cree.com/lighting/quickship**

CPY250	A	DM	F	C		UL	CS	
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**–**	**Voltage**	**Color Options**	**Options**
CPY250	**A**	**DM** Direct **HC** Hook & Cord **PD** Pendant	**D** 0.91" (23mm) Drop Lens **F** Flat Lens	**A** 82W **B** 122W **C** 43W	**–** US * Canada	**UL** Universal 120-277V **UH** Universal 347-480V*	**CS** Silver	**40K 4000K Color Temperature** - Color temperature per luminaire **DIM 0-10V Dimming** - Available with B Input Power Designator only - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified Input Power Designator **ML Multi-Level** - Available with B Input Power Designator only - Refer to ML spec sheet for details - High: 100%, Low: 30% **PML Programmable Multi-Level** - Available with B Input Power Designator only - Refer to PML spec sheet for details

* Available with A & B Input Power Designators only. For input power for 347-480V, refer to Electrical Data table below

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2.0" (51mm) to 4.0" (102mm) round hole, is secured in place with self-sealing screws that provide water-tight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (9.1m) cord out of the fixture and is intended to hang from the single hook
- Pendant mount includes J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Features an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V (A and B Input Power Designators only), 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Operating Temperature Range:** A Input Power Designator: -40˚C - +40˚C (direct mount to plywood), -40˚C - +45˚C (direct mount to sheet metal/suspended); B Input Power Designator: -40˚C - +35˚C (plywood), -40˚C - +40˚C (sheet metal/suspended); C Input Power Designator: -40˚C - +45˚C (plywood), -40˚C - +50˚C (sheet metal/suspended)
  WARNING: Exceeding maximum operating temperature may result in thermal foldback

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with HC & PD mounts
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- DLC qualified when ordered with A & B input power designators. Please refer to http://www.designlights.org/QPL for most current information
- Luminaire tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Dark Sky Friendly, IDA Approved. Please refer to http://www.darksky.org/ for most current information
- RoHS compliant when ordered with DM mount
- Class I, Division II Hazardous Location rated when ordered with the following SKUs: CPY250 A DM D B-UL WH, CPY250 A DM F B-UL WH, CPY250 A DM D B-UH WH and CPY250 A DM F B-UH WH. Consult factory for additional details

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current					
			120V	208V	240V	277V	347V	480V
A	82	84	0.69	0.40	0.35	0.32	0.24	0.18
B	122	137	1.04	0.60	0.52	0.46	0.40	0.29
C	43	N/A	0.35	0.21	0.19	0.17	N/A	N/A

* Electrical data at 25˚C (77˚F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF)[1]

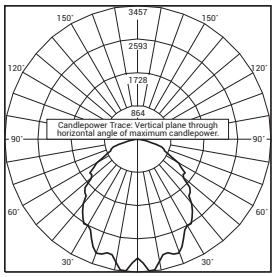
Ambient	Input Power Designator	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	A	1.05	1.00	1.00	0.99	0.98
	B					
	C					
10˚C (50˚F)	A	1.04	0.99	0.99	0.98	0.97
	B					
	C					
15˚C (59˚F)	A	1.02	0.97	0.97	0.96	0.95
	B					
	C					
20˚C (68˚F)	A	1.01	0.96	0.96	0.95	0.94
	B					
	C					
25˚C (77˚F)	A	1.00	0.95	0.95	0.94	0.93
	B					
	C					
30˚C (86˚F)	A	1.00	0.95	0.95	0.94	0.93
	B					
	C					

[1] Lumen maintence values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

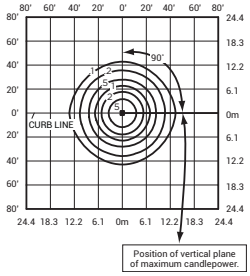
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting.

DROP LENS



CESTL Test Report #: 2013-0111
CPY250 A ** D A-UL
Initial Delivered Lumens: 8,356



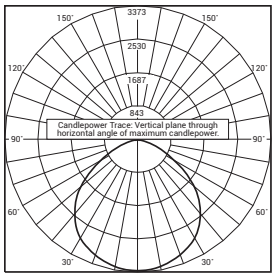
CPY250 A ** D A-UL
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 8,000
Initial FC at grade

Drop Lens Distribution

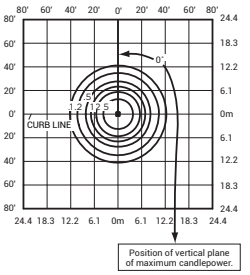
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U2 G1	8,000	B3 U2 G1
B	12,400	B3 U2 G2	13,000	B3 U2 G2
C	4,400	B2 U2 G1	4,620	B2 U2 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

FLAT LENS



ITL Test Report #: 76866
CPY250 A ** F A-UL
Initial Delivered Lumens: 8,821



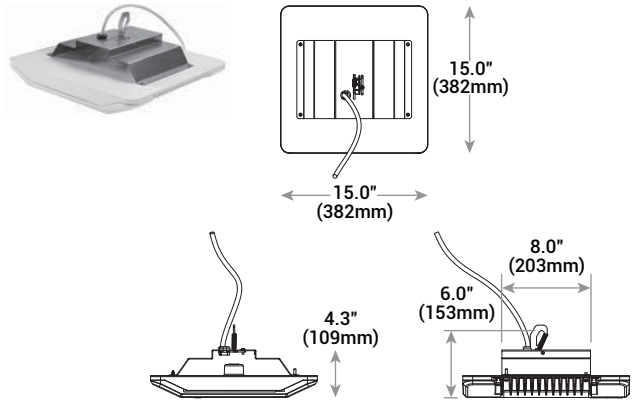
CPY250 A ** D A-UL
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 8,000
Initial FC at grade

Flat Lens Distribution

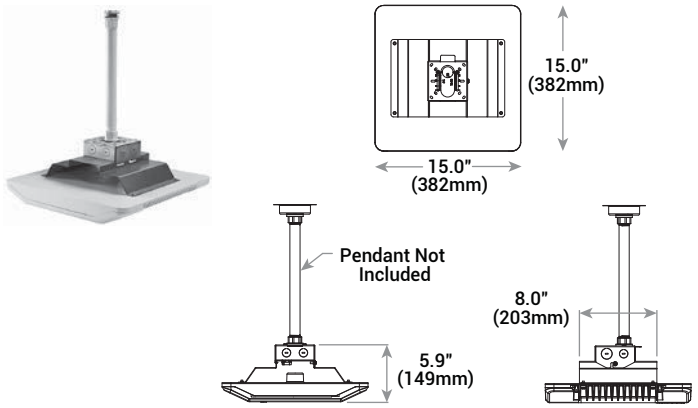
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U0 G1	8,000	B3 U0 G1
B	12,400	B3 U0 G1	13,000	B3 U0 G1
C	4,400	B2 U0 G1	4,620	B2 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

HC Mount



PD Mount



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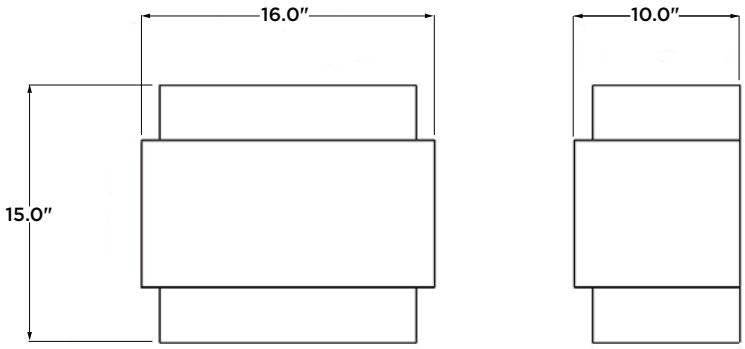
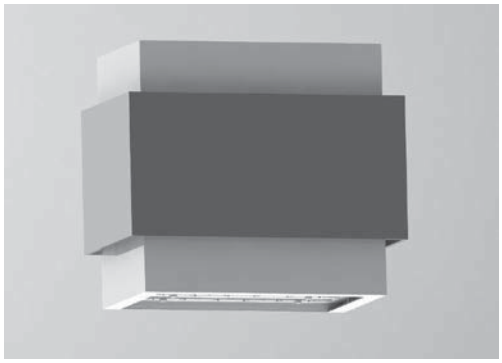
Outdoor Wall Sconce
LED
Exterior Series

Applications: Security, pathway and perimeter lighting; ideal for entryways, walkways, and parking facilities.





Type: L23

CATALOG

AL-42WLED-UD-120

WATTAGE / LUMENS

43W LED, 2495 Lumens

INPUT/OUTPUT VOLTAGE

120V

DISTRIBUTION

Up & Down Distribution

FINISH

Polyester Powder Coat Finish
CG – Silver with Gray Band

FEATURES

- Cree LEDs
- 75 CRI
- 5700K (+ / - 500K) CCT

ACCESSORIES

RS9062-DO-CS& – Uplight louver kit to convert luminaire to downlight distribution.

WARRANTY

Ten-year limited warranty. Certain exclusions apply. For warranty terms, visit www.cree.com/lighting/products/warranty.

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OSQ Series

LED Area/Flood Luminaire – Medium

Type: L31 / L32 / L33 / L34

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'A' Input power designator is a suitable upgrade for HID applications up to 250 Watt. 'J' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Utilizes BetaLED® Technology

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)

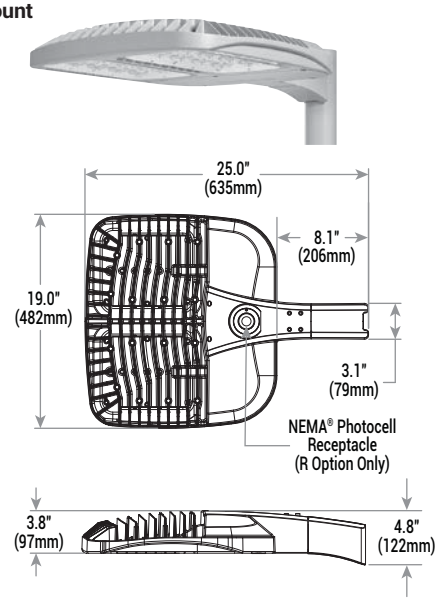
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty: 10 years on luminaire

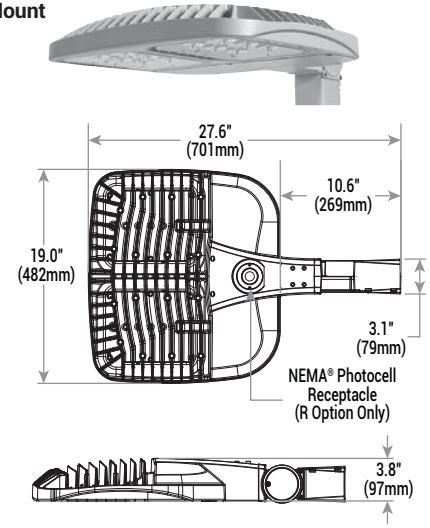
Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics	OSQ-BLSMR – Rotated optics

DA Mount



AA Mount



Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AA CS + **Luminaire:** OSQ A NM 2ME A 40K-UL CS

Mount (Luminaire must be ordered separately)	
OSQ- DA	CS
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Option:** **CS** Silver

Luminaire (Mount must be ordered separately)									
OSQ	**A**	**NM**	4ME	A	57K		UL	CS	
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**–**	**Voltage**	**Color Option**	**Options**
OSQ	**A**	**NM** No Mount	**2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **5ME** Type V Medium **5SH** Type V Short **15D** 15˚ Flood **25D** 25˚ Flood **40D** 40˚ Flood **60D** 60˚ Flood	**A** 112W **J** 168W	**30K** 3000K **40K** 4000K **57K** 5700K	**–** US * Canada	**UL** Universal 120-277V **UH** Universal 347-480V	**CS** Silver	**DIM** **0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** **Fuse** - When code dictates fusing, use time delay fuse **ML** **Multi-Level** - Refer to ML spec sheet for details - High: 100%, Low: 30% - Intended for downlight applications at 0˚ tilt **Q9** **Field Adjustable Output** - Refer to Field Adjustable Output spec sheet for details **R** **NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45˚ tilt - Photocell by others **RL** **Rotate Left** - LED and optic are rotated to the left **RR** **Rotate Right** - LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adapter is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Designed for uplight and downlight applications
- Features an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.
- **Weight:** 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor :** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Pending certification to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with 30K (5ME, 5SH optics), 40K (2ME, 3ME, 4ME, 5ME, 5SH optics), or 57K (2ME, 3ME, 4ME, 5ME, 5SH optics). Please refer to http://www.designlights.org/QPL for most current information

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
A	112	0.97	0.56	0.49	0.43	0.34	0.25
J	168	1.47	0.85	0.74	0.64	0.50	0.36

* Electrical data at 25˚C (77˚F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF)[1]

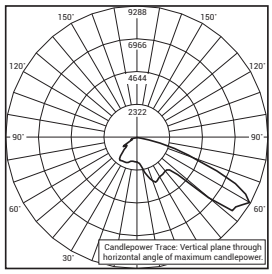
Ambient	Input Power Designator	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	A	1.04	0.99	0.94	0.88	0.84
	J					
10˚C (50˚F)	A	1.03	0.98	093	0.88	0.83
	J					
15˚C (59˚F)	A	1.02	0.97	0.92	0.87	0.83
	J					
20˚C (68˚F)	A	1.01	0.96	0.91	0.86	0.82
	J					
25˚C (77˚F)	A	1.00	0.95	0.90	0.85	0.81
	J					

[1] Lumen maintence values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

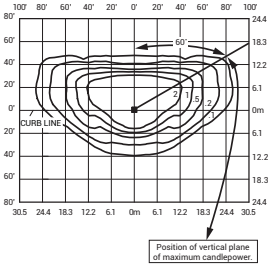
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting.

2ME



RESTL Test Report #: PL03347-001
OSQ A ** 2ME A 40K-UL
Initial Delivered Lumens: 10,988

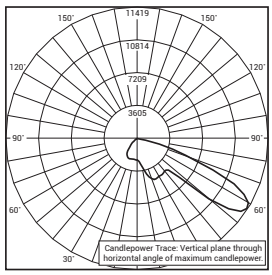


OSQ A ** 2ME J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,356
Initial FC at grade

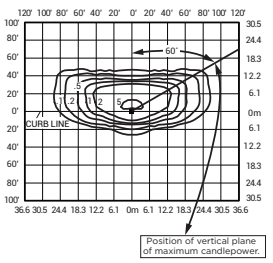
Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	9,136	B2-U0-G1	10,904	B2-U0-G2	11,649	B2-U0-G2
J	13,703	B2-U0-G2	16,356	B3-U0-G2	17,474	B3-U0-G2

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-003
OSQ A ** 2ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,643



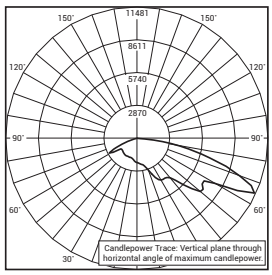
OSQ A ** 2ME J 40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 14,020
Initial FC at grade

Type II Medium w/BLS Distribution

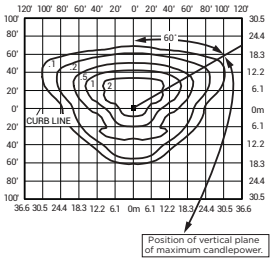
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,831	B1-U0-G1	9,346	B2-U0-G2	9,985	B2-U0-G2
J	11,746	B2-U0-G2	14,020	B2-U0-G2	14,978	B2-U0-G2

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

3ME



RESTL Test Report #: PL03478-001
OSQ A ** 3ME J 40K-UL
Initial Delivered Lumens: 16,257

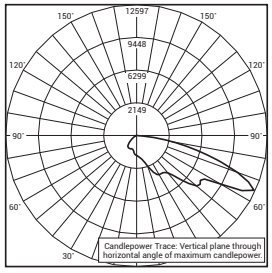


OSQ A ** 3ME J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,189
Initial FC at grade

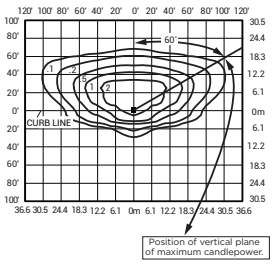
Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	9,042	B2-U0-G2	10,793	B2-U0-G2	11,530	B2-U0-G2
J	13,564	B3-U0-G3	16,189	B3-U0-G3	17,296	B3-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-001
OSQ A ** 3ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,229



OSQ A ** 3ME J 40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,853
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,737	B1-U0-G2	9,235	B1-U0-G2	9,866	B1-U0-G2
J	11,606	B1-U0-G2	13,853	B2-U0-G3	14,799	B2-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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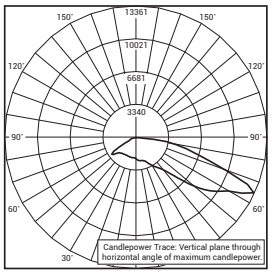
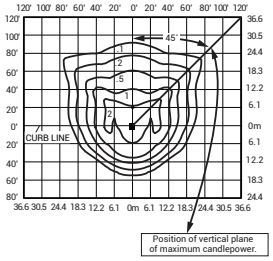
4ME



RESTL Test Report #: PL03496-001
OSQ A ** 4ME J 40K-UL
Initial Delivered Lumens: 16,293

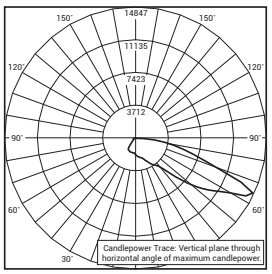


OSQ A ** 4ME J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,022
Initial FC at grade

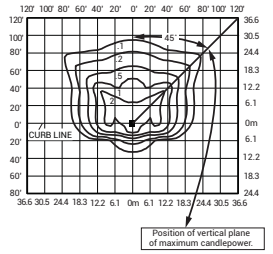
Type IV Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	8,949	B2-U0-G2	10,682	B2-U0-G2	11,412	B2-U0-G3
J	13,424	B3-U0-G3	16,022	B3-U0-G3	17,117	B3-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-002
OSQ A ** 4ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 13,647



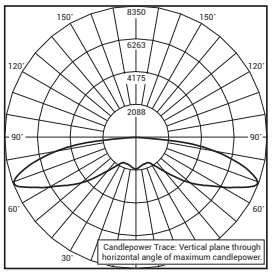
OSQ A ** 4ME J 40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 14,020
Initial FC at grade

Type IV Medium w/BLS Distribution

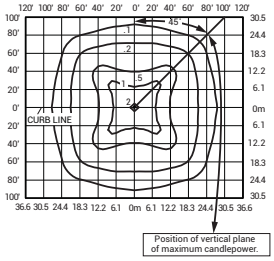
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,644	B1-U0-G2	9,124	B1-U0-G2	9,747	B1-U0-G2
J	11,466	B2-U0-G3	13,686	B2-U0-G3	14,621	B2-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5ME



RESTL Test Report #: PL03466-001
OSQ A ** 5ME S 40K-UL
Initial Delivered Lumens: 20,709



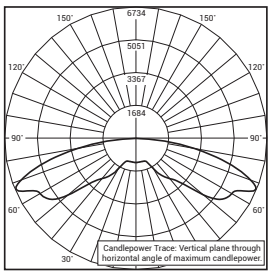
OSQ A ** 5ME A 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,480
Initial FC at grade

Type V Medium Distribution

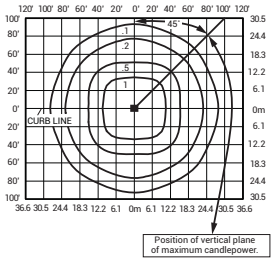
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	8,716	B3-U0-G3	10,320	B4-U0-G3	10,473	B4-U0-G3
J	13,075	B4-U0-G4	15,480	B4-U0-G4	15,710	B4-U0-G4

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5SH



RESTL Test Report #: PL03501-001
OSQ A ** 5SH S 40K-UL
Initial Delivered Lumens: 21,066



OSQ A ** 5SH A 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,817
Initial FC at grade

Type V Short Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	8,906	B3-U0-G3	10,544	B4-U0-G3	10,701	B4-U0-G3
J	13,359	B4-U0-G3	15,817	B4-U0-G4	16,052	B4-U0-G4

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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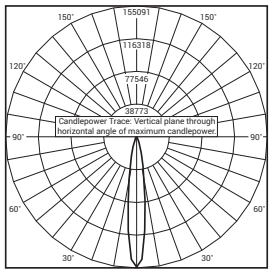
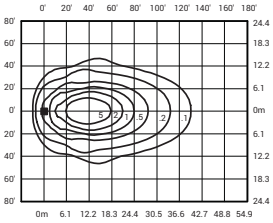
5



RESTL Test Report #: PL03903-001
OSQ A ** 15D S 40K-UL
Initial Delivered Lumens: 22,600

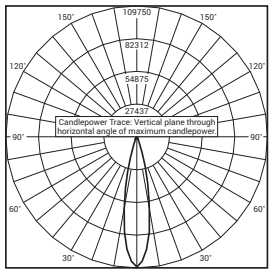


OSQ A ** 15D J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,153
60˚ Tilt
Initial FC at grade

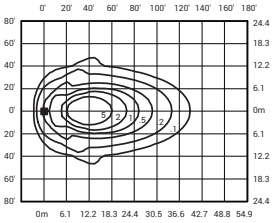
15˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,095	10,769	10,929
J	13,643	16,153	16,393

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

5



RESTL Test Report #: PL03903-002
OSQ A ** 25D S 40K-UL
Initial Delivered Lumens: 22,633

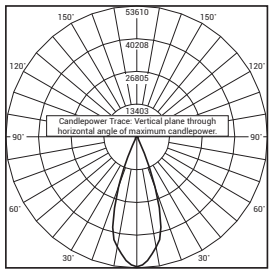


OSQ A ** 25D J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,153
60˚ Tilt
Initial FC at grade

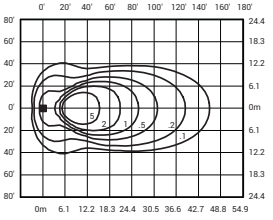
25˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,095	10,769	10,929
J	13,643	16,153	16,393

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

4



RESTL Test Report #: PL03903-003
OSQ A ** 40D S 40K-UL
Initial Delivered Lumens: 22,404



OSQ A ** 40D J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,985
60˚ Tilt
Initial FC at grade

40˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,001	10,657	10,815
J	13,501	15,985	16,222

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

Photometry

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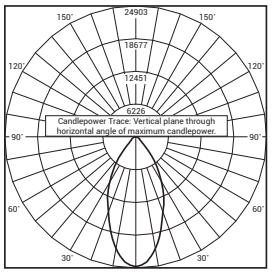
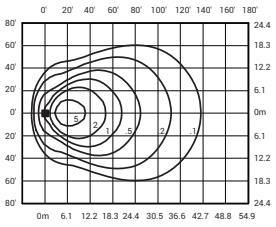


RESTL Test Report #: PL03903-004
OSQ A ** 60D S 40K-UL
Initial Delivered Lumens: 22,301



OSQ A ** 60D J 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,153
60˚ Tilt
Initial FC at grade

60˚ Flood Distribution

Input Power Designator	3000K Initial Delivered Lumens*	4000K Initial Delivered Lumens*	5700K Initial Delivered Lumens*
A	9,095	10,769	10,929
J	13,643	16,153	16,393

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

minaire EP

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10˚ Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20˚ Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30˚ Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45˚ Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60˚ Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70˚ Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80˚ Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration (90˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

enon EP

Tenon	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25

enon and rac et m t eci y color

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single PB-4A*(90) – 90˚ Quad
PB-2A* – 180˚ Twin
PB-4A*(180) – 180˚ Quad
PB-3A* – 180˚ Triple

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-3A4(90) – 90˚ Triple
PD-2A4(180) – 180˚ Twin
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall, roof or side of wood pole

WM-2 – Horizontal
WM-4 – L-Shape

Round Internal Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-4R2.375 – Quad
PB-3R2.375 – Triple

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single
PT-3(90) – 90˚ Triple
PT-2(90) – 90˚ Twin
PT-4(90) – 90˚ Quad
PT-2(180) – 180˚ Twin

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

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Square Steel Poles

CL-SSP Series

Type: CL-SSP-4011-18-DX-CS

CATALOG

CL-SSP

SIZE/GAUGE

4011 – 4″ Square/11ga
(available on 18′, 20′ and 25′ poles)
4007 – 4″ Square/7ga
(available on 25′ and 30′ poles)
5011 – 5″ Square/11ga
(available on 25′ poles)
5007 – 5″ Square/7ga
(available on 25′ and 30′ poles)

HEIGHT

18 – 18′
20 – 20′
25 – 25′
30 – 30′

MOUNTING

OT – Open Top
TT – Tenon Top
D1 – Drilled for Single
D2 – Drilled for Double at 180˚
D3 – Drilled for Double at 90˚
D5 – Drilled for Triple at 90˚
D6 – Drilled for Quad at 90˚

FINISH

Polyester Powder Coat Finish
BZ – Bronze
CS – Silver
BK – Black
WH – White

SHAFT

- ASTM A-500 Grade B carbon steel
- Minimum 46,000 P.S.I. yield strength
- Drilled top includes removable cap
- Tenon top includes 2-3/8″ O.D. x 4.0″ H x .25″ Thick tenon

BASE PLATE

- ASTM A-36 hot rolled carbon steel
- Minimum 36,000 P.S.I. yield strength
- Removable Base Cover
- 8.0″ Square Base Plate (4″ Poles)
- 11.0″ Square Base Plate (5″ Poles)
- 0.75″ Thick Base Plate (11ga. Poles)
- 0.75″ Thick Base Plate (7ga. 4″ Poles)
- 1.0″ Thick Base Plate (7ga. 5″ Poles)
- ø8.0-9.0″ Bolt Circle (4″ Poles)
- ø10.5–11.5″ Bolt Circle (5″ Poles)
- 1.0″ Bolt Holes (11ga. Poles)
- 1.25″ Bolt Holes (7ga. Poles)
- 5.66″ – 6.36″ Bolt Pattern Measurement (4″ poles)
- 7.43″ – 8.13″ Bolt Pattern Measurement (5″ Poles)

ANCHOR BOLTS

- F1554 Grade
- Minimum 55,000 P.S.I. yield strength
- Fully galvanized
- 20.0″ L x 0.75″ Dia. J Bolts (11ga. Poles)
- 40.0″ L x 1.0″ Dia. J Bolts (7ga. Poles)
- Includes two hex nuts and two flat washers

HAND HOLE

- 3.0″ x 5.0″ Hand Hole w/ Cover
- Located 14.0″ above base

ACCESSORIES

Templates
CS006S05 (4″/11ga Poles)
CS006S06 (5″/11ga Poles)
CS006S07 (5″/7ga Poles)

Anchor Bolts
CZ066X01R0 (11ga Poles)
CZ066X03R0 (7ga Poles)

WARRANTY

One-year limited warranty. Certain exclusions apply. For details, visit www.cree.com/lighting/ILS.

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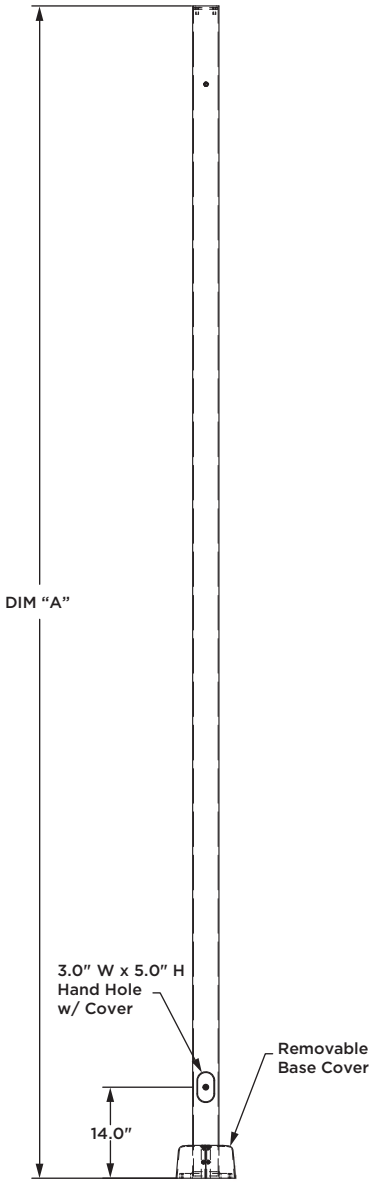
Square Steel Poles

CL-SSP Series

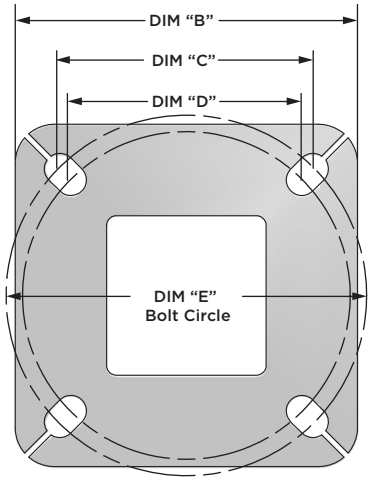
POLE DATA

Pole Selection	DIMENSIONS										EPA/WINDLOADING (sq. ft.)			
	Pole Size	Pole Gage	DIM "A" Pole Height	DIM "B" Base Plate	DIM "C" Min. Bolt Pattern	DIM "D" Max. Bolt Pattern	DIM "E" Bolt Circle	DIM "F" Anchor Bolt Diameter	DIM "G" Anchor Bolt Height	DIM "H" Anchor Bolt Width	80*	90*	100*	120*
CL-SSP-4011-18	4"	11ga.	18'	8" SQ.	5.66"	6.36"	ø8.0-9.0"	0.75"	17"	3"	11.1	9.0	7.2.	5.1
CL-SSP-4011-20	4"	11ga.	20'	8" SQ.	5.66"	6.36"	ø8.0-9.0"	0.75"	17"	3"	9.0	7.3	5.9	4.2
CL-SSP-4011-25	4"	11ga.	25'	8" SQ.	5.66"	6.36"	ø8.0-9.0"	0.75"	17"	3"	4.1	3.3	2.6	1.8.
CL-SSP-4007-25	4"	7ga.	25'	8" SQ.	5.66"	6.36"	ø8.0-9.0"	0.75"	17"	3"	9.7	7.8	6.3	4.5
CL-SSP-5011-25	5"	11ga.	25'	11" SQ.	7.43"	8.13"	ø10.5–11.5"	0.75"	17"	3"	8.5	6.9	5.6	4.0
CL-SSP-5007-25	5"	7ga.	25'	11" SQ.	7.43"	8.13"	ø10.5–11.5"	1"	37"	4"	17.5	14.2	11.4	8.1
CL-SSP-5007-30	5"	5"	30'	11" SQ.	7.43"	8.13"	ø10.5–11.5"	1"	37"	4"	10.6	8.6	6.9	4.9

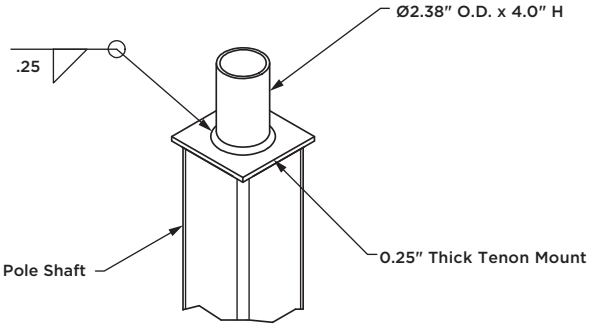
* Includes 1.3 gust factor.



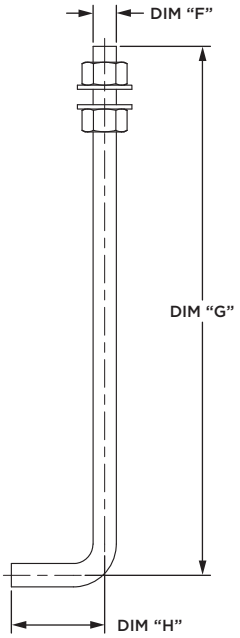
POLE DETAIL



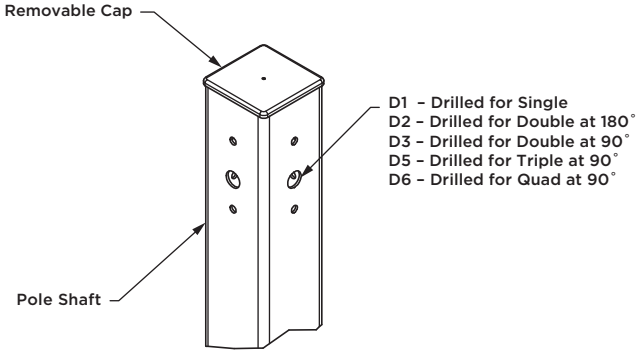
BASE PLATE



TENON MOUNT STYLES



ANCHOR BOLT



DRILLED MOUNT STYLES

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Vincent Jarrard; *Eurthmic Design Group Architects*

AGENDA ITEM: **SP2016-008;** Carmel Car Wash

Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a car wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 7,355 sq. ft. *Car Wash* facility. The 1.020-acre parcel is zoned Commercial (C) District, is within the SH-205 Overlay (SH-205 OV) District, and is located at 2003 N. Goliad Street, just north of the intersection of SH-205 and IH-30.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 4.5, *Commercial (C) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), the proposed use *(i.e. a car wash facility*) is a use permitted by right, with certain conditions for front setback and entrance and exits regarding the tunnel orientation, and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in a Commercial (C) District and located within the N. SH-205 Overlay (N. SH-205 OV) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*>50,000 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~150-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~337-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet[1]*	*~50-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet[2]*	*x>5-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet[3]*	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*21-Ft; In Conformance*
Max Building/Lot Coverage	*60%*	*28.97%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Floor Area Ratio	*4:1*	*x>1:1; In Conformance*
Minimum Number of Parking Spaces	*30*	*33 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X<20%; Exception Requested*
Minimum Landscaping Percentage	*15%*	*21.58%; In Conformance*
Maximum Impervious Coverage	*85%*	*78.42%; In Conformance*

NOTES: 1. The car wash must be setback a minimum of 50-ft from street frontage. 2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes. 3. a. Without fire retardant wall: ten feet, or as required by building and/or fire codes, b. With fire retardant wall: zero feet.

If the applicant platted this property as shown, it would result in the remaining portion of the lot not having frontage on a public street, which is not permitted in any district; therefore the applicant will be required to plat the two lots as one (1) lot unless the City Council approves a variance during the platting process. If additional property is acquired that can be combined with the back portion of the lot to allow it to have frontage on a public street, the property can be replatted without the variance requirement.

VARIANCES AND EXCEPTIONS:

Based on the applicant's submittal, staff has identified the following exceptions:

1) Architectural Standards:

A) *Masonry Requirements.* According to Section 6.11, *North SH 205 Corridor Overlay (N-SH205 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone. The applicant is requesting to use cultured stone instead of natural/quarried stone. Staff has been provided a material sample and specifications that will be presented to the Architectural Review Board (ARB) for their recommendation.

The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

i. That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size, and detail of natural stone;

ii. That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

iii. That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

iv. That the use of the highest quality synthetic minerals oxides should be used to infuse the surface with rich, authentic tones; and

v. That the manufactured stone product shall have a minimum warranty of 75 years.

The cultured stone that the applicant is proposing does not meet the minimum warranty requirement; however, the stone provided by the applicant does carry a 50-year warranty. Additionally, this brand of stone (not the style) has been utilized in other parts of the city. With the being said, the approval of an exception to use cultures stone is a discretionary decision for the Planning and Zoning Commission. Staff will provide a sample at the meeting for the Planning and Zoning Commission to review.

Based on the applicant's submittal, staff has identified the following variances:

1) Site Plan:

A) *Carwash/auto detail.* According to Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC)

entrances and exits to the car wash shall not directly face any public street. In this case, the applicant is requesting to have the tunnels of the car wash face SH-205; however, they will be shielded by the point of sale pavilion, and landscaping will be added to help mitigate for requested variance.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

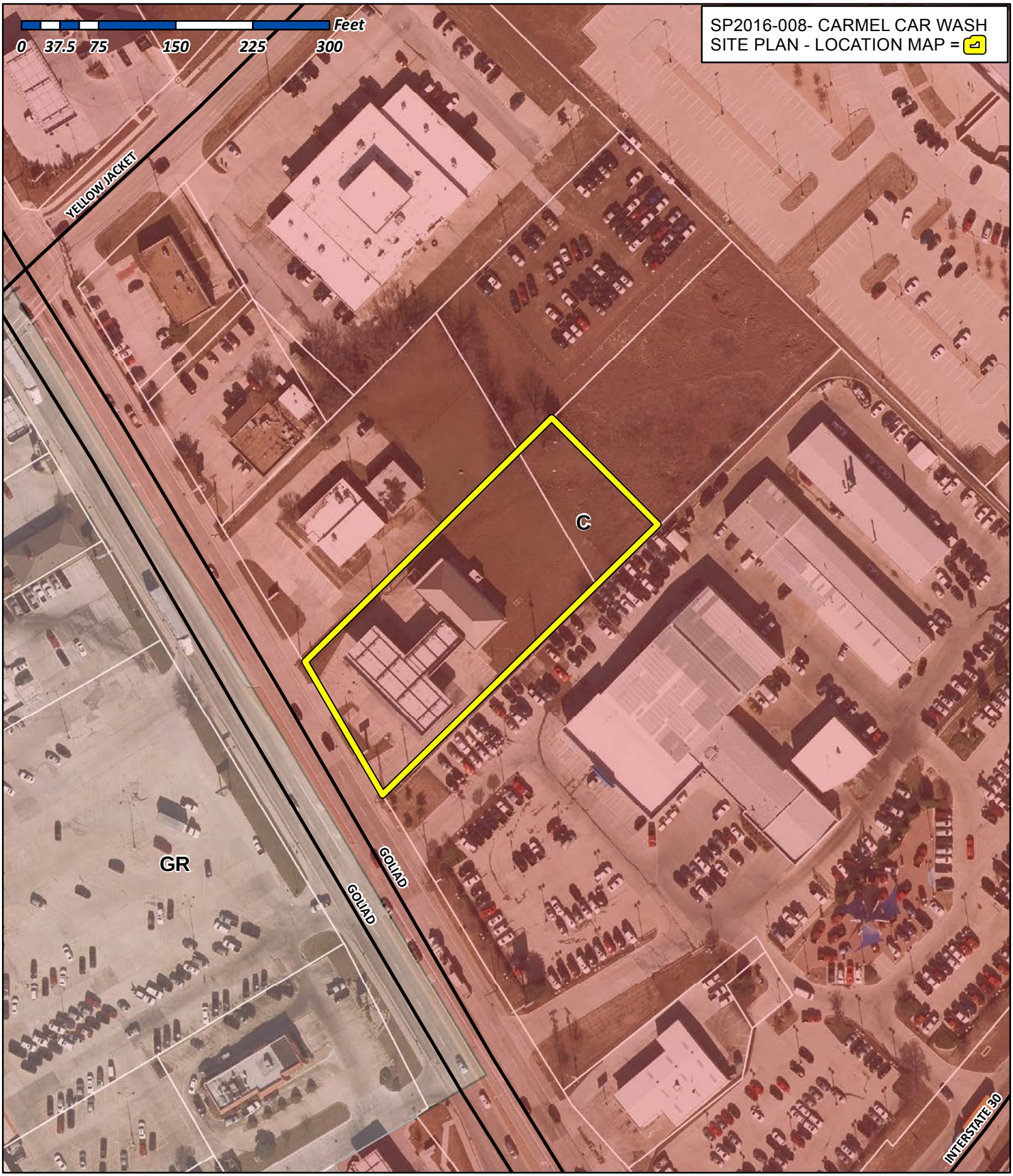
On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the use of fabric for the canopies and requested for the canopies to be fabricated from metal to match the louvers on the main structure. In addition, the application indicated they will be using a cultured stone in lieu of the required natural stone. The applicant will provide a sample of the cultured stone at the May 10, 2016 ARB meeting for the ARB's recommendation to the Planning and Zoning Commission.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

Project Plan Review History

				Applied	4/15/2016	LM
Project Number	SP2016-008	**Owner**	RACETRAC, PETROLEUM INC	**Approved**		
Project Name	Carmel Car Wash	**Applicant**	EURYTHMIC DESIGN GROUP ARCHITECTS	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	4/15/2016	LM
Status	STAFF REVIEW					

Comments regarding revisions are highlighted in yellow

Site Address	**City, State Zip**	**Zoning**
2003 S GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CROSSINGS ADDITION	1	1	1	3434-0001-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments
(4/19/2016 12:19 PM AW) Parking needs to be 90 degrees along the 2 way fire lane and access easement Fire hydrant to be in a 15' wide easement Verify that the signage isn't in an easement Fire lane to be a minimum of 6" 3,600 psi concrete (min 6.5 sack) Parallel parking is a minimum of 22'x9' Need more dimensions (see markup) Need off-site easements for drainage and fire lane/access Entire lot must drain to the east to existing drop inlet. No structures in easements...including dumpsters. Move dumpster Stub sanitary sewer out to the property to the east in a 15' easement.							
ENGINEERING	Amy Williams	5/3/2016	5/10/2016	5/3/2016		COMMENTS	See Comments
(5/3/2016 3:17 PM AW) Sewer easement for the stubout is a minimum of 15' wide and it is required to be a minimum of an 8" pipe connected to the existing sewer with a manhole. Need to extend an 8" water to the rear lot from SH 205 Need to label the handicap parking to be 20'x9' See attached markups							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
FIRE	Ariana Hargrove	5/6/2016	5/13/2016	5/6/2016		APPROVED	revised plans
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(4/20/2016 4:57 PM LS) Assigned address will be: 2003 S GOLIAD ST, ROCKWALL, TX 75087							
PLANNING	Korey Brooks	4/15/2016	4/22/2016	4/22/2016	7	COMMENTS	See Comments

SP2016-008 (Carmel Car Wash): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of site plan for a car wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street.

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

M.3 For reference, include the case number (SP2016-008) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is located in the SH 205 Overlay (SH-205 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone.

M.6 Site Plan. Please provide Material Sample Board with actual samples of proposed materials.

M.7 Site Plan. Please provide color building elevations.

M.8 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.9 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

M.10 Site Plan. Please indicate all building setbacks adjacent to right-of-way (i.e. SH. 205).

M.11 Site Plan. All trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips and to the rear of the primary building. The receptacles shall be screen by a minimum 8-foot solid masonry screen and shall utilize similar masonry materials to the primary structure. Every effort shall be made to screen trash/recycling receptacles from SH 205. Please ensure that the screening wall is 8-feet and add a detail of the dumpster enclosure to show that it is 8-feet in height.

M.12 Site Plan. Please label all adjacent existing and proposed street names (i.e. SH 205)

M.13 Site Plan. Please indicate the street centerline for SH 205.

M.14 Site Plan. Please indicate whether utility equipment will be pad/ground mounted roof mounted. Pad mounted utility equipment shall be screened from horizontal view from any adjacent public street and from any adjacent property. All buildings must be designed so that no roof mounted mechanical equipment shal be visible from any direction.

M.15 Site Plan. Minimum width of side yard setback is 10-feet. Please check setback on the "Plan South" elevation to ensure that the building is 10-feet away from the property line unless you have a fire retardant wall.

I.16 Any above ground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.

M.17 Site Plan. Please indicate the widths of the drives entering the car wash.

M.18 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.

M.19 Landscape Plan. Please indicate the application zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.

I.20 Landscape Plan. Please ensure that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.

M.21 Landscape Plan. Canopy trees must be at least 4" caliper. Currently the canopy trees are 1-inch below the requirement.

M.22 Landscape Plan. Please indicate the 10' landscape buffer. Currently there is a 10' buffer showing adjacent to SH 205, however, it does not specify that it is a landscape buffer.

M.23 Photometric. No light pole, base or combination thereof shall exceed 20-feet in height. Please provide a light detail indicating the height the lighting poles.

M.24 Photometric. Please darken the property lines on the Photometric Plan.

M.25 Photometric. No lighting facilities shall distribute more than 0.2 of one footcandle of light at the property line. Please look at the lighting along the property lines to get this as close as possible to 0.2.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.26 Photometric. No lighting facilities shall distribute more than 20 of one footcandle of light on the remainder of the property. Please look at the lighting at the entrance of the property and try to get it as close as possible to 20 FC.

M.27 Photometric. Parking areas are not the exceed a maintained average of 1.5 foot candles at the ground level and shall not distribute more than 0.2 of one foot candle of light upon any adjacent property. Please look at the lighting for the employee parking to get this as close as possible to the requirements.

M.28 Photometric. Please try and make the lighting symbols clearer so that it is easier to distinguish each symbol.

M.29 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).

M.30 Building Elevations. Please label all roof mounted mechanical equipment and how these will be screened from view.

M.31 Building Elevations. Please provide a spec on stone used in elevation. Also, please note that Custom concrete masonry units (normal or heavy weight blocks with an integral color that is sandblasted, burnished or has a split face) are allowed.

M.32 Building Elevations. Please provide a spec of the storage building located on the site.

M.33 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Please ensure that the East Elevation includes 90% masonry, including 20% natural or quarried stone,or please apply for a variance from City Council.

M.34 Building Elevations. Please indicate the parapet wall by dashing in the top of roof deck.

M.35 Building Elevations. Please indicate any additional design elements for the base, wall, or parapets. Be sure to include the location, size, color, and material of any proposed structure.

M.36 Building Elevations. Any carwash with entrances and exits to a carwash that directly face any public street shall require a variance.

M.37 Building Elevations. The wall on the south side of the building as well as the canopies will need to be 1-hour fire rating or they will need to be setback 10'.

I.37 The Architectural Review Board (ARB) meeting for this case will be held on April 26, 2016.

I.38 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on April 26, 2016.

I.39 If necessary the projected City Council meeting date for this case will be May 16, 2016.

PLANNING	Korey Brooks	5/6/2016	5/13/2016	5/6/2016		COMMENTS	See Comments

SP2016-008 (Carmel Car Wash): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

M.1 Site Plan. The Site plan indicates "SIX FOOT (8') MASONRY SCREENING WALL TO MATCH BUILDING WITH SIX FOOT (8') SOLID METAL GATES" for the dumpster. You have the correct height (8') but you mention SIX instead of EIGHT.

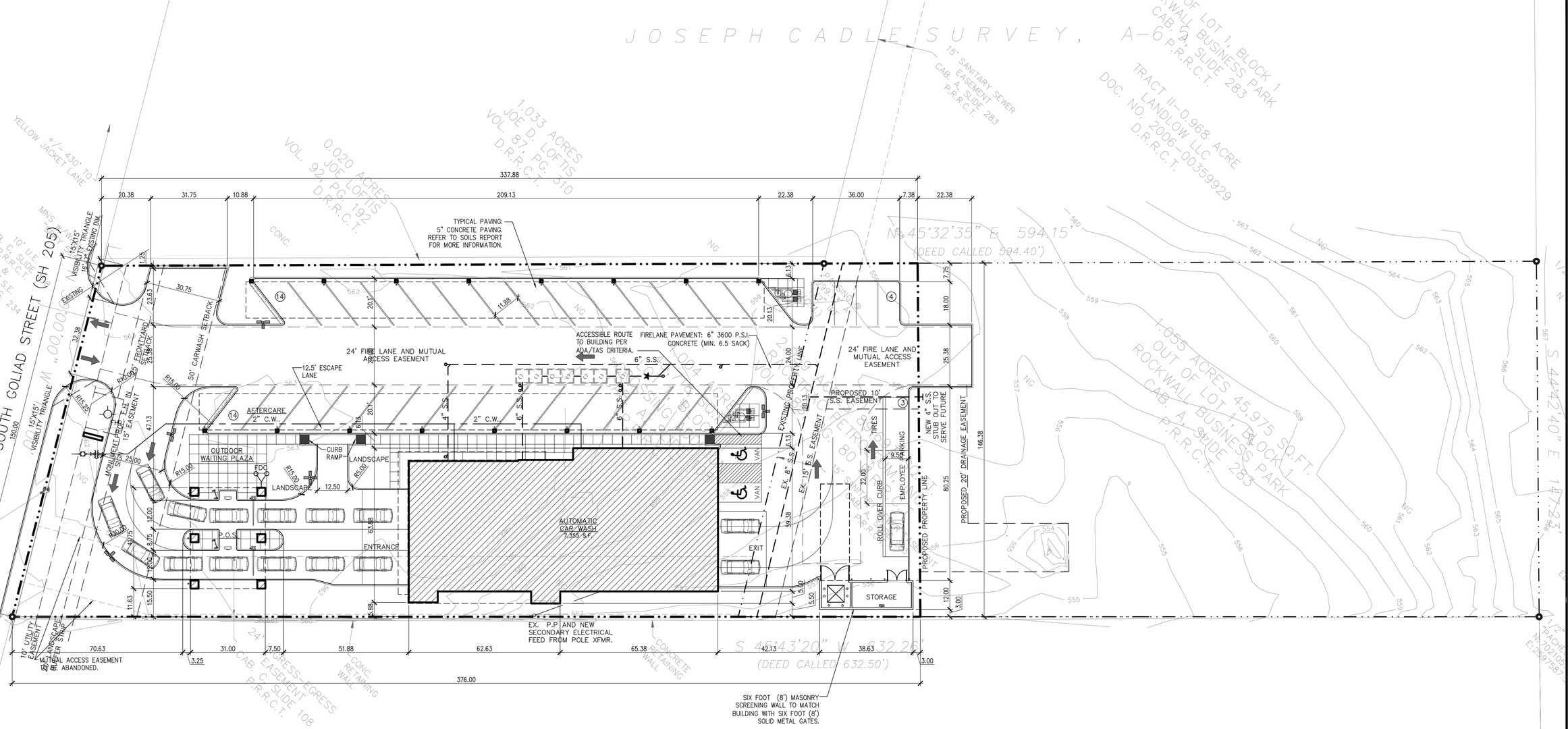
I.2 This property will not be allowed to be platted as shown since it will not have frontage to a major public street. Applicant is proposing to plat both lots as one.

M.3 Site Plan. Canopies over vacuum stations are still fabric. ARB will more than likely comment on this. Also, this fabric needs a 1-hour fire rating unless the vacuum canopies are setback 10' from the north property line. I am aware of some companies that do provide fire-resistant canopies. If you already have fire-resistant canopies, please provide us with the spec. If the material changes, we will need the spec on that material to show that is it 1-hr fire rated.

I.4 The Architectural Review Board (ARB) meeting for this case will be held on May 10, 2016.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 13, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2016

I.6 The Planning & Zoning Meeting for this case will be May 10, 2016 and the City Council meeting date for this case will be May 16, 2016.



1 SITE PLAN 1" = 20'-0"

PLAN NORTH

TRUE NORTH

0' 5' 10' 20'

PROJECT LOCATION



VICINITY MAP

N.T.S.

WATER METER SCHEDULE

I.D.	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEW.	STATUS
1	N.E. CORNER	DOMESTIC	2"	2	6"	NEW
2	N.E. CORNER	IRRIGATION	1"	1	N/A	EXISTING

SITE DATA AND TABULATIONS:

CURRENT AND PROPOSED ZONING COMMERCIAL (C)

LOT AREA	52,072 S.F.
BUILDING AREA	7,355 S.F.
P.O.S CANOPY	1,294 S.F.
VACUUM CANOPY 1	3,223 S.F.
VACUUM CANOPY 2	3,218 S.F.
TOTAL BUILDING AREA TO BE PARKED	7,355 S.F.
COVERAGE =	28.97%
FAR =	1:1
MAXIMUM HEIGHT OF BLDG. =	24'
PARKING REQUIRED:	
1:250 CAR WASH (7355 S.F.)	29.42 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	36 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES

6 SPACES OF STACKING REQUIRED AND PROVIDED.

CURRENT ZONING:
COMMERCIAL (C)
PROPOSED USE:
EXPRESS CAR WASH

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH- ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008

OWNER INFORMATION:
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770.431.7600 x1202 cbagley@racetrac.com

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214.361.1934 vincent@edg-architects.com

1	04.13.16
	SITE PLAN SUBMITTAL
2	05.03.16
*	REVISIONS #1
*	*

#1602

REGISTERED ARCHITECT VINCENT G. JARRARD 11571 STATE OF TEXAS

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PROPOSED EXPRESS CAR WASH FOR

CARMEL CAR WASH ROCKWALL

2003 SOUTH GOLIAD STREET ROCKWALL,TX 75087

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SHEET:
SP-1
1 OF (3)SP SHEETS

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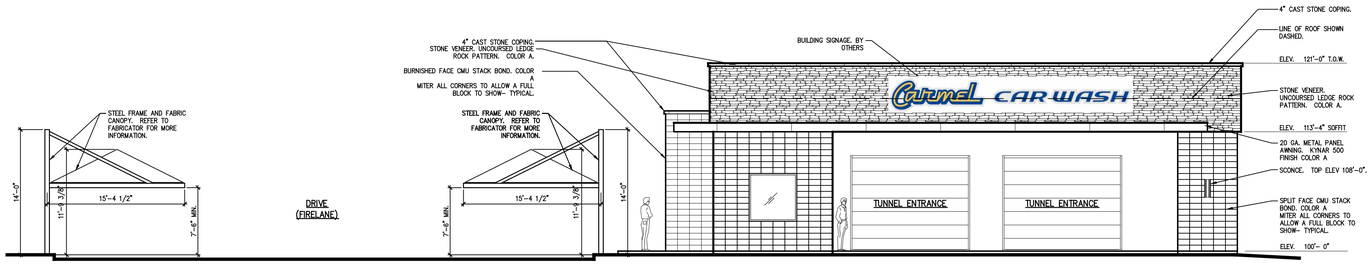
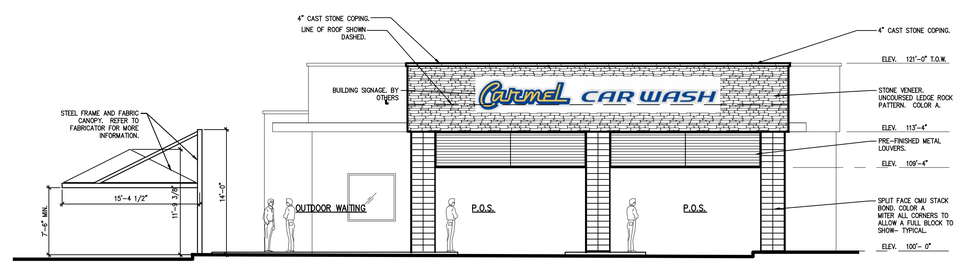
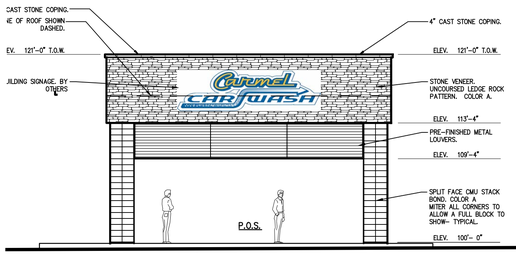
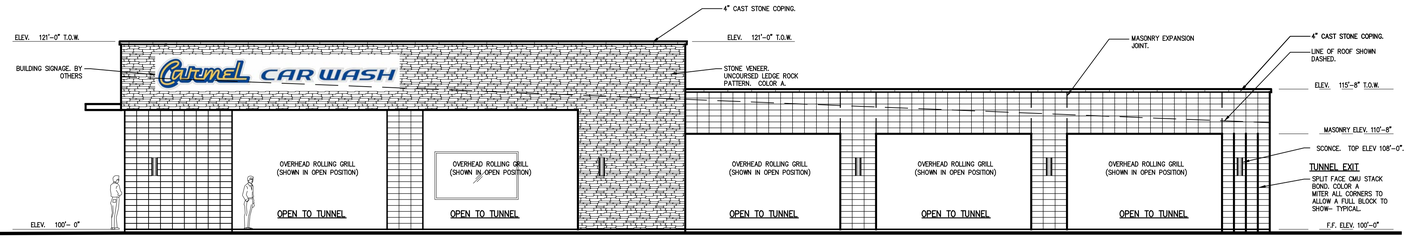


1 WEST (FRONT) ELEVATION 1/8" = 1'-0"

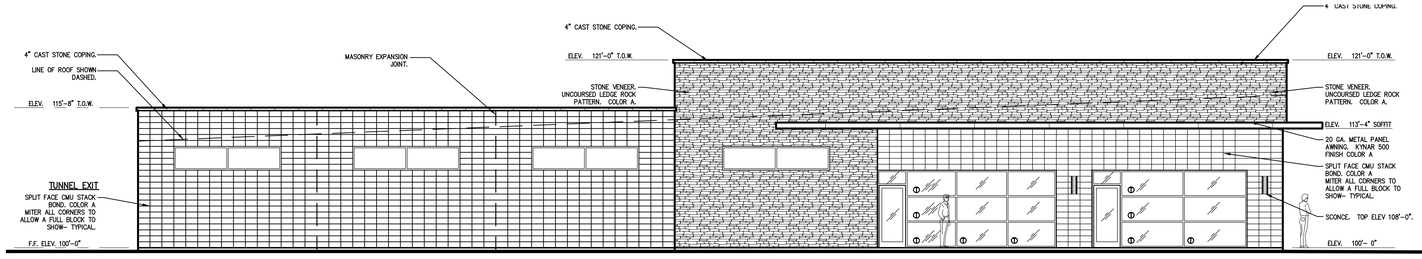


2 WEST (FRONT) P.O.S. ELEVATION 1/8" = 1'-0"



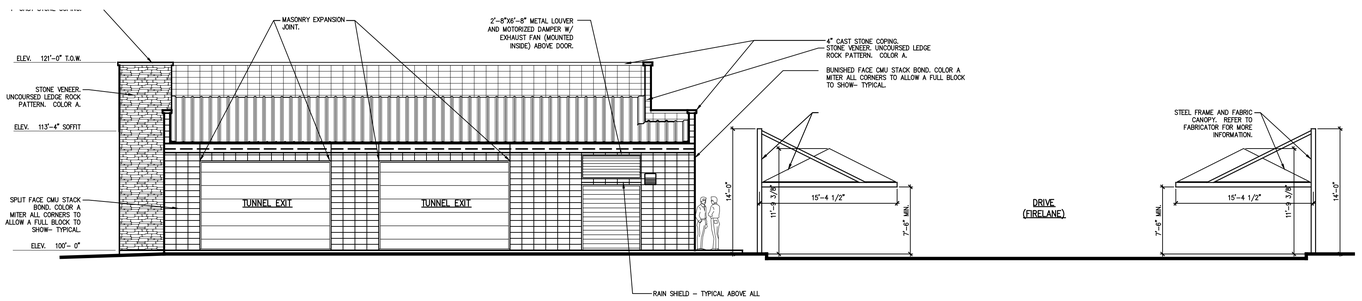


3 SOUTH (RIGHT) ELEVATION 1/8" = 1'-0"





4 NORTH (LEFT) ELEVATION 1/8" = 1'-0"



5 EAST (REAR) ELEVATION 1/8" = 1'-0"

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY REQ'D 90%	MASONRY PROVIDED	STONE REQ'D 20% OF 90%	STONE PROVIDED
WEST (FRONT)	773	696	714	143	380
SOUTH (RIGHT)	1322	1190	1322	238	623
EAST (REAR)	399	359	399	72	107
NORTH (LEFT)	1921	1729	1880	346	734

ARTICULATION DATA:

EFFECTED FACADES (SOUTH AND NORTH) OTHER FACADES ARE EXEMPT DUE TO THEIR OVERALL LENGTH AND ORIENTATION

AVERAGE WALL HEIGHT 18.75'

HORIZONTAL OFFSET DATA

REQUIRED OFFSET 18.75' X 25%= 4.68'. (5.0' MINIMUM)
PROVIDED OFFSET 5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED
128.50' X 25% = 32.12' (20.0' MINIMUM)
MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

VERTICAL OFFSET DATA

REQUIRED OFFSET 18.75' X 25%= 4.68'. (5.0' MINIMUM)
PROVIDED OFFSET 5.0'

MAXIMUM HORIZONTAL LENGTH OF OFFSET ALLOWED
128.50' X 25% = 32.12' (15.0' MINIMUM)
MAXIMUM HORIZONTAL LENGTH OF OFFSET PROVIDED 60.0' (MAXIMUM 60')

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH- ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008

OWNER INFORMATION:
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1	04.13.16
	SITE PLAN SUBMITTAL
2	05.03.16
*	REVISIONS #1
*	*

#1602

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SHEET:
SP-2
2 OF (3)SP SHEETS

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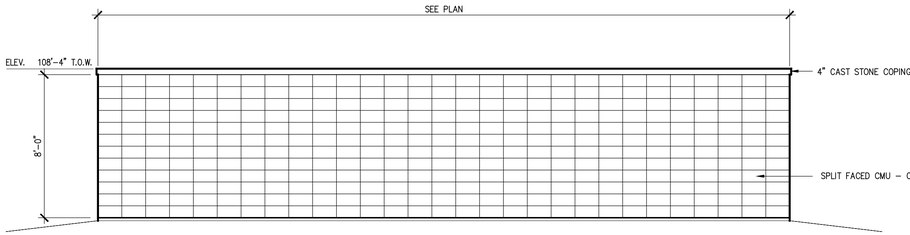
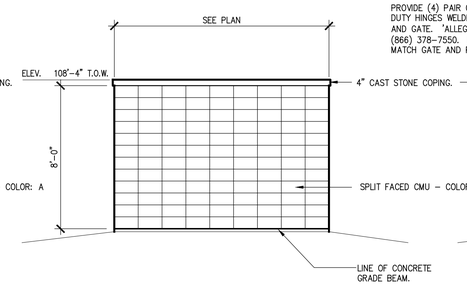
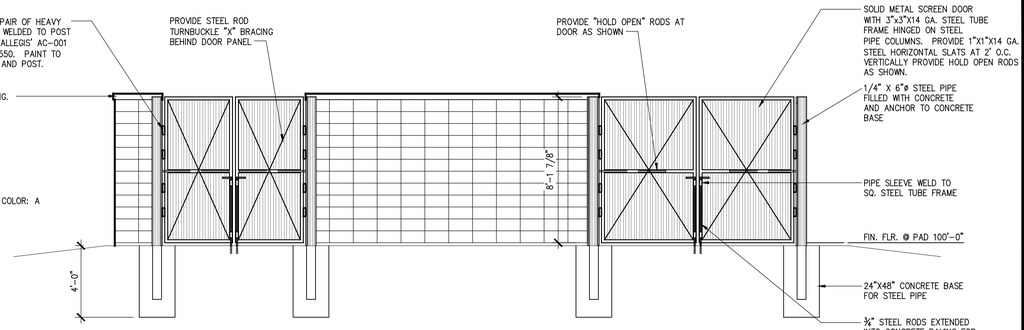


DUMPSTER ELEVATION – REAR



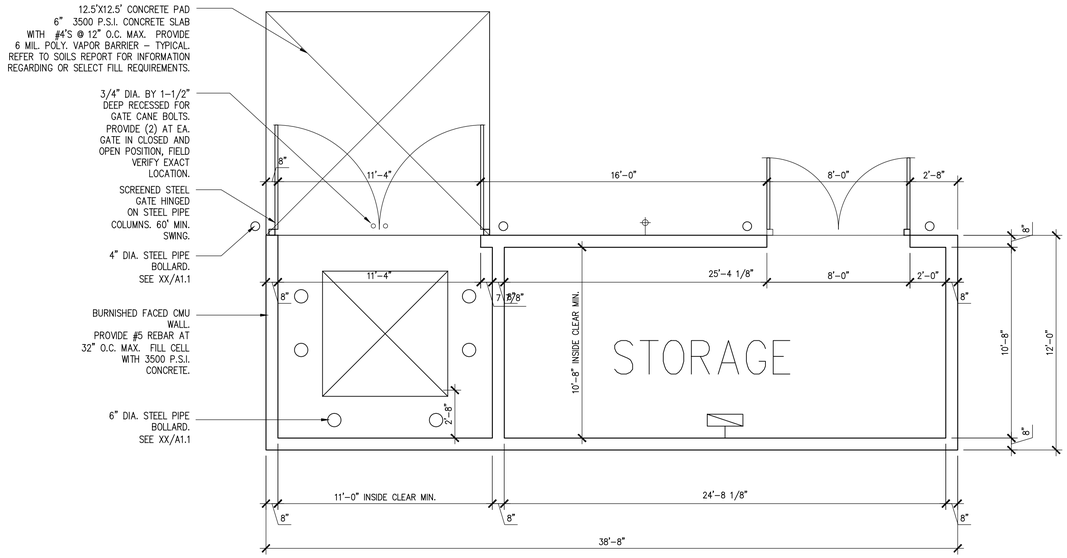
TYPICAL DUMPSTER ELEVATION – SIDE



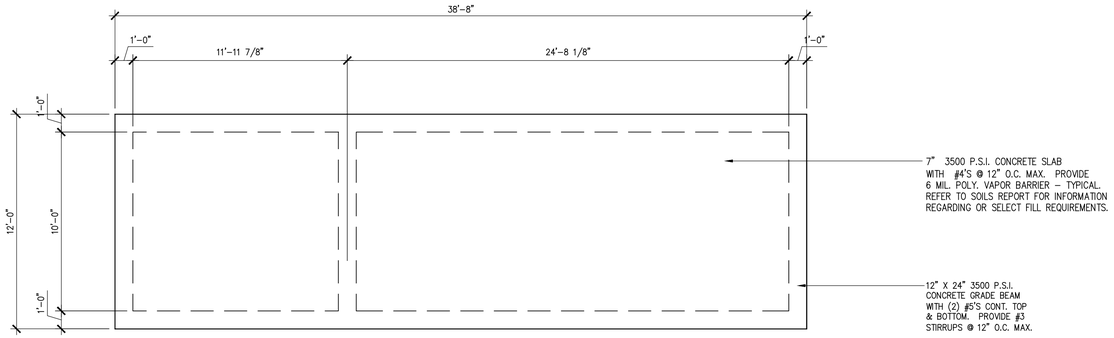
DUMPSTER GATE ELEVATION



DUMPSTER GATE PLAN VIEW



DUMPSTER PLAN VIEW



1 DUMPSTER / STORAGE ELEVATIONS 1/4" = 1'-0"

2 SITE LIGHTING DETAIL 1" = 1'-0"

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1	04.13.16
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*	*

#1602

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SHEET:
SP-3
2 OF (3)SP SHEETS

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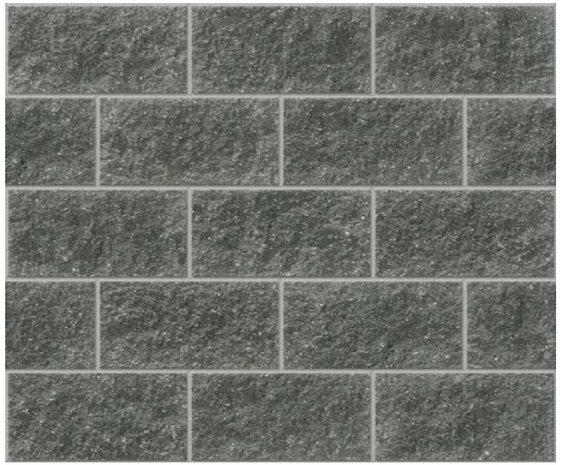
EURYTHMIC
DESIGN GROUP
ARCHITECTS

CARMEL CARWASH - SOUTHBOUND VIEW



CARMEL CARWASH - NORTHBOUND VIEW



SMOOTH FACED CMU – STACK BOND



STONE –UNCOURSED LEDGE ROCK PATTERN



CAST STONE



BREAK METAL AWNINGS AND LOUVERS





GLASS AND FRAME

CARMEL CAR WASH– ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER:

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Issues/Rev Date By Drawing

Project

Project No.
Description
Scale

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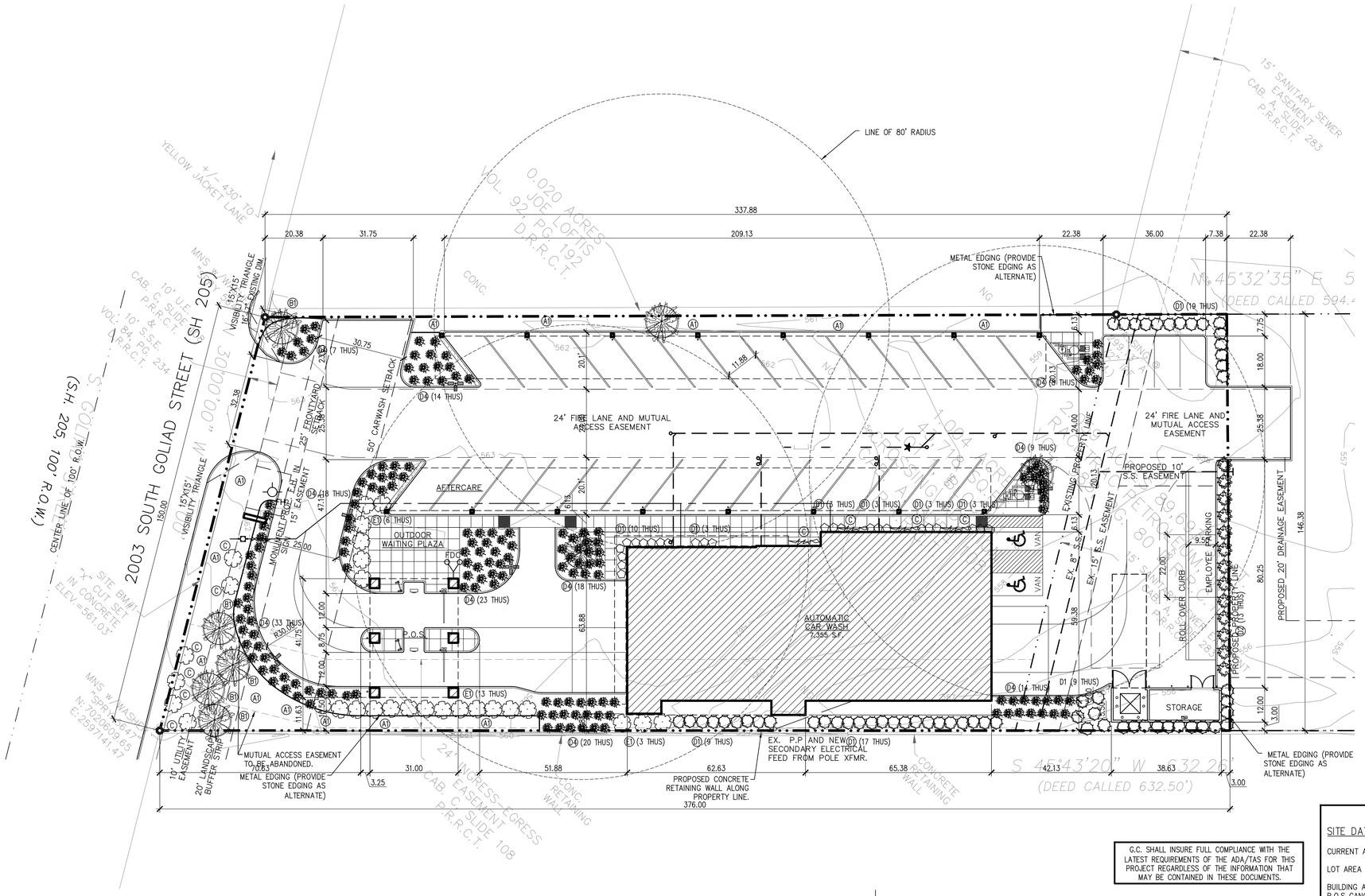

1 LANDSCAPE PLAN 1" = 20'-0"

PLAN NORTH

TRUE NORTH

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

IRRIGATION NOTES: FOR EXISTING SYSTEM TO BE EXPANDED

1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.
3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL. VALVES AND PRESSURE REGULATION COMPONANT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURE'S RECOMMENDED OPERATING RANGE.
4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.
5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.
7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WNDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
   A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
   B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED, TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTEES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.

NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND/ OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

LANDSCAPE LEGEND

	EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.
	NEW LARGE CANOPY TREE
	NOT USED
	LG. SHRUB (HEDGEROW) OR ACCENT TREE
	LARGE SHRUB – COTONEASTER
	MEDIUM SHRUB – DWARF BURFORD HOLLY
	SMALL SHRUB –
	SHRUB –ROSE
	ESPALIER – LITTLE GEM MAGNOLIA
	PERENNIAL OR ORNAMENTAL GRASS
	LANDSCAPE BOULDER
X	PLANT SPECIFICATION KEY SYMBOL
	CONCRETE FLATWORK WITH SAW CUTS AT 48" O.C. EACH WAY.

REFER TO SHEET L-2.0 FOR PLANT MATERIAL LIST.

SITE DATA AND TABULATIONS:

CURRENT AND PROPOSED ZONING COMMERCIAL (C)

LOT AREA	52,072 S.F.
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VACUUM CANOPY 1	3,223 S.F.
VACUUM CANOPY 2	3,218 S.F.
TOTAL BUILDING AREA TO BE PARKED	7,355 S.F.
COVERAGE =	28.97%
FAR =	1:1
MAXIMUM HEIGHT OF BLDG. =	24'
PARKING REQUIRED:	
1:250 CAR WASH (7355 S.F.)	29.42 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	36 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES

6 SPACES OF STACKING REQUIRED AND PROVIDED.

CURRENT ZONING:
COMMERCIAL (C)
PROPOSED USE:
EXPRESS CAR WASH

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH– ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008

OWNER INFORMATION:
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1	04.13.16
	SITE PLAN SUBMITTAL
2	05.03.16
*	REVISIONS #1
*	*

#1602

REGISTERED ARCHITECT VINCENT G. JARRARD 11571 STATE OF TEXAS

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PROPOSED EXPRESS CAR WASH FOR
CARMEL CAR WASH ROCKWALL
2003 SOUTH GOLIAD STREET ROCKWALL,TX 75087

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○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:
L-1.0
1 OF (2) L SHEETS

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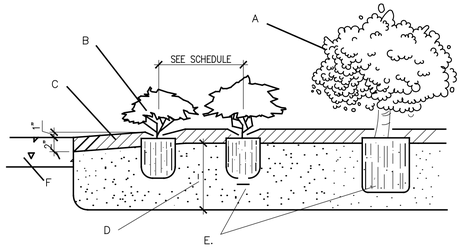


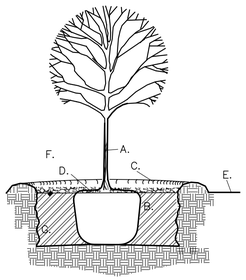
GENERAL NOTES:

1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF SPECS.
2. TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.

CONSTRUCTION NOTES:

A. SHRUB – PER PLAN REMOVE ALL LABELS
B. GROUNDCOVER – PER PLAN
C. 3" MIN. CEDAR MULCH. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
D. PLANTING MIX AS SPECIFIED
E. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT
E. FLATWORK OR PAVING WHERE APPLICABLE.

1 PLANTING BED DETAIL N.T.S.



GENERAL NOTES:

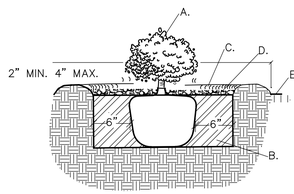
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

CONSTRUCTION NOTES:

A. TREE.
B. LOOSEN NATIVE BACKFILL
C. WATER RETENTION BASIN.
D. 3" DEPTH OF CEDAR MULCH. REFER TO NOTE REGARDING ROOT FLARE.
E. FINISH GRADE.
*F. NO TREE STAKING REQUIRED.
G. DIG AN "UGLY" HOLE. REFER TO NOTES.

* FOR HIGH WIND LOCATIONS OR IN AREAS WHERE THE GRADE SLOPES EXCEEDS 3:1. FOR LOCATIONS IN MEDIAN SEE BELOW ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

2 ISOLATED TREE PLANTING N.T.S.



GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
C. WATER RETENTION BASIN.
D. 3" DEPTH OF CEDAR MULCH.
E. FINISH GRADE.

3 ISOLATED SHRUB PLANINTG N.T.S.

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GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR INSTALLATION OF PROPOSED LANDSCAPE MATERIAL. THIS DESIGN AND FUTURE MAINTENANCE SHALL BE CARRIED OUT WITH AND MAINTAINED BY CURRENT ORGANIC GARDENING STANDARDS.

2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE PURCHASED FROM SOURCES AS CLOSE TO THE CONSTRUCTION SIGHT AS POSSIBLE. ALL MUCH SHALL BE PURCHASED FROM LOCAL YARDS THAT USE ONLY NATIVE "ORGANIC" MATERIAL. ALL COMPOST AND MULCH SHALL BE CERTIFIED ORGANIC AND FREE OF CHEMICALS AND PESTICIDES. UNLESS OTHERWISE NOTED ON THE PLANS.

3. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.

4. NO PLANTING SHALL TAKE PLACE BEFORE FINISHED GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE ARCHITECT.

5. THE ARCHITECT AND OR OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL PLASTIC CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.

6. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY TWICE WITHIN THE FIRST 24 HOURS OF PLANTING, THEN ONCE PER WEEK FOR THE FIRST GROWING SEASON.

7. THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTEE ON ALL LANDSCAPE MATERIAL FROM THE DATE OF THE C.O.

8. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLERED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT FIVE DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE CYCLE.

9. RAISE ALL BEDS 6" TO ALLOW FOR PROPER DRAINAGE. PREPARE ALL BEDS BY ADDING 6" OF ORGANIC COMPOST, ORGANIC FERTILIZER (2 LBS/100 S.F.). ROTO-TILL TO A DEPTH OF 8". TOP DRESS WITH A 3" MINIMUM LAYER OF NATIVE CEDAR MULCH AFTER PLANTING.

10. LAWN PLANTING: REMOVE ALL SURFACE ROCKS OVER 2"ROUND. LIGHTLY TILL OR SCARIFY THE TOP SOIL TO A DEPTH OF 2". LIGHTLY RAKE AND GENTLY SLOPE TO PREVENT PONDING OF WATER. FOR SOD: TURF SHALL BE ROLLED AFTER INSTALLATION AND FERTILIZED WITH AN ORGANIC FERTILIZER SUITABLE FOR NEW,Y PLANTED TURF APPLIED PER THE MANUFACTURER'S RECOMMENDATION. FOR HYDRO-MULCH: PRIOR TO HYDRO-MULCHING SPRAY TOP SOIL WITH "AGISPON" OR "MEDIAN" AND TREAT THE SEED WITH ONE OF THE SAME PRODUCTS. APPLY SEED TO THE GROUND FIRST THEN HYDRO-MULCH OVER THE SEED. AFTER ALL AREAS OF GRASS HAVE BEEN ESTABLISHED APPLY A LIGHT APPLICATION OF ORGANIC FERTILIZER AT THE TIME OF THE FIRST MOWING. PULL ALL VISIBLE WEEDS AT THAT TIME AS WELL.

11. ASIAN JASMINE, IVY OR OTHER NON TURF GROUND COVER: PLANT 12" O.C. MAXIMUM.

12. SHRUBS: SPACE LARGE SHRUBS SUCH AS BURFORD HOLLIES, COTONEASTER AND INDIAN HAWTHORN @ 4'6"-5'0" O.C. SPACE MEDIUM SHRUBS SUCH AS DWARF BURFORD HOLLIES AT 3'0"-3'6" O.C. SPACE SMALL SHRUBS SUCH AS DWARF YAUPON, ORNAMENTAL GRASSES AND NANDINA @ 2' O.C. SPACE ROSES AT 3'6"-4'0" O.C. THE SHRUBS INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT NECESSARILY INTENDED TO BE AN EXACT COUNT OF THE NUMBER OF SHRUBS. THE GENERAL CONTRACTOR SHALL SUPPLY AS MANY SHRUBS AS REQUIRED TO FILL THE AREA DESIGNATED ON THE PLANS SPACED ACCORDING TO THE SPECIFICATIONS.

13. SHRUB PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TOP OF THE SHRUB' ROOT SYSTEM SHALL BE EQUAL TO OR SLIGHTLY ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT SOIL HAS NOT BEEN ADDED ABOVE TO THE TOP OF THE ROOT SYSTEM. IF THIS HAS OCCURRED REMOVE THE SOIL. THE HOLE SHALL BE TWICE THE DIAMETER OF THE CONTAINER. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. MULCH AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH.

14. TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREES TRUNK FLARE SHALL BE ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT THE SOIL HAS NOT BEEN ADDED ABOVE THE TRUNK FLARE. IF THIS HAS OCCURRED REMOVE THE SOIL TO EXPOSE THE FLARE BEING MINDFUL OF THE TREES ROOT SYSTEM. THE HOLE SHALL BE TWICE THE DIAMETER OF THE ROOT BALL. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. LEAVE BURLAP ON THE BALL HOWEVER LOOSEN THE BURLAP FROM TRUNK AND REMOVE ANY NYLON PLASTIC COVERING OR STRING OF WIRE MESH. DO NOT WRAP OR STAKE THE PLANT. DO NOT OVER PRUNE. MULCH THE TOP OF THE BALL AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMUM.

15. ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINACE(S) AND GUIDELINES.

16. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE SCHEDULE FOR AN ORGANIC PROGRAM TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING, ETC. UPON COMPLETION OF WORK.

17. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.

18. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION I.E. BURLAP, CONTAINERS, PLANT TAGS, ETC. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.

19. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE CODE OF THE LOCAL MUNICIPALITY AND IN ACCORDANCE WITH THE LATEST ORGANIC GARDENING PRACTICES.

20. ALL OUT DOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, UTILITY HUTS, TRANSFORMERS OR OTHER BUILDING SERVICE EQUIPMENT IS REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON AL SIDES USING A VEGETATIVE SCREEN. IF MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE BUILDING IT IS REQUIRED TO BE SCREENED FROM VIEW. REFER TO THE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION FOR LOCATIONS OF ROOFTOP MECHANICAL EQUIPMENT.

LANDSCAPE CALCULATIONS

EFFECTIVE SITE SQUARE FOOTAGE	**52,072 S.F. (1.195 ACRES)**	
COMMERCIAL ZONING – NO RESIDENTIAL ADJACENCY		
LANDSCAPE AREA REQUIREMENTS:	**REQUIRED**	**PROVIDED**
REQUIRED LANDSCAPING AREA COMMERCIAL USE (15%) PERVIOUS VS. NON PERVIOUS	7,811 S.F. (PERVIOUS)	11,242 S.F. (21.58%) (PERVIOUS)
NO CREDITS TAKEN		
20' BUFFER STRIP	YES	YES
MINIMUM LANDSCAPE LOCATED IN FRONT OF BUILDING (50%)	3,905 S.F.	6,552 S.F. (167.78%)
PARKING LOT LANDSCAPE REQUIREMENTS:		
ALL PARKING SPACES MUST BE WITHIN 80' OF A TREE	YEA	YES
BUFFER STREET LANDSCAPE REQUIREMENT:		
LANDSCAPED AREA REQUIREMENTS: 80% MINIMUM 150.00' X 20 = 3,000.00 S.F.	2,400 S.F.	2,360 S.F. (79%)
CANOPY TREES 3:100 L.F. 145.42'/100X3 = 4.36	5 TREES	5 TREES
ACCENT TREES 4:100 L.F. 145.42'/100X4 = 5.8168	6 TREES	6 TREES

LANDSCAPE LEGEND

MARK	TYPE	PLANT VARIETY
~~A.~~	~~NOT USED~~	~~DECOMPOSED GRANITE~~
A1.	GROUND COVER	COMMON BERMUDA – CYNODON DACTYLON.
~~A2.~~	~~NOT USED~~	~~1 GALLON CREEPING JUNIPER (0 THUS) (JUNIPERUS HORIZONTALIS) 18" O.C.~~
~~A3.~~	~~NOT USED~~	
~~B.~~	~~NEW TREE – NOT USED~~	~~3" CALIPER CEDAR ELM (0 THUS) (ULMUS CRESSIFOLIA)~~
B1.	STREET TREE	4" CALIPER SHUMARD RED OAK (8 THUS) (QUERCUS SHUMARDII)
E	EXISTING TREE – NOT USED	NO PROTECTED TREES. REFER TO OWNER CERTIFICATION LETTER.
C.	NEW ORNAMENTAL TREE	10' LITTLE GEM MAGNOLIA – ESPALIER (6 THUS) (MAGNOLIA GRANDIFLORA 'LITTLE GEM')
D1.	SMALL SHRUB	1 GALLON DWARF YAUPON HOLLY (25 THUS) (ILEX VOMITORIA ' NANA')
D2.	MEDIUM SHRUB	3 GALLON COTONEASTER, GRAY (13 THUS) (COTONEASTER GLAUCOPHYLLA)
D3.	MEDIUM SHRUB	3 GALLON DWARF BURFORD HOLLY (60 THUS) (ILEX CORNUTA 'BURFORD NANA'
D4.	MEDIUM SHRUB	3 GALLON ANTIQUE ROSE – VERIETY OF COLORS – REFER TO OWNER (164 THUS) (ROSA SPP.) USE NATIVE BUSH STYLE ROSE BUSHES. **DO NOT USE HYBRID VERIETALS UNLESS THEY HAVE A PROVEN 40 YEAR TRACK RECORD OF SUCCESS IN THE DFW AREA.**
~~D5.~~	~~MEDIUM SHRUB – NOT USED~~	~~5 GALLON RED YUCCA (0 THUS) (HESPERALOE PARVIFLORA)~~
~~D6.~~	~~MEDIUM SHRUB – NOT USED~~	~~5 GALLON SALVA, GREGGI (AUTUMN SAGE) – RED (0 THUS) (SALVIA GREGGI)~~
E1.	LARGE SHRUB	7 GALLON BURFORD HOLLY (22 THUS) (ILEX CORNUTA 'BURFORDII')
~~E2.~~	~~LARGE SHRUB – NOT USED~~	~~5 GALLON TEXAS SAGE (0 THUS) (LEUCOPHYLLUM FRUTESCENS)~~
~~F~~	~~SPECIMEN CACTUS – NOT USED~~	~~6' WIDE X 3' TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHAGANTHA)~~
~~G.~~	~~NOT USED~~	~~(0 THUS)~~
~~G1.~~	~~NOT USED~~	~~(0 THUS)~~
~~G2~~	~~SMALL SHRUB – NOT USED~~	~~5 GALLON ROSEMARY (0 THUS) (ROSMARINUS OFFICINALIS)~~
~~J~~	~~ORNAMENTAL GRASSES – NOT USED~~	~~1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES.~~
~~K~~	~~ANNUAL VERITIES – NOT USED~~	~~ANNUAL COLORS – VERIETY T.B.S.~~

NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

EURYTHMIC DESIGN GROUP ARCHITECTS

CARMEL CAR WASH– ROCKWALL
2007 S. GOLIAD STREET ROCKWALL TEXAS 75087
CASE NUMBER: SP2016-008

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1 OF (2) L SHEETS

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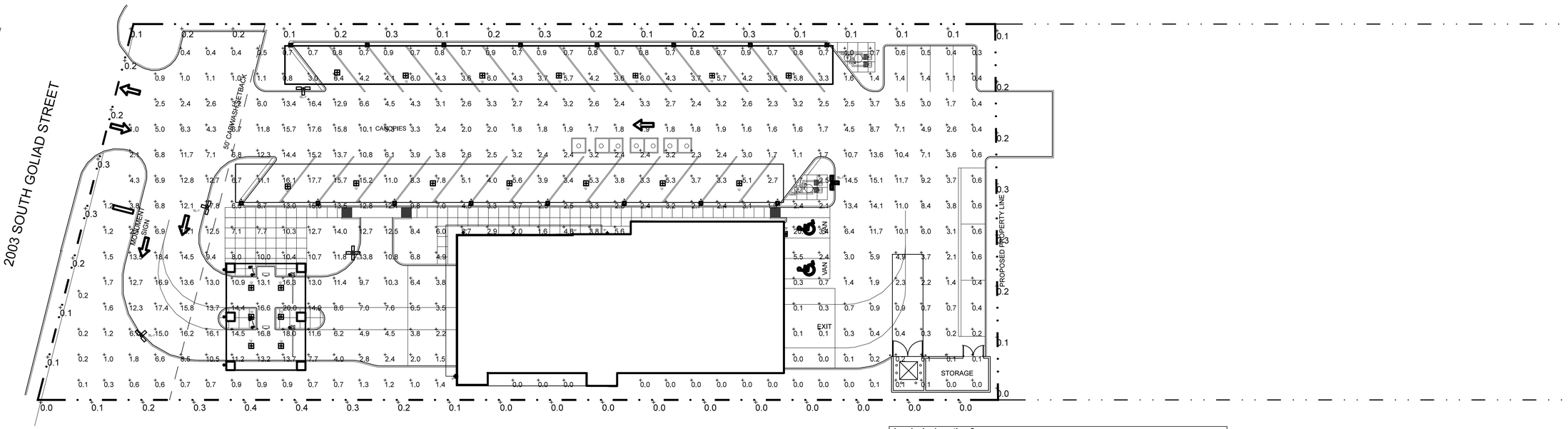

TYPICAL 'P' FIXTURE.

Fixture Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	1	B	SINGLE	9000	0.800	MPWP-FC-100-XX	150
	20	G	SINGLE	N.A.	0.864	QDCAST1A (4PANELS 10°TILT)	56
	5	P	SINGLE	4080	0.864	UTA-30381	56.2
	4	SL-3	3 @ 90 DEG ROTATED	22000	0.800	MPTR-SL-250	283
	1	SL-4	4 @ 90 DEGREES	22000	0.800	MPTR-SL-250	283

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Property Line	Illuminance	Fc	0.78	4.0	0.0	N.A.	N.A.	20	N.A.
Site @Finished GRade	Illuminance	Fc	5.53	20.3	0.0	N.A.	N.A.	10	10

Object Summary

Label	Type	Description
Building	Polygon-Flat	Assumed Reflectance: .3
Canopy 1	Polygon-Flat	Assumed Reflectance: .3
Canopy 2	Polygon-Flat	Assumed Reflectance: .3
Canopy 3	Polygon-Flat	Assumed REflectance: .3

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt
1	B	298.5	73.5	8	0	0
2	G	123	137	10	0	0
3	G	149.75	135.75	10	0	0
4	G	179.75	135.75	10	0	0
5	G	209.5	135.75	10	0	0
6	G	239.75	135.75	10	0	0
7	G	269.5	135.75	10	0	0
8	G	299.75	135.75	10	0	0
9	G	103.5	92.25	10	0	0
10	G	130.25	93.5	10	0	0
11	G	160.25	93.5	10	0	0
12	G	190.25	93.5	10	0	0
13	G	220.25	93.5	10	0	0
14	G	250.25	93.5	10	0	0
15	G	280.25	93.5	10	0	0
16	G	89.25	29.75	10	0	0
17	G	100.75	29.75	10	0	0
18	G	89.25	41.25	10	0	0
19	G	100.75	41.25	10	0	0
20	G	89.25	52.5	10	0	0
21	G	100.75	52.5	10	0	0
22	P	169.2	17.85	8	180	0
23	P	172.2	73.8	8	90	0
24	P	191.85	73.8	8	90	0
25	P	215.25	73.8	8	90	0
26	P	228.75	74.1	8	90	0
27	SL-3	109.5	129.9	20	270	0
28	SL-3	72.45	84	20	168.69	0
29	SL-3	45.9	34.2	20	41.987	0
30	SL-3	316.65	93.9	20	0	0
31	SL-4	129	66	20	0	0

1 SITE PLAN – PHOTOMETRIC
1"=20'-0"

PLAN NORTH

TRUE NORTH

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1	04.13.16
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SHEET:
PH–1.0
1 OF 1 PH SHEETS

Lumark

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 150, 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

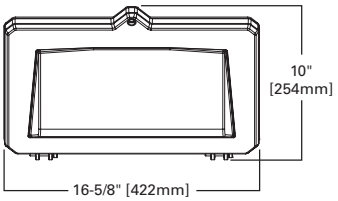
Finish
Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representitive at Eaton for a complete selection of standard colors.

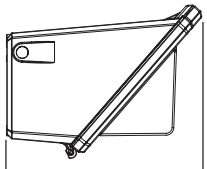




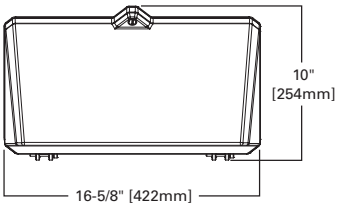
DIMENSIONS

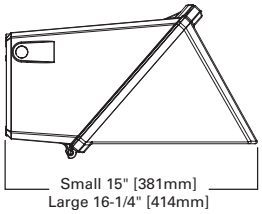
BOROSILICATE GLASS DOOR (GL)





FULL CUTOFF DOOR (FC)





WP WAL-PAK

27, 32 and 46W
LED
70 - 400W
Pulse Start Metal Halide
150 - 400W
High Pressure Sodium

WALL MOUNT LUMINAIRE

TECHNICAL DATA

UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA Ⓔ, ARRA, Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA

Reactor Ballast Input Watts
150W HPS NPF (175 Watts)

High Reactance Ballast Input Watts
70W MP HPF (94 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) Ⓔ
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) Ⓔ

SHIPPING DATA

Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

*www.designlights.org

Powering Business Worldwide

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
LDWP-GL-3B-ED-7040	3,270	27W	B1-U3-G1	4000K	73
LDWP-GL-4B-ED-7040	4,160	32W	B1-U3-G2	4000K	73
LDWP-GL-6B-ED-7040	5,828	46W	B1-U4-G4	4000K	73
LDWP-GL-3B-ED	3,333	27W	B1-U3-G1	5000K	72
LDWP-GL-4B-ED	4,199	32W	B1-U3-G3	5000K	73
LDWP-GL-6B-ED	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
LDWP-FC-3B-ED-7040	1,884	27W	B1-U0-G1	4000K	72
LDWP-FC-4B-ED-7040	2,239	32W	B1-U0-G1	4000K	73
LDWP-FC-6B-ED-7040	3,137	47W	B1-U0-G1	4000K	73
LDWP-FC-3B-ED	1,912	27W	B1-U0-G1	5000K	72
LDWP-FC-4B-ED	2,279	32W	B1-U0-G1	5000K	73
LDWP-FC-6B-ED	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

ORDERING INFORMATION

Sample Number: LDWP-FC-4B-120V

Lamp Type	Product Family [2]	Door Type [3]	Lamp Wattage [4]	Voltage [5]
LD=Solid State Light-Emitting Diodes (LED) [1] **HP**=High Pressure Sodium **MP**=Pulse Start Metal Halide	**WP**=Wal-Pak	**GL**=Borosilicate Glass Door **FC**=Full Cutoff Door	**LED** **3B**=(3 Package), 27W **4B**=(4 Package), 32W **6B**=(6 Package), 46W **HP** **150**=150W **250**=250W **400**=400W **MP** **70**=70W **150**=150W **250**=250W **400**=400W	**120V**=120V **208V**=208V **240V**=240V **277V**=277V **347V**=347V [6] **480V**=480V [6] **DT**=Dual-Tap **MT**=Multi-Tap **TT**=Tri-Tap **5T**=5-Tap **E**=Electronic Ballast [7] **ED**=Electronic LED Driver

Options (Add as Suffix) [8]	**Accessories** (Order Separately)
F1=Single Fuse (Must Specify Voltage. 120, 277 or 347V) **PE**=Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) **LL**=Lamp Included **Q**=Quartz Restrike T4 Lamp [9] **EM**=Emergency Quartz Restrike T4 Lamp with Time Delay Relay [9] **EMLED-CD**=LED Battery Backup Cold Temperature [10] **7040**=72 CRI / 4000K CCT **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**WG/WPGL**=Wire Guard Borosilicate Glass Lens Door **WG/WPFC**=Wire Guard Full Cutoff Door **TR/WP**=Tamper-resistant Screw and Bit **VS/WPGL**=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door

NOTES:
1. DesignLights Consortium Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Fixture color is standard bronze unless optional color is specified.
3. Small housing offered for 175W and below for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
4. LED packages based on 70 CRI / 5000K package at 25°C ambient. Pulse start metal halide 175W and below are medium-base, all others are mogul-base.
5. See voltage chart for descriptions. 5T available in 400W MH models only. 90°C Rated wire required for thru-branch wiring for units 175W and lower. 105°C Rated wire required for thru-branch wiring for units 200W and higher. Thru-branch wiring is rated for 40°C for LD and 175W and below. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
6. Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
7. Available with 70-150W MP lamps. All electronic ballasts are universal 120-277V.
8. Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
9. Q or EM not available with LD or E electronic ballast. Minimum 70W for HID wattages.
10. EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP=Wal-Pak	**L**=LED **P**=Pulse Start Metal Halide **S**=High Pressure Sodium	**LED** **3B**=27W **4B**=32W **6B**=46W **Pulse Start Metal Halide** **15**=150W **25**=250W **40**=400W **High Pressure Sodium** **15**=150W **25**=250W **40**=400W	**[Blank]**=Standard **C**=Full Cutoff Door

NOTES:
1. Options not available with stock products. Refer to standard order information to add options. Multi-tap standard. Full cutoff door (C), and borosilicate glass door (GL) are standard. 3B, 4B and 6B models available in LED only. LED models are 120-277V. LED model standard with 5000K CCT, standard bronze color.

VOLTAGE CHART

DT=Dual-Tap	120, 277V (Wired 277V)
MT=Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT=Triple-Tap	120, 277, 347V (Wired 347V)
5T=5-Tap	120, 208, 240, 277, 480V (Wired 480V)
E=Electronic Ballast	120-277V (Universal - 50-60Hz)
ED=Electronic LED Driver	120-277V (Universal - 50-60Hz)

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Canopy Light combines lasting durability and excellent photometrics. CSA certified for wet locations. The Canopy Light mounts quickly to a variety of surfaces, making it ideal for covered walkways, convenience store/service station canopies and enclosed parking areas.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
HOUSING: CL housing is constructed of heavy-gauge aluminum. CS housing is constructed of durable steel welded construction. GASKET: Fully gasketed door frame seals out contaminants. DOOR: Hinged door provides easy access for maintenance and relamping and door can be removed to simplify installation.

Electrical
BALLAST: High power factor ballast with class H insulation. CL construction is listed for 40°C ambient environments. CS construction is listed for 25°C ambient environments.

Optics
Optical system features an injection-molded prismatic lens with internal prisms and white highly reflective internal surface.

Finish
Weather- and abrasion-resistant white polyester powder coat finish.

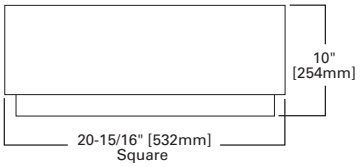


CL/CS
CANOPY LIGHT

100 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

CANOPY LUMINAIRE

DIMENSIONS



LAMP TYPE	WATTAGE
Pulse Start Metal Halide (MP)	100, 150, 200, 250, 320, 350, 400W
Metal Halide (MH)	175, 250, 400W
High Pressure Sodium (HP)	100, 150, 250, 400W

TECHNICAL DATA
UL Wet Location Listed
CSA Certified
EISA Compliant Ⓔ

ENERGY DATA
Reactor Ballast Input Watts
100W HPS HPF (118 Watts)
100W MP HPF (128 Watts)
150W HPS HPF (175 Watts)

High Reactor Ballast Input Watts
150W MP HPF (185 Watts)

CWI Ballast Input Watts
175W MH HPF (223 Watts)
250W HPS HPF (300 Watts)
250W MH HPF (300 Watts)
400W HPS HPF (465 Watts)
400W MH HPF (475 Watts)

CWA Ballast Input Watts
175W MH HPF (210 Watts)
200W HPS HPF (250 Watts)
200W MP HPF (227 Watts) Ⓔ
250W MP HPF (283 Watts) Ⓔ
320W MP HPF (365 Watts) Ⓔ
400W HPS HPF (465 Watts)
400W MH HPF (455 Watts)
400W MP HPF (452 Watt) Ⓔ

SHIPPING DATA
Approximate Net Weight:
44 lbs. (20 kgs.)

COOPER Lighting
www.cooperlighting.com

ORDERING INFORMATION

Sample Number: MPCL-400-MT-Q

Lamp Type
MP=Pulse Start Metal Halide[1]
MH=Metal Halide[2]
HP=High Pressure Sodium

Series
CL=Canopy Light (Aluminum Housing)[3]
CS=Canopy Light (Steel Housing)[4]

Lamp Wattage [5]
MP
100=100W
150=150W
200=200W
250=250W
320= 320W
350= 350W
400= 400W
MH
175= 175W[2]
250= 250W[2]
400= 400W[2]
HP
100= 100W
150= 150W
250= 250W
400= 400W

Voltage [6]
120V=120V
208V=208V
240V=240V
277V=277V
347V=347V[7]
480V=480V
MT= Multi-Tap
TT= Triple-Tap, wired[7] 347V

Options
F1=Single Fuse (120, 277 or 347V only)
F2=Double Fuse (208, 240 or 480V only)
Q=Quartz Restrike (Hot Strike Only)
EM= Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts)
C73= Flat Prismatic Tempered Glass Lens
LL= Lamp Included[8]
CEC= California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP only)
POM= Position Oriented Socket

Notes: 1 150, 200, 250, 320, 350, 400 and 450W only.
2 175W, 250W, and 400W MH available in non-U.S. markets only.
3 40°C Ambient environment, except 400W HPS is 25°C ambient.
4 25°C Ambient environment.
5 All lamps are mogul-base except 150W Metal Halide and below are medium-base. Lamp not included.
6 Products also available in non-US voltages and 50HZ for international markets.
7 88% efficient EISA Compliant fixtures not available in 347V or TT Voltages.
8 Lamp is shipped separate from luminaire. Lamp is Cooper designated product based on luminaire requirements. Specified lamps must be ordered as a separate line item.

STOCK SAMPLE NUMBER

SAMPLE NUMBER: MPCL-400H-MT-LL

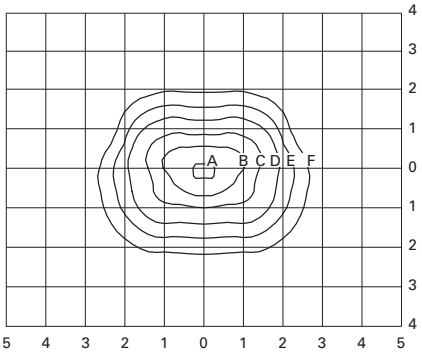
MP	CL	400	MT	LL
Lamp Type MP	**Series** CL	**Lamp Wattage** 150, 250, 320[1], 400[1]	**Voltage** MT	**Options** LL (Includes lamp)

NOTES:
Standard Multi-tap. Refer to In-Stock Guide for availability. Options not available with stock products.
Refer to Standard order information and options.
1 Available without lamp MPCL-320-MT or MPCL-400-MT.

VOLTAGE CHART

MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Triple-Tap	120/277/347 (wired 347V)

PHOTOMETRICS



MPCL-320
320-Watt MP
30,000-Lumen Clear Lamp

Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines					
	A	B	C	D	E	F
15'	**20.00**	**10.00**	**5.00**	**2.00**	**1.00**	**0.50**
20'	11.25	5.63	2.81	1.13	0.56	0.28

Lumark

DESCRIPTION

The Tribute Pole and Fixture Combo features all you need for easy selection and installation for poles and fixtures. Including the quality die-cast Tribute area luminaire and 8" arm complete with lamp, square straight steel pole and necessary anchorage. Available in single and dual fixture combinations. The Tribute and Pole Combo is ideal for parking areas, access roadways and other general off street area/site lighting applications.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Rugged, one-piece, die-cast aluminum housing and door frame finished in dark bronze polyester powder paint. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One stainless spring latch and two stainless steel hinges allow tool-less opening and removal of door frame. U.L. Listed and CSA certified for wet locations.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Electrical
Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency.

Reflector
Hydroformed anodized aluminum eflector offered in an adjustable Type II/III or a Type IV distribution. Optical modules are field rotatable in 90° increments and offered standard with medium or mogul-base lampholders.

Mounting
Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole.

Finish
Housing and arm finished in a five-stage premium TGIC bronze polyester powder coat paint.

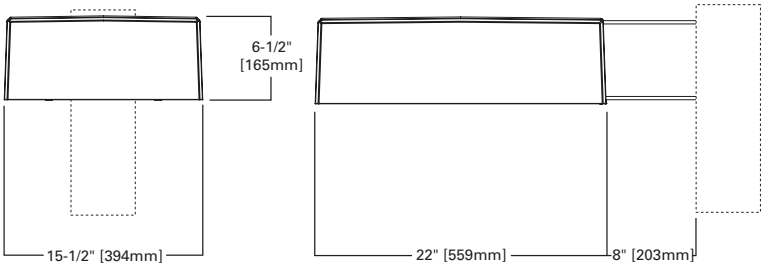


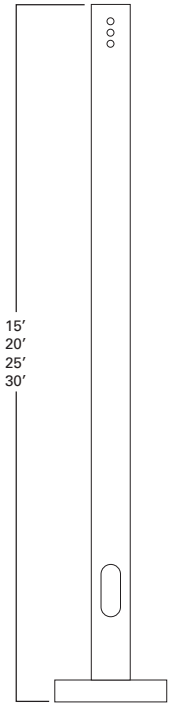
PFT
TRIBUTE AND POLE COMBO

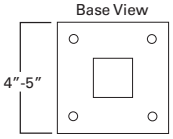
150 - 400W
High Pressure Sodium
Pulse Start Metal Halide

POLE AND FIXTURE COMBO

DIMENSIONS

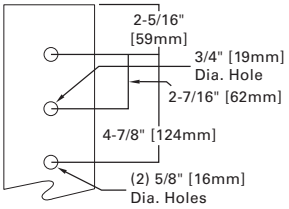






ARM DRILLING

TYPE "M"



WATTAGE CHART

Lamp Type	Wattage
Pulse Start Metal Halide	150, 250, 320, 400W
High Pressure Sodium	150, 250, 400W

CERTFICATIONS

UL Wet Location Listed
CSA Certified
EISA Compliant Ⓔ

ENERGY DATA

Hi-Reactance Ballast Input Watts
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts
250W MP HPF (283 Watts) Ⓔ
250W HPS HPF (295 Watts)
320W MP HPF (365 Watts) Ⓔ
400W MP HPF (452 Watts) Ⓔ
400W HPS HPF (465 Watts)

EPA DATA

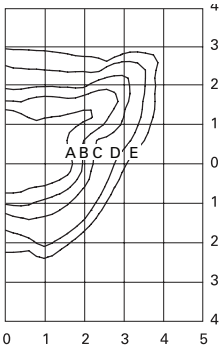
Effective Projected Area: (Sq. Ft.)
Single Fixture: 1.59
Dual Fixture: 3.18

SHIPPING DATA

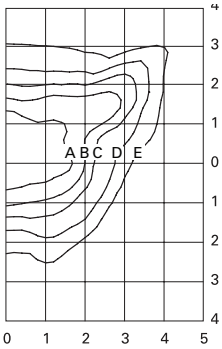
Approximate Net Weight:
39 lbs. (17.73 kgs.)

Powering Business Worldwide

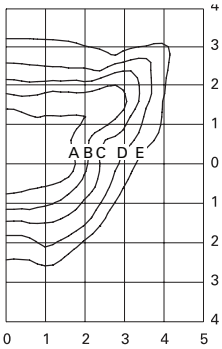
PHOTOMETRICS (COMPLETE IES FILES AVAILABLE AT WWW.COOPERLIGHTING.COM)



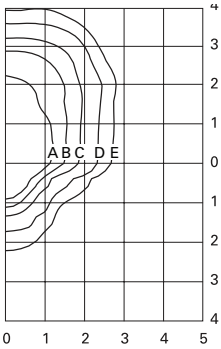
PFT12523P25
250—Watt MP
22,000—Lumen Clear Lamp
Type III Formed



PFT13223P25
320—Watt MP
30,000—Lumen Clear Lamp
Type III Formed



PFT14023P25
400—Watt MP
40,000—Lumen Clear Lamp
Type III Formed



PFT14023H25
400—Watt HP
50,000—Lumen Clear Lamp
Type IV

Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	**B**	**C**	**D**	**E**
20'	3.00	1.50	0.75	0.30	0.15
25'	**2.00**	**1.00**	**0.50**	**0.20**	**0.10**
30'	1.38	1.69	0.34	0.13	0.06

ORDERING INFORMATION

Sample Number: PFT1153H159N/AB

Series [1]	**Number of Fixtures**	**Lamp Wattage**	**Distribution**	**Lamp Type** [2]	**Pole Height**	**Zone**	**Options** (Add as Suffix)
PFT=Tribute Fixture and Pole Combo	**1**=1 **2**=2	**15**=150W **25**=250W **32**=320W **40**=400W	**23**=Type II/III **4F**=Type IV Formed	**P**=Pulse Start Metal Halide **H**=High Pressure Sodium	**15**=15' **20**=20' **25**=25' **30**=30'	**9**=90 MPH Wind Zone **0**=100 MPH Wind Zone	**CEC**=California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP Only) **N/AB**=No Anchor Bolts (Used when ordered separately)

NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. **2.** 8" arm and pole adapter included with fixture. Lamp included with all PFT configurations. Supplied with multi-tap ballast 120/208/240/277V wired 277V with straight steel shaft, anchor bolts, template, base cover and hardware.

STOCK OPTION CONFIGURATIONS

Mounting Height (Feet)	**Square Steel Pole Shaft Size** (Inches)	**Maximum Wind Zone** (MPH)	**Number of Fixture**(s)	**Lamp Type**	**Wattage**	**IES Distribution Type**	**EISA Compliant**	**Catalog Number**
15'	4'	100	1	MP	150W	2/3	•	PFT11523P15N/AB
20'	4'	100	1	MP	250W	2/3	•	PFT12523P20
	4'	100	1	MP	250W	2/3	•	PFT12523P20N/AB
	4'	100	2	MP	250W	2/3	•	PFT22523P20
	4'	100	2	MP	250W	2/3	•	PFT22523P20N/AB
	4'	100	1	MP	400W	2/3	•	PFT14023P20
	4'	100	1	MP	400W	2/3	•	PFT14023P20N/AB
	4'	100	2	MP	400W	2/3	•	PFT24023P20
	4'	100	2	MP	400W	2/3	•	PFT24023P20N/AB
25'	4'	90	1	MP	250W	2/3	•	PFT12523P25
	4'	90	1	MP	250W	2/3	•	PFT12523P25N/AB
	4'	80	2	MP	250W	2/3	•	PFT22523P25
	4'	90	1	MP	400W	2/3	•	PFT14023P25
	4'	90	1	MP	400W	2/3	•	PFT14023P25N/AB
	4'	80	2	MP	400W	2/3	•	PFT24023P25
	4'	80	2	MP	400W	2/3	•	PFT24023P25N/AB

NOTES: 1 Four Anchor bolts and one template included with each Mombo Combo setup. **2** To order without anchor bolts, add "N/AB" to end of catalog number, no dashes. **3** 8" Square Pole Arm included inside each Tribute fixture carton. **4** All Tribute fixtures come equipped with Type II/III (adjustable—set to Type III) or Type IV distribution. **5** Lamp is included. **6** Supplied with Multi-tap voltages 120/208/240/277V wired 277V. **7** Check Stock Guide for availability. 25'-5" and Type IV configurations available in select warehouses only.

ONE TO TWO FIXTURE CONFIGURATIONS

Mounting Height (Feet)	Square Steel Pole Shaft Size (Inches)	Maximum Wind Zone (MPH)	Number of Fixture(s)	Lamp Type	Wattage	IES Distribution Type	EISA Compliant	Catalog Number
15'	4'	100	1	HPS	150W	2/3	--	PFT11523H15
	4'	100	2	HPS	150W	2/3	--	PFT21523H15
	4'	100	1	MP	150W	2/3	EXEMPT	PFT11523P15
	4'	100	2	MP	150W	2/3	EXEMPT	PFT21523P15
	4'	100	1	MP	250W	2/3	•	PFT12523P15
	4'	100	2	MP	250W	2/3	•	PFT22523P15
20'	4'	100	1	HPS	250W	2/3	--	PFT12523H20
	4'	100	2	HPS	250W	2/3	--	PFT22523H20
	4'	100	1	HPS	400W	2/3	--	PFT14023H20
	4'	100	2	HPS	400W	2/3	--	PFT24023H20
	4'	100	1	MP	400W	4	•	PFT1404FP20
	4'	100	2	MP	400W	4	•	PFT2404FP20
25'	4'	90	1	HPS	250W	2/3	--	PFT12523H25
	4'	80	2	HPS	250W	2/3	--	PFT22523H25
	4'	90	1	HPS	400W	2/3	--	PFT14023H25
	4'	80	2	HPS	400W	2/3	--	PFT24023H25
	4'	90	1	MP	400W	4	•	PFT1404FP25
	4'	80	2	MP	400W	4	•	PFT2404FP25
25'	5'	100	2	HPS	400W	2/3	--	PFT24023H250
	5'	100	2	MP	400W	2/3	•	PFT24023P250
	5'	100	2	MP	400W	4	•	PFT2404FP250
30'	5'	90	1	HPS	250W	2/3	--	PFT12523H30
	5'	80	2	HPS	250W	2/3	•	PFT22523H30
	5'	90	1	HPS	400W	2/3	--	PFT14023H30
	5'	80	2	HPS	400W	2/3	--	PFT24023H30
	5'	90	1	MP	250W	2/3	•	PFT12523P30
	5'	80	2	MP	250W	2/3	•	PFT22523P30
	5'	90	1	MP	400W	2/3	•	PFT14023P30
	5'	80	2	MP	400W	2/3	•	PFT24023P30
	5'	90	1	MP	400W	4	•	PFT1404FP30
	5'	80	2	MP	400W	4	•	PFT2404FP30

NOTES: 1 Four Anchor bolts and one template included with each Mombo Combo setup. **2** To order without anchor bolts, add "N/AB" to end of catalog number, no dashes. **3** 8" Square Pole Arm included inside each Tribute fixture carton. **4** All Tribute fixtures come equipped with Type II/III (adjustable—set to Type III) or Type IV distribution. **5** Lamp is included. **6** Supplied with Multi-tap voltages 120/208/240/277V wired 277V. **7** Check Stock Guide for availability. 25'-5" and Type IV configurations available in select warehouses only.

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

THREE TO FOUR FIXTURE CONFIGURATIONS

Mounting Height (Feet)	Square Steel Pole Shaft Size (Inches)	Maximum Wind Zone (MPH)	Number of Fixture(s)	Lamp Type	Wattage	IES Distribution Type	EISA Compliant	Catalog Number
20'	4'	100	3	HPS	250W	2/3	--	PFT32523H20
	4'	90	4	HPS	250W	2/3	--	PFT42523H20
	4'	100	3	HPS	400W	2/3	--	PFT34023H20
	4'	90	4	HPS	400W	2/3	--	PFT44023H20
	4'	100	3	MP	250W	2/3	•	PFT32523P20
	4'	90	4	MP	250W	2/3	•	PFT42523P20
	4'	100	3	MP	400W	2/3	•	PFT34023P20
	4'	90	4	MP	400W	2/3	•	PFT44023P20
	4'	100	3	MP	400W	4	•	PFT3404FP20
	4'	90	4	MP	400W	4	•	PFT4404FP20
25'	4'	80	3	HPS	250W	2/3	--	PFT32523H25
	4'	80	4	HPS	250W	2/3	--	PFT42523H25
	4'	80	3	HPS	400W	2/3	--	PFT34023H25
	4'	80	4	HPS	400W	2/3	--	PFT44023H25
	4'	80	3	MP	250W	2/3	--	PFT32523P25
	4'	80	4	MP	250W	2/3	--	PFT42523P25
	4'	80	3	MP	400W	2/3	--	PFT34023P25
	4'	80	4	MP	400W	2/3	--	PFT44023P25
	4'	80	3	MP	400W	4	--	PFT3404FP25
	4'	80	4	MP	400W	4	--	PFT4404FP25
30'	5'	80	3	HPS	250W	2/3	--	PFT32523H30
	5'	80	4	HPS	250W	2/3	--	PFT42523H30
	5'	80	3	HPS	400W	2/3	--	PFT34023H30
	5'	80	4	HPS	400W	2/3	--	PFT44023H30
	5'	80	3	MP	250W	2/3	•	PFT32523P30
	5'	80	4	MP	250W	2/3	•	PFT42523P30
	5'	80	3	MP	400W	2/3	•	PFT34023P30
	5'	80	4	MP	400W	2/3	•	PFT44023P30
	5'	80	3	MP	400W	4	•	PFT3404FP30
	5'	80	4	MP	400W	4	•	PFT4404FP30

NOTES: 1 Four Anchor bolts and one template included with each Mombo Combo setup. **2** To order without anchor bolts, add "N/AB" to end of catalog number, no dashes. **3** 8" Square Pole Arm included inside each Tribute fixture carton. **4** All Tribute fixtures come equipped with Type II/III (adjustable—set to Type III) or Type IV distribution. **5** Lamp is included. **6** Supplied with Multi-tap voltages 120/208/240/277V wired 277V. **7** Check Stock Guide for availability. 25'-5" and Type IV configurations available in select warehouses only.

CSI – 3 PART SPEC

Eldorado Stone, LLC
1370 Grand Ave., Bldg., B
San Marcos, CA 92078
Tel: (760) 736-3232
Fax: (760) 736-8890
e-mail: customerservice@eldoradostone.com
website: www.eldoradostone.com

SECTION 04 70 00

MANUFACTURED MASONRY VENEER

GENERAL NOTES TO SPECIFIER:

THIS SPECIFICATION SECTION HAS BEEN PREPARED TO ASSIST DESIGN PROFESSIONALS IN THE PREPARATION OF PROJECT OR OFFICE MASTER SPECIFICATIONS. IT FOLLOWS GUIDELINES ESTABLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI), AND THEREFORE MAY BE USED WITH MOST MASTER SPECIFICATION SYSTEMS WITH MINOR EDITING.

EDIT CAREFULLY TO SUIT PROJECT REQUIREMENTS. MODIFY AS NECESSARY AND DELETE ITEMS THAT ARE NOT APPLICABLE. VERIFY THAT REFERENCED SECTION NUMBERS AND TITLES ARE CORRECT. (NUMBERS AND TITLES REFERENCED ARE BASED ON *MASTERFORMAT*, 2004 EDITION).

THIS SECTION ASSUMES THE PROJECT MANUAL WILL CONTAIN COMPLETE DIVISION 1 DOCUMENTS INCLUDING SECTIONS 01 25 13–PRODUCT SUBSTITUTION PROCEDURES, 01 33 00–SUBMITTAL PROCEDURES, 01 62 00–PRODUCT OPTIONS, 01 66 00–PRODUCT STORAGE AND HANDLING REQUIREMENTS, 01 74 00–CLEANING AND WASTE MANAGEMENT, 01 77 00–CLOSEOUT PROCEDURES, AND 01 78 00–CLOSEOUT SUBMITTALS. CLOSE COORDINATION WITH DIVISION 1 SECTIONS IS REQUIRED. IF THE PROJECT MANUAL DOES NOT CONTAIN THESE SECTIONS, ADDITIONAL INFORMATION SHOULD BE INCLUDED UNDER THE APPROPRIATE ARTICLES.

THIS IS A CLOSED PROPRIETARY SPECIFICATION.

NOTES TO THE SPECIFIER ARE CONTAINED IN BOXES AND SHOULD BE DELETED FROM FINAL COPY.

GREY HIGHLIGHTED TEXT AND NOTES RELATE TO LEED® PROJECTS AND CAN BE DELETED IF THE PROJECT IS NOT INTENDED TO ATTAIN LEED® CERTIFICATION. CREDIT REFERENCES REFER TO LEED® FOR NEW CONSTRUCTION, V2.2.

OPTIONAL ITEMS REQUIRING SELECTION BY THE SPECIFIER ARE ENCLOSED WITHIN BRACKETS, E.G. [35] [40] [45]. MAKE APPROPRIATE SELECTIONS AND DELETE OTHERS.

ITEMS REQUIRING ADDITIONAL INFORMATION ARE UNDERLINED BLANK SPACES, E.G. _____ .

OPTIONAL PARAGRAPHS REQUIRING SELECTION OF ONE OF THE OPTIONS ARE SEPARATED BY "OR" WITHIN A BOX, E.G.

OR

BOLD FACE TEXT IDENTIFIES OPTIONAL PARAGRAPHS AND FEATURES THAT MAY BE INCLUDED OR DELETED DEPENDING ON PROJECT REQUIREMENTS. CONVERT THE BOLD FACE TEXT TO REGULAR TEXT WHEN INCLUDING THESE PARAGRAPHS OR FEATURES. WHEN DELETING A PARAGRAPH, BE CERTAIN THAT ALL SUBPARAGRAPHS ARE ALSO DELETED.

REVISE FOOTER TO SUIT PROJECT/OFFICE REQUIREMENTS.

ELECTRONIC VERSIONS OF THIS SPECIFICATION UTILIZE AUTOMATIC PARAGRAPH NUMBERING.

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes: Portland cement based manufactured [stone] [and] [brick] veneer and trim.

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B. Related Sections:

INCLUDE ALL DIVISION 01 SECTIONS CONTAINING LEED® REQUIREMENTS.

1. **__ __ __–_____. Wall Framing.**
2. **__ __ __–_____. Wall Sheathing.**
3. **07 60 00–Flashing and Sheet Metal.**
4. **07 92 00–Joint Sealants.**
5. **09 24 00–Portland Cement Plastering.**
6. **10 30 00–Fireplaces and Stoves.**

INCLUDE APPROPRIATE LANGUAGE BELOW IF PRODUCTS SPECIFIED IN THIS SECTION ARE TO BE BID AS ALTERNATES. OTHERWISE DELETE FOLLOWING PARAGRAPH.

C. Alternates:

1. Reference Section 01 23 00–Alternates.

1.02 REFERENCES

A. American National Standards Institute (ANSI):

1. ANSI A118.4 Specifications for Latex-Portland Cement Mortar.

B. American Society for Testing and Materials (ASTM):

1. ASTM C 39 – Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
2. ASTM C 67 – Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.
3. ASTM C 144 – Standard Specification for Aggregate for Masonry Mortar.
4. ASTM C 177 – Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.
5. ASTM C 207 – Standard Specification for Hydrated Lime for Masonry Purposes.
6. ASTM C 270 – Standard Specification for Mortar for Unit Masonry.
7. ASTM C 482 – Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement.
8. ASTM C 567 – Standard Test Method for Determining Density of Structural Lightweight Concrete.
9. ASTM C 847 – Standard Specification for Metal Lath.
10. ASTM C 932 – Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering.
11. ASTM C 979 – Standard Specification for Pigments for Integrally Colored Concrete.
12. ASTM C 1032 – Standard Specification for Woven Wire Plaster Base.
13. ASTM C 1059 – Standard Specification for Latex Agents for Bonding Fresh To Hardened Concrete.
14. ASTM D 226 – Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.

C. **City of Los Angeles: Research Report (LARR)**

D. International Code Council (ICC):

1. ER Report.
2. NES Report.

3. UBC Standard No. 14-1, Kraft Waterproof Building Paper.
4. UBC Standard 15-5–Roof Tile.

E. LEED®: US Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System™.

F. Underwriter's Laboratory (UL): Building Materials Directory.

G. **US Department of Housing and Urban Development (HUD): Material Release Numbers.**

1.03 SUBMITTALS

A. Reference Section 01 33 00–Submittal Procedures; submit following items:
1. Product Data.
2. Samples:
a. Standard sample board consisting of small-scale pieces of veneer units showing full range of textures and colors.
b. Full range of mortar colors.
3. Verification Samples: Following initial sample selection submit "laid-up" sample board using the selected stone and mortar materials and showing the full range of colors expected in the finished Work; minimum sample size: 3 by 3 feet (1 by 1 m).
4. Quality Assurance/Control Submittals:
a. Qualifications:
1) Proof of manufacturer qualifications.
2) Proof of installer qualifications.
b. Regulatory Requirements: Evaluation reports.
c. Veneer manufacturer's installation instructions.
d. Installation instructions for other materials.
5. LEED® Submittals:
a. Credit MR 5.1, 5.2 Regional Materials:
1) Provide distance between Project site and extraction site.
2) Provide distance between Project site and final manufacturing location.

MANUFACTURED MASONRY CAN ALSO CONTRIBUTE TO CREDIT EA 1 FOR OPTIMIZING ENERGY PERFORMANCE AND CREDITS ID 1.1-1.4 FOR INNOVATION IN DESIGN, HOWEVER, NO SPECIFIC SUBMITTALS ARE REQUIRED IN THIS SECTION.

B. Closeout Submittals: Reference Section 01 78 00–Closeout Submittals; submit following items:
1. Maintenance Instructions.
2. Special Warranties.

1.04 QUALITY ASSURANCE

A. Qualifications:
1. Manufacturer Qualifications: Licensee of Eldorado Stone, LLC.
2. Installer Qualifications: Experienced mason familiar with installation procedures for manufactured veneer.

B. Certifications:

1. **ICC Evaluation Service – Evaluation Report ER-3568.**
2. **NES Evaluation Service- Evaluation Report NER 602.**
3. **LARR – Research Report RR25589**
4. **HUD – Material Release Number 910**
5. **UL – Classification listing in Building Materials Directory: UL 546T (F8002).**

C. Field Sample:

COMPLETE FOLLOWING SUBPARAGRAPH TO INCLUDE DESIRED DETAILS SUCH AS CORNERS, TRIM, MORTAR JOINTS AND JOINT DETAILS ABUTTING OTHER MATERIALS.

1. Prepare [4 by 4 foot (1200 by 1200 mm)] [__ by __ foot (____ by ____ mm)] sample at a location on the structure as selected by the Architect. Use approved selection sample materials and colors. Include _____.
2. Obtain Architect's approval.
3. Protect and retain sample as a basis for approval of completed manufactured stone work. Approved sample may be incorporated into completed work.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Reference Section 01 66 00–Product Storage and Handling Requirements.

B. Follow manufacturer's instructions.

1.06 PROJECT/SITE CONDITIONS

A. Environmental Requirements: When air temperature is 40 degrees F (4.5 degrees C) or below, consult local building code for Cold-Weather Construction requirements.

1.07 WARRANTY

A. Special Warranty: Manufacturer's standard warranty coverage against defects in materials when installed in accordance with manufacturer's installation instructions.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. Eldorado Stone, LLC
1370 Grand Ave., Bldg. B
San Marcos, CA 92078

Tel: (800) 925-1491
Fax: (760) 736-8890
E-Mail: customerservice@eldoradostone.com
Website: www.eldoradostone.com

INSERT NAME, ADDRESS AND CONTACT INFORMATION OF LOCAL DISTRIBUTOR BELOW.

1. Manufacturer's Distributor:

IF PROJECT UTILIZES ONLY ONE TYPE OF STONE, INSERT THE NAME OF THE PRODUCT IN THE BLANK SPACE BELOW AND DELETE THE SECOND SELECTION. IF MORE THAN ONE TYPE OF STONE IS REQUIRED, DELETE THE FIRST SELECTION AND VERIFY THAT STONE TYPES ARE NOTED ON DRAWINGS.

B. Product: [_____ veneer] [Veneer types as shown on Drawings].

C. Substitutions: None Allowed.

2.02 MATERIALS

A. Stone Veneer:

SELECT DESIRED PROFILE FROM THE ELDORADO STONE WEBSITE PRODUCTS DROP DOWN MENU; CLICK ON "STONE VENEER" THEN CLICK ON THE APPROPRIATE REGION. INSERT PROFILE BELOW.

1. Profile: _____. Include matching corner pieces.

SELECT DESIRED STONE ACCENTS FROM THE ELDORADO STONE WEBSITE PRODUCTS DROP DOWN MENU; CLICK ON "STONE ACCENTS." INSERT DESIRED ACCENTS BELOW AND INSERT TEXTURE IF REQUIRED. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. Stone Accents: _____.
   a. Color: [Buckskin] [Earth] [Smoke] [Taupe] [As shown on Drawings].
   b. Texture: _____.

B. Brick Veneer:

SELECT DESIRED PROFILE AND COLOR FROM THE ELDORADO STONE WEBSITE ELDORADO BRICK; CLICK ON "BRICK," THEN CLICK ON "VIEW ALL BRICK PROFILES." INSERT PROFILE AND COLOR BELOW.

1. Profile: _____. Include matching corner pieces.
   a. Color: _____.

SELECT DESIRED BRICK ACCENTS FROM THE ELDORADO STONE WEBSITE DROP ELDORADO BRICK; CLICK ON "ACCENTS." INSERT DESIRED ACCENTS BELOW. CLICK ON "CHOOSE ACCENTS' COLORS" TO SELECT COLOR. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. Brick Accents: _____.
   a. Color: [Match brick] [_____] [As shown on Drawings].

C. Veneer Unit properties: Precast veneer units consisting of portland cement, lightweight aggregates, and mineral oxide pigments.
   1. Compressive Strength: ASTM C 192 and ASTM C 39, 5 sample average: greater than 1,800 psi (12.4MPa).
   2. Shear Bond: ASTM C 482: 50 psi (345kPa).
   3. Water Absorption: UBC Standard 15-5: Less than 22 percent.
   4. Freeze-Thaw Test: ASTM C 67: Less than 3 percent weight loss and no disintegration.
   5. Thermal Resistance: ASTM C 177: 0.473 at 1.387 inches thick

EDIT MATERIALS PER BUILDING CODE REQUIREMENTS. DELETE FROM THIS SECTION IF SPECIFIED IN OTHER SECTIONS.

D. Moisture Barrier: [ASTM D 226, Type 1, No. 15, non-perforated asphalt-saturated felt paper] [UBC Standard 14-1, kraft waterproof building paper].

E. Reinforcing: [ASTM C 847, 2.5lb/yd^2 (1.4kg/m^2) galvanized expanded metal lath] [ASTM C 847, 3.4lb (1.8 kg/m^2) galvanized 3/8" rib lath] [ASTM C 1032, 18 gauge (1.3 mm) woven wire mesh] complying with code agency requirements for the type of substrate over which stone veneer is installed.

F. Mortar:
   1. Cement: Any cement complying with ASTM C 270.

2. Lime: ASTM C 207.
3. Sand: ASTM C 144, natural or manufactured sand.
4. Color Pigment: ASTM C 979, mineral oxide pigments.
5. Water: Potable.
6. Pre-Packaged Latex-Portland Cement Mortar: ANSI A118.4.

G. Bonding Agent: Exterior integral bonding agent meeting [ASTM C 932] [ASTM C 1059 Type II]

H. Sealer: Water based silane or siloxane masonry sealer, [clear] [semi-gloss].

2.03 MORTAR MIXES

A. Standard Installation (Grouted Joints):
1. Mix mortar in accordance with [ASTM C 270, Type N or S] [or] [Eldorado Stone, LLC mortar preparation instructions].
a. Add color pigment in grout joint mortar in accordance with pigment manufacturer's instructions.

OR

A. Jointless/Dry-Stacked Installation:
1. Mix mortar in accordance with Eldorado Stone Corp. ["Suggested Mix"] [or] ["Alternate Mix"] mortar preparation instructions.
a. Add color pigment in accordance with pigment manufacturer's instructions.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates upon which work will be installed.

B. Coordinate with responsible entity to perform corrective work on unsatisfactory substrates.

C. Commencement of work by installer is acceptance of substrate.

3.02 PREPARATION

A. Protection: Protect adjacent work from contact with mortar.

B. Surface Preparation: Prepare substrate in accordance with manufacturer's installation instructions for the type of substrate being covered.

3.03 INSTALLATION

A. Install and clean stone in accordance with manufacturer's installation instructions for Standard Installation (Grouted Joint) or Jointless/Dry-Stacked installation as specified above.

B. Apply sealer in accordance with sealer manufacturer's installation instructions.

3.04 FIELD QUALITY CONTROL

A. Manufacturer's Field Services: Manufacturer's Field Service Representative shall make [one] [two] [_____] periodic site visits for installation consultation and inspection as requested by Owner.

3.05 CLEANING

A. Reference Section 01 74 00–Cleaning and Waste Management.

B. Remove protective coverings from adjacent work.

C. Cleaning Veneer Units:
   1. Wash with soft bristle brush and water/granulated detergent solution.
   2. Rinse immediately with clean water.

D. Removing Effloresence:
   1. Allow veener to dry thoroughly.
   2. Scrub with soft bristle brush and clean water.
   3. Rinse immediately with clean water; allow to dry
   4. If efflorescence is still visible, repeat above procedure using a solution of 1 part household vinegar and 5 parts water.
   5. Rinse immediately with clean water.

END OF SECTION[1]

[1] This specification was prepared specifically for Eldorado Stone Corporation by ASC Specification Consultants. Comments or suggestions for improvement should be addressed to Eldorado Stone via the contact information on page one.

Revised: February 12, 2007

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Eric Morff of *Cole*

AGENDA ITEM: **SP2016-009;** *Panera Bread*

SUMMARY:

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 4,300 sq. ft. restaurant with a drive-through facility (i.e. Panera Bread). The 0.93-acre parcel of land is zoned Commercial (C) District, is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SOV) Districts, and is generally located on the southwest corner of IH-30 and Ridge Road and is addressed as 2804 S. Goliad Street.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed restaurant with a drive-through facility (i.e. Panera Bread) is a use permitted by right. The site will incorporate a total of 51 parking spaces and has two (2) points of access available from the IH-30 frontage road and Ridge Road by way of a 26-ft Firelane and Public Access Easement.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, with the exception of the conditions as listed in the Recommendations section of this report.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*One (1) Acre*	*0.93-Acres; Lot of Record*
Minimum Lot frontage	*200-Feet*[1]	*x>200-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[3]	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*22' 0"; In Conformance*
Max Building/Lot Coverage	*60%*	*~10.5%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*43*	*51 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x>20%; Cultured Stone*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<67%; In Conformance*

NOTES:
1. Minimum site frontage when adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. a. Without fire retardant wall: ten feet, or as required by building and/or fire codes, b. With fire retardant wall: zero feet.

VARIANCES AND EXCEPTIONS REQUESTS:

The applicant is requesting variances to the *Unified Development Code* (UDC) for the sections outlined below. As a note, a variance request to the UDC requires passage of a simple majority vote by the City Council for approval; however, a variance to the *IH-30 OV* and the *SOV Districts* requires passage by a ¾ majority vote of those City Council members present. The requests are as follows:

a) *Article V, Section 4.1 General Commercial District Standards* – A variance to allow for not meeting the Building Articulation requirements for vertical articulation as established in *Art. V, Sec. 4.1, C.1.b.* of the Unified Development Code *(UDC).*
[Simple Majority Vote]

b) *Article V, Section 6.1 General Overlay District Standards* – A variance to allow for not meeting the Pitched Roof standards for buildings less than 6,000 sq. ft. in area as established in *Section 6.6, C.2* of the *IH-30 OV District* and *Section 6.8, D.2*. of the *SOV* District of *Art. V,* of the Unified Development Code (*UDC*).
[¾ Majority Vote]

Also to consider and based on the applicant's submittal, staff has identified the following exception for the Planning and Zoning Commission to consider:

1) Architectural Standards:

A) *Masonry Requirements.* According to Section 6.6, C.1.a, IH-30 Overlay *(IH-30 OV)* and Section 6.8, D.1.a, Scenic Overlay *(SOV)* Districts, of Article V, *District Development Standards*, of the Unified Development Code (UDC) each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone. The applicant is requesting to use cultured stone instead of natural/quarried stone. Staff has been provided a material sample and specifications that will be presented to the Architectural Review Board (ARB) for their recommendation.

The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

i. That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size, and detail of natural stone;

ii. That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

iii. That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

iv. That the use of the highest quality synthetic minerals oxides should be used to infuse the surface with rich, authentic tones; and

v. That the manufactured stone product shall have a minimum warranty of 75 years.

The cultured stone that the applicant is proposing does not meet the minimum warranty requirement; however, the stone provided by the applicant does carry a 50-year warranty. Additionally, this brand of stone (not the style) has been utilized in other parts of the city. With this being said, the approval of an exception to use cultured stone is a discretionary decision for the Planning and Zoning Commission. Staff will provide a sample at the meeting for the Planning and Zoning Commission to review.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and did not request any changes; however, the board did request to see color elevations and/or a color rendering. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 10, 2016.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the UDC, and IH-30 OV and SOV Districts. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-009	**Owner**	2804 RIDGE, LLC,	**Applied**	4/15/2016	LM
Project Name	Panera Bread	**Applicant**	COLE	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	5/6/2016	DG

Revised Plans
Staff Comments
are Highlighted

Site Address	City, State Zip	Zoning
2804 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
CARLISLE PLAZA ADDN	1		1	4807-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/19/2016	4	COMMENTS	See Comments

(4/19/2016 3:22 PM AW)
Show distances from edges of driveways to the next driveway edge up and downstream
Need to show existing driveways
Need to show drainage/detention easement
Parking adjacent to the building to be 20'x9'
The non-adjacent 90 degree parking is to have a "clear" two foot overhang and it can't be on the adjacent property
Need off-site cross access easement to allow for driveway and dumpster
All concrete to be steel reinforced
Remove one of the angled parking (see markup)
The existing water line shown on the plan is a 1" not an 8". An 8" water line extension will be required to serve the fire coverage/fire hydrant(s) and services.
The dumpster will require a drain for the runoff to drain to the grease trap.
Need to add a note that the dimensions are to face of curbEngineering Comments on plans.

ENGINEERING	Amy Williams	5/5/2016	5/12/2016	5/6/2016	1	COMMENTS	See Conditions

(5/5/2016 3:11 PM AW)
The dumpster drainage water to drain to grease trap or oil/water separator.
8" water may have to be extended from adjacent property owner to site (existing isn't an 8"...it is a 1")
Off-site easements will be required prior to engineering approval of the site/civil plans.
All concrete shall be steel reinforced

FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	COMMENTS	See comments

(4/22/2016 10:53 AM AA)
Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.)

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Access to 2 fire hydrants are listed above will be required to meet the needed fire flow of 1750 gpm/2hr, if not fire sprinklered. Show location of all hydrants being used to meet this requirement.

An automatic sprinkler system shall be provided for Group A-2 occupancies where the fire area has an occupant load of 100 or more. Confirm total building occupant load including all seating and staff areas. Additional comment will apply if fire sprinklers are required.

GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments

(4/20/2016 4:41 PM LS)
Assigned Address will be:
2804 RIDGE RD, ROCKWALL, TX 75032

PLANNING	David Gonzales	4/15/2016	4/22/2016	4/21/2016	6	COMMENTS	See comments

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a restaurant with drive-through (i.e. Panera Bread) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) & Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-009" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department. The sign plan submitted with this package is considered to be NOT ACCEPTED and therefore is not a part of the approval process for this Site Plan.

Variances to the IH-30 Overlay (IH-30 OV) & Scenic Overlay District Required (per submittal):

1. Variance request to allow for a roof design that does not meet the required pitched roof standard of the IH-30 OV and SOV District standards.

** Variances to the IH-30 OV & SOV requires a 3/4 majority vote of council for approval **

Please address the followingPlanning Comments for each plan submitted:

Site Plan:
1. Re-label Firelane,...etc. as "26-ft Firelane & Public AccessEasement."
2. Dumpster enclosure walls are to be a minimum of 8-ft in height with materials to match the primary structure with an opaque gate and a self latching mechanism. Provide detail and label as such.

Landscape Plan:
1. Ridge Road is within the SOV and requires four 4" canopy trees and three 4ft height accent trees per 100 linear feet of frontage. Provide a minimum of 3 canopy and 4 accent trees. Also, correct 'Street Frontage Landscapeing' table to reflect the corrections.
2. The OV districts require one row of trees at the perimeter behind the building.

Treescape Plan:
1. The trees to be removed are indicated as cedar trees that are less than 11 inches in diameter; therefore, no tree mitigation is requried for this submittal.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 20-ft (includes pole, base, fixtures, etc.) per the SOV standards. Provide detail indicatig as such.
2. All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare. The cut sheets provide indicate flood lamps and exposed bulbs (wall packs), which are not an approved lighting source. Provide new lighting sources meeting the City's standards.
3. The lighting levels along property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels are not represented/extended to the property line(s). Resubmit photometric plan in compliance with standards and indicate all property lines.

Building Elevations:
1. All mechanical equipment requires screening from rights-of-way and adjacent properties. Provide detail of screeing mechanism to be used. If RTU's, dash-in on elevations.
2. Variance to the picthed roof standard as listed above.
3. Identify the CMU product on the South Exterior Elevation - Custom CMU heavy block required (e.g. split face, burnished, sand blasted).
4. The building elevations are required to be reviewed by the Architectural Review Board prior to approval.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion: April 26, 2016 (5:00 p.m.)

Planning - Discussion: April 26, 2016 (6:00 p.m.)
Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]

PLANNING	David Gonzales	5/4/2016	5/11/2016	5/4/2016		COMMENTS	See comments

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 17, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

Please address the following Planning Comments for each revised plan submitted:

Site Plan:
1. Dumpster enclosure walls are to be a minimum of 8-ft in height with materials to match the primary structure with an opaque gate and a self latching mechanism. Provide detail and label as such. ARCHITECTURAL PLAN NOT PROVIDED AS INDICATED.

Photometric Plan:
1. The cut sheets provided indicate flood lamps, which are not an approved lighting source. Where are the flood lamps located and how are they oriented?

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

2. The lighting levels along all property lines are not to exceed 0.2-FC. Please re-review levels exceeding this standard and resubmit photometric plan in compliance with the Unified Development Code requirement.

Building Elevations:
1. All mechanical equipment requires screening from rights-of-way and adjacent properties. Provide detail of screeing mechanism to be used. If RTU's, dash-in on elevations. ARCHITECTURAL PLAN NOT PROVIDED AS INDICATED.
2. Identify the CMU product on the South Exterior Elevation - Custom CMU heavy block required (e.g. split face, burnished, sand blasted). ARCHITECTURAL PLAN NOT PROVIDED AS INDICATED.

Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by May 17, 2016 no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible. All outstanding items will be listed and considered for conditional approval should the request be approved by the Planning and Zoning Commission and the City Council.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case,please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion: May 10, 2016 (5:00 p.m.)

Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



City of Rockwall

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

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

PANERA CAFE #1982

BEING ALL OF LOT 2, ROAD RUNNER ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE NO. 20150000003969 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

SITE PLANS

DESIGN AND DEVELOPMENT CONTACTS

OWNER: 2804 RIDGE, LLC
8214 WESTCHESTER DR, SUITE 550
DALLAS, TX 75225

DEVELOPER: PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
314-984-2646

CIVIL ENGINEER: COLE
POWER HOUSE AT UNION STATION
401 S. 18TH STREET, SUITE 200
ST. LOUIS, MO 63103
314-984-9887

ARCHITECT: WHA DESIGN, INC.
9867 SOUTHWEST 184TH STREET
PALMETTO BAY, FL 33157
305-615-1716

SURVEYOR: COOMBS LAND SURVEYING, INC.
P.O. BOX 11370
FORT WORTH, TEXAS 76110
817-920-7600

LANDSCAPE ARCHITECT: COLE
POWER HOUSE AT UNION STATION
401 S. 18TH STREET, SUITE 200
ST. LOUIS, MO 63103
314-984-9887

AGENCY CONTACTS

ZONING DEPARTMENT: CITY OF ROCKWALL PLANNING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087
RYAN MILLER, DIRECTOR OF PLANNING
972-771-7745
RMILLER@ROCKWALL.COM

BUILDING DEPARTMENT: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087
JOHN ANKRUM, PLANS EXAMINER
972-772-6774
JANKRUM@ROCKWALL.COM

FIRE DEPARTMENT: CITY OF ROCKWALL FIRE DEPARTMENT
STATION 1
305 E. BOYDSTUN
ROCKWALL, TX 75087
ARIANA HARGROVE
972-771-7770
AHARGROVE@ROCKWALL.COM

ENGINEERING: CITY OF ROCKWALL ENGINEERING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087
AMY WILLIAMS, ASSISTANT CITY ENGINEER
972-771-7746
AWILLIAMS@ROCKWALL.COM

UTILITY CONTACTS

WATER SERVICE: CITY OF ROCKWALL ENGINEERING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087
AMY WILLIAMS, ASSISTANT CITY ENGINEER
972-771-7746
AWILLIAMS@ROCKWALL.COM

SANITARY SEWER SERVICE: CITY OF ROCKWALL ENGINEERING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087
AMY WILLIAMS, ASSISTANT CITY ENGINEER
972-771-7746
AWILLIAMS@ROCKWALL.COM

STORM SEWER SERVICE: CITY OF ROCKWALL ENGINEERING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087
AMY WILLIAMS, ASSISTANT CITY ENGINEER
972-771-7746
AWILLIAMS@ROCKWALL.COM

ELECTRIC SERVICE: ONCOR MTN ELECTRIC OPERATIONS
310 HIGHWAY 205 N
TERRELL, TX 75160
PHILLIP DICKERSON, SR. PROJECT DESIGNER
972-551-6712
PHILLIP.DICKERSON@ONCOR.COM

GAS SERVICE: ATMOS ENERGY
DINAH WOOD, PROJECT SPECIALIST
972-485-6277
DINAH.WOOD@ATMOSENERGY.COM

TELEPHONE SERVICE: AT&T
2702 WESLEY STREET
GREENVILLE, TX 75401
SCOTT ULRICH, PLANNING/ENGINEERING DESIGN
903-457-2303
SU6782@ATT.COM



LOCATION MAP
(NOT TO SCALE)

SHEET INDEX

PAGE NUMBER	SHEET NUMBER	DESCRIPTION	PREPARED BY
		CIVIL PLANS	
1	C1.0	COVER SHEET	COLE
2	C2.0	SITE PLAN	COLE
		ARCHITECTURAL PLANS	
3	A-5.1	BUILDING ELEVATIONS	WHA
4	A-5.2	BUILDING ELEVATIONS	WHA
		ELECTRICAL PLANS	
5	E1	SITE PHOTOMETRIC PLAN	CITY LIGHTING
		LANDSCAPE PLANS	
6	L1.0	LANDSCAPE PLAN	COLE
7	L2.0	TREESCAPE PLAN	COLE

PERTINENT DATA

SITE ADDRESS = 2804 RIDGE ROAD
ROCKWALL, TX 75032

PROPERTY ID# = 32128

SITE ACREAGE = 0.93 ACRES/40,464 SF
BUILDING AREA = 4,300 SF
IMPERVIOUS AREA = 26,949 SF
PERVIOUS AREA = 9,215 SF

DISTURBED LAND = 0.93 ACRES/40,464 SF

EXISTING ZONING = C – COMMERCIAL
IH-30 OV – I-30 OVERLAY DISTRICT
SOV – SCENIC OVERLAY DISTRICT

PROPOSED ZONING = C – COMMERCIAL
IH-30 OV – I-30 OVERLAY DISTRICT
SOV – SCENIC OVERLAY DISTRICT

PROPOSED LAND USE = RESTAURANT 2,000 S.F. OR MORE WITH DRIVE-IN

PARKING CALCULATIONS

RESTAURANT, ONE (1) SPACE FOR EACH 100 SQUARE FEET OR 1 FOR EACH 4 SEATS, WHICHEVER IS GREATER

CALCULATION:
BUILDING INTERIOR: 4,300/100 =43 SPACES
OUTDOOR PATIO: 700/100 =7 SPACES
PARKING REQUIRED: 50 SPACES

BUILDING INTERIOR: 88 SEATS/4 =22 SPACES
OUTDOOR PATIO: 27 SEATS/4 =7 SPACES
PARKING REQUIRED: 29 SPACES

PARKING PROVIDED: 52 SPACES (INCLUDES 3 ACCESSIBLE SPACES)

DRIVE-THU STACKING REQUIREMENTS:
A MINIMUM OF SIX (6) SPACES SHALL BE PROVIDED FROM THE LOCATION OF THE ORDER WINDOW

UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811

CALL 8-1-1 or 1-800-344-8377 (TEXAS ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

CITY CASE #SP2016-009

NO	REASON DESCRIPTION	DATE
1	CITY COMMENTS	05/03/16

DEVELOPER/OWNER: PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-2646

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THE DOCUMENT PURSUANT TO SECTION 327.411 FS(A) ANY RESPONSIBILITY FOR ALL OTHER PLANS, DESIGNS, DRAWINGS, SPECIFICATIONS OR REPORTS NOT BEARING THE SEAL AFFIXED BY THE UNDERSIGNED PROFESSIONAL REGARDING TO BE INTENDED TO BE USED FOR, ANY PART OF PROJECT AS DESCRIBED HEREIN, IS HEREBY DISCLAIMED.

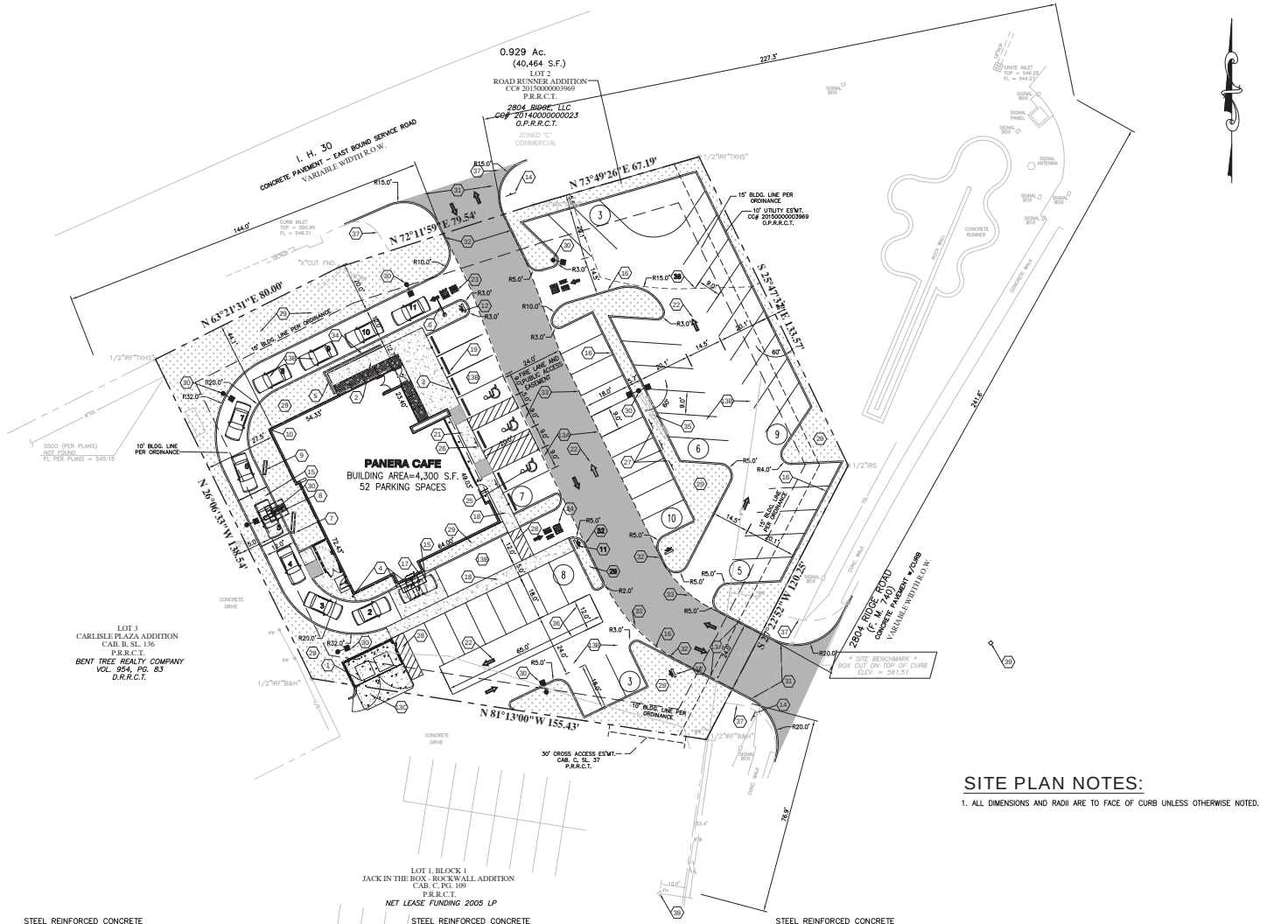
Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

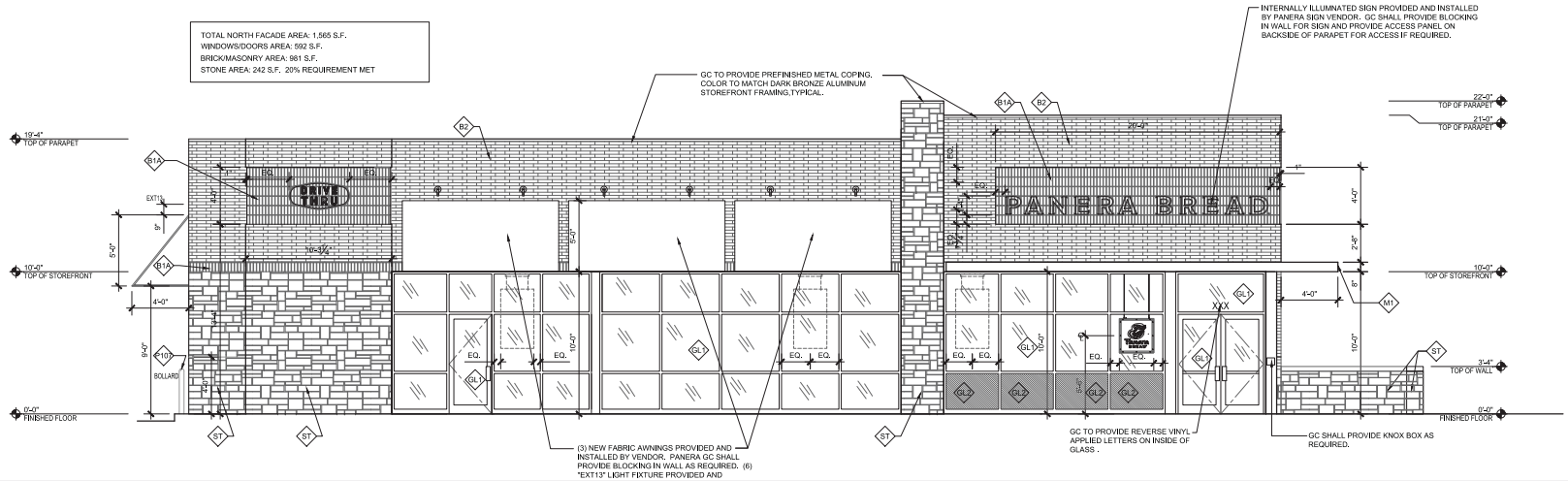
COVER SHEET

cole® + ST. LOUIS
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314.984.9887 / tel
CIVIL ENGINEERING / SURVEYING / PLUMBING / LANDSCAPE ARCHITECTURE

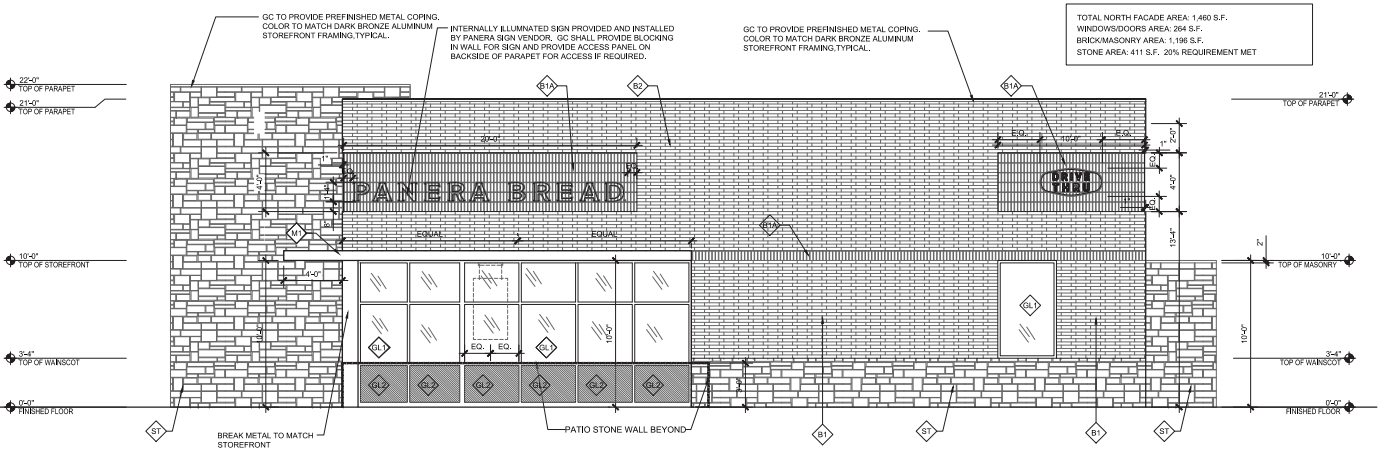
DESIGN/CALC BY	CAW
DRAWN BY	CAW
CHECKED BY	EWM
DRAWING SCALE	
DATE	05/03/2016
Job Number	15-0157
Sheet Number	C1.0

USER: Eric Hurff 10th Floor
DATE: May 2, 2016 - 12:40:01 PM
DRAWING: S:\JOBS\Jobs2015\15-0157\CADD_C-Plan\PlotSheets\D_PLAN_COVER-SHEET_15-0157.dwg


0.929 Ac.
(40,464 S.F.)
LOT 2
ROAD RUNNER ADDITION
CC# 20150000003969
P.R.R.C.T.
2804 RIDGE, LLC
CC# 20140000000023
O.P.R.R.C.T.
ZONED "C" COMMERCIAL
I. H. 30
CONCRETE PAVEMENT - EAST BOUND SERVICE ROAD
VARIABLE WIDTH R.O.W.
N 63°21'31"E 80.00'
N 72°11'59"E 79.54'
N 73°49'26"E 67.19'
S 25°47'32"E 133.57'
S 27°27'57"W 120.25'
N 26°00'33"W 136.54'
N 81°13'00"W 155.43'
227.3'
241.8'
144.0'
78.8'
15' BLDG. LINE PER ORDINANCE
10' UTILITY ES'MT.
CC# 20150000003969
O.P.R.R.C.T.
10' BLDG. LINE PER ORDINANCE
PANERA CAFE
BUILDING AREA=4,300 S.F.
52 PARKING SPACES
2804 RIDGE ROAD
(F.M. 740)
CONCRETE PAVEMENT & CURB
VARIABLE WIDTH R.O.W.
* SITE BENCHMARK *
BOX CUT ON TOP OF CURB
ELEV. = 561.51
LOT 3
CARLISLE PLAZA ADDITION
CAB. B, SL. 136
P.R.R.C.T.
BENT TREE REALTY COMPANY
VOL. 954, PG. 83
D.R.R.C.T.
LOT 1, BLOCK 1
JACK IN THE BOX - ROCKWALL ADDITION
CAB. C, PG. 109
P.R.R.C.T.
NET LEASE FUNDING 2005 LP
30' CROSS ACCESS ES'MT.
CAB. C, SL. 37
P.R.R.C.T.
1/2"IRF"TXHS"
1/2"IRF"B&H"
1/2"IRS"
SSCO (PER PLANS)
NOT FOUND
FL PER PLANS = 545.15
CURB INLET
TOP = 550.80
FL = 546.31
GRATE INLET
TOP = 546.05
FL = 544.57
SIGNAL BOX
SIGNAL PANEL
SIGNAL ANTENNA
CONCRETE RUNNER
ROCK WALL
CONCRETE WALK
CONCRETE DRIVE
SIGNAL BOX
SIGNAL BOX
SIGNAL BOX



22 EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



24 NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

INDICATED BY ◇ SYMBOL

- B1 BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT. SIZE: MODULAR, TEXTURE: SMOOTH, RUNNING BOND
- B1A BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT. SIZE: MODULAR, TEXTURE: SMOOTH, SOLDIER COURSE
- B2 BRICK - ENDICOTT OR LOCAL - GOLDEN BUFF. SIZE: NORMAN, TEXTURE: SMOOTH, RUNNING BOND
- ST NATURAL LIMESTONE - SALADO QUARRY - SONOMA COLOR: CAVE, HEIGHTS 4"-12" (TYP.), 3"-5" THICKNESS (TYP.)
- GL ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.)
- GL2 ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.) W/FROSTED GLASS OR FILM
- M1 MAPES CANOPIES SUNSHADE: 8" PROFILE. PAINT TO MATCH STOREFRONT

BAKERY CAFE:
#1982
SYSTEM: G3
PROTOTYPE 2016-02

William J. Altemeyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 373-3514
Engineering Consultant

8827 S.W. 184 Street
Miami, Florida
33157
(305)463.3180
(305)254-3985
design
License Number: AA26002456

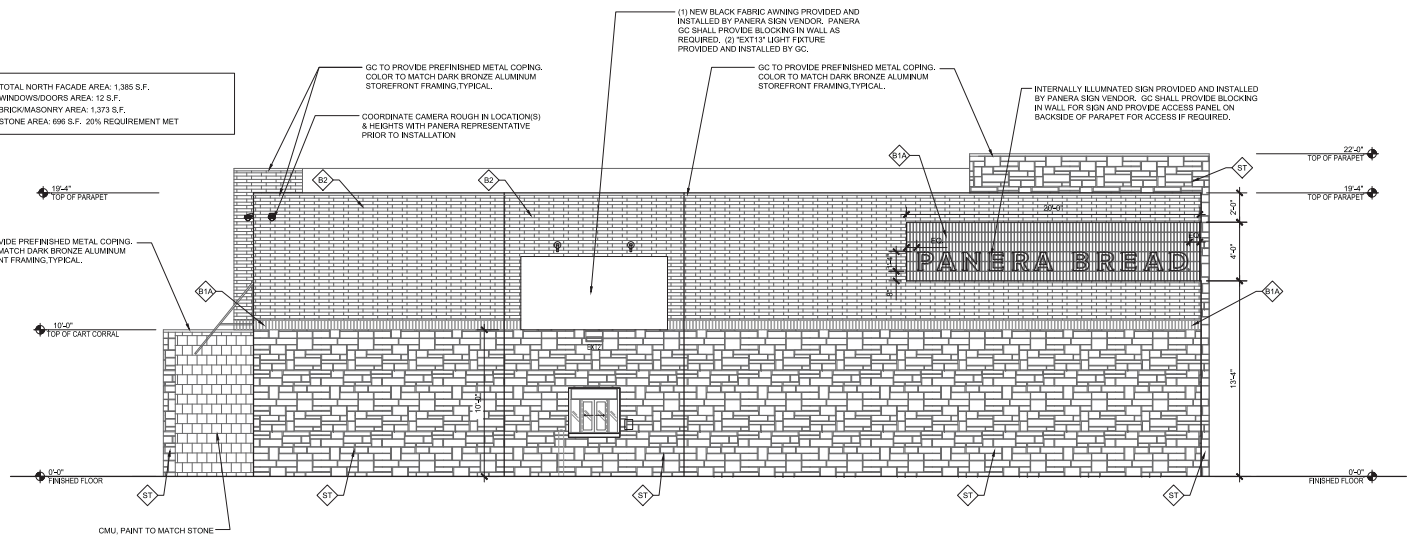
architect of record
William Arthur
License Number: AA0012074

PANERA BAKERY CAFE #1982
2804 Ridge Road
Rockwall, TX 75032

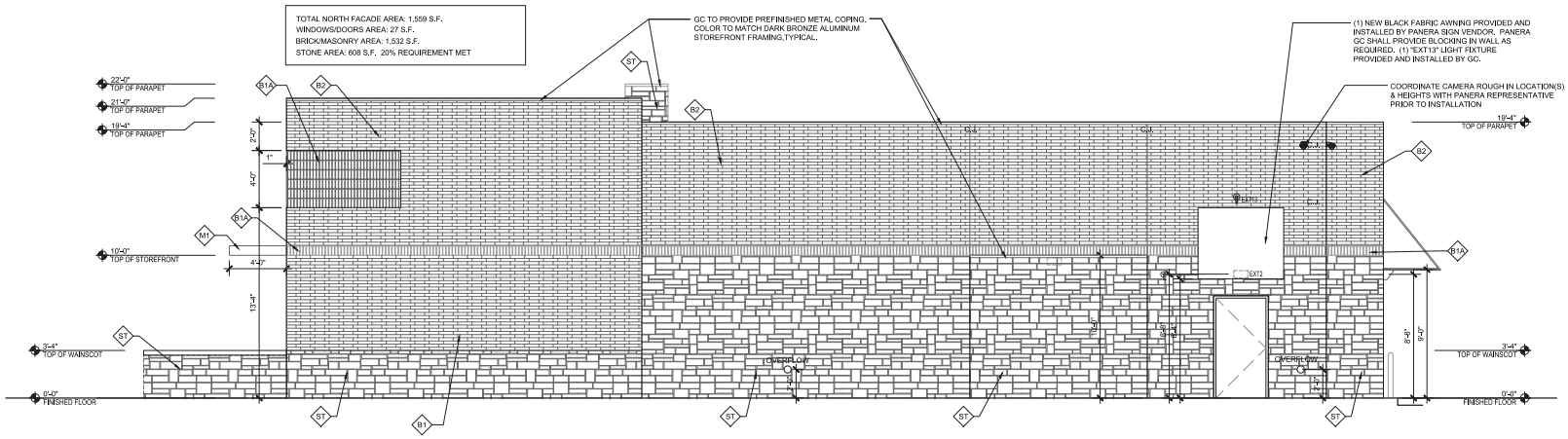
REVISION

ISSUE DATE: 04.11.16
PROJECT NUMBER: 16-32F
DRAWN BY: MMH
DM: JK
DPM: KO.
CPM: M.E.

SHEET NO:
A-5.1
EXTERIOR ELEVATIONS



22 SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



24 WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

INDICATED BY ◇ SYMBOL

- B1 — BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT. SIZE: MODULAR, TEXTURE: SMOOTH, RUNNING BOND
- B1A — BRICK - ENDICOTT OR LOCAL - DARK IRONSPOT. SIZE: MODULAR, TEXTURE: SMOOTH, SOLDIER COURSE
- B2 — BRICK - ENDICOTT OR LOCAL - GOLDEN BUFF, SIZE: NORMAN, TEXTURE: SMOOTH, RUNNING BOND
- ST — NATURAL LIMESTONE - SALADO QUARRY - SONOMA COLOR: CAVE, HEIGHTS 4"-12" (TYP.), 3"-5" THICKNESS (TYP.)
- GL — ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.)
- GL2 — ALUMINUM STOREFRONT - KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.) W/FROSTED GLASS OR FILM
- M1 — MAPES CANOPIES SUNSHADE: 8" PROFILE. PAINT TO MATCH STOREFRONT

BAKERY CAFE:
#1982
SYSTEM: G3
PROTOTYPE 2016-02

William J. Altemeyer, P.E.
353 Marshall Avenue
St. Louis, MO 63119
Phone (314) 772-1782
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Engineering Consultant

8827 S.W. 164 Street
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design
License Number: AA26002456

architect of record
William Arthur
License Number: AA0012074

PANERA BAKERY CAFE #1982
2804 Ridge Road
Rockwall, TX 75032

REVISION

ISSUE DATE: 04.11.16
PROJECT NUMBER: 16-32F
DRAWN BY: MMH
DM: J.K.
DPM: K.O.
CPM: M.E.

SHEET NO:
A-5.2
EXTERIOR ELEVATIONS



DRIVE-THRU LANE
Illuminance (Fc)
Average=4.14 Maximum=12.0
Minimum=1.6 Avg/Min=2.59 Max/Min=7.50

DRIVE-THRU MENU
Illuminance (Fc)
Average=3.10 Maximum=4.2
Minimum=2.6 Avg/Min=1.19 Max/Min=1.62

DRIVE-THRU WINDOW
Illuminance (Fc)
Average=11.97 Maximum=19.9
Minimum=4.1 Avg/Min=2.92 Max/Min=4.85

PARKING LOT
Illuminance (Fc)
Average=2.04 Maximum=4.3
Minimum=0.1 Avg/Min=20.40 Max/Min=43.00

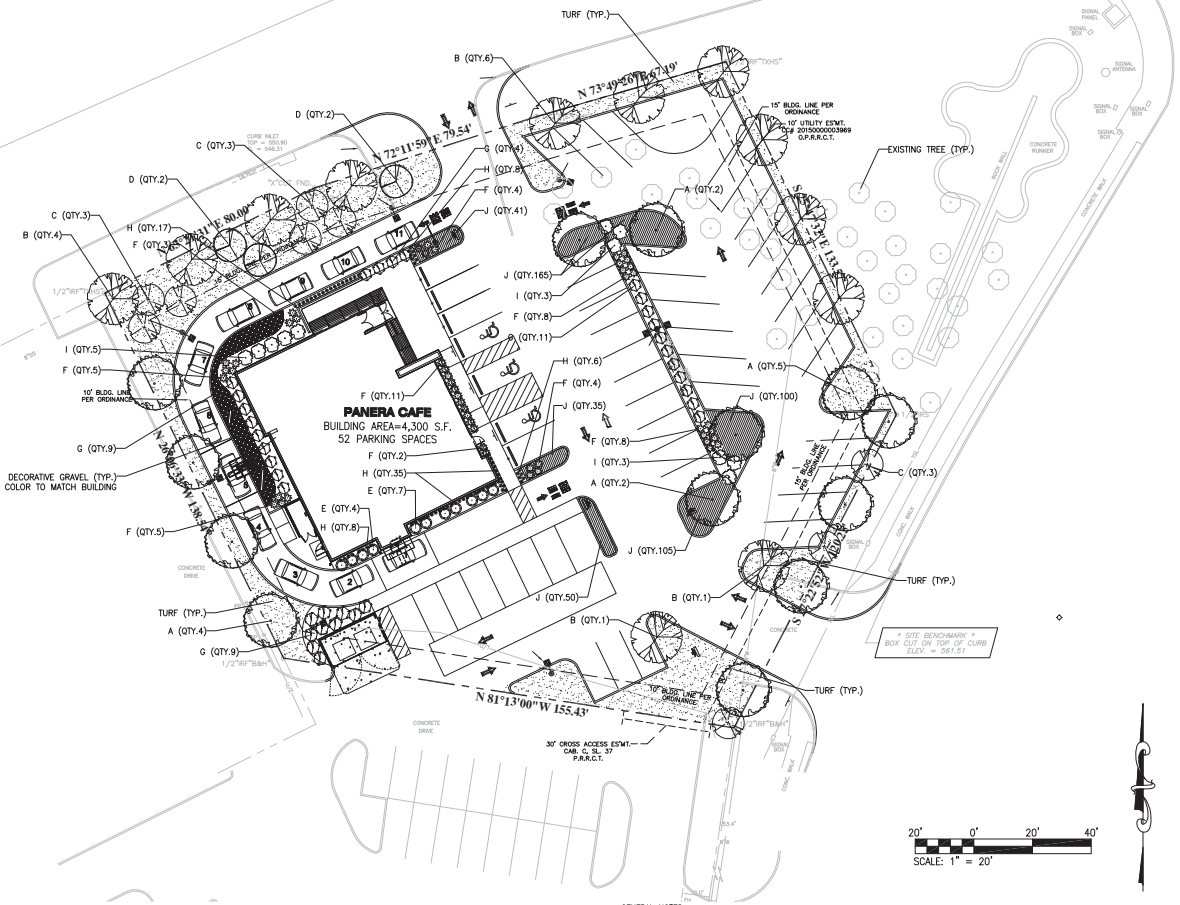
OUTSIDE OF BOUNDERIES
Illuminance (Fc)
Average=0.08 Maximum=1.2
Minimum=0.0 Avg/Min=N.A. Max/Min=N.A.

Luminaire Schedule

Symbol	Qty	Label	Description
	2	Type S5	ECF-5-215LA-641A-NW
	3	Type S1	ECF-3-215LA-641A-NW-IS
	1	Type S2	ECF-5-215LA-641A-NW
	1	Type S3	ECF-2-215LA-641A-NW
	1	Type S4	ECF-2-70LA-3270-NW

MOUNTING HEIGHT 20'

ALL LIGHT SOURCES PROVIDED HAVE AT MINIMUM PARTIAL CUTOFF





LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

SITE ADDRESS	=	2804 RIDGE ROAD ROCKWALL, TX 75032
PROPERTY ID#	=	32128
SITE ACREAGE	=	0.93 ACRES/40,464 SF
BUILDING AREA	=	4,300 SF
IMPERVIOUS AREA	=	26,949 SF
PERVIOUS AREA	=	9,215 SF
DISTURBED LAND	=	0.93 ACRES/40,464 SF
EXISTING ZONING	=	C – COMMERCIAL IH-30 OV – I-30 OVERLAY DISTRICT SOV – SCENIC OVERLAY DISTRICT
PROPOSED ZONING	=	C – COMMERCIAL IH-30 OV – I-30 OVERLAY DISTRICT SOV – SCENIC OVERLAY DISTRICT
PROPOSED LAND USE	=	RESTAURANT 2,000 S.F. OR MORE WITH DRIVE-IN

SITE LANDSCAPING
CODE SEC. 5.12.A – AMOUNT OF LANDSCAPING

REQUIREMENT – 5.12.A.1 COMMERCIAL	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
15% OF SITE AREA TO BE LANDSCAPED	SITE = 40,464 S.F. 40,464 X 15% = 6,069.6 S.F LANDSCAPE AREA REQUIRED	+/- 8,804 S.F LANDSCAPE AREA PROPOSED
REQUIREMENT – 5.12.B LOCATION OF LANDSCAPING	**CALCULATIONS – REQUIRED LANDSCAPE**	**PROPOSED LANDSCAPE**
NO LESS THAN 50% OF TOTAL REQ. SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDINGS	6,069.6 S.F TOTAL REQUIRED 6,069.6 X 50% = 3,034.8 S.F. REQUIRED	+/- 5,093 S.F LANDSCAPE AREA PROPOSED FRONT/SIDE

PARKING LOT LANDSCAPING
CODE SEC. 5.9 – PARKING LOT LANDSCAPING

REQUIREMENT – 5.9.B	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
1 CANOPY TREE PER 10 P.S.	52 PROPOSED PARKING SPACES 52/10 = 5.2 = 6 TREES REQUIRED	6 TREES PROPOSED
5% OF TOTAL PARKING AREA TO BE LANDSCAPE	+/- 21,816 S.F. PARKING AREA 21,816 X 5% = 1,090.8 S.F. REQUIRED	+/- 2,441 S.F.

STREET FRONTAGE LANDSCAPING
IH 30 OVERLAY

REQUIREMENTS	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
3 CANOPY TREES @ 4"CAL. EACH 4 ACCENT TREES @ 4' HT. MIN EACH PER 100 LINEAR FEET OF FRONTAGE	+/- 226 L.F. 226/100 = 2.26 2.26 X 3 = 7 CANOPY TREES REQUIRED 2.26 X 4 = 9 UNDERSTORY TREES REQUIRED	7 CANOPY TREES 9 UNDERSTORY TREES

RIDGE ROAD – 5.7 STREET LANDSCAPING

REQUIREMENTS	CALCULATIONS – REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
4 CANOPY TREES FOR EVERY 100' OF STREET FRONTAGE EXCLUSIVE OF DRIVEWAYS 3 4' HEIGHT ACCENT TREES PER LINEAR 100'	+/- 120.25 L.F. 120.25 – 26' DRIVEWAY = 94.25 L.F. 4 CANOPY TREES REQUIRED, 3 ACCENT TREES REQUIRED	4 4" CANOPY TREES 3 4' HEIGHT ACCENT TREES

PLANT SCHEDULE

CODE	QTY.	GENUS	SPECIES	COMMON NAME	SIZE (CAL.)	COND.	COMMENTS
DECIDUOUS TREES							
A	13	QUERCUS	TEXANA	TEXAS RED OAK	4" MIN.	B&B	
B	12	QUERCUS	VIRGINIANA	LIVE OAK	4" MIN.	B&B	
C	12	CERCIS	CANADENSIS	EASTERN REDBUD	2" MIN.	B&B	
D	3	CRATAEGUS	MOLLIS	DOWNY HAWTHORN	2" MIN.	B&B	
SHRUBS/ORNAMENTAL GRASSES							
E	11	DASYLIRION	TEXANUM	TEXAS SOTOL	3-5 GAL.	CONT.	48" O.C.
F	20	HESPERALOE	PARVIFLORA	RED YUCCA	3-5 GAL.	CONT.	
G	34	MUHLENBERGIA	LINDHEIMERI	LINDHEIMER MUHLY	5 GAL.	CONT.	5' O.C.
H	74	BOUTELOUA	GRACILIS	BLUE GRAMA GRASS	1 GAL.	CONT.	18" O.C.
I	11	MISCANTHUS	SINENSIS	MAIDEN GRASS	3-5 GAL.	CONT.	
GROUNDCOVER							
J	496	LIRIOPE	MUSCARI 'ROYAL PURPLE'	LILY TURF	1 GAL. MIN.	CONT.	18" O.C.

GENERAL NOTES:

1. ALL EXISTING TREE LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BEFORE WORK BEGINS.
2. LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
3. ALL PLANT MATERIAL SHALL BE OF NO. 1 GRADE, FREE FROM PLANT DISEASE, OF TYPICAL GROWTH FOR THE SPECIES, HAVE A HEALTHY, NORMAL ROOT SYSTEM, ROUNDED BRANCHING PATTERN, AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, GROUNDCOVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
6. ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
7. ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING.
8. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
9. AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOGLEGS.
10. PLANTS SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION OF LEAVES.
11. TREES AND SHRUBS SHOULD BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED PLANTS BY KEEPING THEM IN SHADE, WATERED AND PROTECTED WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL.
12. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TWO WEEKS.
13. IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 1 FOOT PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.
14. WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
15. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED ON PLANS.
16. A SPADE CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS.
17. SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
18. DECORATIVE GRAVEL SHALL MATCH COLOR OF BUILDING UNLESS OTHERWISE NOTED BY OWNER.
19. THERE ARE NO PROTECTED TREES ONSITE.
20. TREES MUST BE PLANTED AT LEAST 5' FROM WATER,SEWER AND STORM SEWER LINES.
21. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

CITY CASE #SP2016-009

NO	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	05/03/16

DEVELOPER/OWNER:
PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-2646

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DOES NOT ASSUME RESPONSIBILITY FOR ANY CONFLICTING OR ADDITIONAL INFORMATION IN SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR ARRANGEMENTS NOT SPECIFICALLY INCLUDED IN THE DRAWINGS BEARING THIS SEAL. THIS SEAL DOES NOT APPLY TO ANY SHEET, NOTE, OR PART OF THE PLANS OR SPECIFICATIONS PREPARED BY OTHERS FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

LANDSCAPE PLAN

cole®
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1325 North Street
Suite 200
St. Louis, MO 63113
314.645.6662 tel
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
stl@colejr.com http://www.colejr.com

DESIGN/CALC BY	JCH
DRAWN BY	JCH
CHECKED BY	JDR
DRAWING SCALE	AS SHOWN
DATE	05/03/2016
Job Number	15-0157
Sheet Number	L1.0

USER: Joe Horvath TAB: Site
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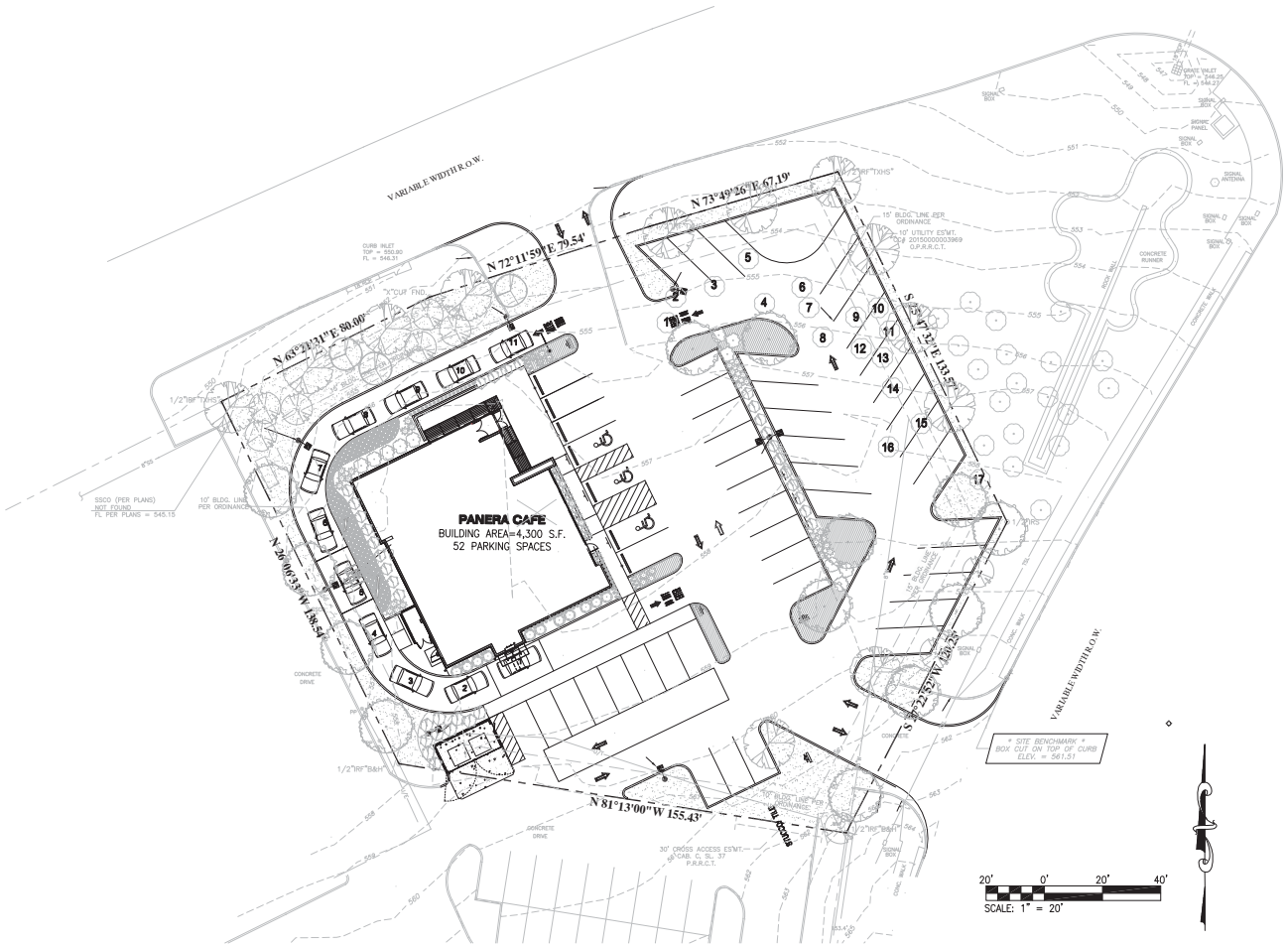



LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

SITE ADDRESS	=	2804 RIDGE ROAD ROCKWALL, TX 75032
PROPERTY ID#	=	32128
SITE ACREAGE	=	0.93 ACRES/40,464 SF
BUILDING AREA	=	4,300 SF
IMPERVIOUS AREA	=	26,949 SF
PERVIOUS AREA	=	9,215 SF
DISTURBED LAND	=	0.93 ACRES/40,464 SF
EXISTING ZONING	=	C – COMMERCIAL IH-30 OV – I-30 OVERLAY DISTRICT SOV – SCENIC OVERLAY DISTRICT
PROPOSED ZONING	=	C – COMMERCIAL IH-30 OV – I-30 OVERLAY DISTRICT SOV – SCENIC OVERLAY DISTRICT
PROPOSED LAND USE	=	RESTAURANT 2,000 S.F. OR MORE WITH DRIVE-IN

EXISTING TREE SUMMARY

KEY	SPECIES	CONDITION	SIZE	REMAIN/REMOVE	REQUIRED CAL. INCH TO BE REPLACED
1	CEDAR	GOOD	10"	REMOVE	0"
2	CEDAR	GOOD	10"	REMOVE	0"
3	CEDAR	GOOD	10"	REMOVE	0"
4	CEDAR	GOOD	7"	REMOVE	0"
5	CEDAR	GOOD	9"	REMOVE	0"
6	CEDAR	GOOD	8"	REMOVE	0"
7	CEDAR	GOOD	7"	REMOVE	0"
8	CEDAR	GOOD	8"	REMOVE	0"
9	CEDAR	GOOD	6"	REMOVE	0"
10	CEDAR	GOOD	9"	REMOVE	0"
11	CEDAR	GOOD	7"	REMOVE	0"
12	CEDAR	GOOD	7"	REMOVE	0"
13	CEDAR	GOOD	6"	REMOVE	0"
14	CEDAR	GOOD	10"	REMOVE	0"
15	CEDAR	GOOD	11"	REMOVE	6"
16	PECAN	GOOD	10"	REMOVE	10"
17	CEDAR	GOOD	8"	REMOVE	0"

TREE REPLACEMENT REQUIREMENTS SECTION 6:

1. PROTECTED TREE(S) MEASURING FOUR INCHES THROUGH 29 INCHES DBH SHALL BE REPLACED WITH CALIPER INCHES EQUAL TO THE TOTAL DIAMETERS OF THE TREE(S) REMOVED.
2. HACKBERRY AND CEDAR TREES THAT ARE 11 INCHES DBH OR LARGER, SHALL BE REPLACED AT 50 PERCENT OF THE TOTAL CALIPER INCHES BEING REMOVED. IN ADDITION, HACKBERRY AND CEDAR TREES THAT ARE LESS THAN 11 INCHES DBH SHALL NOT BE CONSIDERED A PROTECTED TREE.
3. THERE ARE NO PROTECTED TREES LOCATED ON THE SITE.

CITY CASE #SP2016-009

NO	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	05/03/16

DEVELOPER/OWNER:
PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-2646

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DOES NOT ASSUME RESPONSIBILITY FOR CONFLICTS, OMISSIONS OR DISCREPANCIES IN OTHER SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR ARRANGEMENTS NOT PREPARED BY THE PROFESSIONAL. THE PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE USE OF ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

TREESCAPE PLAN

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ST. LOUIS
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314.436.3030
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/CALC BY	JCH
DRAWN BY	JCH
CHECKED BY	JDR
DRAWING SCALE	AS SHOWN
DATE	05/03/2016
Job Number	15-0157
Sheet Number	L2.0

USER: Joe Horvath TAB: Treescape
LAST MODIFIED: 5/3/2016 11:47 AM
DWG NAME: X:\JOBS\Jobs2015\15-0157\CAD\01_C-Plan\PlotSheets\01_PLAN_TREE-PLAN_15-0157.dwg

Panera #1982 Material Sample Board

B1
B1A



B2



ST



GL1
GL2



AWNING



M1



EXTERIOR MATERIALS:

INDICATED BY ◇ SYMBOL

B1	BRICK – ENDICOTT OR LOCAL – DARK IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH, RUNNING BOND
B1A	BRICK – ENDICOTT OR LOCAL – DARK IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH, SOLDIER COURSE
B2	BRICK – ENDICOTT OR LOCAL – GOLDEN BUFF, SIZE: NORMAN, TEXTURE: SMOOTH, RUNNING BOND
ST	NATURAL LIMESTONE – SALADO QUARRY – SONOMA COLOR: CAVE, HEIGHTS 4"–12" (TYP.), 3"–5" THICKNESS (TYP.)
GL1	ALUMINUM STOREFRONT – KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.)
GL2	ALUMINUM STOREFRONT – KAWNEER OR EQUAL COLOR: DARK BRONZE, 1" INSULATED GLAZING (TYP.) W/FROSTED GLASS OR FILM
M1	MAPES CANOPIES SUNSHADE: 8" PROFILE, PAINT TO MATCH STOREFRONT

applicant information:
cole
401 S. 18th Street
Suite 200
St. Louis, MO 63103
314.994.9987 tel

Owner Information:
PANERA, LLC
3630 South Geyer Rd.
Suite 100
St. Louis, MO 63127
(314) 984-2646

Project Name:
Panera Café #1982
2804 RIDGE ROAD
ROCKWALL, TX 75032

Case Number:

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-3-215LA-641A-NW-IS
Type:	S1
Qty:	
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

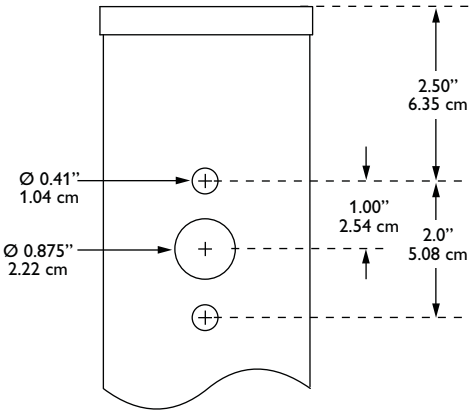
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

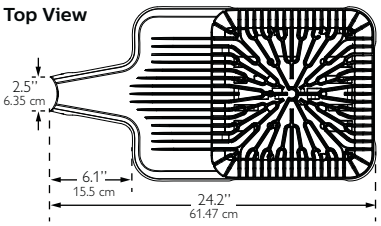
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

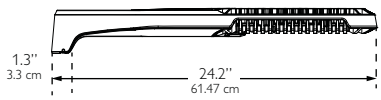
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



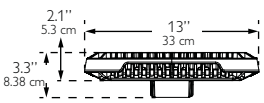
Side View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



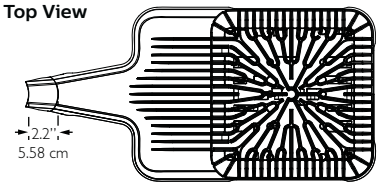
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

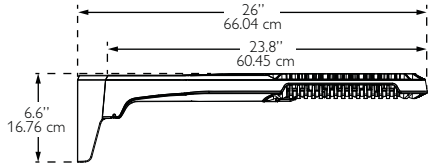
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

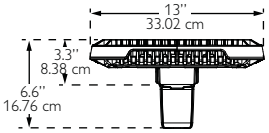
Top View



Side View



End View



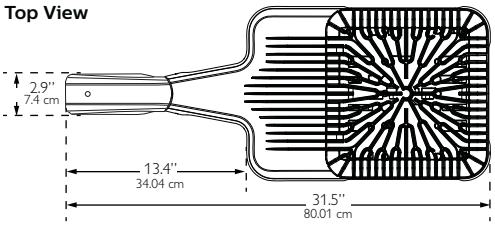
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

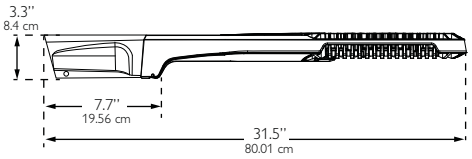
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

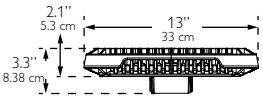
Top View



Side View



End View



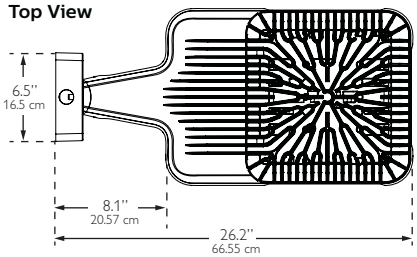
EPA (ft^2/m^2)

Single
0.51 / 0.047

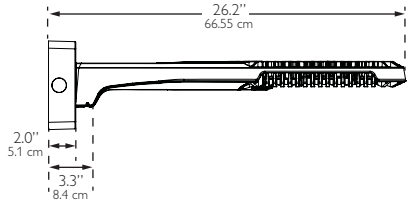
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

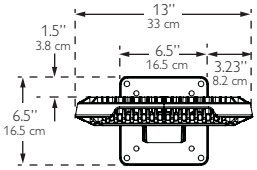
Top View



Side View



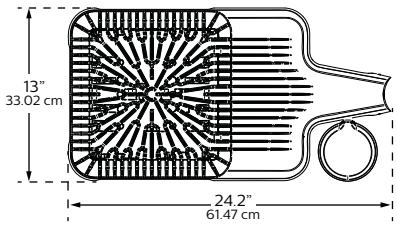
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

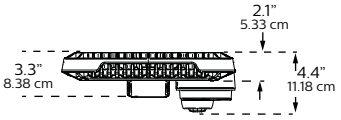
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

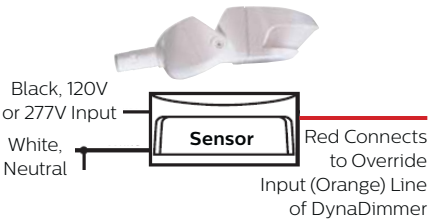
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

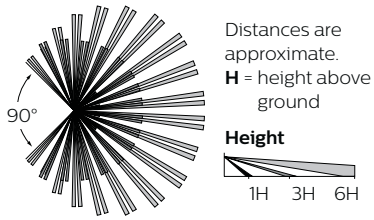
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



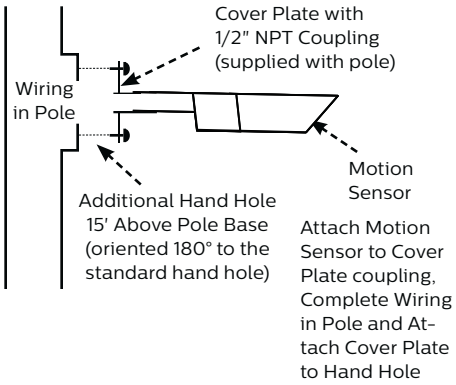
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

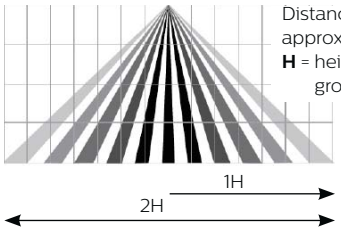
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

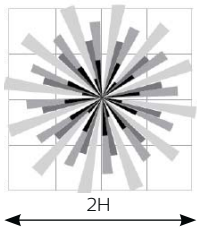
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

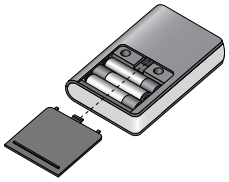
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

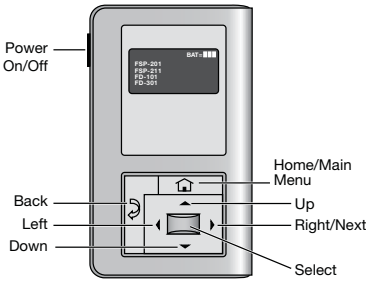
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

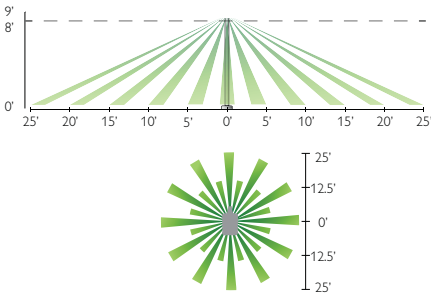
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

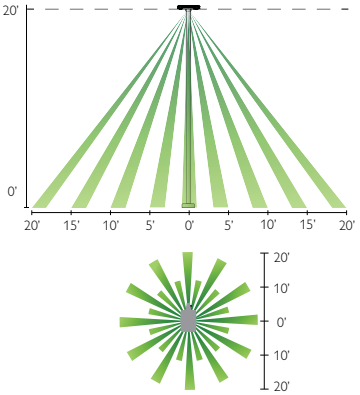
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

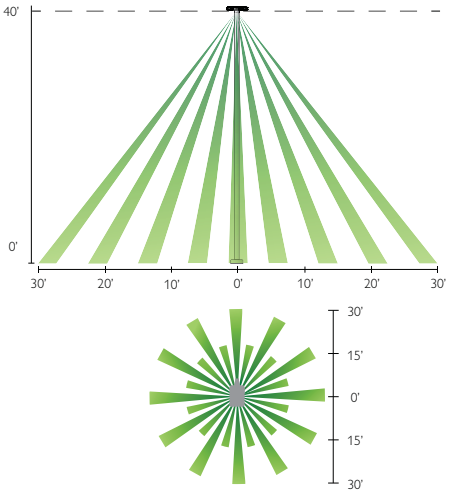
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



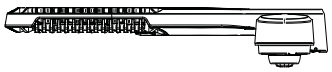
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

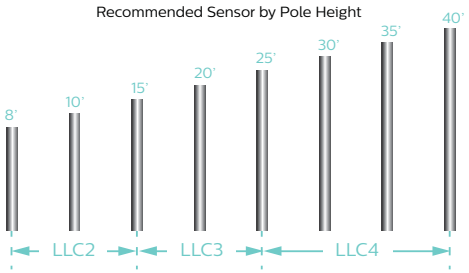


Luminaire Configuration Information – EcoForm with LimeLight

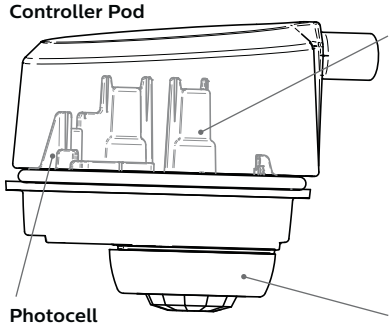


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

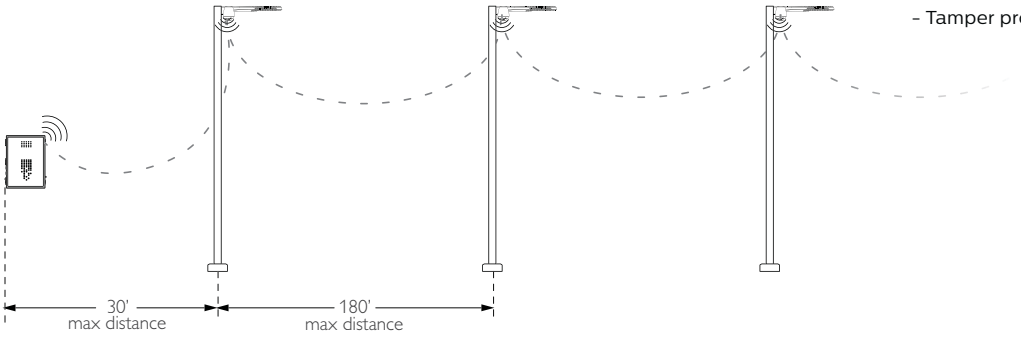
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

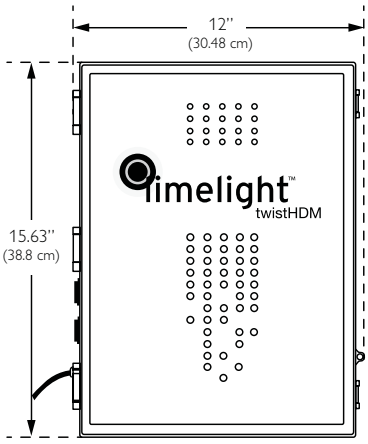
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

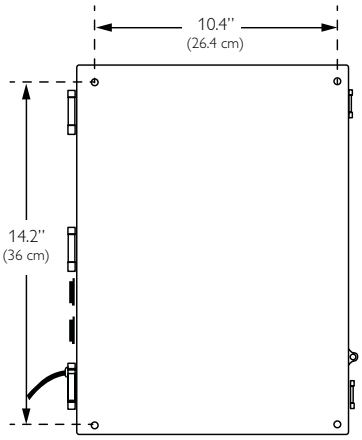
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



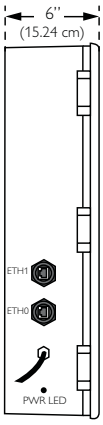
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

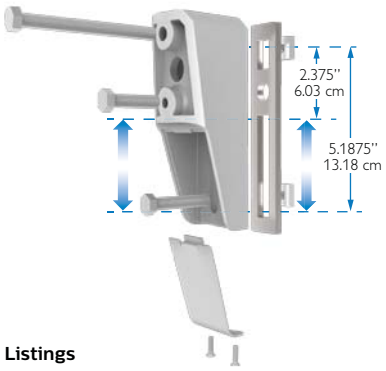
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]				
Ambient Temperature °C	**Driver** (mA)	**Calculated L_{70} Hours[1,2]**	**L_{70} Per TM-21[2,3]**	**Lumen Maintenance % @ 60,000 hours**
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-5-215LA-641A-NW
Type:	S2
Qty:	1 (DUAL HEAD)
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

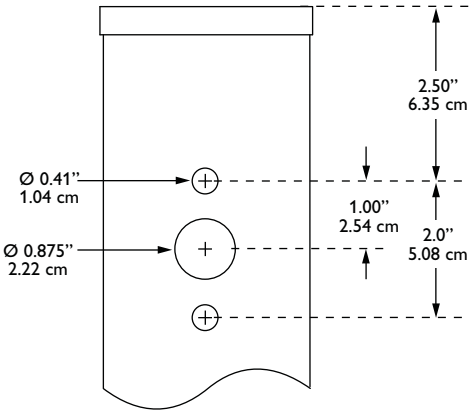
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

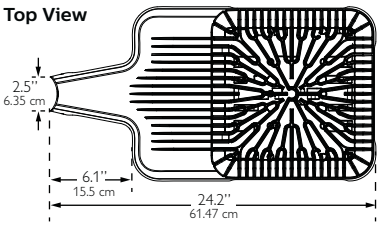
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

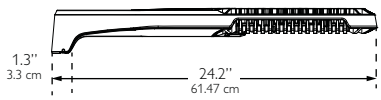
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



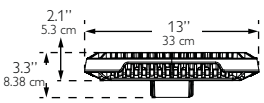
Side View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



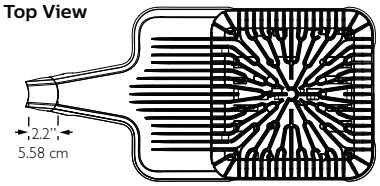
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

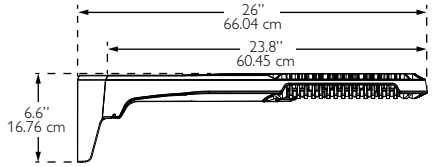
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

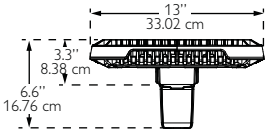
Top View



Side View



End View



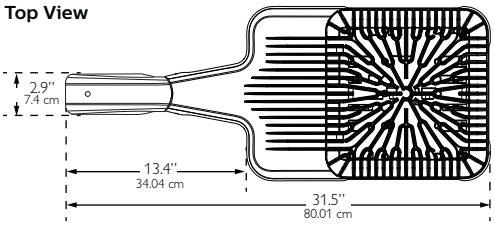
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

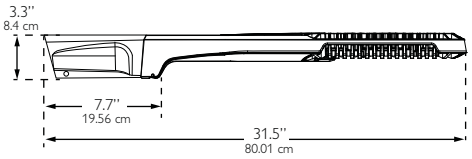
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

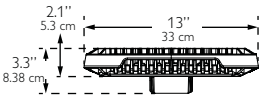
Top View



Side View



End View



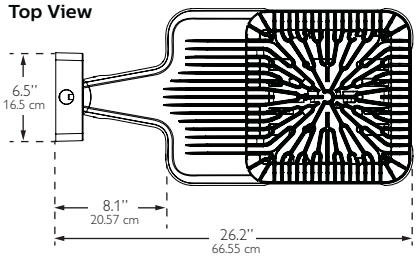
EPA (ft^2/m^2)

Single
0.51 / 0.047

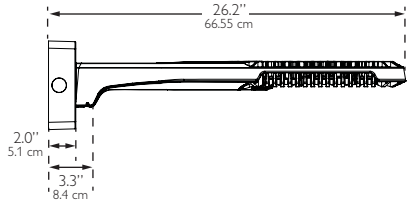
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

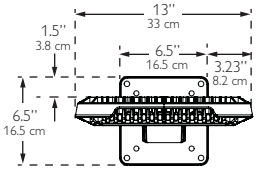
Top View



Side View



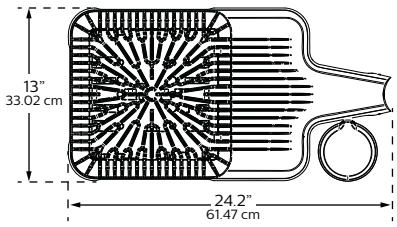
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

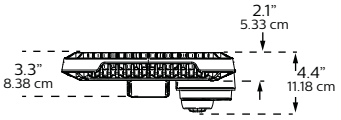
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

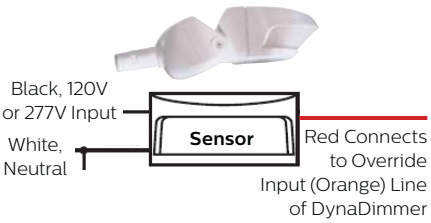
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

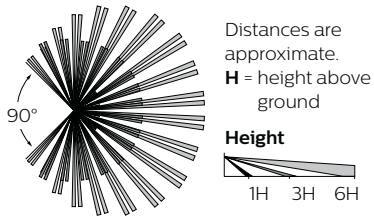
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



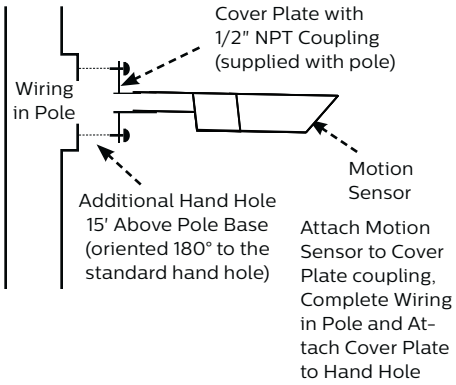
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

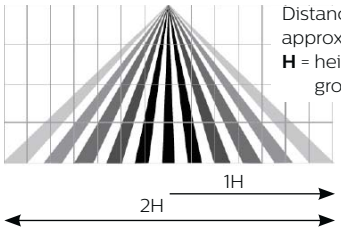
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

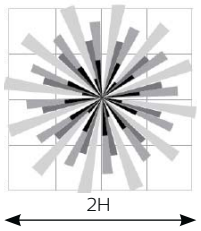
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

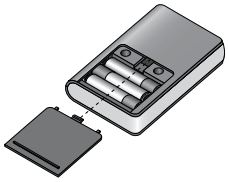
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

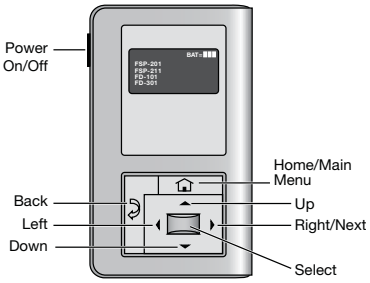
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

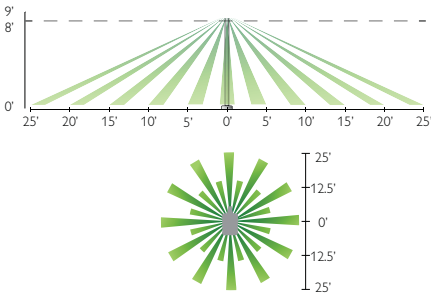
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

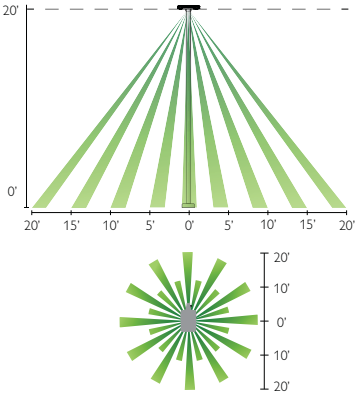
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

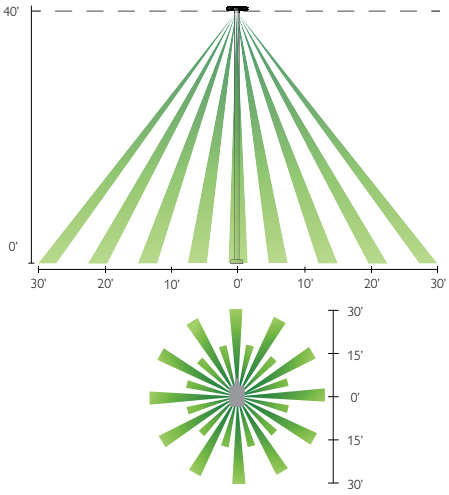
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



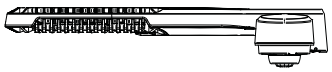
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

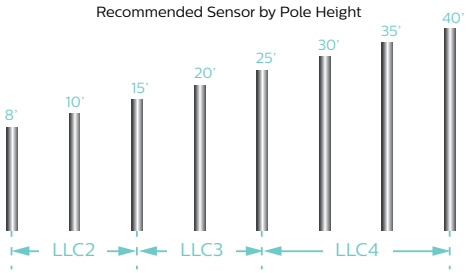


Luminaire Configuration Information – EcoForm with LimeLight

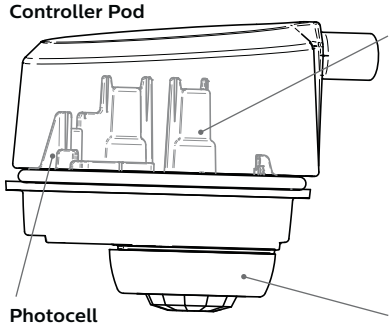


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

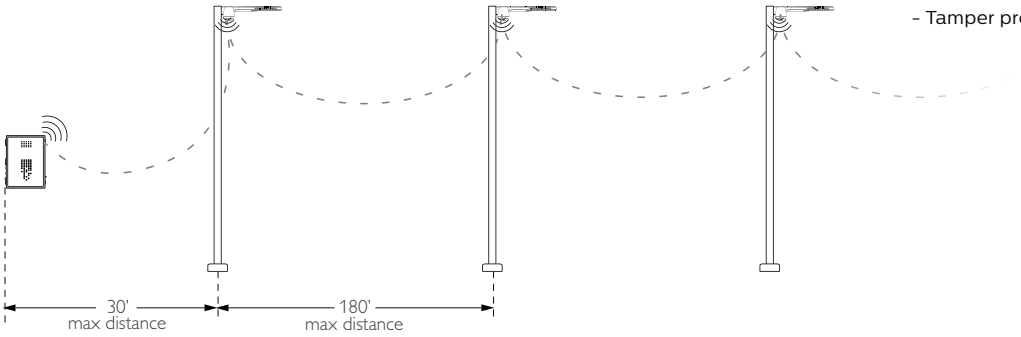
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

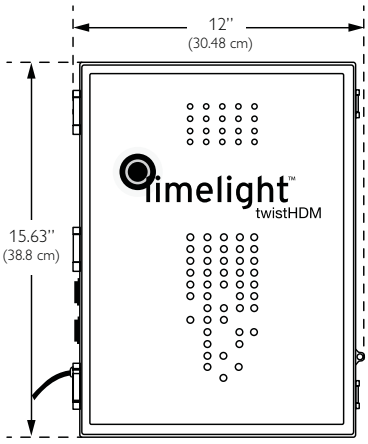
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

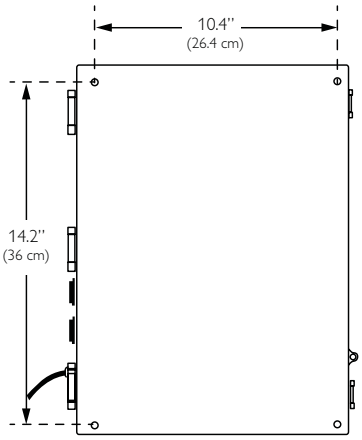
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



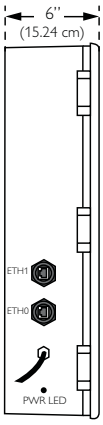
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

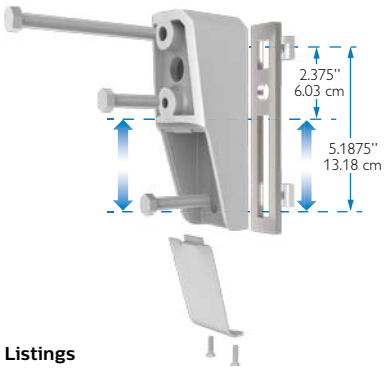
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]				
Ambient Temperature °C	**Driver** (mA)	**Calculated L_{70} Hours[1,2]**	**L_{70} Per TM-21[2,3]**	**Lumen Maintenance % @ 60,000 hours**
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-2-215LA-641A-NW
Type:	S3
Qty:	1
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

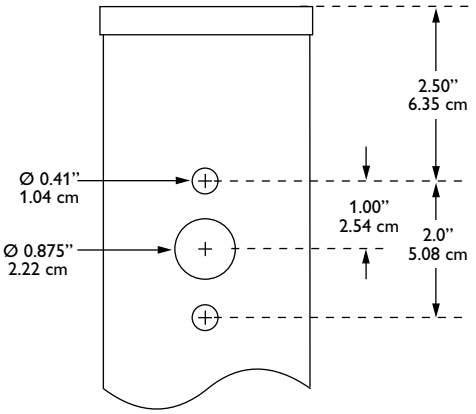
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

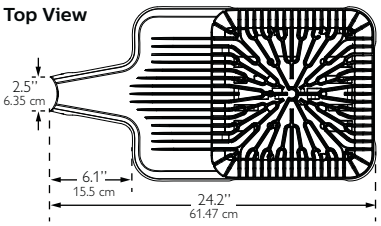
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

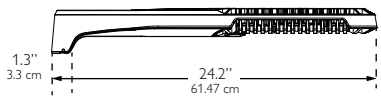
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



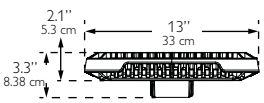
Side View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



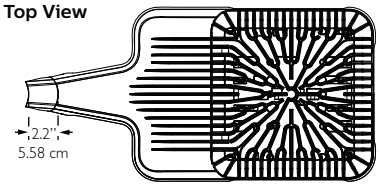
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

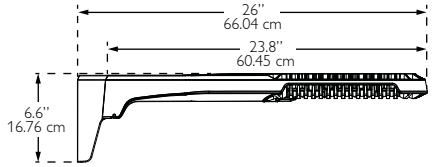
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

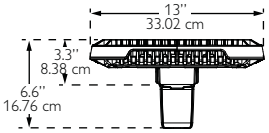
Top View



Side View



End View



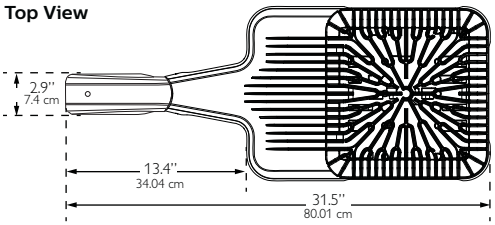
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

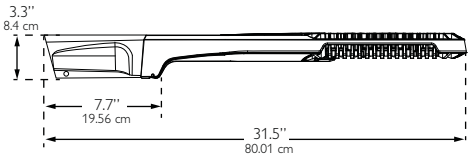
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

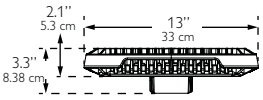
Top View



Side View



End View



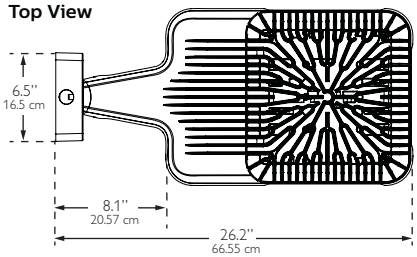
EPA (ft^2/m^2)

Single
0.51 / 0.047

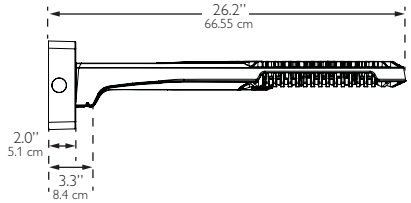
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

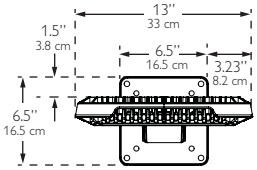
Top View



Side View



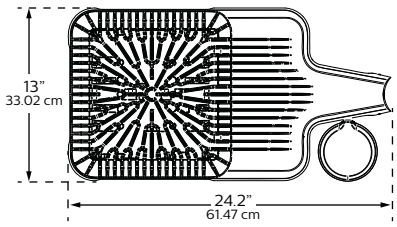
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

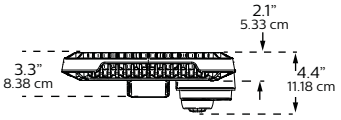
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

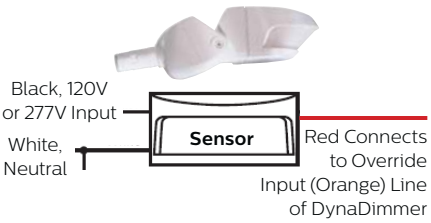
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

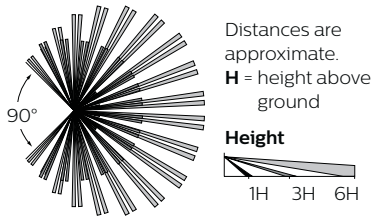
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



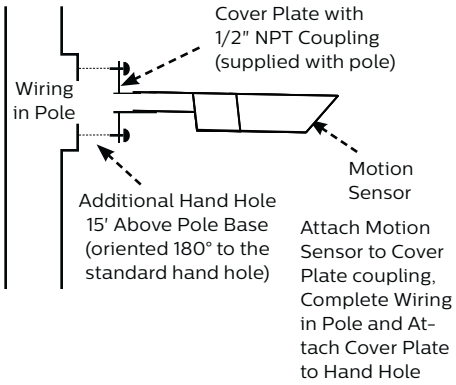
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

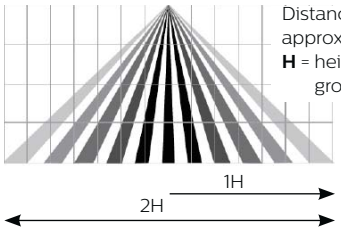
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

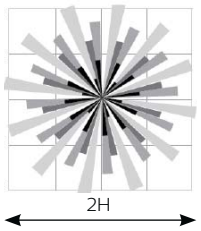
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

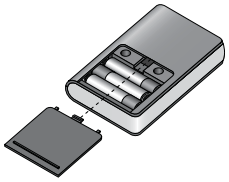
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

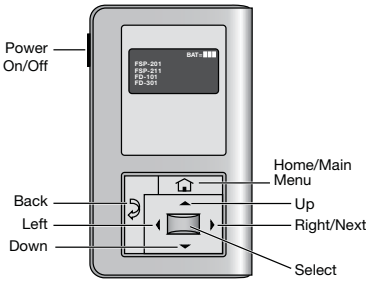
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

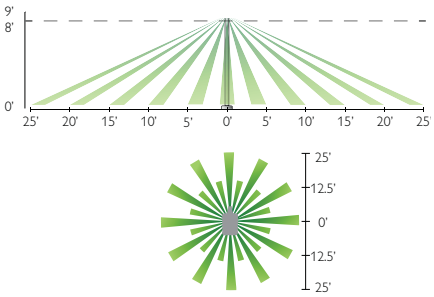
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

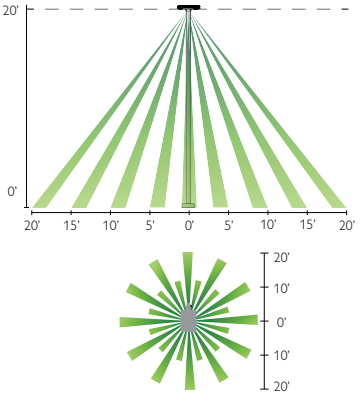
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

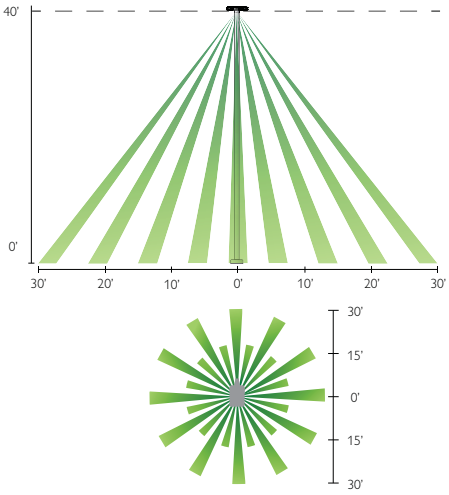
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



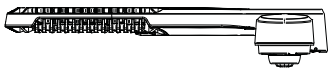
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

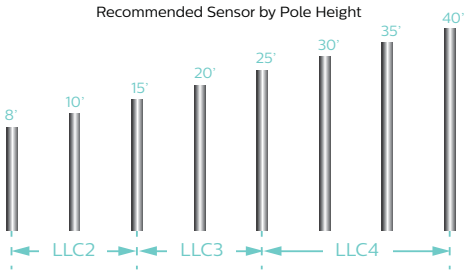


Luminaire Configuration Information – EcoForm with LimeLight

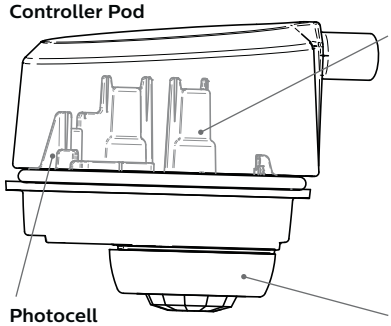


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

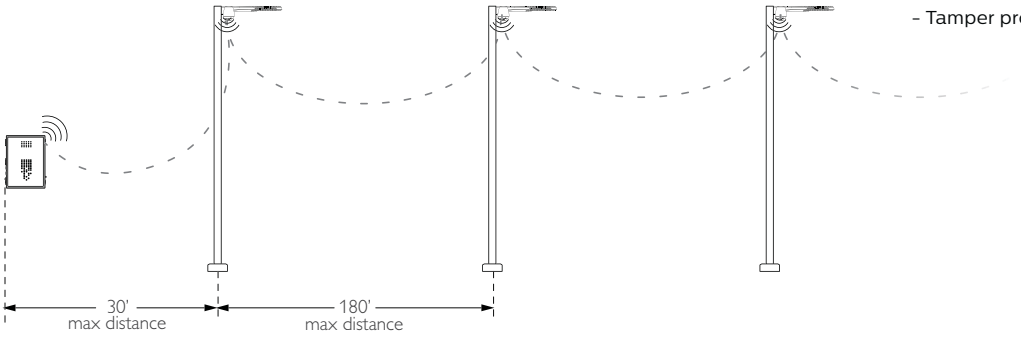
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

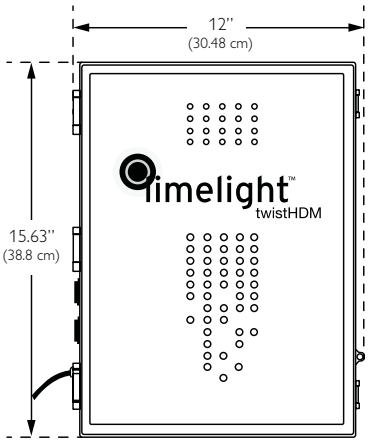
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

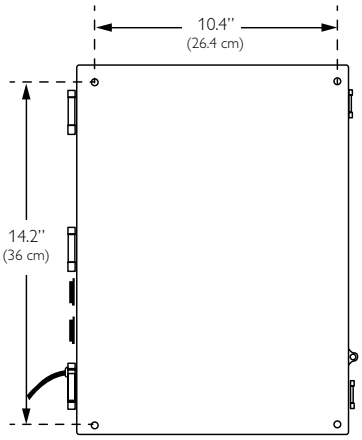
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



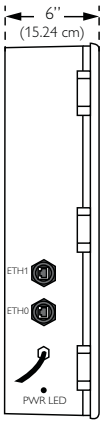
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

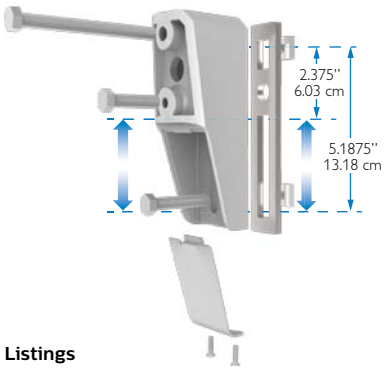
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]				
Ambient Temperature °C	**Driver** (mA)	**Calculated L_{70} Hours[1,2]**	**L_{70} Per TM-21[2,3]**	**Lumen Maintenance % @ 60,000 hours**
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:	PANERA BREAD
Location:	ROCKWELL
Cat.No:	ECF-5-215LA-641A-NW
Type:	S5
Qty:	2
Notes:	

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **LimeLight Wireless Controls** **LLC2**[1,5] #2 lens for 8-15' mounted heights **LLC3**[1,5] #3 lens for 15-25' mounted heights **LLC4**[1,5] #4 lens for 25-40' mounted heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[4] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[5,7,8] Photocell Button **PCR5**[5,11,13] Photocell Receptacle only with 2 dimming connections **PCR7**[5,12,13] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[9] Pole Top Fitter for 2 3/8"- 3" Tenon **PTF3**[9] Pole Top Fitter for 3"- 3 1/2" Tenon **PTF4**[9] Pole Top Fitter for 3 1/2"- 4" Tenon **RPA**[10] Round Pole Adapter for 3"- 3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. Contact factory for lead times on warm white.
5. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Not configurable with 3@120 (3@120) Mounting.
10. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device.
12. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
13. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

ECF EcoForm

Site & Area

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

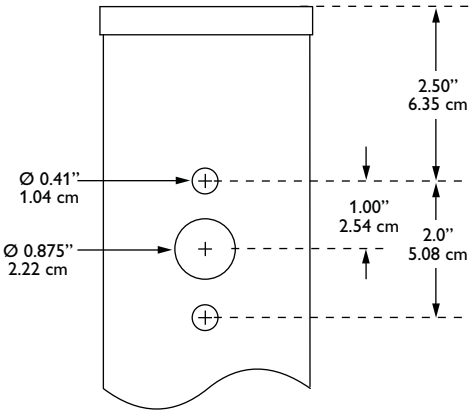
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

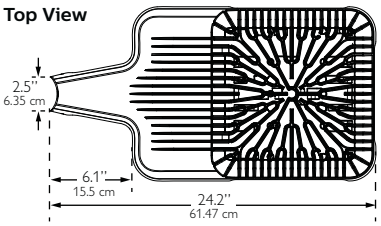
Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Lumens[2]			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

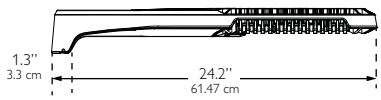
(s). Data is scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



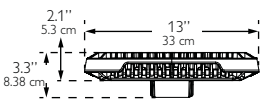
Side View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View



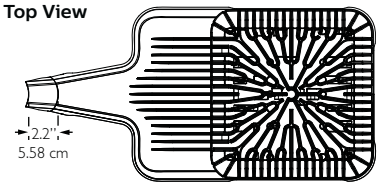
Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

ECF EcoForm

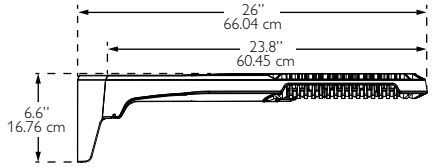
Site & Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

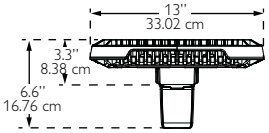
Top View



Side View



End View



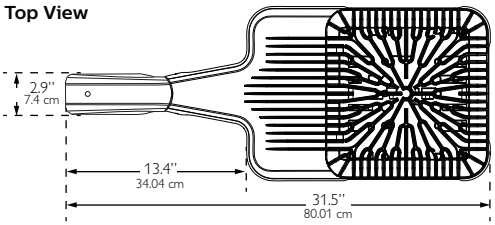
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

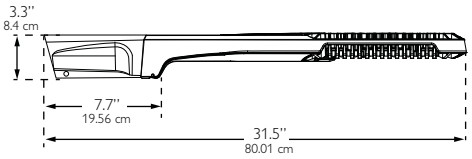
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

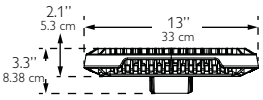
Top View



Side View



End View



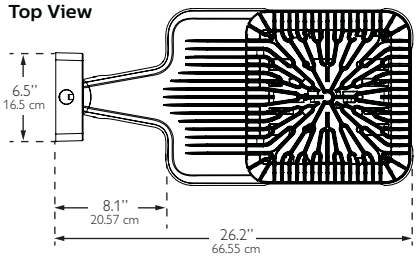
EPA (ft^2/m^2)

Single
0.51 / 0.047

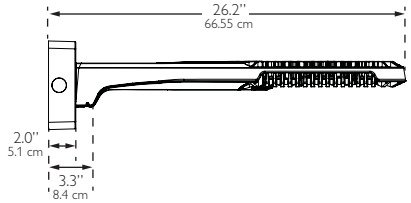
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

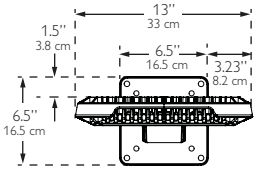
Top View



Side View



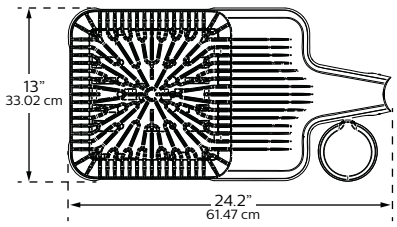
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

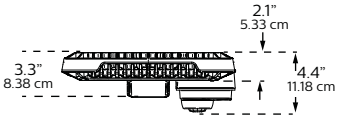
Top View



Side View



End View



ECF EcoForm

Site & Area

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

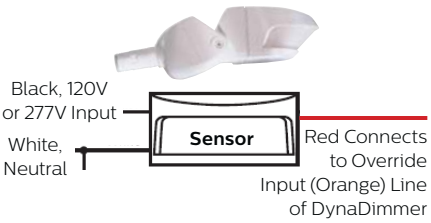
100%	2 hours	6 hours	100%
	50%	50%	
Power On		Mid Point	Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

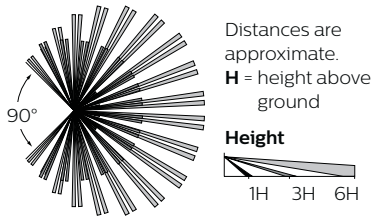
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



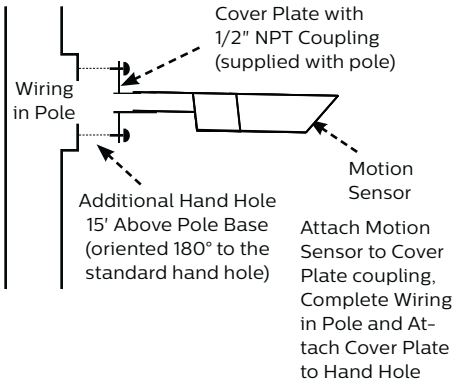
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

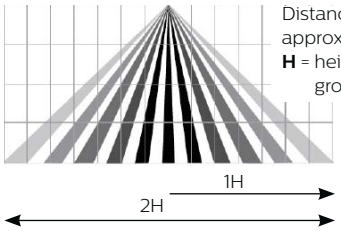
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

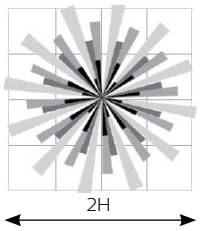
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

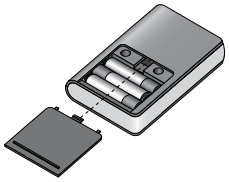
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

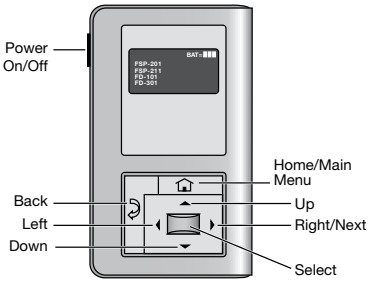
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



ECF EcoForm

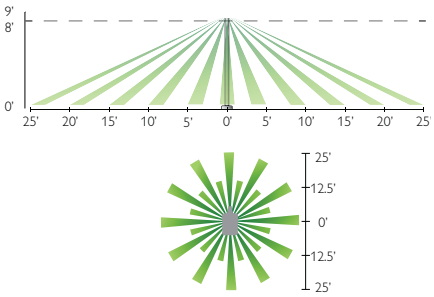
Site & Area

Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC2

EcoForm with Limelight wireless technology

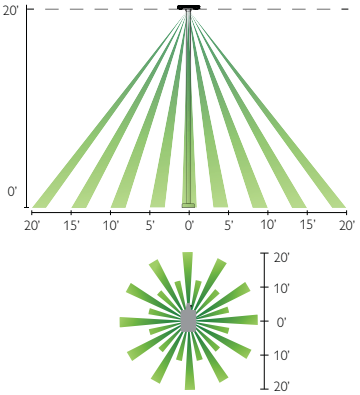
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



ECF-LLC3

EcoForm with Limelight wireless technology

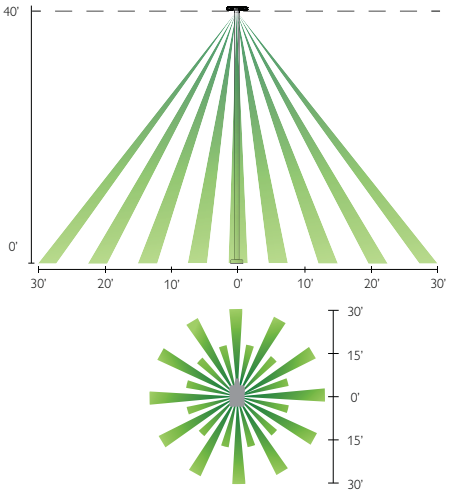
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



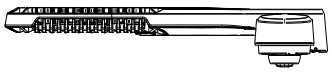
ECF-LLC4

EcoForm with Limelight wireless technology

Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

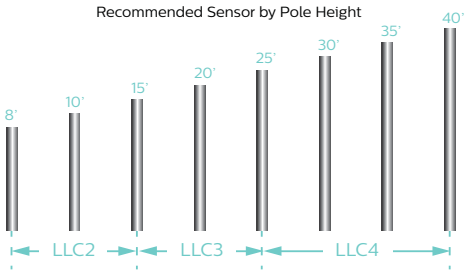


Luminaire Configuration Information – EcoForm with LimeLight

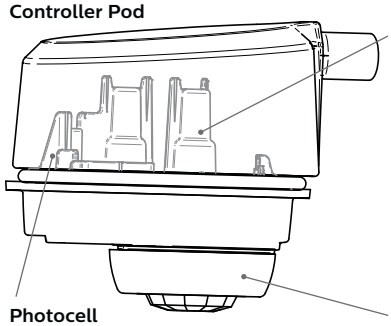


ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



Controller Pod



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detecion ranges available

Luminaire Configuration Information – EcoForm with LimeLight (Continued)

Gateway

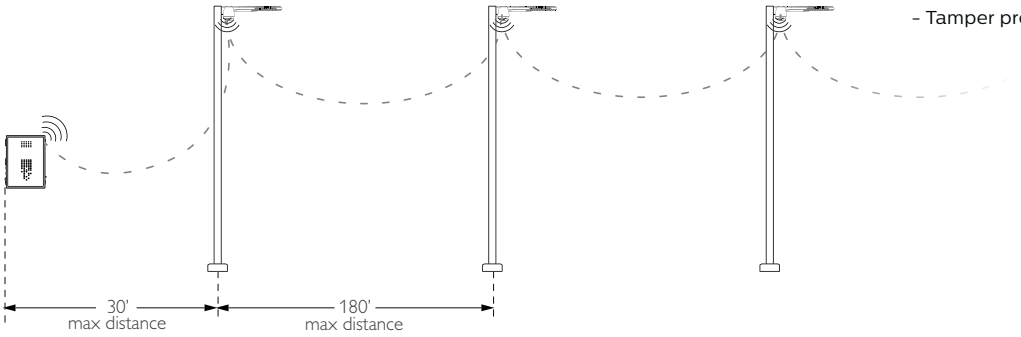
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

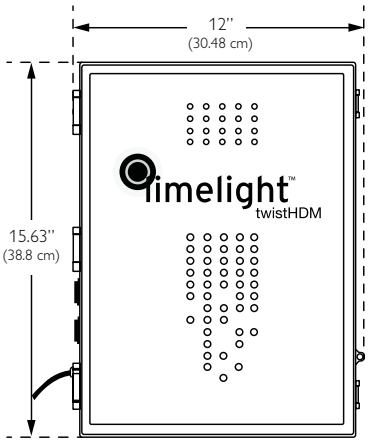
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

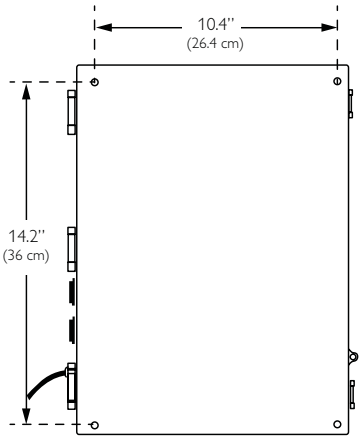
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



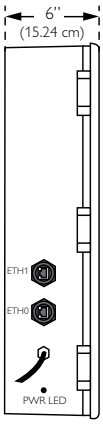
Front View



Back View



Side View



ECF EcoForm

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

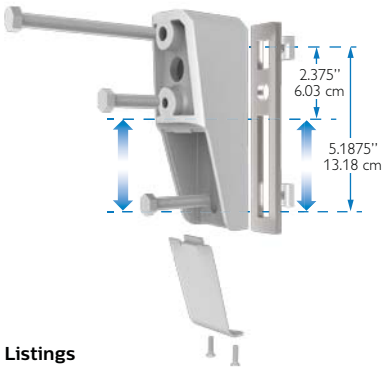
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

LED Performance

Predicted Lumen Depreciation Data[1]				
Ambient Temperature °C	**Driver** (mA)	**Calculated L_{70} Hours[1,2]**	**L_{70} Per TM-21[2,3]**	**Lumen Maintenance % @ 60,000 hours**
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

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Tel. 855-486-2216

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281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

WP2CF42



JOB NAME: _____

DATE: _____

TYPE: _____

DESCRIPTION

Wallpack with cutoff glare shield. All aluminum precision die cast construction with tempered glass lens. 30° cutoff strip included. Lamp supplied.

SPECIFICATIONS

Cutoff Lens:
Tempered glass.

Finish:
Chip and fade resistant polyester powder coating.

Housing:
Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:
Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Ballast Minimum Starting Temperature:
-22

Refractor:
Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

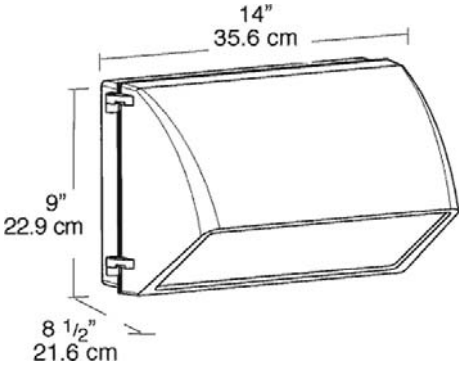
UL Listing:
Suitable for wet locations. HID fixtures can be wired with 90° C supply wiring if supply wires are routed 3" away from ballast.

Patents:
RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

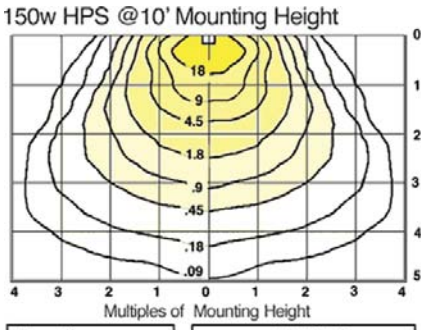
Color:
Bronze

Weight:
9.62

DIMENSIONS



PHOTOMETRIC



Mounting Height	Multiplier
8'	1.6
10'	1.0
12'	.7
16'	.4
20'	.25

Watts	Multiplier HPS	MH	CFL
175		1.0	
150	1.1	.9	
100	.6	.6	
70	.4	.4	
42			.2

ORDERING INFORMATION

Compact Fluorescent
Lamp supplied with fixture

Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps 120V	208V	240V	277V	Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
42	42W Triple	GX24q-4	Elec HPF QT	0.38	0.3	0.2	0.17	46	0	3200	10000

Factory Installed Options
Add suffix to Catalog Number

- Tamperproof screws (/TP)
- Swivel Photocontrol (/PCS)
- Single fusing for 120 and 277 volt (/F)
- Double fusing for 208 and 240 volt (/FF)
- Button Photocontrol for 208 - 277 volt (/PC2)
- Button Photocontrol (/PC)

Note: Specifications may change without notice

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KIM LIGHTING

CFL
Compact Floodlights
revision 1/22/01 • cfl.pdf

Type:
Job:
Fixture Catalog number:

/ /
Fixture Electrical Module Finish

See page 2

Fixture Options:

Ordered Separately from Fixture
See pages 3

Mounting Options:

Ordered Separately from Fixture
See pages 4-6

Approvals:

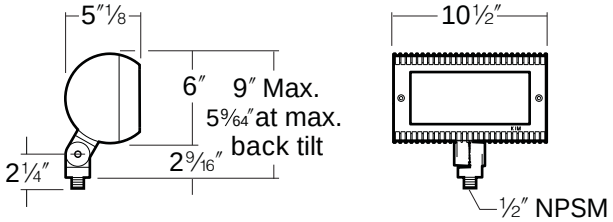
Date:
Page: 1 of 6

Specifications

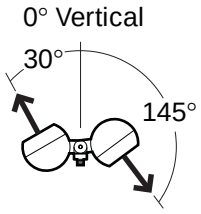
Dimensions

CFL Models
50 to 70 watt H.I.D.
Medium Base Lamps
13 to 42 watt Compact Fluorescent
60 watt Incandescent
150 watt Halogen

Maximum weight: 13 lb



SIDE **FRONT**



AIMING RANGE

Housing: One piece die-cast low copper aluminum in a cylindrical shape with integral cooling fins over the entire length, and .100″ minimum wall thickness. One piece silicone gasket between housing and lens frame.

Lens Frame: One piece die-cast low copper aluminum with integral cooling fins, .100″ minimum wall thickness, mates with housing to create a continuous cylindrical shape. ⁵⁄₃₂″ thick clear tempered glass lens is sealed to the lens frame by a one piece stamped silicone gasket. Lens frame secures to housing by two stainless steel recessed captive allen-head screws.

Swivel: Die-cast aluminum with integral locking teeth providing 6° adjustment intervals and ½″ NPSM plus solid brass locknut for mounting. Clear anodized prior to chromate conversion coating for added corrosion resistance.

Fasteners: Stainless steel, recessed captive allen-head screws.

Reflector: Specular Alzak® aluminum optical components mounted to aluminum frame.

Socket: 4KV porcelain medium base (T-10 Incandescent and H.I.D.); T-4 Mini-can (Halogen); 13w GX23-2 2-pin base, 42w GX24q-3 4-pin base (Fluorescent).

Ballast: All electrical components are UL and CSA recognized with leads extending out of the swivel splice compartment. Normal power factor ballast rated -32°F starting (13 watt Twin Tube Fluorescent); High power factor ballast rated 0°F starting (42 watt Triple Tube Fluorescent); Reactor - High power factor with starting temperatures of -40°F. for HPS and -20°F. for MH lamp modes. For MH/120 volt, a step-up transformer is provided. For HPS/277 volt, a step-down transformer is provided (H.I.D.).

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, Verde Green or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

Certification: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is registered to ISO 9001 standard.

CAUTION: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury

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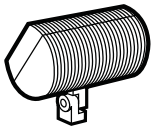
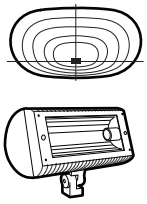
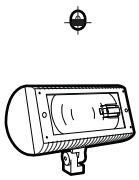


Standard Features

Fixture
Cat. No. designates **CFL** fixture and beam pattern.

Single fixture EPA:
0.3 (45° tilt)
0.5 (Face on)





Beam Pattern:	Wide Flood	Narrow Spot
Cat. No.:	☐ **CFL1**	☐ **CFL6**

Electrical Module
HPS = High Pressure Sodium
MH = Metal Halide
PL = Compact Fluorescent
INC = Incandescent
HAL = Halogen

Lamp Watts	Lamp Type	Line Volts
50	**HPS**	**277**

Cat. Nos. for Electrical Modules available:

	☐ **50HPS120** ☐ **50HPS277**	☐ **70HPS120** ☐ **70HPS277**	☐ **50MH120** ☐ **50MH277**	☐ **70MH120** ☐ **70MH277**
Lamp	E-17, Clear	E-17, Clear	E-17, Clear	E-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	S-68	S-62	M-110	M-98

	☐ **13PL120** ☐ **13PL277**
Lamp	Twin Tube, Coated
Socket	Gx23-2 2-pin Base

NOTE: For CFL1 only.

	☐ **42PL120** ☐ **42PL277**
Lamp	Triple Tube, Coated
Socket	Gx24q-3 4-pin Base

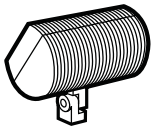
NOTE: For CFL1 only.
42PL operates 26, 32, and 42 watt lamps at 120 thru 277 volts (50-60 Hz).

	☐ **60INC120**	☐ **150HAL120**
Lamp	T-10, Coated	T-4, Clear
Socket	Medium Base	Mini-can Base

Finish
Super TGIC powder coat paint over a chromate conversion coating.

Color:	Black	Dark Bronze	Light Gray	Platinum Silver	White	[1]Custom Color
Cat. No.:	☐ **BL-P**	☐ **DB-P**	☐ **LG-P**	☐ **PS-P**	☐ **WH-P**	☐ **CC-P**

[1] Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____



Fixture Options

Ordered Separately from Fixture

Barn Doors

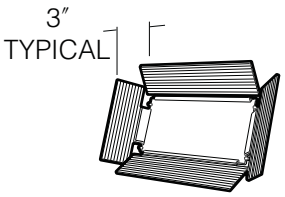
Cat. No. **(see right)**
☐ **No Option**

Extruded aluminum, fully adjustable doors with anti-reflection baffles. Individually swiveled and secured on a stainless steel frame. Easily attaches to pre-drilled holes in the lens frame with stainless steel screws. Provides beam and glare control.

CAUTION: Not recommended for ground mounted fixtures in vandal prone areas.

Cat. No.

☐ **BD-CFL/BL-P** Black
☐ **BD-CFL/DB-P** Dark Bronze
☐ **BD-CFL/LG-P** Light Gray
☐ **BD-CFL/PS-P** Platinum Silver
☐ **BD-CFL/WH-P** White



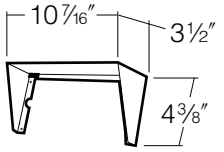
Fixed Hood

Cat. No. **(see right)**
☐ **No Option**

Formed .062 thick aluminum. Easily attaches to pre-drilled holes in the lens frame with stainless steel screws. Provides moderate shielding for glare control.

Cat. No.

☐ **FH-CFL/BL-P** Black
☐ **FH-CFL/DB-P** Dark Bronze
☐ **FH-CFL/LG-P** Light Gray
☐ **FH-CFL/PS-P** Platinum Silver
☐ **FH-CFL/WH-P** White



Full Shield

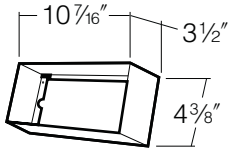
Cat. No. **(see right)**
☐ **No Option**

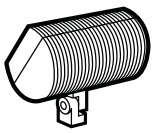
Formed .062 thick aluminum. Easily attaches to pre-drilled holes in the lens frame with stainless steel screws. Provides moderate shielding for glare control.

CAUTION: Do not use in locations where leaves and trash can collect inside shield.

Cat. No.

☐ **FS-CFL/BL-P** Black
☐ **FS-CFL/DB-P** Dark Bronze
☐ **FS-CFL/LG-P** Light Gray
☐ **FS-CFL/PS-P** Platinum Silver
☐ **FS-CFL/WH-P** White





Mounting Options
Ordered Separately from Fixture

Brass In-Grade Architectural Junction Box
Cat. No. **(see right)**
☐ **No Option**

Die-cast brass with ½″ NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume.

☐ **JBR-2** (2) ½″ NPT in bottom
☐ **JBR-3** (2) ¾″ NPT in bottom
☐ **JBR-21** (2) ½″ NPT in sides, (2) ½″ NPT in bottom
☐ **JBR-24** (4) ½″ NPT in sides, (2) ½″ NPT in bottom

NOTE: All side taps provided with plugs.

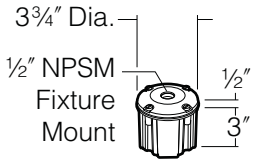
25 Year Limited Warranty:

Solid brass Junction Boxes are warranted for 25 years, from date of sale, against manufacturing defects and failure due to corrosion.

Application Notes

- Creates a flush-mounted appearance.
- May be cast in concrete for increased stability.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from Junction Box.



Brass In-Grade Staked Junction Box
Cat. No. **(see right)**
☐ **No Option**

Die-cast brass with ½″ NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume.

☐ **JBR30** (2) ½″ NPT in bottom, (2) 19″ long stakes
☐ **JBR32** (2) ½″ NPT in bottom, 9′ (SJTW-A) 3 wire cord and plug.

NOTE: JBR32 for use with incandescent, halogen, and fluorescent fixtures only.

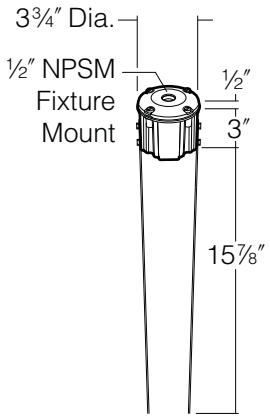
25 Year Limited Warranty:

Solid brass Junction Boxes are warranted for 25 years, from date of sale, against manufacturing defects and failure due to corrosion.

Application Notes

- Creates a flush-mounted appearance.
- May be cast in concrete for increased stability.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from Junction Box.

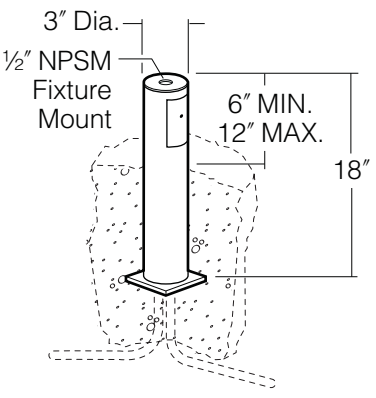


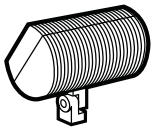
Stanchion Mount
Cat. No. **(see right)**
☐ **No Option**

3″ O.D. by .188″ wall cast low copper aluminum with ½″ NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead.

Cat. No.

☐ **SM18/BL-P** Black
☐ **SM18/DB-P** Dark Bronze
☐ **SM18/LG-P** Light Gray
☐ **SM18/PS-P** Platinum Silver
☐ **SM18/WH-P** White





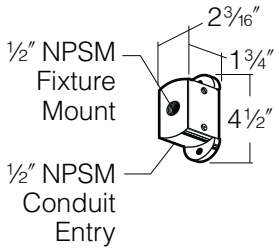
Mounting Options
Ordered Separately from Fixture

Surface Mount
Cat. No. **(see right)**
☐ **No Option**

Cast low copper aluminum with mounting ears for wood screw attachment to tree or wood structure. 5.5 cu in. splice area with gasketed cover. ½″ NPSM fixture mount and ½″ NPSM conduit or cord seal entry.

NOTE: Surface mount can be connected to conduit or outdoor cord with a waterproof cord seal (by others).

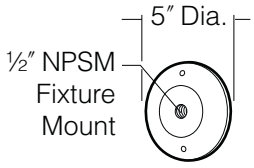
Cat. No.
☐ **J-27N/BL-P** Black
☐ **J-27N/DB-P** Dark Bronze
☐ **J-27N/LG-P** Light Gray
☐ **J-27N/PS-P** Platinum Silver
☐ **J-27N/WH-P** White



Architectural Wall Mount
Cat. No. **(see right)**
☐ **No Option**

Die-cast low copper aluminum with ½″ NPSM fixture mount. Internal set screw provided for locking position. Canopy attaches to stainless steel wall plate for mounting to any standard electrical outlet box.

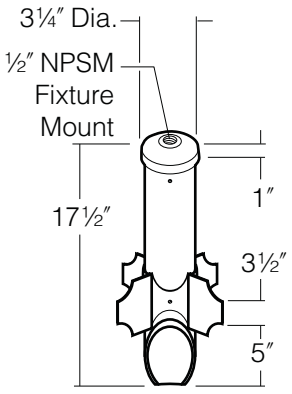
Cat. No.
☐ **JW/BL-P** Black
☐ **JW/DB-P** Dark Bronze
☐ **JW/LG-P** Light Gray
☐ **JW/PS-P** Platinum Silver
☐ **JW/WH-P** White

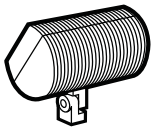


PowerPost™ by
Engineered Products Co.
Cat. No. ☐ **EP17**
☐ **No Option**

PVC fixture molded in black with ½″ NPT mount is corrosion free and UV resistant. Replaces EMT, conduit connectors and weatherproof boxes. 100% shatter resistant against denting and cracking. Angled bottom to eliminate cable congestion.

NOTE: Should be used with a UL listed fixture and grounding means (i.e., third wire) suitable for use in wet locations.





Mounting Options

Ordered Separately from Fixture

Architectural Junction Box

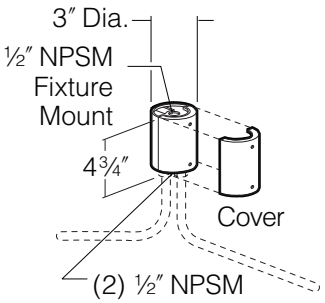
Cat. No. **(see right)**
☐ **No Option**

Die-cast low copper anodized aluminum cylindrical body and matching cover with ½″ NPSM fixture mount. One piece molded silicone cover gasket. Captive countersunk cover screws. Internal set screw provided for locking position. Two ½″ NPSM in bottom, 17 cu in. internal volume.

CAUTION: Junction Box must be installed high enough to avoid contact with soil or standing water.

Cat. No.

☐ **JB1/BL-P**	Black
☐ **JB1/DB-P**	Dark Bronze
☐ **JB1/LG-P**	Light Gray
☐ **JB1/PS-P**	Platinum Silver
☐ **JB1/WH-P**	White

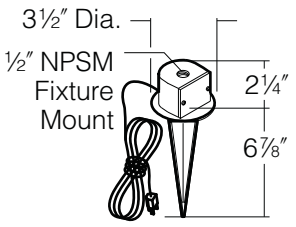


Portable Spear Mount

Cat. No. ☐ **J-25N**
☐ **No Option**

Cast iron with ½″ NPSM fixture mount. Hot dip galvanized finish. 5.5 cu in. splice compartment. 9′ (SJTW-A) 3 wire cord and plug.

NOTE: For use with incandescent, halogen, and fluorescent fixtures only.



2" SSL WALL-MOUNT ACCENT

WMA2
LED

The 2" SSL Wall-mount Accent luminaire employs solid state technology to provide small scale LED solutions for canopy and sign lighting. All components are encapsulated inside a single small and attractive enclosure designed for superior thermal performance in weather resistant applications. Offered in a choice of light output levels, finishes, and color temperatures with a range of mounting and light control accessories, 2" SSL Accent will perform as specified. It's aluminum construction and solid-state light source will provide years of efficient service.



PROJECT:

TYPE:

Construction:
- Separately sealed optical chamber and integral driver chamber IP67
- Easy "two-screw" integral driver access, does not disturb optical chamber seal
- Epoxy encapsulated electrical wire pass-through anti-wicking barrier
- Flush lens prevents puddles/water deposits in upward facing applications
- Yoke mount provides 360˚ horizontal, 200˚ vertical adjustment
- Locking horizontal pivot system to yoke features all stainless steel construction for exceptional strength
- Knurled knob tool-less vertical aiming lock, with tamper-resistant tooled locking after final aiming
- Black satin polyester powder paint is standard, Type 3 marine-grade anodized finish optional
- Finned heat-sink housing provides exceptional thermal management

10 year limited warranty
AMERLUX LED

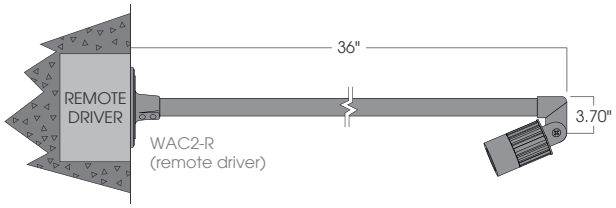
Optics:
Lumen maintenance: 70% @ 50,000 hours
Available in a variety of axial beams in combination with light shaping filters
HGS - Half external glare-shield field installable, 360˚ adjustable/lockable

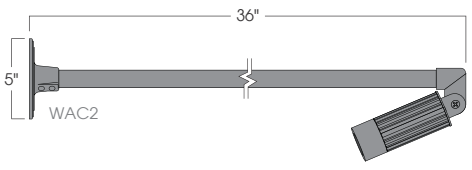


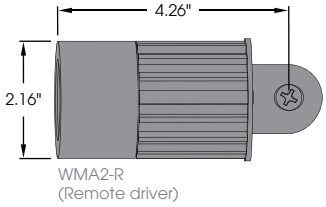
Electrostatic sensitive device.
observe precautions for handling

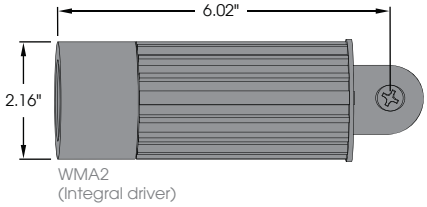
Electrical:
Input voltage 120v-277v auto-sensing
Dimmable at 120v only
Reverse phase ELV
Power consumption 10w

Labeling:









Ordering Information

Model #	CCT	Beam Spread		Finish	Accessories
		Symmetric Filter	Asymmetric Filter		
WMA2 **WMA2-R**	**27** (2700) **30** (3000) **35** (3500)	**15°, 20°** **30°, 40°** **60°**	**60x10** **60x30** **90x60**	**BK** - Black **BA** - Black Anodized	**HGS2** Half Glare Sheild

Part String

Example: **WMA2 / 32 / 15 / BK**

2" SSL WALL-MOUNT ACCENT

WMA2
LED

amerlux GLOBAL LIGHTING SOLUTIONS exterior

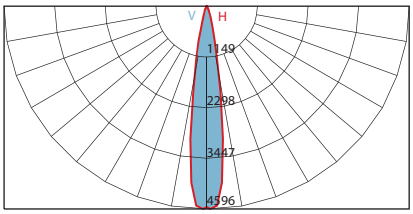
TYPE:



Data represents the use of light shaping filters
Complete photometric data (ies format) available upon request

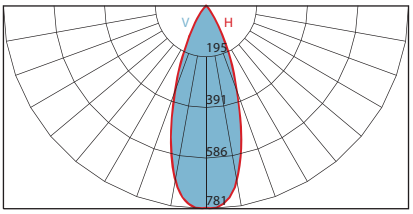
LUMINAIRE	LUMENS
WMA2-30-15	498
WMA2-30-30	378
WMA2-30-40	337
WMA2-30-60	328
WMA2-30-60X10	385
WMA2-30-60X30	345
WMA2-30-90X60	375

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-15.IES
AXIAL CANDELA DISPLAY



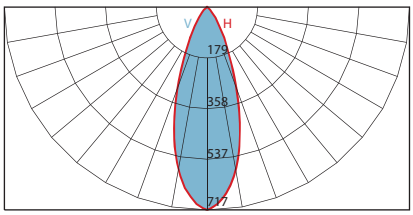
Maximum Candela = 4596.332 Located At Horizontal Angle = -1, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-30 FIXED.IES
AXIAL CANDELA DISPLAY



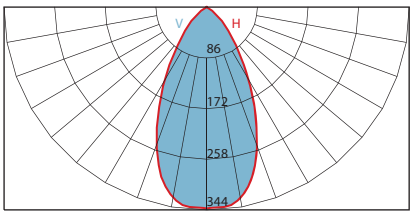
Maximum Candela = 781.19 Located At Horizontal Angle = -1, Vertical Angle = -1
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-40 FIXED.IES
AXIAL CANDELA DISPLAY



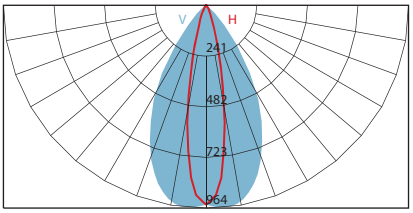
Maximum Candela = 716.649 Located At Horizontal Angle = 0, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60 FIXED.IES
AXIAL CANDELA DISPLAY



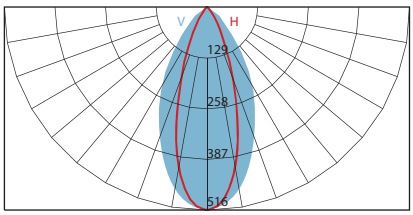
Maximum Candela = 344.443 Located At Horizontal Angle = -3, Vertical Angle = -3
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60X10 FIXED.IES
AXIAL CANDELA DISPLAY



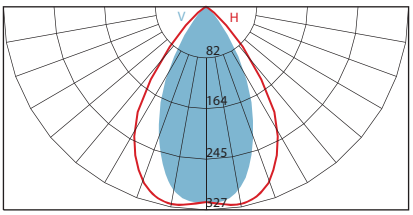
Maximum Candela = 964.386 Located At Horizontal Angle = -7, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60X30.IES
AXIAL CANDELA DISPLAY



Maximum Candela = 515.806 Located At Horizontal Angle = 0, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-90X60.IES
AXIAL CANDELA DISPLAY



Maximum Candela = 327.191 Located At Horizontal Angle = -11, Vertical Angle = -5
H - Horizontal Axial Candela
V - Vertical Axial Candela

Notes:

RA4LRM

4" LED Recessed Downlight: Remodel Housing

Catalog No. RA4RLM-127K

Type

Project

Specifications/Features

Housing/Mounting

Specification grade 4" remodel housing, 5-1/4" O.D. plaster ring flange.
4-7/8" Ceiling opening. Works in ceiling thicknesses from 1/2" – 2".
16 Gauge galvanized steel housing with die-cast aluminum heat sink.
Requires minimum 3" clearance around fixture from insulation material.
Thermal protection provided in case of improper insulation use.
Heavy duty steel plaster ring is secured to ceiling by three (3) spring clamps.
LED drivers are fully accessible from below the ceiling, and with the spring-latch housing attachment, can be easily removed.
Quick-connect LED light engine enables easy installation and removal.

Electrical

UL8750 and Class 2 Compliant; RoHS Compliant, US only.
Output over voltage, over-current and short circuit protection.
Approved for through-circuit wiring. Max.: (4) 12 AWG (2in/2out).
Pre-wired junction box with convenient screwdriver pry-outs. (4) 1/2" concentric knockouts.

Lamp

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources.
Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.

Dimming

All RA4LRM downlights are available for non-dimming and dimming applications.
For non-dimming applications, use driver option D2.

Trims

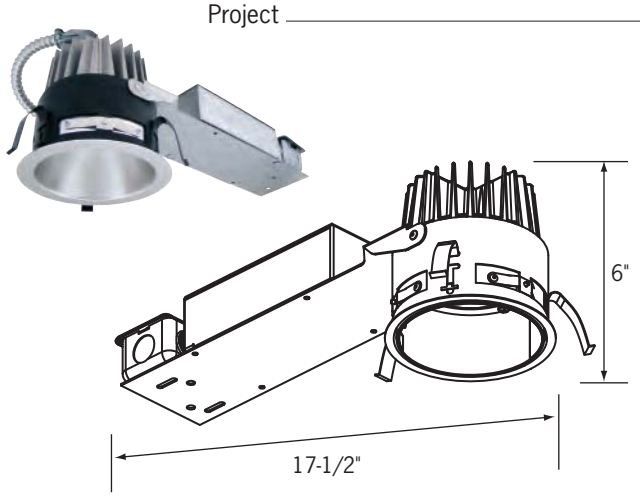
Specification Grade trims are available in several different styles and finishes for your space. Featuring a high quality Alzak™ finish; optically designed for reduced glare while maintaining maximum lumen output. See attached trim spec sheet for information and details.

Warranty

This complete fixture is covered by Con-Tech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

CSAus Certified to UL Standards. Suitable for damp locations.
CSA Certified to UL Standards. Refer to trim spec sheet for Canada compliant trims.
Assembled in the USA.



Ceiling Opening: 4-7/8"
Ceiling Thickness: 1/2" – 5/8"

	1000 Series	2000 Series
Input Voltage		
Non-dimming	90-305V AC, 47-63Hz	90-305V AC, 47-63Hz
0-10V dimming	90-305V AC, 47-63Hz	90-305V AC, 47-63Hz
Triac dimming	90-135V AC, 47-63Hz	Not Available
Lutron HiLume® Dimming	120V AC, 50/60Hz	120V AC, 50/60Hz
Input Wattage	16	29
Output Current (mA)	350	700
Color Temp	2700K/3000K/3500K	2700K/3000K/3500K
CRI: Standard / High	83 (80min) / 93+	83 (80min) / 93+
Driver		
Power Factor	> 0.90	> 0.90
THD	< 20%	< 20%
Dimming		
0-10V	15-100%	15-100%
Triac	10-100%	Not Available
Lutron HiLume®	1-100%	1-100%
Emrgncy Batt. Backup	Not Available	Not Available

Ordering Information

Example Order: RA4LRM — 130KI2D2 CST4322LN-CLR

Housing		LED Module/Color Temp	Electrical/Dimming	Trim Type		CSA Listing
	–				–	

RA4LRM

1000 Series
127K - 16W/2700K
130K - 16W/3000K
135K - 16W/3500K
127KC - 16W/2700K/93+ CRI
130KC - 16W/3000K/93+ CRI
135KC - 16W/3500K/93+ CRI
2000 Series
227K - 29W/2700K
230K - 29W/3000K
235K - 29W/3500K
227KC - 29W/2700K/93+ CRI
230KC - 29W/3000K/93+ CRI
235KC - 29W/3500K/93+ CRI

12D1[1] - 120V Triac Dimming
12D2 - 120V Non-Dimming/0-10V Dimming
12D3[2] - 120V Lutron HiLume® Dimming
27D2 - 277V Non-Dimming/0-10V Dimming

***** - All Others
Leave Blank
W - Wall Wash

- Listed for Use in U.S.
Leave Blank
C - Listed for Use in Canada[3]

*Trims

See attached "4" LED Recessed Trims" sheet for trim information and details.

1. Driver option is available on the 1000 Series LED Module only.
2. 12D3 Driver/Dimming option not approved for use in Canada.
3. MUST use cCSAus compliant trim.

CONTECH LIGHTING

RA4L

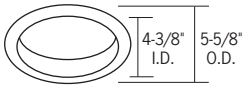
4" LED Recessed Downlight Trims

Catalog No CTR4327L

Type _____

Project _____



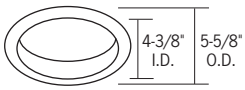


Specification Grade Specular Reflector

Specification grade specular reflector: narrow beam clear, medium beam clear, wide beam clear, platinum, or white. OD: 5-5/8"; ID: 4-3/8"
Approved for use in U.S.; for Canadian approved trim add "–C" after finish code. Only the "–C" version is wet location certified for U.S. and Canada.

CST4322LN-CLR - Narrow Beam, Clear Reflector
CST4322LM-CLR - Medium Beam, Clear Reflector
CST4322LW-CLR - Wide Beam, Clear Reflector
CST4322L-PL - Platinum Reflector
CST4322L-WHT - White Reflector



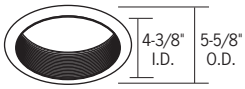


Two Piece Reflector Trim

Two piece reflector: clear or white upper reflector, clear or platinum lower cone; Includes (1) LF20-CL glass lens. OD: 5-5/8"; ID: 3-1/2"
Approved for use in U.S. and Canada when glass lens is installed (in dry or wet locations).

CTR4321L-CLR-(CLR,PL) - Clear Reflector
CTR4321L-WHT-(CLR,PL) - White Reflector



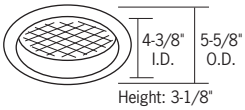


Two Piece Reflector/Baffle Trim

Two piece reflector: clear or white upper reflector, black or white lower baffle; Includes (1) LF20-CL glass lens. OD: 5-5/8"; ID: 3-1/2"
Approved for use in U.S. and Canada when glass lens is installed (in dry or wet locations).

CTR4321L-CLR-(B,P) - Clear Reflector
CTR4321L-WHT-P-(B,P) - White Reflector



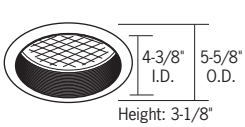


Two Piece Reflector Trim with Lens

Two piece reflector/baffle: Clear or white upper reflector, clear or platinum lower cone; regressed prismatic convex lens, Wet Location Listed. OD: 5-5/8"; ID: 3-7/8"
Approved for use in U.S. and Canada.

CTR4327L-CLR-(CLR,PL) - Clear Reflector
CTR4327L-WHT-(CLR,PL) - White Reflector



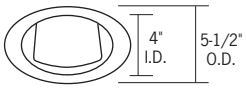


Two Piece Reflector/Baffle Trim with Lens

Two piece aluminum reflector and baffle with lens: Clear or white upper reflector, black or white lower baffle with regressed prismatic convex glass lens; 1-1/2" Regress. Wet Location Listed. OD: 5-5/8"; ID: 3-7/8"
Approved for use in U.S. and Canada.

CTR4327L-CLR-(B,P) - Clear Reflector
CTR4327L-WHT-P-(B,P) - White Reflector



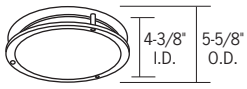


Lensed Wall Wash Trim

Lensed Wall Wash Trim; Clear, Platinum or White Reflector. OD: 5-1/2"; ID: 4"
Approved for use in U.S. and Canada.

CTR4323L-CLR - Clear Reflector
CTR4323L-PL - Platinum Reflector
CTR4323L-WHT - White Reflector



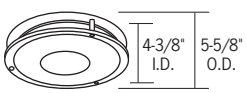


Floating Glass Trim

Floating glass disc; clear or white reflector. 1-1/4" Drop from ceiling. Glass OD: 6-1/16".
Approved for use in U.S. and Canada.

CTR4325L-(CLR,WHT)-P



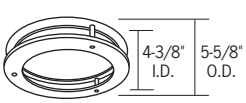


Floating Glass Ring

Floating glass ring; clear or white reflector. 1-1/4" Drop from ceiling; 3-1/2" center hole. Glass OD: 6-1/16".
Approved for use in U.S.; for Canadian approved trim, add "–C" after the finish code. Only the "–C" version is wet location certified for both U.S. and Canada.

CTR4326L-(CLR,WHT)-P



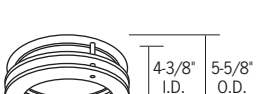


Floating Single Acrylic Ring

Single sandblasted floating colored acrylic ring supported by three (3) posts. Clear or white reflector. 1-1/2" Drop from ceiling. Acrylic Ring OD: 6-7/8"; ID: 4-3/8".
Approved for use in U.S.; for Canadian approved trim, add "–C" after the finish code. Only the "–C" version is wet location certified for both U.S. and Canada.

CTR4324L-(CLR,WHT)-P
1AR4(B,F,G,R,Y)





Floating Double Acrylic Ring

Stacked floating colored, sandblasted acrylic rings supported by three (3) posts. Clear or white reflector. 2-3/4" Drop from ceiling. Acrylic Ring OD: 6-7/8"; ID: 4-3/8".
Approved for use in U.S.; for Canadian approved trim, add "–C" after the finish code. Only the "–C" version is wet location certified for both U.S. and Canada.

CTR4324L-(CLR,WHT)-P
2AR4(B,F,G,R,Y)

Finishes: -B (black baffle), **-CLR** (clear reflector), **-P** (white baffle), **-PL** (matte platinum), **-WHT** (white reflector)
Acrylic Ring Finishes: -B (blue), **-F** (frosted), **-G** (green), **-R** (red), **-Y** (yellow)

RA4L
4" LED Recessed Downlight

Catalog No. _____

Type _____

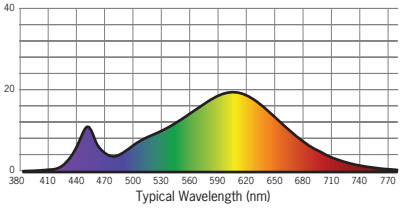
Project _____

Photometrics

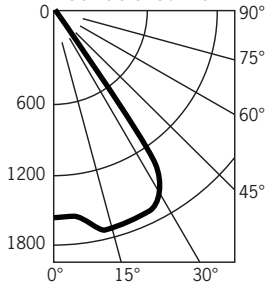
RA4LNC-230K12D2/CST4322LW-CLR

Designed for 50,000 Hour Lamp Life*; LM-79 Test No. 70358

Light Output (Fixture Delivered Lumens): 2056
Total Watts@120V: 28.6
Lumens Per Watt: 72
Color Rendering Index (CRI)[1]: 83
Color Temperature (CCT)[2]: 3079K Warm White
Spectral Power Distribution Chart[3]



Candela Curve



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	1553	
5	1519	150
15	1731	489
25	1714	783
35	924	542
45	78	64
55	24	21
65	6	6
75	2	1
85	0	0
95	0	

Intensity Distribution

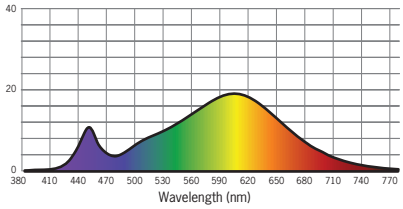
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	43.1	7.7
8'	24.3	10.3
10'	15.5	12.9
12'	10.8	15.5
14'	7.9	18.0
16'	6.1	20.6

Beam Distribution: 72°
Spacing Criteria: 1.29

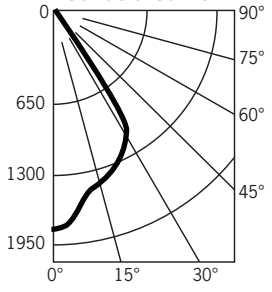
RA4LNC-230K12D2/CST4322L-PL

Designed for 50,000 Hour Lamp Life*; LM-79 Test No. 70359

Light Output (Fixture Delivered Lumens): 1806
Total Watts@120V: 29.5
Lumens Per Watt: 61
Color Rendering Index (CRI)[1]: 82
Color Temperature (CCT)[2]: 3080K Warm White
Spectral Power Distribution Chart[3]



Candela Curve



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	1855	
5	1725	161
15	1502	428
25	1347	616
35	721	436
45	139	112
55	40	39
65	10	11
75	2	2
85	0	0
95	0	

Intensity Distribution

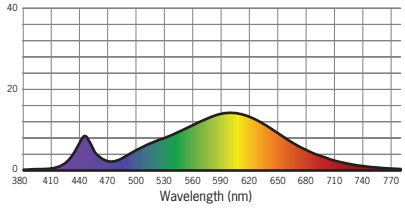
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	51.5	6.0
8'	29.0	8.0
10'	18.5	10.0
12'	12.9	12.1
14'	9.5	14.1
16'	7.2	16.1

Beam Distribution: 68°
Spacing Criteria: 1.0

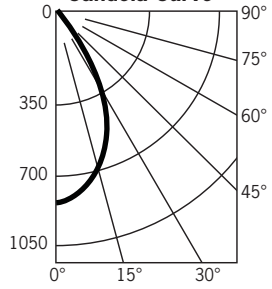
RA4LNC-230K12D2/CTR4323L-CLR

Designed for 50,000 Hour Lamp Life*; LM-79 Test No. 72139

Light Output (Fixture Delivered Lumens): 876
Total Watts@120V: 28.7
Lumens Per Watt: 31
Color Rendering Index (CRI)[1]: 81
Color Temperature (CCT)[2]: 3168K Warm White
Spectral Power Distribution Chart[3]



Candela Curve



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	812	
5	907	76
15	931	196
25	778	239
35	479	180
45	236	99
55	131	52
65	61	24
75	16	8
85	3	3
95	0	

Footcandles on Wall

Single Unit, 3' From Wall

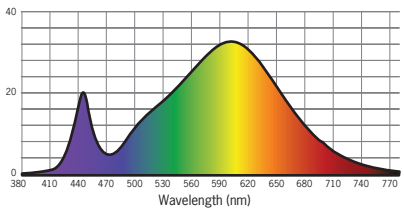
Distance from Ceiling	0'	1'	2'	3'	4'	5'
1'	3	2	1	0	0	0
2'	8	6	3	1	0	0
3'	9	8	4	2	1	0
4'	10	8	5	3	1	1
5'	9	8	5	3	1	1
6'	7	7	5	3	2	1
7'	6	5	4	3	2	1
8'	4	4	3	3	2	1
9'	3	3	3	2	2	1

▲ beam center

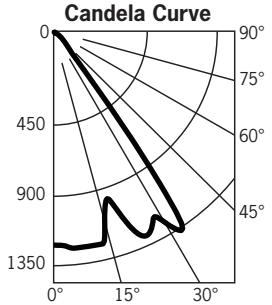
RA4LNC-230K12D2/CTR4326L-CLR-P

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 71563

Light Output (Fixture Delivered Lumens): 1730
Total Watts@120V: 29
Lumens Per Watt: 60
Color Rendering Index (CRI)[1]: 82
Color Temperature (CCT)[2]: 3138K Warm White
Spectral Power Distribution Chart[3]



Candela Curve



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	1258	
5	1280	122
15	1107	326
25	1256	587
35	628	461
45	105	84
55	53	49
65	29	29
75	14	16
85	5	6
95	5	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	34.9	8.0
8'	19.7	10.6
10'	12.6	13.3
12'	8.7	15.9
14'	6.4	18.6
16'	4.9	21.2

Beam Distribution: 70°
Spacing Criteria: 1.30

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

**Dependent on surrounding temperatures*

For the 1000 Series/16W data, multiply results by .50

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/10/2016

APPLICANT: Glen Cox

AGENDA ITEM: **SP2016-010;** *815 T. L. Townsend*

SUMMARY:

Discuss and consider a request by Glen Cox for the approval of site plan for an *office building* on a 2.60-acre tract of land identified as Lot 1, Block A, Corrigan Law Office Addition [*0.31-acres*] and Lot 8, Block A, Municipal Industrial Park Addition [*2.29-acres*], City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 805, 815 & 821 T. L. Townsend Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 4,988 sq. ft. office building adjacent to the existing office building located at 815 T. L. Townsend Drive. The 2.60-acre tract of land is zoned Light Industrial (LI) District and is generally located at the intersection of T. L. Townsend Drive and Whitmore Drive and is addressed as 805, 815 & 821 T. L. Townsend Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed office building is permitted by right and could have been approved administratively by staff; however, the proposed site plan does not meet the necessary parking for the site and requires a shared parking agreement. This agreement requires approval by City Council prior to issuance of a building permit or certificate of occupancy. The site plan indicates approximately ten (10) parking spaces on site, with additional spaces located on the adjacent property. The site requires a minimum of seventeen (17) parking spaces for the use. By combining the existing office parking spaces (14) and the future buildings parking spaces (23), a total of forty-seven (47) parking spaces will be provided for the development. A shared parking agreement for the office complex will assure that adequate parking will be provided, which will exceed the minimum standards by four (4) parking spaces for the proposed office use.

The submitted site plan, building elevations, and landscape plans are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC). With the exception of the required parking agreement and the conditions as listed in the *Project Plan Review* as attached to this report, the site plan meets the intent of the UDC.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,000*	*0.45-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*[1]	*x>200-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*[3]	*x>10-Feet; In Conformance*
Maximum Building Height	*120-ft; 60-ft w/o SUP*	*28' 8"; In Conformance*
Max Building/Lot Coverage	*60%*	*~25.5%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Floor Area Ratio	*2:1*	*x<2:1; In Conformance*
Minimum Number of Parking Spaces	*17*	*10 Provided; Requires Waiver*
Minimum Stone Requirement	*20% ea facade*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*10%*	*x>10%; In Conformance*
Maximum Impervious Coverage	*90% to 95%*	*<90%; In Conformance*

NOTES:
1. Minimum site frontage when adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.

VARIANCES AND EXCEPTION REQUEST:

The applicant is requesting an exception to the *Unified Development Code* (UDC) for the section outlined below. As a note, an exception request of the UDC requires passage of a simple majority vote of those members present of the City Council for approval. The request is as follows:

a) *Article VI, Location of commercial parking and loading spaces.* An exception to allow for not meeting the parking requirements for a development as established in *Art. VI, Section 3.3* of the Unified Development Code *(UDC)* and requiring approval of an off-site parking agreement. The UDC reads as follows:

Off-site parking agreement.

1. When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two years, shall be drawn and executed by the parties concerned, approved as to form by the city attorney, and filed with the application for a building permit or certificate of occupancy if a change in use is involved.

2. If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this article, shall be required, or the property shall lose its certificate of occupancy.

It should be noted that the parking agreement requires a discretionary approval of the City Council. If approved, staff would recommend that the parking agreement be signed and fully executed prior to the submittal of civil engineering plans.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

   a. Approval of an off-site parking agreement by the City Council prior to the submittal of civil engineering plans.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other

applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	4/15/2016	LM
Project Number	SP2016-010	**Owner**	GLEN COX	**Approved**		
Project Name	815 Townsend	**Applicant**	GLEN COX	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	4/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
821 WHITMORE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MUNICIPAL INDUSTRIAL PARK	8	A	8	4470-000A-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/15/2016	4/22/2016	4/22/2016	7	APPROVED	
ENGINEERING	Amy Williams	4/15/2016	4/22/2016	4/25/2016	10	COMMENTS	See Comments
(4/20/2016 8:20 AM AW) Show drainage easement in front and back (see markup) Need fire lane, access, and drainage easement shown into lot 1 (see markup) Need turn around at the end of dead end parking lot Show proposed and existing water and sewer Show and label drainage/detention easement							
FIRE	Ariana Hargrove	4/15/2016	4/22/2016	4/22/2016	7	COMMENTS	see comments
(4/22/2016 10:56 AM AA) Site plan is not to scale. Unable to confirm fire hydrant coverage, not shown on plan. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.) Unable to confirm fire lane coverage as site plan is not to scale. Unableto confirm that the Needed Fire Flow of 2,000 gmp/2hr is met. No fire hydrants were shown on the plan.							
GIS	Lance Singleton	4/15/2016	4/22/2016	4/20/2016	5	APPROVED	See Comments
(4/20/2016 4:38 PM LS) Address Assignment will be: 821 WHITMORE DR, ROCKWALL, TX 75087							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	4/15/2016	4/22/2016	4/25/2016	10	COMMENTS	See comments

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 3, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final/Replat Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-010" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Re-label Firelane,...etc. as "24-ft Firelane, Public Access, & Drainage Easement" including the 'Future Development' lot.
2. Use a gray scale for the area labeled as "Future Development', including the parking area not being considered with this submittal.
3. Indicated the outer extremes (with arrows) of the Detention Area to the east and relabel as "Detention & Drainage Easement."
4. Replat & abandon easements not necessary to the future development of the Corrigan Law Offfice addition [Reference SP2013-008].
5. According to the UDC, Article VI, Sec. 3.3, a parking agreement must be approved by the City Council prior to the issuance of a building permit or certificate of occupancy. ** Requires a simple majority vote of council for approval **
6. Correct 'Parking Requirements' legend to include the required future development parking space totals.

Landscape Plan:
1. Chage the minimum caliper inch requirement to reflect a minimum of 3" caliper for each 20,000 sq.ft.

Photometric Plan:
1. A photometric plan meeting the standards established in the UDC must be submitted for all exterior lights to be used on the property. Provide cut sheets for all exterior lighting sources, and a detail of the lighting pole standards to be used.

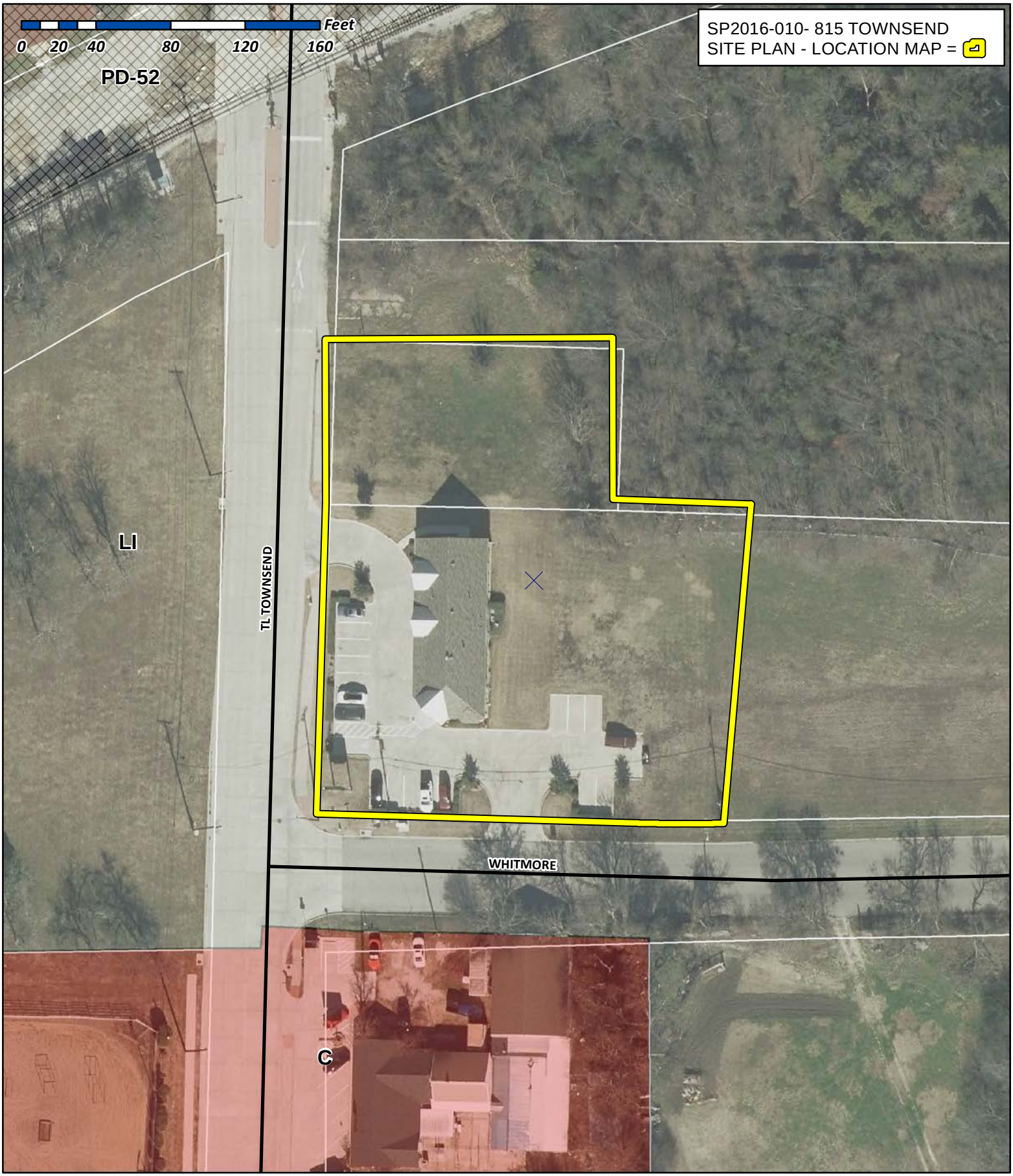
Building Elevations:
1. The building elevations submitted meet the intent of the UDC.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: May 10, 2016 (6:00 p.m.)

City Council - Action: May 16, 2016 (6:00 p.m.) [FOR APPROVAL OF THE PARKING AGREEMENT]

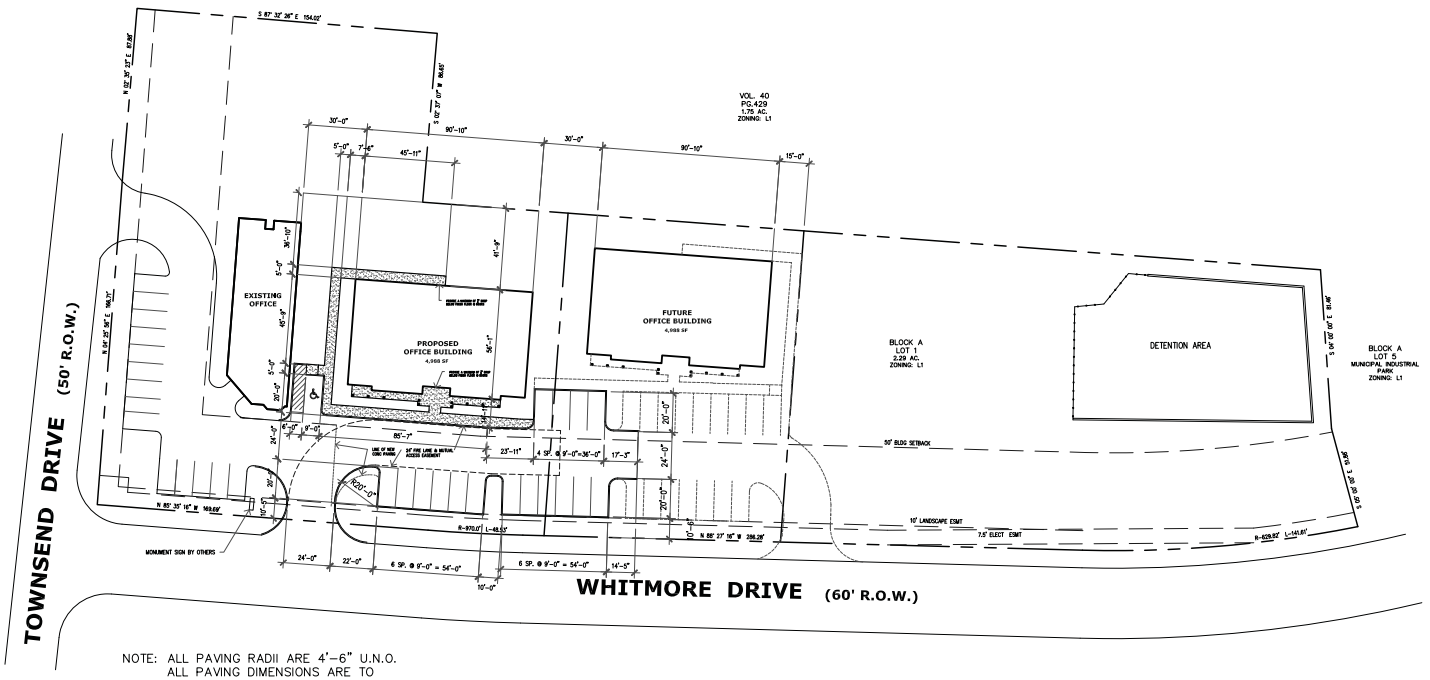


City of Rockwall

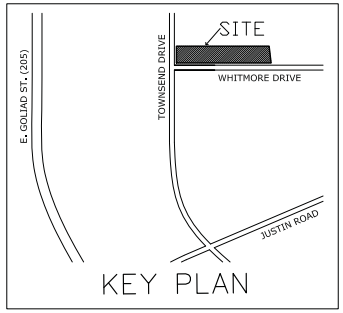
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NOTE: ALL PAVING RADII ARE 4'-6" U.N.O.
ALL PAVING DIMENSIONS ARE TO FACE OF CURB



PARKING REQUIREMENTS

OFFICE 4,988 SF @ 1/300 = 17

17 PARKING SPACES REQUIRED

17 PARKING SPACES PROVIDED

1 HANDICAP PARKING SPACE REQUIRED FOR 0-25 SPACES
1 HANDICAP PARKING SPACES PROVIDED

VARNER ADDITION

BEING A 2.29 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK BEING LOT 8, BLOCK A, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ROBERT VARNER JR.
3401 MAPLELEAF LANE
RICHARDSON, TEXAS 75082
214-740-0214

NORTH
0 20 40
SCALE IN FEET

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-209-2281

No.	Date	Revision	By

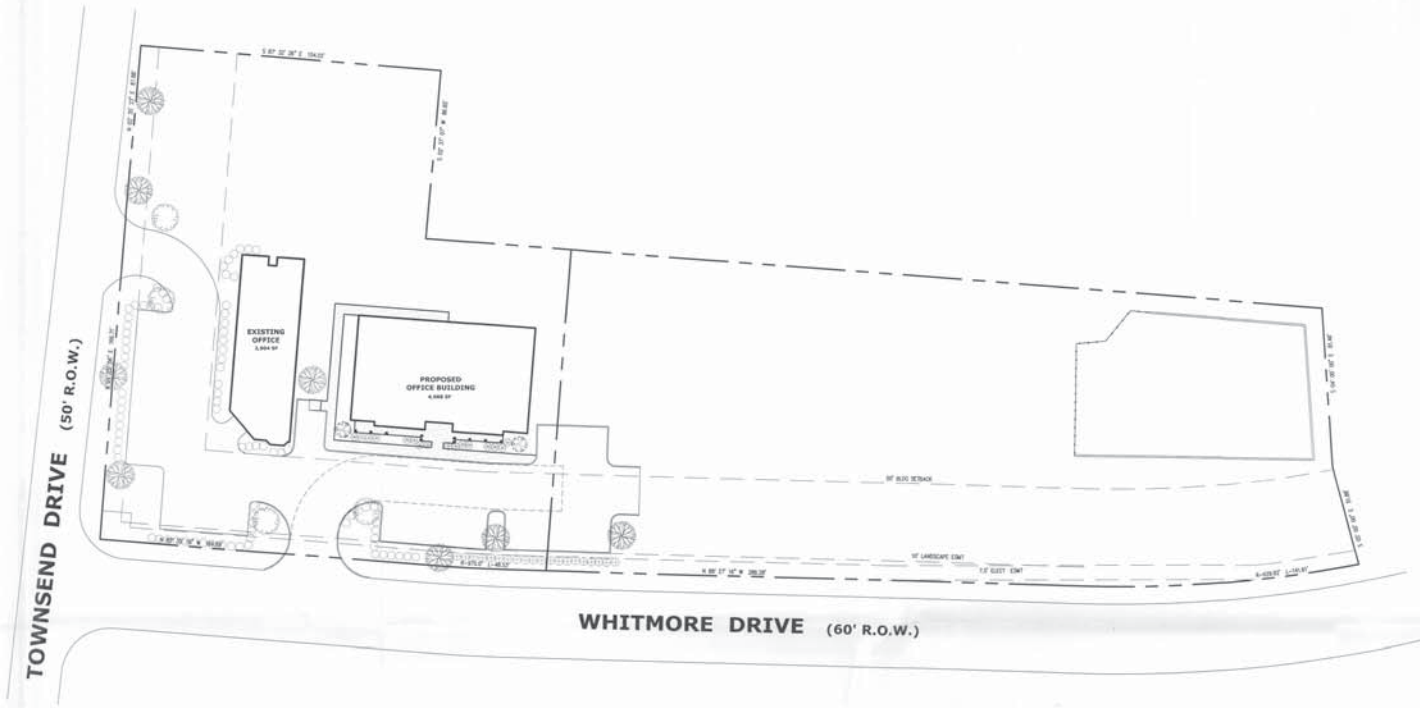
TOWNSEND PROFESSIONAL CENTRE
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 30'-0"
Date:	5/1/16
Project No.:	160103
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF 17

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



EXISTING LIVE OAK (4)

LIVE OAKS (8)
INSTALLED WITH A MIN. 4" CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

EXISTING SHRUB

INDIAN HAWTHORNE (16)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (20)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50'	9	9
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	3	3
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 10% REQUIRED	5,173 SF	28,681 SF

LOT 8, BLOCK A -VARNER ADDITION
3401 MAPLELEAF LN. RICHARDSON, TEXAS 75082
(214) 740-0214

1. ZONING: LI -LIGHT INDUSTRIAL
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 51,718.0 SF 1.19 AC
4. BUILDING AREA: 7,892 SF
5. BUILDING HEIGHT: SINGLE STORY - 21'-0 "
6. LOT COVERAGE: 19.8% F.A.R. = 0.020:1
7. PARKING REQUIRED: 1 SPACE/300 SF 7,892 SF/300 = 26 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 30 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 23,037 SF

VARNER ADDITION

BEING A 1.19 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK BEING LOT 9, BLOCK A, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ROBERT VARNER JR.
3401 MAPLELEAF LANE
RICHARDSON, TEXAS 75082
214-740-0214

NORTH
SCALE IN FEET

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
MEDICAL COMMERCIAL INSTITUTIONAL
CHURCHES

MERSHAWN ARCHITECTS
231.3 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-248-2081

No.	Date	Revision	By

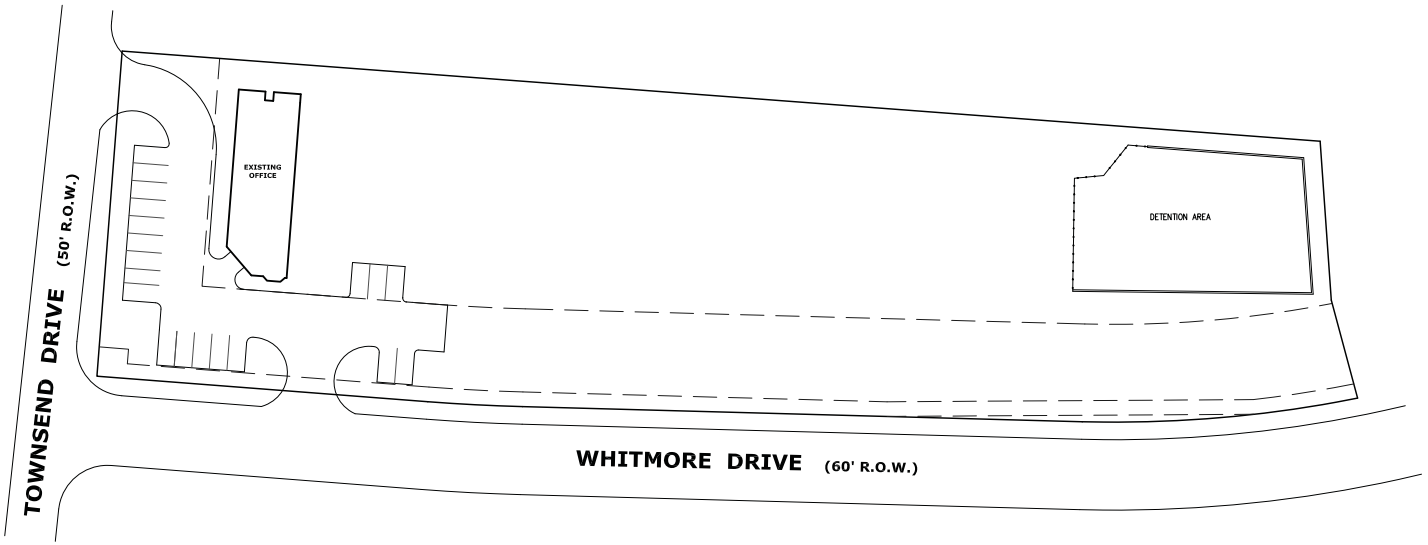
TOWNSEND PROFESSIONAL CENTRE
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 30'-0"
Date:	5/1/16
Project No.:	16003
Designed:	CW
Drawn:	CW
Checked:	MM

SHEET L1 OF 1

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH

SCALE IN FEET 0 20 40

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-3381

No.	Date	Revision	By

TOWNSEND PROFESSIONAL CENTRE
ROCKWALL, TEXAS

EXISTING SITE PLAN

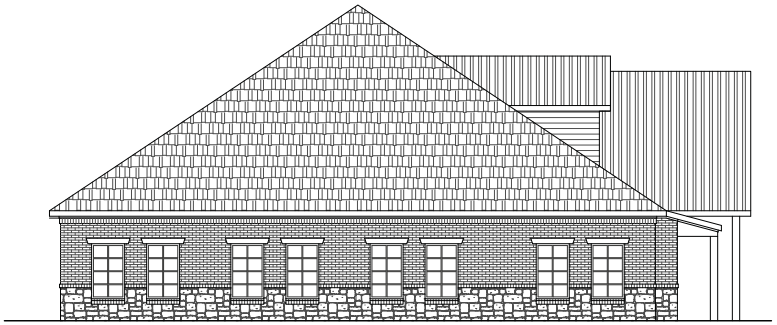
Scale:	1" = 30'-0"
Date:	MM/DD/YY
Project No.:	160103
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



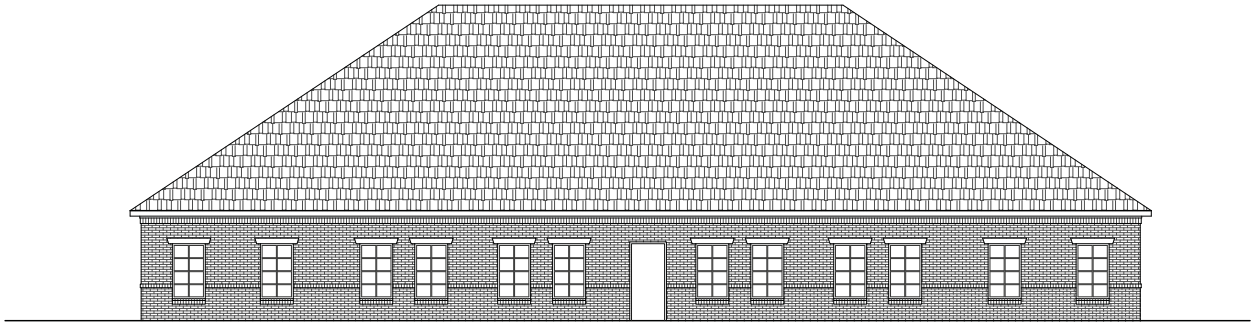
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
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CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2281

No.	Date	Revision	By

TOWNSEND PROFESSIONAL CENTRE
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	MM/DD/YY
Project No.:	160103
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
OF

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 10, 2016

SUBJECT: SP2014-011; *Channell Alternative Landscape Plan*

On July 8, 2014, the Planning and Zoning Commission approved a site plan for a 295,910 SF office, manufacturing and warehouse facility identified as the future corporate headquarters for the *Channell Commercial Corporation*. As part of this case, a landscape plan conforming to the requirements for a property situated in the SH-205 By-Pass Overlay (SH-205 BY OV) District and a Light Industrial (LI) District was approved. The applicant has since requested to change the landscape plan on the grounds that the previously approved plan does not scale well in relation to the building and the intersection at Justin Road and John King Boulevard. Specifically, the applicant has stated that under the current plan, the building appears to be too close to John King Boulevard and that by changing the landscape plan -- *by adding berms and alternative plantings* -- the look and scale of the site can be improved.

The new plan submitted by the applicant proposes planting 22 canopy trees along John King Boulevard and 29 canopy trees along Justin Road. The canopy trees will be a mixture of Cedar Elm and Live Oak Trees. This conforms to the Unified Development Code (UDC) requirement of three (3) canopy trees per 100-linear feet of street frontage along John King Boulevard and one (1) canopy tree per 50-linear feet of frontage along Justin Road. In lieu of the accent trees required along John King Boulevard (*i.e. four [4] accent trees per 100-linear feet of street frontage*) the applicant is proposing to plant 71, 100-gallon/4-inch caliper Nellie R. Stevens (*i.e. evergreen screening shrub*), 33 of which will be located along John King Boulevard and 38 adjacent to Justin Road. The applicant will also be incorporating 17, eight (8) foot tall Crepe Myrtle Trees in front of the building adjacent to the intersection of John King Boulevard and Justin Road.

As part of this alternative landscape plan, the applicant is requesting that the Planning and Zoning Commission and City Council waive the tree proximity requirement for parking spaces. According to Section 5.9, *Parking Lot Landscaping*, of Article VIII, *Landscape Standards*, of the UDC, "(n)o required parking space may be located more than 80-feet from the trunk of a large canopy tree." In this case, the applicant is proposing to phase in triangular shade structures that would inhibit the ability to plant trees in the landscape medians located in the parking areas. It should be noted that the vast majority of the parking areas meet this requirement; however, there are a few parking spaces adjacent to Justin Road, and a larger parking area on the north side of the property that will not meet this requirement.

Another aspect of the revised landscape plan is the inclusion of an amphitheater and public meeting space that will be incorporated adjacent to Justin Road (*west of the roundabout entryway*). This public meeting space is surrounded by a concrete wall that will visually match the exterior of the building. This type of wall will also be utilized in the front of the property concealing a curvilinear plaza below the curtain wall on the front façade of the building. A berm will also be utilized at the corner of Justin Road and John King Boulevard to give the illusion of depth to the site.

In previous cases, the City Council has approved alternative landscape plans -- *like the one being proposed* -- when they find that the proposed plan meets the spirit and intent of the landscape ordinance. It should be noted that a ¾-majority vote would be required to approve the plan since some of the landscaping requirements are tied to overlay district standards. In the attached packet staff has provided the alternate landscape plan, a proposed hardscape plan, and renderings of plan for the Planning and Zoning Commission's review. The projected City Council date for this case will be ***Monday, May 16, 2016***.

CITY OF ROCKWALL LANDSCAPE STANDARDS

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE 18.76 ACRES		817,185.5 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	NONE	NONE
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (3) CANOPY AND (4) ACCENT TREE PER 100 FEET. JOHN KING 726 LINEAR FT JUSTIN ROAD 955 LINEAR FT	22 CANOPY TREE 29 ACCENT TREE 29 CANOPY TREE 38 ACCENT TREE	22 CANOPY TREE (*) 33 ACCENT TREE 29 CANOPY TREE (*) 38 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 817,185.5 SQ. FT.	122,577 SQ FT	150,800 SQ FT. 18%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	YES	SEE (+) BELOW

(*) ACCENT TREES, SUBSTITUTED FOR NELLIE R. STEVENS 100 GAL, 4" CALIPER

(+) THE PARKING LOT TREES. ARE NOT BEING INSTALLED PER THE ALTERNATE LANDSCAPE PLAN AS THE FUTURE PLANS ARE FOR THE PARKING AREAS TO RECEIVE POLYGON SHADE STRUCTURES.

LANDSCAPE TREE SYMBOLS

LARGE — SITE TREES LARGE PER TYPE AND SIZE NOTED ON PLAN
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

MEDIUM — SITE TREES MEDIUM PER TYPE AND SIZE NOTED ON PLAN
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

12'–0" SMALL — SITE TREES SMALL PER TYPE AND SIZE NOTED ON PLAN
INSTALL (1) ONE ADJUSTABLE BUBBLERS ON EACH TREE

12'–0" — EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS
HOLLY. WITH 4" TREE RING AND 3" MULCH
INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB

6'–0" — EVERGREEN SHRUBS FOR SCREENING

3'–0" — EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

FLOWERING OR EVERGREEN SHRUBS

GROUND COVER SPECIMENS

EVERGREEN FLOWERING GROUND COVER

EVERGREEN GROUND COVER WITH
STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

BERMUDA GRASS–OFF SITE, HYDRO–MULCH SEED
IRRIGATION SYSTEM NOT IN BASE BID, ADD ALTERNATE FOR
TEMPORARY WATERING BY TRUCK TO GERMINATE 14 DAYS

6" FILL — PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED
GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED
FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO
MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER
TOP OF CURB TO LOW SIDE

GRASS CRETE PAVERS ON FIRE LANE PAVING. SEE NOTES AND
DETAILS. GRASSCRETE MOLDED PULP STONE FILLED VOID SYSTEM,
CAST IN PLACE CONCRETE, SECTION 03300. INSTALLED ON FILTER
FABRIC AND GRAVEL BASE.

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"–2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

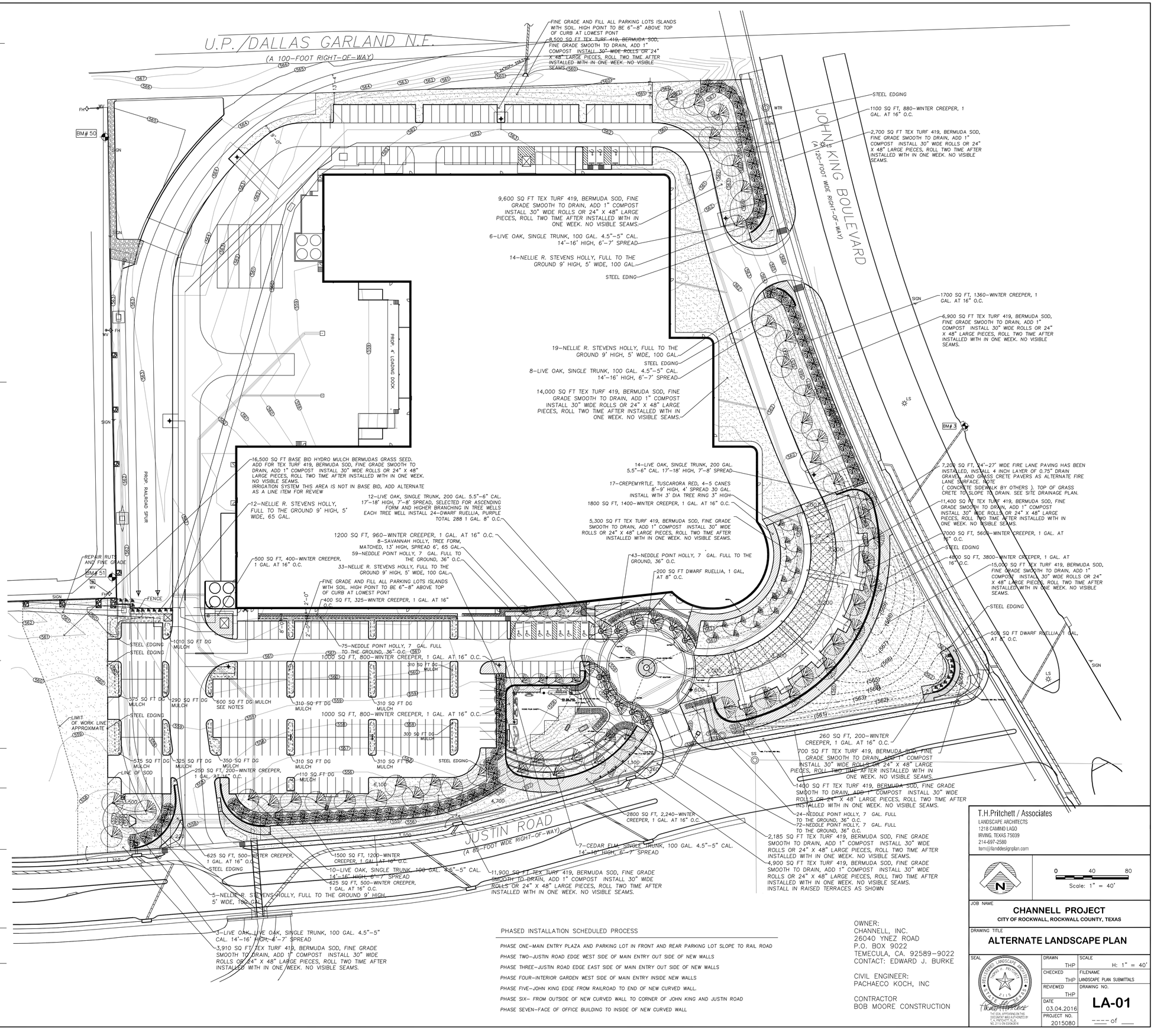
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BIDDING NOTES

1. SEE LANDSCAPE PLAN AND ALTERNATE BIDS NOTED FOR SOLID SOD, HYDRO–MULCH.
2. BIDDERS TO PROVIDE SEPARATE BID TO INCREASE SIZES OF TREES NOTED BELOW AS ADD ALTERNATES– PROVIDE COST ABOVE THE BASE BID COST FOR EACH ITEM.
   LIVE OAK BASE BID 100 GAL. ADD FOR 200 GAL.
   CEDAR ELM BASE BID 100 GAL. ADD FOR 200 GAL.
   SAVANNAH HOLLY BASE BID 65 GAL. ADD FOR 100 GAL.
   NELLIE R. STEVENS BASE BID 100 GAL. ADD FOR 200 GAL.
   WINTER CREEPER BASE BID 1 GAL. DEDUCT FOR 4" POTS



PHASED INSTALLATION SCHEDULED PROCESS

PHASE ONE–MAIN ENTRY PLAZA AND PARKING LOT IN FRONT AND REAR PARKING LOT SLOPE TO RAIL ROAD

PHASE TWO–JUSTIN ROAD EDGE WEST SIDE OF MAIN ENTRY OUT SIDE OF NEW WALLS

PHASE THREE–JUSTIN ROAD EDGE EAST SIDE OF MAIN ENTRY OUT SIDE OF NEW WALLS

PHASE FOUR–INTERIOR GARDEN WEST SIDE OF MAIN ENTRY INSIDE NEW WALLS

PHASE FIVE–JOHN KING EDGE FROM RAILROAD TO END OF NEW CURVED WALL.

PHASE SIX– FROM OUTSIDE OF NEW CURVED WALL TO CORNER OF JOHN KING AND JUSTIN ROAD

PHASE SEVEN–FACE OF OFFICE BUILDING TO INSIDE OF NEW CURVED WALL

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589–9022
CONTACT: EDWARD J. BURKE

CIVIL ENGINEER:
PACHAECO KOCH, INC

CONTRACTOR
BOB MOORE CONSTRUCTION

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

0 40 80
Scale: 1" = 40'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
ALTERNATE LANDSCAPE PLAN

SEAL — REGISTERED LANDSCAPE ARCHITECT, THOMAS H. PRITCHETT, 2115, STATE OF TEXAS
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS H. PRITCHETT ON 03/31/16

DRAWN: THP	SCALE: H: 1" = 40'
CHECKED: THP	FILENAME: LANDSCAPE PLAN SUBMITTALS
REVIEWED: THP	DRAWING NO.
DATE: 03.04.2016	**LA-01**
PROJECT NO.: 2015080	----- of ___

U.P./DALLAS GARLAND N.E.
(A 100-FOOT RIGHT-OF-WAY)

JOHN KING BOULEVARD
(A 120-FOOT WIDE RIGHT-OF-WAY)

JUSTIN ROAD
(A 85-FOOT WIDE RIGHT-OF-WAY)

ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)

PROP. RAILROAD SPUR

PROP. 4 LOADING DOCK

BM# 50

BM# 51

BM# 3

DESIGN DEVELOPMENT-STUDY

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE

CIVIL ENGINEER:
PACHAECO KOCH, INC

CONTRACTOR
BOB MOORE CONSTRUCTION

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

NO.	REVISIONS / SUBMISSIONS	DATE
	----	NA

0 40 80
Scale: 1" = 40'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

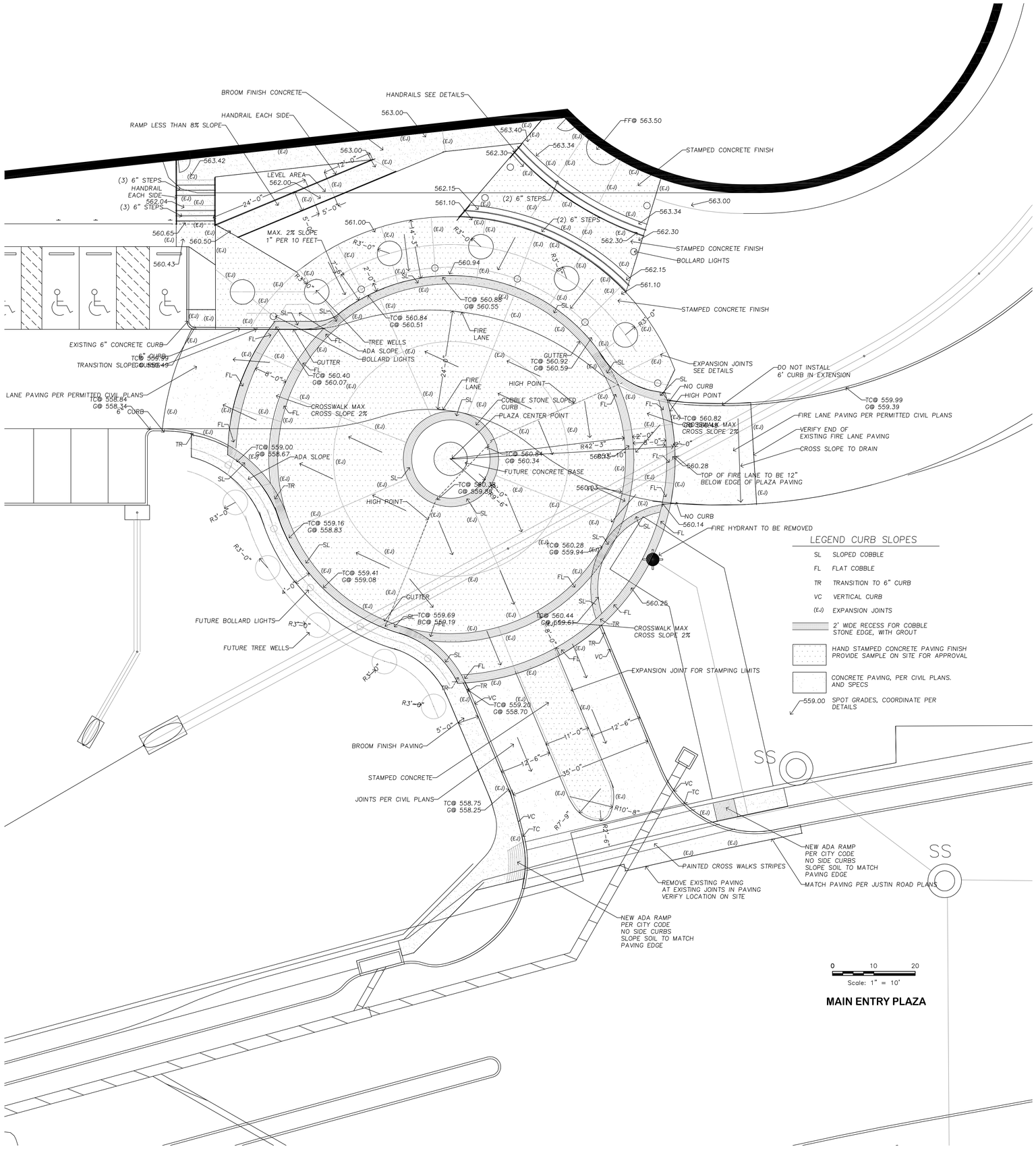
DRAWING TITLE
SITE LANDSCAPE PLAN

SEAL

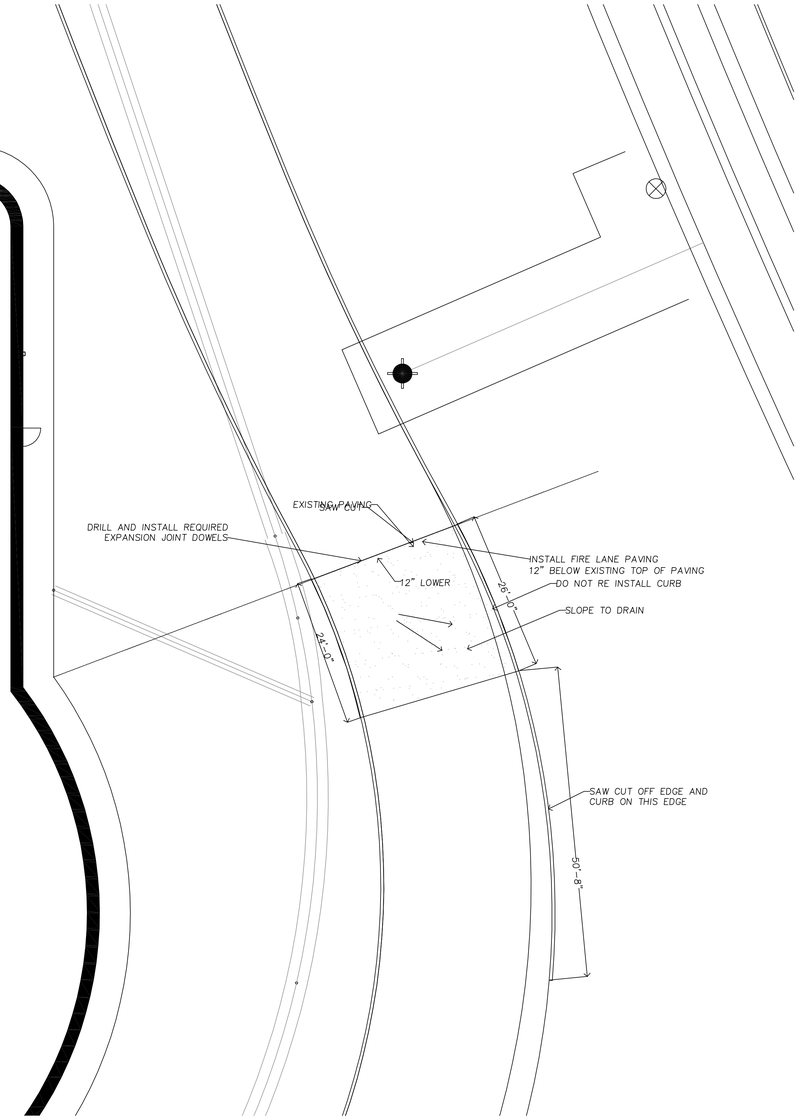
REGISTERED LANDSCAPE ARCHITECT
THOMAS H. PRITCHETT
STATE OF TEXAS
2115

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 02/24/2016

DRAWN: THP	SCALE: H: 1" = 40'
CHECKED: THP	FILENAME: LANDSCAPE PLAN SUBMITTALS
REVIEWED: THP	DRAWING NO.
DATE: 02.24.2016	**LA-01**
PROJECT NO. 2015080	____ of ____



MAIN ENTRY PLAZA



EAST SIDE FIRE LANE

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE

ENGINEER:
PACHAECO KOCH, INC

CONTRACTOR
BEN MOORE CONSTRUCTION

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

NO.	REVISIONS / SUBMISSIONS	DATE
	----	NA

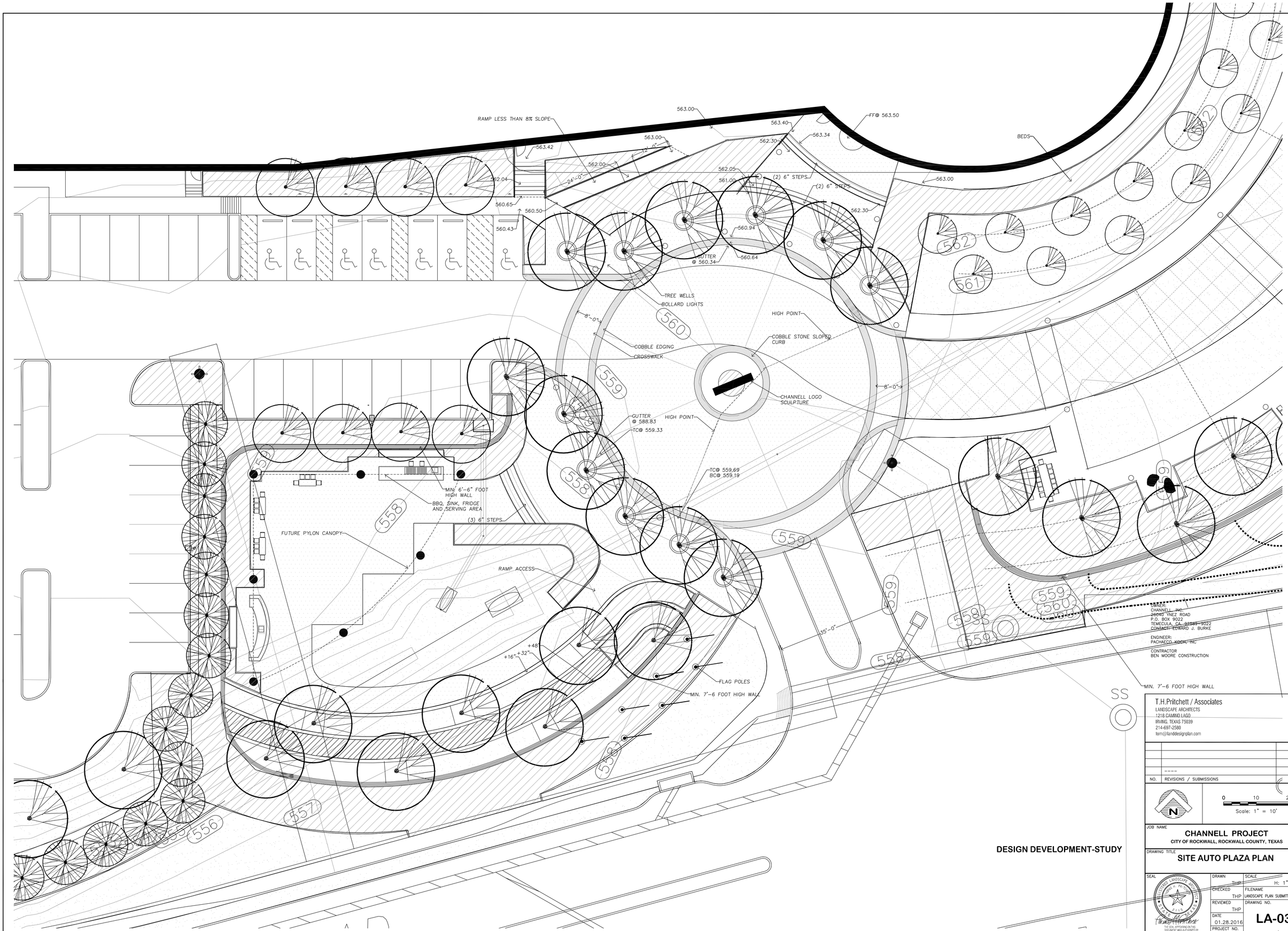
0 10 20
Scale: 1" = 10'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
PAVING DETAIL LAYOUT PLAN
SITE AUTO PLAZA PLAN

SEAL
REGISTERED LANDSCAPE ARCHITECT THOMAS H. PRITCHETT 2115 STATE OF TEXAS
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A., NO. 2115 ON 02.24.2016

DRAWN THP	SCALE H: 1" = 10'
CHECKED THP	FILENAME LANDSCAPE PLAN SUBMITTALS
REVIEWED THP	DRAWING NO.
DATE 02.24.2016	**SW-01**
PROJECT NO. 2015030	____ of ____



T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

NO.	REVISIONS / SUBMISSIONS	DATE
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Scale: 1" = 10'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
SITE AUTO PLAZA PLAN

SEAL
REGISTERED LANDSCAPE ARCHITECT
THOMAS H. PRITCHETT
2115
STATE OF TEXAS
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, A.I.A. NO. 2115 ON 01.28.2016

DRAWN	THP
CHECKED	THP
REVIEWED	THP
DATE	01.28.2016
PROJECT NO.	2015030
SCALE	H: 1" = 10'
FILENAME	LANDSCAPE PLAN SUBMITTALS
DRAWING NO.	LA-03
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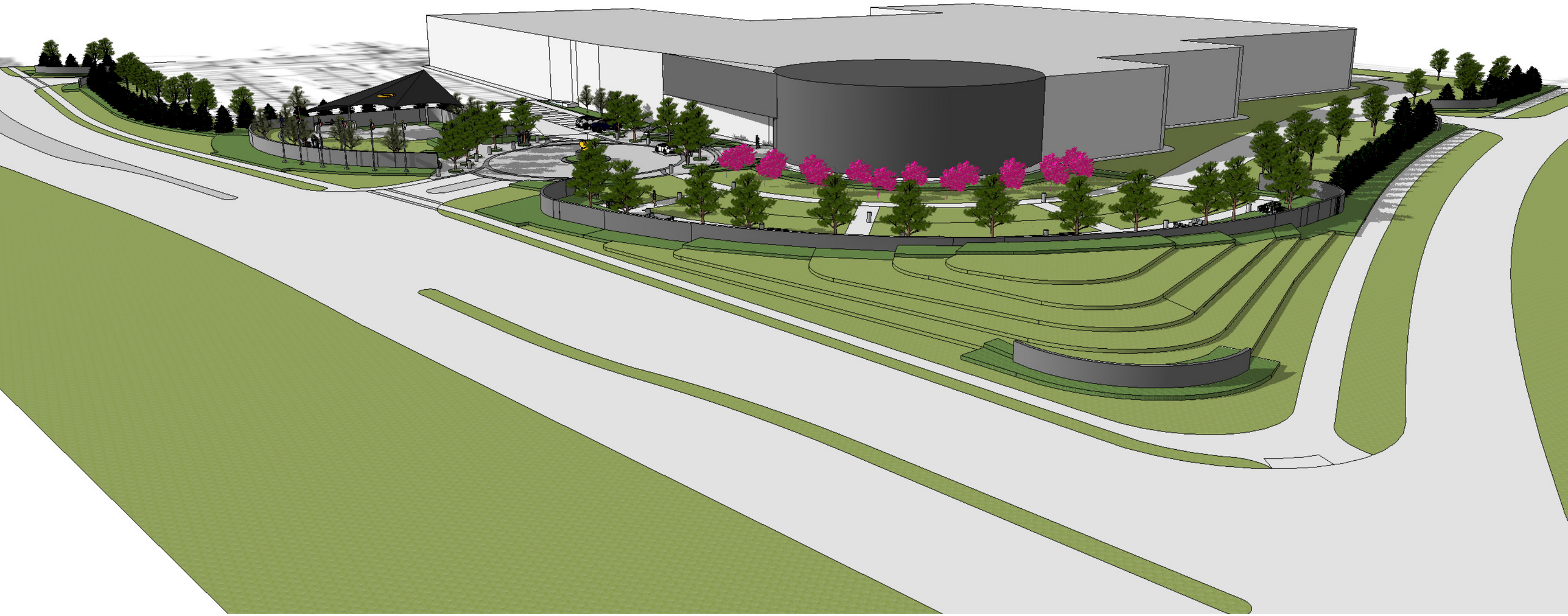


















AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 31, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *May 10, 2016* Planning and Zoning Commission meeting.

2. **P2016-021** **(Korey)**
   Discuss and consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.

3. **P2016-022** **(Korey)**
   Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

4. **P2016-026** **(David)**
   Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [*SH-205*], and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2016-013** **(David)**
   Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

ACTION ITEMS

7. **SP2016-006** **(Ryan)**
   Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop* (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

DISCUSSION ITEMS

8. **Z2016-017** **(Ryan)**
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.

9. **Z2016-018** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

10. **P2016-020** **(David)**
    Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

11. **P2016-023** **(Ryan)**
    Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

12. **P2016-024** **(Ryan)**
    Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

13. **SP2016-012** **(David)**
    Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

14. **SP2016-013** **(David)**
    Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

15. **SP2016-014** **(Korey)**
    Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-

acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-016: Final Plat for Wanda Ridge Estates Addition [*Approved*]
- ✓ Z2016-012: SUP for a Retail Store w/ Fuel Sales at 2901 Ridge Road (*1st Reading*) [*Approved*]
- ✓ Z2016-013: Zoning Change from AG to PD for Terracina Estates [*Postponed June 6, 2016 Meeting*]
- ✓ Z2016-014: Zoning Change from AG to PD for the Ridgecrest Subdivision (*1st Reading*) [*Approved*]
- ✓ Z2016-015: Amendment to PD-79 (*1st Reading*) [*Approved*]
- ✓ Z2016-016: Text Amendment to the SRO District (*1st Reading*) [*Approved*]
- ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales [*Postponed to the June 6, 2016 Meeting*]
- ✓ SP2016-008: Variances for Carmel Car Wash [*Approved*]
- ✓ SP2016-009: Variances for Panera Bread [*Approved*]
- ✓ SP2016-010: Parking Agreement for 805, 815 & 821 T. L. Townsend Drive [*Approved*]
- ✓ SP2014-011: Alternate Landscape Plan for Channell Commercial Corporation [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27th day of May, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 14, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *May 31, 2016* Planning and Zoning Commission meeting.

2. **P2016-020** **(David)**
   Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

3. **P2016-028** **(Ryan)**
   Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a master plan/ open space plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

4. **P2016-029** **(Ryan)**
   Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a preliminary plat for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2016-017** **(Ryan)**
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.

7. **Z2016-018** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

ACTION ITEMS

8. **MIS2016-008** **(Korey)**
   Discuss and consider a request by Theresa and Ronald Briones for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.248-acre parcel of land identified as part of Lot 7, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 905 N. Alamo Street/906 N. West Street, and take any action necessary.

9. **SP2015-018** **(David)**
   Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

10. **SP2016-012** **(David)**
    Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

11. **SP2016-013** **(David)**
    Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

12. **SP2016-014** **(Korey)**
    Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

DISCUSSION ITEMS

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-021: Preliminary Plat for Lot 1, Block A, Rockwall CCA Addition [*Approved*]
- ✓ P2016-022: Preliminary Plat for Lot 1, Block 1, Dobbs Elementary Addition [*Approved*]
- ✓ P2016-026: Lot 6, Block M, Sanger Brothers Addition [*Approved*]
- ✓ SP2016-006: Variances for Service King Collision Repair [*Approved*]
- ✓ Z2016-012: SUP for Kroger Gas Station at 2901 Ridge Road (*2nd Reading*) [*Approved*]
- ✓ Z2016-013: Terracina Estates (AG to PD) (*1st Reading*) [*Approved*]
- ✓ Z2016-014: Ridgecrest Subdivision (AG to PD) (2nd *Reading*) [*Approved*]
- ✓ Z2016-015: Amendment to Planned Development District 79 (PD-79) (2nd *Reading*) [*Approved*]
- ✓ Z2016-016: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District (2nd *Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of June, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 14, 2016
5:00 P.M.

DISCUSSION ITEMS

1. SP2015-018 **(David)**
Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

2. SP2016-013 **(David)**
Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of June, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 31, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01 p.m. Present were, Commissioners Patrick Trowbridge, Johnny Lyons, Tracy Logan, and Annie Fishman. Absent were Commissioners Sandra Whitley and John McCutcheon Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the May 10, 2016 Planning and Zoning Commission meeting.

2. P2016-021
Discuss and consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.

3. P2016-022
Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

4. P2016-026
Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [*SH-205*], and take any action necessary.

Chairman Renfro made a motion to pass the consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 5-0, with Commissioners Whitley and McCutcheon absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

The Architectural Review Board representative, Ashlei Neill, came forward and gave brief summary of recommendations pertaining to the items on the agenda that required architectural review.

IV. PUBLIC HEARING ITEMS

6. **Z2016-013**

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request and reminded the Commission this was a continuation of the public hearing and that the applicant requested a continuation at the May 10, 2016 meeting. The applicant is requesting a Planned Development for Teracina Estates located along Rochell Road, which is at the City's corporate limits. East and south of the subject property is outside the City limits. North of the subject property is Timber Creek Estates and to the west is an approximately 80-acre vacant tract of land that is zoned Agricultural District and further west is Fontanna Ranch.

Mr. Gonzales also pointed out that according to the concept plan, it is the intent of the development to provide 204 single-family residential lots, with two different lot types of which will be a minimum of 8,125 sq. ft., 65' x 125' lots in area and 80'x125'. The primary lot will have approximately 184 lots and the remaining 30 will be the larger lots. The development will provide an approximately nine 9-acre public park located at the southern portion of the development. In addition, the Concept Plan shows the inclusion of 18.97-acres of net open space or 23.3% that is exceeding the minimum 20% requirement. Staff has included these as development requirements within the Planned Development District Ordinance. In addition, the applicant has also indicated that a minimum of a 15-foot landscape buffer will be provided along Rochell Road. A minimum 10-ft landscape buffer along the proposed minor collector street, shown as Street H, is required, with large canopy trees planted along the perimeter of each roadway at 50-ft intervals. However, the applicant is seeking a waiver to this requirement for Street H due to the amenities provided for in the 9-acre public park such as an 8-foot wide trail system, a pavilion a plaza. The applicant will also include a minimum of a five-foot sidewalk that will be constructed within the rights-of-way. The proposed park has been through the Parks Board and was approved.

Mr. Gonzales further explained that the proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines but the applicant is requesting three waivers. One is for front entry drives even with the front façade of the home; the Code requires parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street. Part of the PD request is to allow for 20% j-swing. At the last meeting the applicant had proposed 10% j-swing, and there was discussion between the applicant and the Commission. The applicant is now proposing 20% j-swing product as a minimum and the maximum would be the front entry garages. Mr. Gonzales noted that would cover two of the waivers that would be built in the PD Ordinance.

Mr. Gonzales went on to state the third waiver concerns the park plan, the Code requires a street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street in numbers equal to one tree for each 50 feet of street frontage. Based on the Planned Development Concept Plan, Street H will be built as a minor collector in conformance with the City's Master Thoroughfare Plan. The UDC does allow the Planning and Zoning Commission and City Council to consider alternative landscaping requirements upon finding that the resulting landscape will provide an improved amenity for both the general public and users of the facility being landscaped. To achieve this, the applicant is proposing a 9-acre public park with lots being single loaded on Street H, in conformance with the Comprehensive Plan.

Mr. Gonzales also explained that the Future Land Use Map contained within the Comprehensive Plan designates the subject property as Low Density Residential land uses. According to the Comprehensive Plan, the Low Density Residential designation is generally defined as single family development consisting of less than 2 units per acre; however, a density up to 2.5 units per gross acre may be allowed within a Planned Development district that includes the

dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. These amenities may include but not limited to parks and open space, neighborhood amenity centers, development of trails and parks in flood plains, municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a density of 2.50 units per gross acre and is proposing an approximately nine 9-acre public park incorporating an eight 8-ft. concrete hike and bike trail system, a playground area, plaza, picnic area, covered pavilion, and other features as depicted on the Park Concept Plan. This will be the developments primary amenity. The proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the required proximity of residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or open space in order to benefit from a property value premium. An approximation of no more than 24 lots or 11.7% of the lots located in the North West quadrant of the development are not within the 800-ft. minimum distance requirement. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

Mr. Gonzales went on to state staff mailed 102 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Timber Creek and Fontana Ranch Homeowner's Associations which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign adjacent to the subject property along Rochell Road and advertised the public hearings in the Rockwall Harold Banner. Staff has received two notices "not in favor of" the request.

Mr. Gonzales clarified that the purpose for the continuance of the meeting was for the garage orientation and the size of the product that the applicant is providing and those changes have been made to the ordinance. The applicant increased the size of the homes for each lot type from 1,400 square feet for lot type A to 1,800 square foot as a minimum and on lot type B those have been increased to 2,000 square feet also, the increase in the number of j-swing garages. Mr. Gonzales stated the applicant was present and staff was available for questions, and advised the public hearing remains open.

Chairman Renfro asked the applicant to come forth and speak.

Garrett Lust
6860 North Dallas Parkway
Dallas, TX

Mr. Lust came forward and explained the decision to increase from the 10% originally proposed to 20% for the j-swing garages was because they knew the 10% was not acceptable to the City and felt they have catered to the other requests as far as increasing the minimum required home size, and increasing the j-swings. He went on to explain that the biggest issue with the increased number of j-swings is taking away the 20 feet of the back yard for the homeowners. They would like to limit the number of j-swings to let the homeowners decide if they would want that layout or not.

Commissioner Trowbridge asked if the 20% still allow for anti-monotony such as the patterns in the front of the homes, will it still be able to differentiate. Mr. Lust stated they plan to uphold all the anti-monotony standards put in place and would like to use the j-swing as something to break up the monotony, prefer to have the homeowner be the deciding factor in that. It can also be discussed with the builder how that is handled generally to avoid the monotony.
Chairman Trowbridge asked how many builders will be in the development. Mr. Lust stated currently they are anticipating for it to be a two builder program. Commissioner Trowbridge commented on how each builder usually has a stock set of plans, asked how many plans were they looking at having. Mr. Lust stated that according to the lot size options the builder will have a set of plans for each lot size and each plan is customizable, but at this time cannot say amount of plans each builder will come with for each lot.

Planning Director, Ryan Miller, added that there is an anti-monotony standards in the Planned Development District that they will have to abide by, however, discussion concerning builders is not discussed during the zoning phase.

Mr. Lust added that they have included a clause knowing the importance for the City the issue with the j-swing garage is to avoid the monotony of the front façade of the streetscape, the

clause will state that all of the garage doors must be made with cedar construction which improves the overall look of the front of the house of the front entry designs.

Chairman Renfro asked concerning the percentage of j-swing garages if those would be spread out evenly throughout the subdivision. Mr. Lust stated they have not put in place a plan for that as of yet. Chairman Renfro asked if the homes in the front would be wider, Mr. Lust stated they are 65 foot lots the ones towards the north that are adjacent to Timber Creek property are the 80 foot lots and that was done to create a transition between Timber Creek and the requested subdivision. Mr. Lust stated they do envision for the 80 foot lots to have more of the j-swing garages layout options because it gives a wider range which makes for a better layout.

Mr. Lust went on to state that they are requesting a 5 foot side setback on the 65 foot lots to allow for a j-swing design.

Commissioner Fishman asked if it was still the 23% open space. Mr. Lust stated yes, open space has not changed. Commissioner Fishman also expressed concern over the traffic on Rochell Road, asked if there had been any traffic studies done. Mr. Lust stated that at this time they are under the impression that a traffic study is not necessary for this size development; however they are planning to improve Rochelle Road onto their property line and will match to the development to the north which is Timber Creek. Mr. Lust also noted that it is his understanding that in 2018 TXDOT has plans to expand Hwy 276 and there will be a light there and it would be improved.

Commissioner Lyons asked what the lot mix and percentage for j-swing for Timber Creek Subdivision. Mr. Lust stated it is 80 foot lots and Timber Creek is rear entry is all alley ways no j-swing garages.

Chairman Renfro stated the public hearing was still open and asked if there was anyone who wished to speak to come forth and do so, there being no one indicating such; Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Logan expressed concern with the percentage of j-swing garages being requested, feels it is too many front facing garages close to the street expressed concern in the developer offering the suggestion to the builder to make the garages cedar but with there not being a Code to enforce that is not convinced enough to give variance. Mr. Gonzales stated that requirement of cedar garages will be built into the ordinance if approved.

Chairman Renfro asked the applicant to come forward.

Chairman Renfro expressed concern with the percentage only being 20 for the j-swing garages, is not inclined to approve with such a low percentage asked the applicant if there would be consideration to go with a higher percentage. Mr. Lust stated they would consider doing 30% j-swing.

Commissioner Logan expressed concern with allowing so many variances that do not meet the master plan, believes it is the developers responsibility to adhere to the standards that we want for our community. Mr. Lust stated that concerning the variances she mentioned, it is only one that they are doing lot layout and type would be the minimum percentage of j-swing, the only others would be the landscape buffer and the front entry instead of the alley ways.
Commissioner Logan asked if the Parks Department was happy with the variance for the back northwest lots not being close to any of the open space. Mr. Gonzales advised when the Parks Board met they approved the plan with the stipulation that the City will not maintain the park until it becomes fully turfed as well as other stipulations for the amenities. Mr. Lust added they wanted to build the park through the major thoroughfare because it will be a district park.

Commissioner Trowbridge expressed liking of the Park, but believes the concern is the amount of the j-swing garages would be willing to make a motion with the 30% increase the applicant stated they would be willing to do.

Commissioner Trowbridge made a motion to pass the request with the amended 30 percent increase for the j-swing garage requirement. Commissioner Fishman seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and McCutcheon absent.

Chairman Renfro noted Commissioner McCutcheon arrived at the meeting at 6:35 p.m.

V. ACTION ITEMS

7. SP2016-006

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop* (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

Senior Planner, Ryan Miller, gave brief explanation of request stating that On March 7, 2016, the City Council approved a Specific Use Permit to allow for outside storage on the 3.2039-acre subject property. This case specifically allowed the outside storage of automobiles in the IH-30 Overlay District. As part of this case, the City Council approved a recommendation by the Planning and Zoning Commission requiring a six foot masonry fence, non-precast fence. In response to this approval, the applicant submitted an application for a site plan showing the proposed layout of the 18,475 SF major automotive repair facility on April 15, 2016. The subject property is located within the IH-30 Overlay District, east of John King Boulevard, on the southern side IH-30 Frontage Road and is zoned Light Industrial District.

Mr. Miller went on to state the requested land use is permitted by right within the Light Industrial District and with the Specific Use Permit being approved no additional approvals will be needed by the Planning and Zoning Department or the City Council with the exception of the variances the applicant is requesting. And aside from the variances, the photometric plan, landscape plan and the site plan all conform to the technical requirements. The variances specifically relate to the building construction and are one, to the screening requirements. The applicant is requesting a variance to allow two vent stacks to project out of the rear of the building it will serve as ventilation for the paint booths. These vent stacks are depicted on the building elevations, and the applicant has submitted a letter stating that they will be 2'-4" in diameter and extend above the parapet wall by eight feet. The applicant has stated any type of screening would make the building look unbalanced. This is an Overlay District requirement therefore the variance will require a ¾-majority vote of the City Council to be approved.

Mr. Miller went on to state that the second variance is to the Building Standards specifically the materials. Currently the materials being provided are CMU, Austin stone and stucco. Stucco is allowed up to 50% of the masonry requirement however the applicant is showing about 51-58% on various facades and that does exceed the maximum permitted by the Code and the applicant is requesting a variance for that as well. Also, Mr. Miller explained, the four sided architecture requirement, which is made up of the horizontal and vertical articulation as well as the material requirements. In this case the applicant is requesting a variance due to the fact that the building doesn't meet the horizontal or vertical articulation nor does it incorporate the same materials on all four sides. The back wall is basically flat and is only composed of CMU. The applicant has stated that the purpose behind not meeting the stone requirement on that back wall is because it will not be visible.

Mr. Miller further explained that the Comprehensive Plan state that Planning and Zoning and City Council should consider pro-active methods to encourage high quality and inspiring architecture throughout the City particularly on undeveloped sites that are highly visible on the IH30 frontage road. The subject property is within the IH30 Overlay District; however any variances to the Unified Development Code are a discretionary decision to the Planning and Zoning Commission and City Council.

Mr. Miller went on to state that the Architectural Review Board reviewed the proposed site plan and building elevations. The ARB requested that the applicant provide a mansard roof structure extending from the mid-point of the building to the front canopies adjacent to IH-30. The purpose of this request was to provide balance to the building while breaking up the monotony of the roofline. The applicant has stated that due to the cost of the requested improvements they will not be able to accommodate the ARB's recommendation. As a result, the ARB cannot recommend approval of the requested variances. Also, concerning one of the recommendations, currently the applicant is showing a six foot masonry dumpster enclosure but the Overlay

District requires an eight foot. It wasn't a requested variance in the letter provided by the applicant but that was added to the recommendation section in the Commissions case memo.

Mr. Miller advised the applicant was present and staff was available for questions.

Chairman Renfro asked applicant to come forth and speak.

Jeff Carrol
Carrol Architects
705 E. IH30
Rockwall, TX

Mr. Carroll came forward and stated he took the from the previous Planning and Zoning work session on the Architectural Board's recommendation to add a masonry roof from the mid-section back towards the front section to Service King and they were reluctant to do that, mainly due to a cost stand point, and although that is not a viable reason, but Mr. Carrol added that considering the site work that is being done with the adding of the masonry screened wall and various other issues that have come with the site, that was the reason for being unable to accept that recommendation at this time.
Mr. Carrol went on to explain the exhaust vents for the paint booths are eight feet tall and the para pet wall is four feet tall that would stick out four or five feet about the para pet since it is just an exhaust there is no smoke, heat type thing. Those pipes what has been found is that they are less distracting and will blend in with the sky as they are a silver color as opposed if a screen is put around them. The exhaust vents would also be approximately 300 feet away from IH-30 because the paint booths are in the back part of the building.

Concerning the stucco percentage Mr. Carol explained that when it was re-evaluated the front elevation they came up with the 58% and felt it was close enough and wanted to move forward with that because they feel the product they are bringing is an A product to Rockwall and so far is the most dressed up Service King that they have put out so far and is asking for the Commission's recommendation to move forward.

Commissioner Trowbridge asked how wide the back wall is. Mr. Carrol stated for the horizontal and vertical articulation it is being met in the front and on the two side walls, but on the back since it is so deep and narrow and is 90 feet wide.

Commissioner Lyons asked if any HVAC equipment would be on the roof. Mr. Carrol stated it would all be on the roof and would be below the para pet wall that was raised will cover the equipment. Commissioner Lyons also asked if the vent stacks are being left silver, Mr. Carrol stated they would be and Service King has done studies concerning that and have found silver reflects the light and blends in better than paint.

Chairman Renfro brought the item back to the Commission for discussion, questions or motions.

Commissioner Lyons made motion to pass the item with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 6-0, with Commissioner Whitley absent.

VI. DISCUSSION ITEMS

8. Z2016-017

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating that on May 16th staff brought forward an ordinance proposing to allow the motor vehicle used use by Specific Use Permit in a Light Industrial District and by right in a Heavy Industrial District however the ordinance also restricted the use in certain Overlay Districts in the City. The City Council did deny that and directed staff to bring back a text amendment allowing the use by Specific Use

Permit in the Light Industrial District only. In accordance with that staff has provided the Commission with a draft ordinance that would basically change what was proposed in the previous meeting to allow that use only by Specific Use Permit in a Light Industrial District.

Mr. Miller went on to explain that the item will be brought back for action on the June 14th meeting and is available for any questions.

Commissioner McCutcheon asked for clarification of the new draft as opposed to the previous one that was brought to them in the last meeting. Mr. Miller explained that currently the code only allows the used automotive dealership as an ancillary use to a new motor vehicle dealership which is currently allowed by right in a Commercial District and by SUP in a Light Industrial District. What staff has been directed to prepare is to allow this use as a standalone use in a Light Industrial District through a Specific Use Permit only.

Chairman Renfro asked if the use can be allowed within the Overlay Districts. Mr. Miller stated that was what was proposed in the previous draft ordinance that was voted down by City Council and staff was directed to bring it back to allow it in a Light Industrial by a Specific Use Permit.

General discussion took place concerning allowing the use within the Overlay Districts.

Commissioner McCutcheon asked if a map could be provided at the next meeting to show where Light Industrial areas are within the City. Mr. Miller stated he could provide the Commission with that and include it in the packets for their review.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2016-018

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Chairman Renfro asked the applicant to come forward.

Rich Darragh
8214 Westchester Drive suite 710
Dallas, TX

Mr. Darragh came forward and stated they are still working on a final plan and the PD but will have more details as they move forward and will provide those at the next scheduled meeting. But basically they are looking to rezone the Commercial they already have at the southwest corner of Breezy Hill, are looking to rezone it to 50'x 120's and the approximate numbers will be 47 lots, front entry with a minimum of 20 homes not less than 2,500 square feet.

Commissioner Trowbridge asked if what was being done is taking out a commercial spot and replacing it with residential. Mr. Darragh stated they are making the commercial area smaller due to not finding buyers with the size it is currently they want to make it smaller make it more marketable to the commercial buyers and continue the transitional zoning. Commissioner Trowbridge asked the size of that commercial lot. Mr. Darragh stated it is 19 ½ acres.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

10. P2016-020

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

Senior Planner, David Gonzales, reminded the Commission that the preliminary plat for this item was re-instated December of 2015 and now can move forward with Phase II.

Chairman Renfro asked applicant to come forward.

Cameron Slown
FC Cunny Corporation
(No address given)

Mr. Slown came forward and stated this is the second phase of the Fontanna Ranch development and the only difference from what was presented in the preliminary plat and now is the extension of Guadalupe Drive to the northeast. There have been some adjustments in the detention area, but aside from that it is similar to what was presented before.

Mr. Gonzales added Guadalupe Drive will extend to the Terracina Estates and is what was being referred to as street H.

There being no questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

11. P2016-023

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of the case stating the master and preliminary plat are what is being brought forward as the zoning was approved at the previous meeting. The master shows that it will be plated in two phases and will be incorporating the ten foot walking trail along the John King Blvd. as well as construct a trail head and will also be providing an amenity center, community garden and a private park area.

Mr. Miller added this will be taken to the Parks Board, and that is why it came before the Commission in the work session and will bring the Park Boards recommendation at the June 14th meeting.

There being no questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

12. P2016-024

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Chairman Renfro noted this agenda item would be combined with the previous item, P2016-023.

13. SP2016-012

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

Chairman Renfro asked applicant to come forward.

Michael Hampton
REDC

Mr. Hampton came forward stated he is the Director of Project Development with the REDC and is here with several members of the applicants team. He stated the REDC owns about 400 acres at the Rockwall Technology Park and roughly about half of that is vacant including the 30 acre piece at the hard corner of Discovery and Data. The REDC has been working for several months with Pride Industries and the REDC Board of directors approved a contract with them and an agreement to recruit their very large project which they are very excited to bring to Rockwall. They have received staff's comments and there are technical issues that will be corrected and revisions will be sent back to staff. They want to get feedback from staff as there are variances that the applicant is requesting primarily with the architectural side of things, which is not too uncommon for these large manufacturing facilities.

Mr. Hampton further stated they will be asking for a parking variance the provided parking that they are proposing is about 132 spots, and although this is a large facility, there will be about 140 employees thru 3 shifts it is operated 24 hours a day, will only have a limited amount of employees at a time and therefor did not want to propose a large amount of parking. They will also be asking for a screening variance, on the east side of the building there is truck areas that instead of a 14 foot wall there, they are proposing a berm as well as a hedge of cedar trees and some streetscape trees along Data Drive. They felt after talking to staff that was a preferred more attractive look.

Mr. Hampton went on to explain there is also a detention pond on the northwest side of the site. The REDC is developing a regional detention pond and currently are about half way into the design on that and with the contract are obligated to try and get that in in conjunction with this project, therefor that pond may or may not be the case even if applicant does build it, it may be a temporary pond and are requesting not to put the trees in only to have to pull them out and that is another variance they will be requesting. The other three that have been identified are all dealing with the architectural side. Mr. Hampton provided pictures of the applicant's most recent construction to show what the end product would look like and it will be one that will fit in at the Technology Park.

Commissioner Trowbridge asked what will be manufactured and if it would be just one tenant. Mr. Hampton stated Pride is a corrugating manufacturer and this facility will be corrugating and converting facility for cardboard and various packaging containers.

Commissioner McCutcheon asked if everything will be done internal, aside from the trucks backing up. Mr. Hampton stated it would all be internal.

Chairman asked what the total square footage of the building was and how many parking spots there were. Mr. Hampton stated it is 389,000 square feet.
Mr. Gonzales answered, and stated they are providing 132 spaces, 9x20 and what is required is 309 however they are providing additional parking spaces for the tractor trailers making the total 334, however those are not viewed as typical parking spaces and that is the purpose for the variance but is not an unusual request.

Chairman Renfro expressed concern for long term planning, for reuse of this property if the building were to become obsolete.

Mr. Miller stated since it was a discussion item he would add that this type of variance has been approved in several other buildings when a shift plan is provided and what is being seen industry wide is a need for less employees and therefore the City's parking requirement may be a little high for manufacturing type business.

Commissioner Trowbridge asked what percentage of office it would have. Mr. Hampton stated it would be about 4 or 5 percent of office space.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

14. **SP2016-013**
Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

Chairman Renfro asked the applicant to come forward.

Greg Stogner
12720 Hillcrest suite 650
Dallas, TX

Mr. Stogner came forward and gave brief summary of request stating it is for an Urgent Care facility Care Now would be the tenant, it is 6,235 square feet they do meet the landscape standards, it's owned by HCA Hospital Corporation of America. Mr. Stogner went on to say he has built about 25 of them and it is a good company with good people.

Chairman Renfro asked concerning Architectural Review Boards comments. Mr. Stogner stated they went through the four sided architecture and looking at PD 32 as to what that is and the defined tem of the four sided architectural is not a defined term in there but it does say to have a dual entrance appearance, but in this case it causes confusion because looking at north, south, east and west and will be calling Horizon true east so Horizon would be the entrance that is east and that is where you would have stone as looking at elevation number 5 then you have accent brick and racing stripes on the side facing Trend HR that would be what would be called the west side and then the north side because that is at IH-30 that is where they would be putting the stone. The Architectural Review Board wanted to have the stone there changed to brick lift up the para pet as it is and on elevation two which would be towards Pinnacle Way to make that, what he would call turn the stone down the two windows and meet the architectural offset to the left that is seen by the front door which they do plan on adding.

Staff showed pictures of elevations on screen to allow visual of what applicant was discussing.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

15. SP2016-014
Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

Chairman Renfro asked the applicant to come forward.

Annalyse Olsen
1834 S. FM551
Fate, TX

Ms. Olson came forward and came forward and stated they are requesting to build an office warehouse park on a property that is connecting to a storage facility that they are currently finishing construction on. The two buildings combined will be 20,800 square feet, the eastern property is 8,800 square feet and the back building is 12,000 square feet.

Planner, Korey Brooks, added that on the south elevation of both of the buildings they are currently not meeting the vertical or horizontal articulation requirements and will be requesting a variance but they will not be visible from public view and additionally the trees off Townsend will help screen that as well. The Architectural Review Board suggested turning the northern building the other direction and have both buildings face each other and possibly have a court yard in the middle so as to not have one building doesn't front the back of the other building. The applicant is going to look into the request and find out if that will be feasible for them to do.

Mr. Brooks went on to state that additionally the Architectural Review Board wanted more vertical articulation on the north elevation of the building and the applicant is proposing raising the middle piece two to three feet to break up the monotony of the two buildings.

Mr. Brooks also explained each suite will have a separate tenant and will have office space and warehouse space.

Chairman Renfro asked if each entrance would be for each individual tenant. Mr. Brooks stated they would be separate suits for each individual tenant.

Commissioner Trowbridge asked if they own and operate storage facilities and has the zoning been changed recently on this particular property. Ms. Olson stated they primarily do own storage facilities. Mr. Miller added that recently the property was subdivided and the applicant had to get a variance to do that due to Platinum Storage who is currently under construction doesn't have frontage on a public street and had to get approval thru Planning and Zoning as well as City Council.

Commissioner Trowbridge asked what kind of business they foresee will be renting the offices. Ms. Olsen stated she believes it will be possibly landscapers, contractors and such. Commissioner Trowbridge also asked how many suites there would be. Ms. Olson stated there would be four in the front and five in the back and Platinum Storages offices will take up half of the front of the building.

Commissioner Lyons asked how much square footage was each suite. Ms. Olson stated she did not have that information but will provide it at the next meeting.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-016: Final Plat for Wanda Ridge Estates Addition [*Approved*]
- ✓ Z2016-012: SUP for a Retail Store w/ Fuel Sales at 2901 Ridge Road (*1st Reading*) [*Approved*]
- ✓ Z2016-013: Zoning Change from AG to PD for Terracina Estates [*Postponed June 6, 2016 Meeting*]
- ✓ Z2016-014: Zoning Change from AG to PD for the Ridgecrest Subdivision (*1st Reading*) [*Approved*]
- ✓ Z2016-015: Amendment to PD-79 (*1st Reading*) [*Approved*]
- ✓ Z2016-016: Text Amendment to the SRO District (*1st Reading*) [*Approved*]
- ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales [*Postponed to the June 6, 2016 Meeting*]
- ✓ SP2016-008: Variances for Carmel Car Wash [*Approved*]
- ✓ SP2016-009: Variances for Panera Bread [*Approved*]
- ✓ SP2016-010: Parking Agreement for 805, 815 & 821 T. L. Townsend Drive [*Approved*]
- ✓ SP2014-011: Alternate Landscape Plan for Channell Commercial Corporation [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. General discussion over Case No. Z2016-017 and procedural requirements for cases took place between the Planning Director and the Commission.

VII. ADJOURNMENT

The meeting adjourned at 7:48 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/14/2016

APPLICANT: Cameron Slown of FC Cuny Corporation

AGENDA ITEM: **P2016-020** Final Plat for *Fontanna Ranch Phase II*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

PLAT INFORMATION:

- ✓ The objective of this request is to establish 49 single-family residential lots for the Fontanna Ranch, Phase II Subdivision. The property is zoned Planned Development District No. 64 (PD-64) which has an underlying zoning of Single Family 10 (SF-10) District for residential land uses and is generally located generally located east of FM-549 and south of SH-276.

- ✓ the Preliminary Plat for Fontanna Ranch was reinstated in January of this year for the purpose of constructing Phase II. The proposed development complies with the Master Thoroughfare Plan showing the extension of Guadalupe Drive in an eastward fashion, eventually connecting with the currently proposed Terracina Estates *Street H* [*see case Z2016-013*] that extends to Rochell Road.

- ✓ On June 7, 2016, the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:

    a) Payment of cash in lieu of land fees is due at final plat approval in the amount of $318.00 per lot (or $15,582.00).

    b) Payment of pro-rata equipment fees is due at final plat approval in the amount of $446.00 per lot (or $21,854.00).

    NOTE: This condition has been added to the conditions of approval below.

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

1) All staff comments (*Project Plan Review)* provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Adherence to Parks Board and Parks Department requirements for Park District No. 22 and 49 single family residential lots for Fontanna Ranch, Phase II.

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

City of Rockwall

Project Plan Review History

				Applied	5/16/2016	LM
Project Number	P2016-020	**Owner**	FONTANNA, RANCH LTD	**Approved**		
Project Name	Fontanna Ranch Phase II	**Applicant**	FC CUNY CORPORATION	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	5/16/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FONTANNA RANCH PH 1	5	NULL	5	0186-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/16/2016	5/23/2016	5/24/2016	8	COMMENTS	See Comments
(5/19/2016 2:37 PM AW) Engineering Comments on plat. Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Need to add minimum finished floor for all lots touching the detention/drainage easement (minimum 2' above 100 year water surface) Label the detention easement as detention/drainage easement Add note on plat: The property owner(s) are responsible for maintance, repair, and replacement of all the detention/drainage systems. 4% engineering fees Impact fees at building permit							
ENGINEERING	Amy Williams	6/2/2016	6/9/2016	6/2/2016		COMMENTS	See Comment
(6/2/2016 11:09 AM AW) Page 2 #7 add the word "owner's/HOA" after "Property"							
ENGINEERING	Amy Williams	6/9/2016	6/16/2016	6/9/2016		APPROVED	
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
FIRE	Ariana Hargrove	6/3/2016	6/10/2016	6/3/2016		APPROVED	
GIS	Lance Singleton	5/16/2016	5/23/2016	6/1/2016	16	COMMENTS	See Comments
(6/1/2016 1:28 PM LS) 1. Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Tx State Plane NAD83 (4202) & closure report. 2. Submit CAD .dwg of lots and street centerlines to the Planning or GIS dept so addressing can begin.							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See comments

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-020" on the lower right corner on all pages of the revised plat.
3. Tie at least 2 corners to city monumentation and label as such.
4. Minimum 80-ft frontage required per PD-64 standards. The following lots are identified as not meeting the minimum 80-ft frontage. Indicate and label where the front building line will meet the 80-ft frontage requirement for each of the following lots or adjust lot lines accordingly to meet the 80-ft frontage: Lot 11 of Blk F, & Lot 6 of Blk H.
5. Provide a label for visibility clips. Provide detail.
6. Relabel Lot 24, Block F Open Space as "Drainage & Detention Easement."
7. Surveyor's Certificate - Notary not necessary when stamped by surveyor.
8. Fontanna Ranch Ph II located within Park District No. 22 - Parks Board meeting to be held on June 7th at 6:00 p.m. in the City's Council Chambers. Adherence to Parks Board recommendations.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, Parks Board or City Council. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: May 31st, 2016 (6:00 p.m.)

Parks Board - Action: June 7, 2016 (6:00 p.m.)

Planning - Action: June 14, 2016 (6:00 p.m.)

City Council - Action: June 20, 2016 (6:00 p.m.)

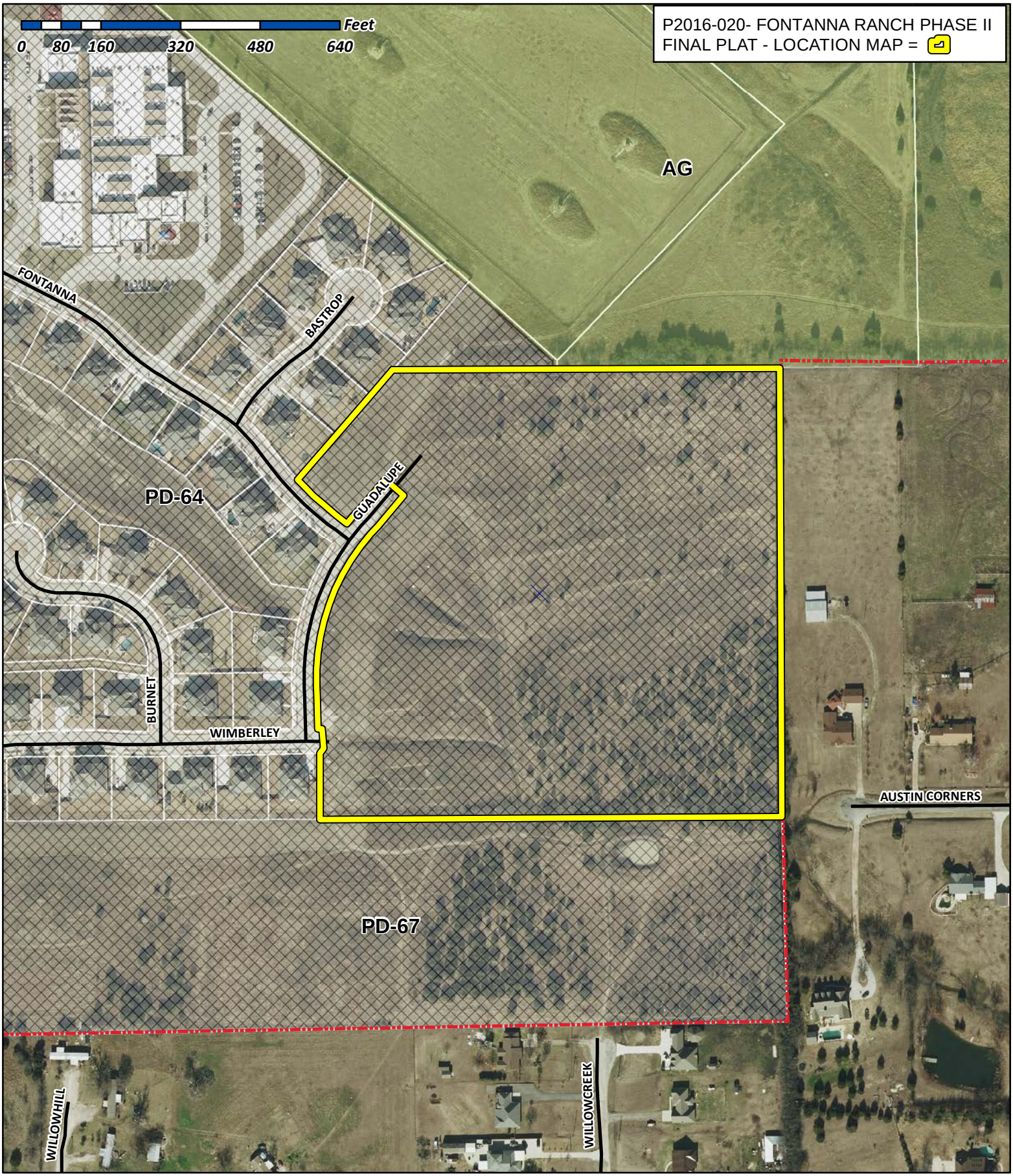
PLANNING	David Gonzales	6/1/2016	6/8/2016	6/1/2016		COMMENTS	See comments

The following staff comments for the revised plans are to be addressed and resubmitted no later than Tuesday, June 14, 2016. Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a Final/subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide the Surveyor's Certificate on page 2 - Notary not necessary when stamped by surveyor.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions

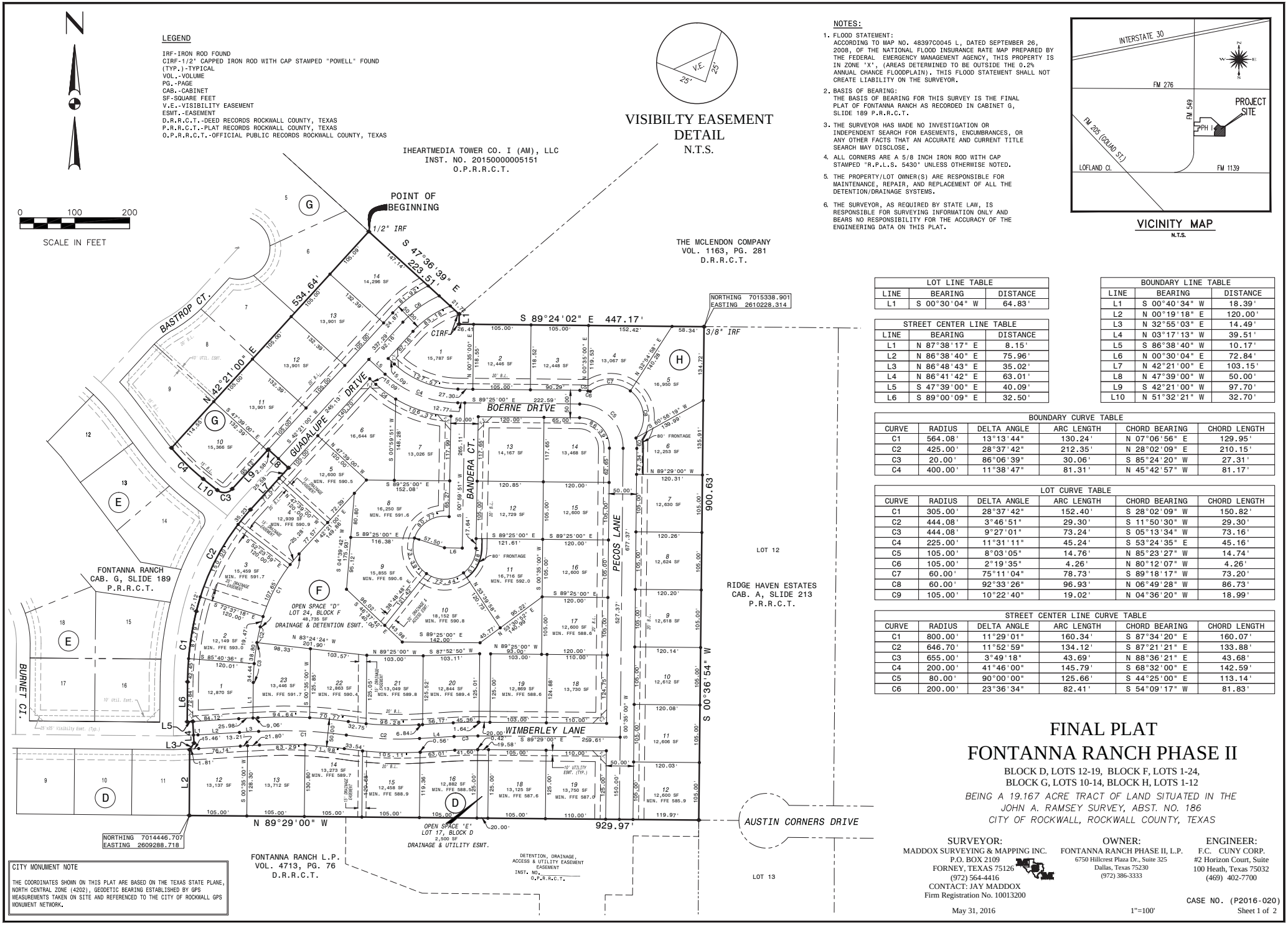
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. ** Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, Parks Board or City Council. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Parks Board - Action: June 7, 2016 (6:00 p.m.) Planning - Action: June 14, 2016 (6:00 p.m.) City Council - Action: June 20, 2016 (6:00 p.m.)							
PLANNING	David Gonzales	6/9/2016	6/16/2016	6/9/2016		APPROVED	See Conditions
1. Adherence to all Engineering and Fire Department standards shall be required. ** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. ** Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, or City Council. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Planning - Action: June 14, 2016 (6:00 p.m.) City Council - Action: June 20, 2016 (6:00 p.m.)							



City of Rockwall

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

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



LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°30'04" W	64.83'

STREET CENTER LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°38'17" E	8.15'
L2	N 86°38'40" E	75.96'
L3	N 86°48'43" E	35.02'
L4	N 86°41'42" E	63.01'
L5	S 47°39'00" E	40.09'
L6	S 89°00'09" E	32.50'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°40'34" W	18.39'
L2	N 00°19'18" E	120.00'
L3	N 32°55'03" E	14.49'
L4	N 03°17'13" W	39.51'
L5	S 86°38'40" W	10.17'
L6	N 00°30'04" E	72.84'
L7	N 42°21'00" E	103.15'
L8	N 47°39'00" W	50.00'
L9	S 42°21'00" W	97.70'
L10	N 51°32'21" W	32.70'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	564.08'	13°13'44"	130.24'	N 07°06'56" E	129.95'
C2	425.00'	28°37'42"	212.35'	N 28°02'09" E	210.15'
C3	20.00'	86°06'39"	30.06'	S 85°24'20" W	27.31'
C4	400.00'	11°38'47"	81.31'	N 45°42'57" W	81.17'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	305.00'	28°37'42"	152.40'	S 28°02'09" W	150.82'
C2	444.08'	3°46'51"	29.30'	S 11°50'30" W	29.30'
C3	444.08'	9°27'01"	73.24'	S 05°13'34" W	73.16'
C4	225.00'	11°31'11"	45.24'	S 53°24'35" E	45.16'
C5	105.00'	8°03'05"	14.76'	N 85°23'27" W	14.74'
C6	105.00'	2°19'35"	4.26'	N 80°12'07" W	4.26'
C7	60.00'	75°11'04"	78.73'	S 89°18'17" W	73.20'
C8	60.00'	92°33'26"	96.93'	N 06°49'28" W	86.73'
C9	105.00'	10°22'40"	19.02'	N 04°36'20" W	18.99'

STREET CENTER LINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	11°29'01"	160.34'	S 87°34'20" E	160.07'
C2	646.70'	11°52'59"	134.12'	S 87°21'21" E	133.88'
C3	655.00'	3°49'18"	43.69'	N 88°36'21" E	43.68'
C4	200.00'	41°46'00"	145.79'	S 68°32'00" E	142.59'
C5	80.00'	90°00'00"	125.66'	S 44°25'00" E	113.14'
C6	200.00'	23°36'34"	82.41'	S 54°09'17" E	81.83'

FINAL PLAT
FONTANNA RANCH PHASE II

BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24,
BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12

BEING A 19.167 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH PHASE II, L.P.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

May 31, 2016

1"=100'

CASE NO. (P2016-020)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. The property owner(s)/HOA shall be responsible for maintenance, repair and replacement all of the detention/drainage systems.

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

_____
Owner

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

_____, 2016.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Fontanna Ranch Phase II, L.P. is the owner of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing all of a tract of land to Fontanna Ranch Phase II, L.P. as recorded in Instrument Number 20150000018857 of the Official Public Records of Rockwall County, Texas, and being more particulary described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the north corner of said Fontanna Ranch Phase II, L.P. tract and for the east corner of Lot 6, Block G, of Fontanna Ranch, an addition to The City of Rockwall as recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas, said point also lying on the southwest line of a tract of land to IHEARTMEDIA TOWER CO. I(AM), LLC as recorded in Instrument Number 20150000005151 Official Public Records Rockwall County, Texas;

THENCE South 47 degrees 36 minutes 39 seconds East along the common line of said Fontanna Ranch Phase II, L.P. tract and said IHEARTMEDIA tract a distance of 223.51 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for the south corner of said IHEARTMEDIA tract and a west corner of a tract of land to McLendon Company as recorded in Volume 1163, Page 281 of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 40 minutes 34 seconds West along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 18.39 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for corner;

THENCE South 89 degrees 24 minutes 02 seconds East continuing along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 447.17 feet to a 3/8 inch iron rod found for the northeast corner of said Fontanna Ranch Phase II, L.P. tract;

THENCE South 00 degrees 36 minutes 54 seconds West along the east line of said Fontanna Ranch Phase II, L.P. tract a distance of 900.63 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Fontanna Ranch Phase II, L.P. tract same being the northeast corner of a tract of land to Fontanna Ranch L.P. as recorded in Volume 4713, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 29 minutes 00 seconds West along the common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract a distance of 929.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 11, Block D of said Fontanna Ranch Addition;

THENCE along the common line of said Fontanna Ranch Addition and said Fontanna Ranch Phase II, L.P. tract the following courses and distances;

North 00 degrees 19 minutes 18 seconds East a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 32 degrees 55 minutes 03 seconds East a distance of 14.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 03 degrees 17 minutes 13 seconds West a distance of 39.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 86 degrees 38 minutes 40 seconds West a distance of 10.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 00 degrees 30 minutes 04 seconds East a distance of 72.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 564.08 feet, a central angle of 13 degrees 13 minutes 44 seconds, an arc length of 130.24 feet, a chord bearing of North 07 degrees 06 minutes 56 seconds East a distance of 129.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of compound curve to the right;

With said compound curve continuing to the right having a radius of 425.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, an arc length of 212.35 feet, a chord bearing of North 28 degrees 02 minutes 09 seconds East a distance of 210.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 103.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 47 degrees 39 minutes 00 seconds West a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 42 degrees 21 minutes 00 seconds West a distance of 97.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 06 minutes 39 seconds, an arc length of 30.06 feet, a chord bearing of South 85 degrees 24 minutes 20 seconds West a distance of 27.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 51 degrees 32 minutes 21 seconds West a distance of 32.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 400.00 feet, a central angle of 11 degrees 38 minutes 47 seconds, an arc length of 81.31 feet, a chord bearing of North 45 degrees 42 minutes 57 seconds West a distance of 81.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 534.64 feet to the POINT OF BEGINNING containing 834,907 square Feet, or 19.167 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission *Date*

APPROVED

I hereby certify that the above and foregoing plat of FONTANNA RANCH PHASE II, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2016.

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

WITNESS OUR HANDS, this ____ day of _____, 2016.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

RECEIVED
JUN 07 2016
BY:

FINAL PLAT
FONTANNA RANCH PHASE II

BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24,
BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12

BEING A 19.167 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH PHASE II, L.P.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

May 31, 2016 P2016 020 1"=100' CASE NO. (P2016-020)

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/14/2016

APPLICANT: Noah Flabiano, *Skorburg Co.*

AGENDA ITEM: **P2016-028**; *Master Plat for the Ridgecrest Subdivision*

SUMMARY:

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a master plan/ open space plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

MASTER PLAT INFORMATION:

☑ The Ridgecrest Subdivision will consist of 45 single-family lots on 28.941-acres of land for an overall density of 1.55-units/acre. The development will incorporate a rural street cross section and larger font yard, building setback (*i.e. 40-foot*) to give the appearance of a bucolic or rural neighborhood setting. The development will also incorporate ~24.68% open space or 7.144-acres. A summary of the proposed density and dimensional requirements is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width/Frontage	*80'*
Minimum Lot Depth	*100'*
Minimum Lot Area	*15,000 SF*
Minimum Front Yard Setback	*40'*
Minimum Side Yard Setback	*5'*
Minimum Side Yard Setback (Adjacent to a Street)	*10'*
Minimum Length of Driveway Pavement	*20'*
Maximum Height	*36'*
Minimum Rear Yard Setback	*10'*
Minimum Area/Dwelling Unit (SF)	*1,800 SF*
Maximum Lot Coverage	*65%*

☑ On June 8, 2016, the Parks Board reviewed the proposed master plat and open space plan and recommended the following:

1) The City will accept dedication of Lot 14, Block A (*Open Space/Drainage Easement*) as a public parkland; and,

2) The pro-rata equipment fees of $54,225.00 (*i.e. 45 lots @ $1,205.00*) maybe used to provide amenity in the proposed public parkland; and,

3) The Parks Board will review a final amenity package at the time of final plat.

- ☑ The submitted master plat and open space plan conform to the concept plan and development standards contained in Planned Development District 81 (PD-81) [*Ordinance No. 16-42*], which was approved by the City Council on June 6, 2016 under *Case No. Z2016-014*. *In conjunction with the submittal of this master plat and open space plan, the applicant has submitted a preliminary plat (Case No. P2016-029).*

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

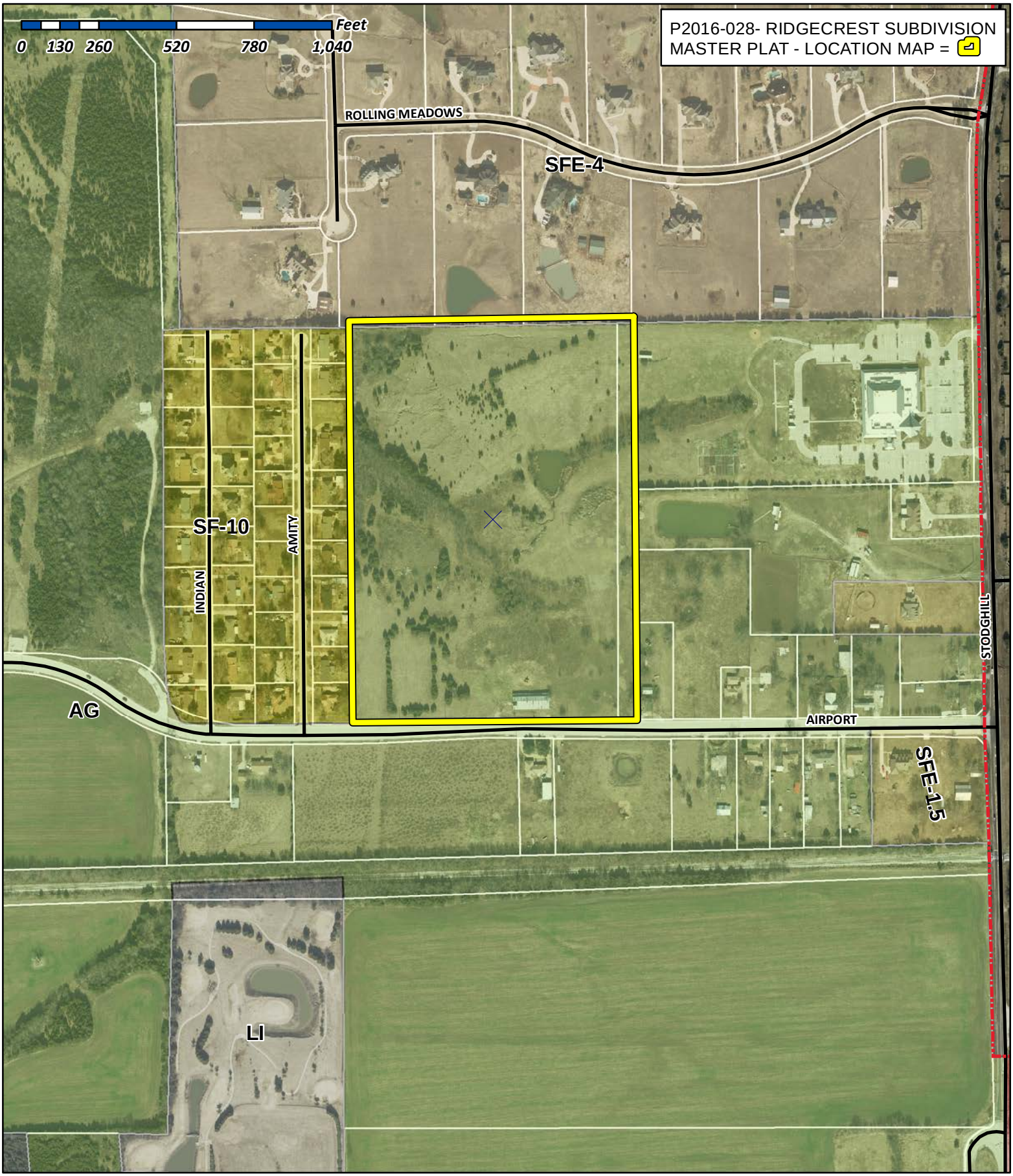
RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the master plat for the *Ridgecrest Subdivision* staff would recommend the following conditions:

1) The master plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);

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



City of Rockwall

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

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Skorburg Company
8214 Westchester Dr., Ste. 710
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

SKORBURG COMPANY

June 9, 2016

Mr. Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Ridgecrest – Preliminary Plat (Phase Statement)

Mr. Miller,

Ridgecrest development located on Airport Rd will be developed in one single phase consisting of 45 single family units.

Best Regards,

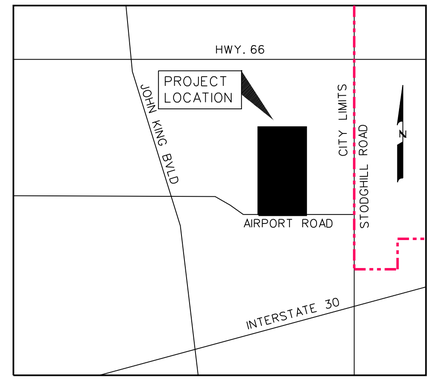
Noah Flabiano



LEGEND

TYPICAL LOT SIZES

- 90' X 180' - 45 LOTS
- OPEN SPACE/ LANDSCAPE BUFFER



LOCATION MAP
N.T.S.

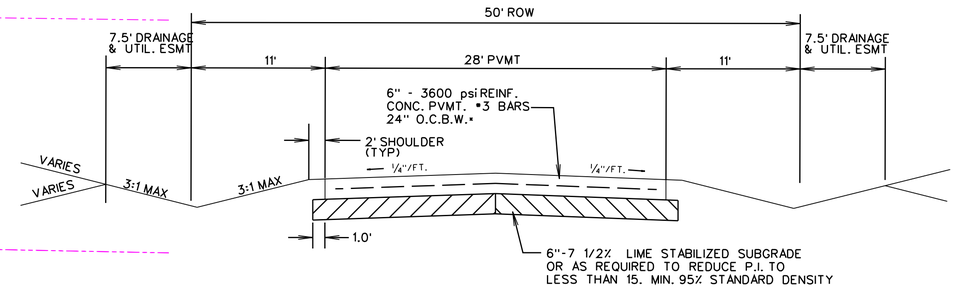
Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project.

Sanitary Sewer Facilities:
There is an existing sanitary sewer line located on the north of the property.

Water Facilities:
There is an existing water main in Airport Road.

Roadway Facilities:
The south side is served by Airport Road.



TYPICAL PAVEMENT SECTION
N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

MASTER PLAT
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

TOTAL ACRES	28.941
TOTAL RESIDENTAL LOTS	45
RESIDENTAL DENSITY	1.55

ZONING: PD-81

CASE #P2016-028

ROLLING MEADOWS ESTATES
CAB. D, SLIDE 59

NOTE:
EASTERN RED CEDARS TO
BE PLANTED EVERY 20' O.C.

10' SCREENING EASEMENT

LOT 23 BLOCK A
OPEN SPACE
DRAINAGE ESMT.

STREET D

AMITY LANE
(60' R.O.W.)

LOT A BLOCK A
ROCKWALL LAKESIDE
CHURCH OF CHRIST ADDITION
CAB. F, PG. 72

LOT 10 BLOCK C
OPEN SPACE
DRAINAGE ESMT.

LOT 14 BLOCK A
OPEN SPACE/DRAINAGE EASEMENT

STREET A

STREET B

STREET C

GREENLEE ADDITION
CAB. A, SLIDE 151

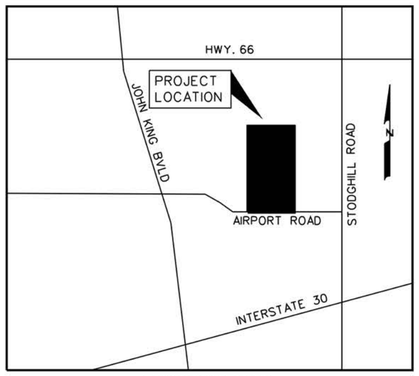
MARK E. PARKER
PROBATE CAUSE PR09-18

10' LANDSCAPE BUFFER

AIRPORT ROAD

Key

- Trail
- Park Bench
- Waste Basket



LOCATION MAP
N.T.S.

0 50 100 400
SCALE: 1" = 100'

N

TOTAL OPEN SPACE ACRES 7.144

OPEN SPACE PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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200 W. BELMONT, SUITE E
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972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

CASE •

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/14/2016

APPLICANT: Noah Flabiano, *Skorburg Co.*

AGENDA ITEM: **P2016-029**; *Preliminary Plat for the Ridgecrest Subdivision*

SUMMARY:

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a preliminary plat for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

☑ The Ridgecrest Subdivision will consist of 45 single-family lots on 28.941-acres of land for an overall density of 1.55-units/acre. The development will incorporate a rural street cross section and larger font yard, building setback (*i.e. 40-foot*) to give the appearance of a bucolic or rural neighborhood setting. The development will also incorporate ~24.68% open space or 7.144-acres. A summary of the proposed density and dimensional requirements is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width/Frontage	*80'*
Minimum Lot Depth	*100'*
Minimum Lot Area	*15,000 SF*
Minimum Front Yard Setback	*40'*
Minimum Side Yard Setback	*5'*
Minimum Side Yard Setback (Adjacent to a Street)	*10'*
Minimum Length of Driveway Pavement	*20'*
Maximum Height	*36'*
Minimum Rear Yard Setback	*10'*
Minimum Area/Dwelling Unit (SF)	*1,800 SF*
Maximum Lot Coverage	*65%*

☑ The purpose of the applicant's submittal is to preliminary plat all 45 single-family, residential lots and the 7.144-acres of private parkland and open space. In addition to the preliminary plat the applicant has also submitted a preliminary water, sanitary sewer and storm water plan establishing that the developer can provide adequate utilities to service the proposed development. *In conjunction with the submittal of this preliminary plat, the applicant has submitted a master plat and open space plan (Case No. P2016-028).*

☑ The submitted preliminary plat conforms to the concept plan and development standards contained in Planned Development District 81 (PD-81) [*Ordinance No. 16-42*], which was approved by the City Council on June 6, 2016 under *Case No. Z2016-014*.

☑ On June 8, 2016, the Parks Board reviewed the proposed preliminary plat and recommended the following:

1) The City will accept dedication of Lot 14, Block A (*Open Space/Drainage Easement*) as a public parkland; and,

2) The pro-rata equipment fees of $54,225.00 (*i.e. 45 lots @ $1,205.00*) maybe used to provide amenity in the proposed public parkland; and,

3) The Parks Board will review a final amenity package at the time of final plat.

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

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the preliminary plat for the *Ridgecrest Subdivision* staff would recommend the following conditions of approval:

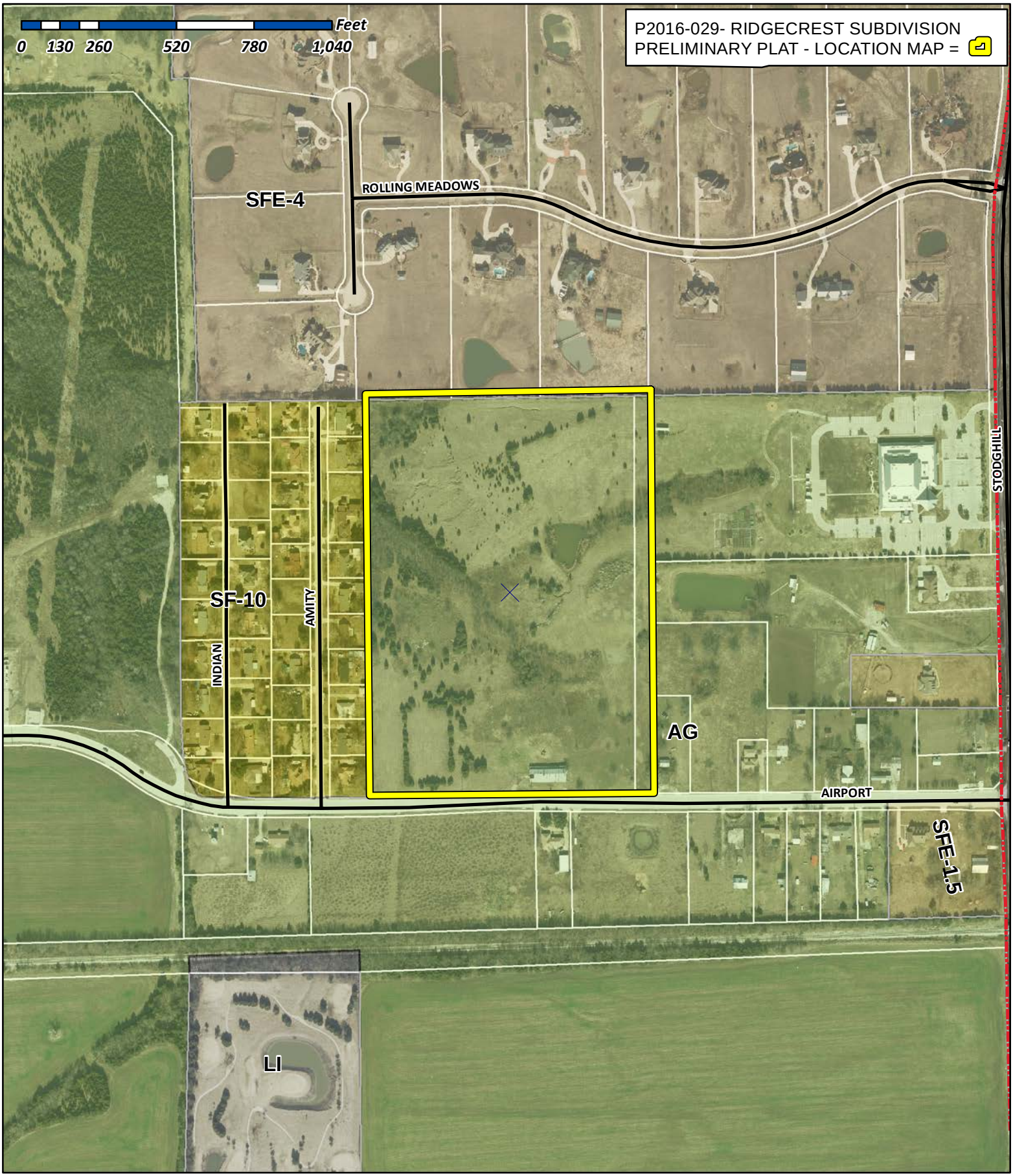
1) The preliminary plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) In conformance with Planned Development District 81 (PD-81) [*Ordinance No. 16-42*] a site plan shall be submitted and approved prior to the approval of a final plat;

3) A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits;

4) The preliminary plat shall conform to the recommendations made by the Parks Board; and,

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



City of Rockwall

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8214 Westchester Dr., Ste. 710
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

SKORBURG COMPANY

June 9, 2016

Mr. Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Ridgecrest – Preliminary Plat (Subdivider's Statement)

Mr. Miller,

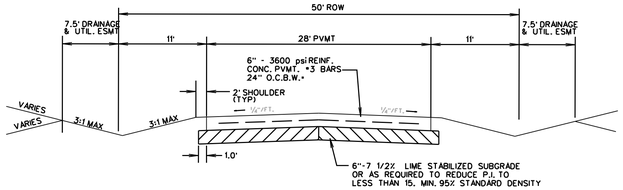
In accordance with Section 38-8 (Preliminary Plat) of the City of Rockwall Code of Ordinances, the Breezy Hill Phase III development will comply with all the City ordinance requirements and conform to or exceed the standards for such improvements prescribed by the City.

Best Regards,

Noah Flabiano

0 50 100 400
SCALE: 1" = 100'

N



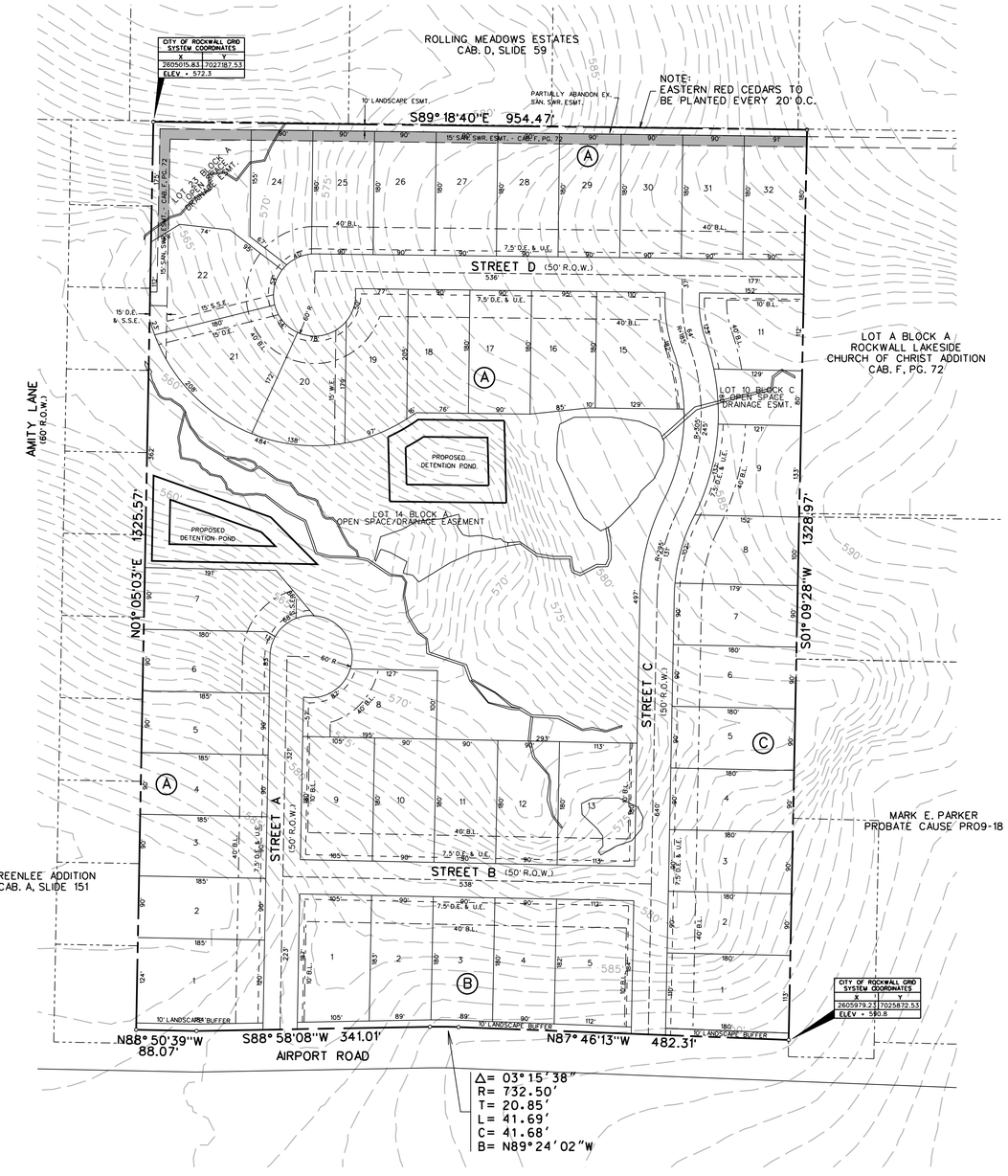
TYPICAL PAVEMENT SECTION
N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

Reviewed for preliminary Approval:

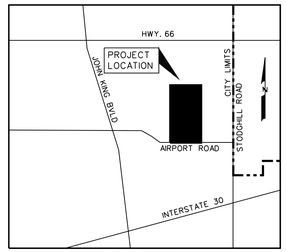
Planning & Zoning Commission Chairman — Date

Approved for Preparation of Final Plat:

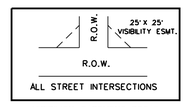
Mayor, City of Rockwall — Date



RIDGECREST							
Block A		**Block A**		**Block B**		**Block C**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	22888	23*	22502	1	19464	1	20105
2	16650	24	16224	**2**	16348	2	162020
3	16650	25	16200	3	16184	3	16202
4	16650	26	16200	4	16321	4	16202
5	16650	27	16200	5	20680	5	16202
6	16720	28	16200			6	16202
7	19622	29	16200			7	16198
8	17233	30	16200			8	16948
9	18900	31	16200			9	17580
10	16200	32	16307			10*	9913
11	16200					11	17553
12	16200						
13	20366						
14*	270057						
15	22111						
16	17100						
17	16200						
18	16685						
19	19216						
20	18594						
21	24428						
22	19245						
* Indicates Common Area							



LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.

NOTE:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 28.941
TOTAL RESIDENTIAL LOTS 45
RESIDENTIAL DENSITY 1.55

ZONED: PD-81

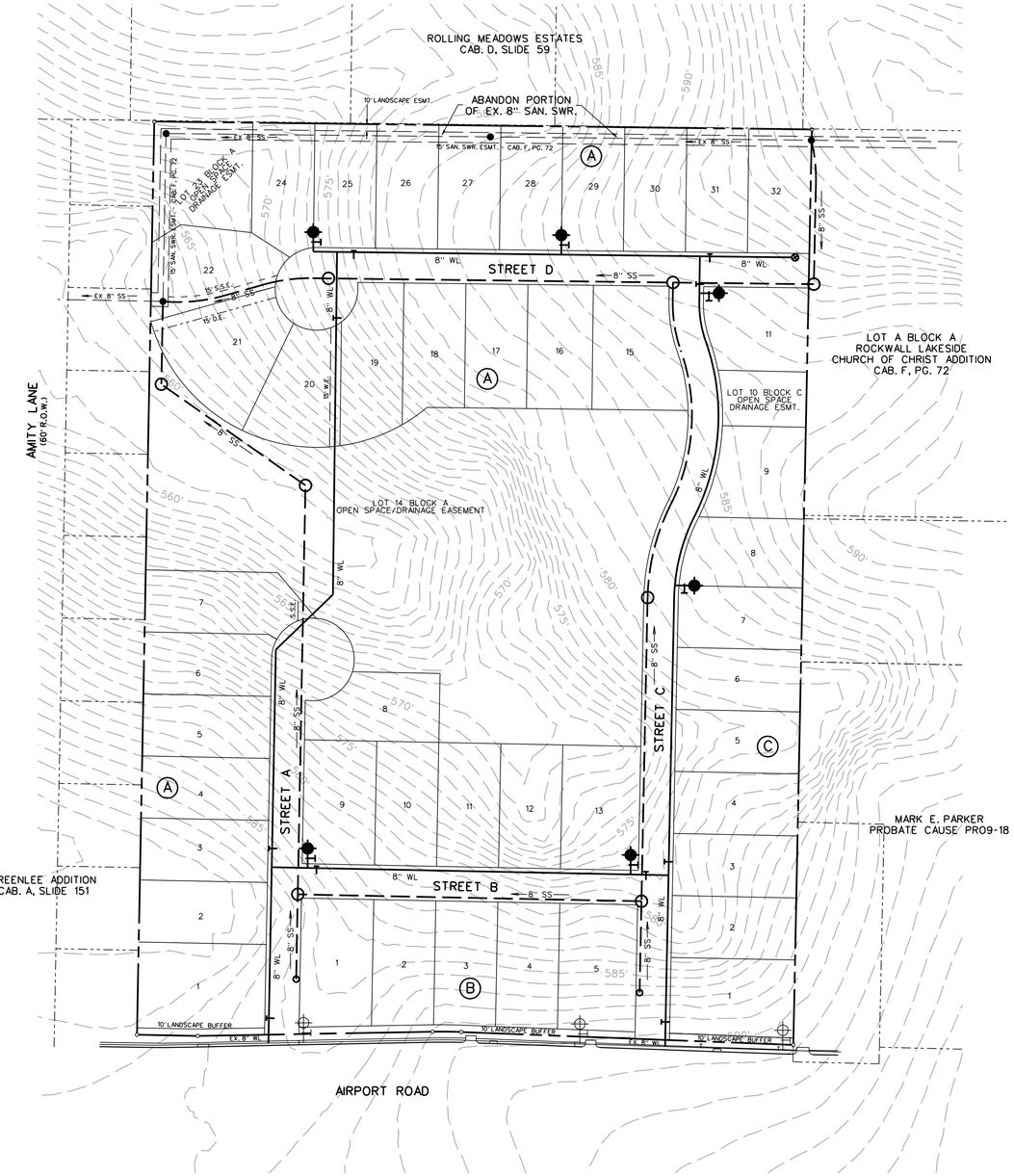
PRELIMINARY PLAT
OF
RIDGECREST
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

CASE #2016-029

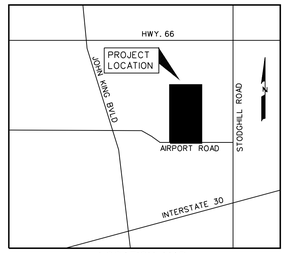
0 50 100 400
SCALE: 1" = 100'

N



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL



LOCATION MAP
N.T.S.

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

CASE •

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: June 14, 2016

SUBJECT: *Used Automotive Dealerships*

On May 16, 2016, staff brought forward an ordinance to the City Council proposing to allow the *Motor Vehicle Dealership, Used (Cars and Light Trucks)* use by SUP in the Light Industrial (LI) District and *by-right* in the Heavy Industrial (HI) District; however, the ordinance also restricted the use in certain overlay districts within the City. This ordinance was denied by the City Council by a vote of 6-1, with Mayor Pruitt dissenting. As part of this motion staff was directed to draft an ordinance that conformed to the motion made by the City Council on March 21, 2016. This motion was to allow a *Motor Vehicle Dealership, Used (Cars and Light Trucks)* in a Light Industrial (LI) District by a Specific Use Permit (SUP). Attached to this memorandum is an ordinance that if approved would make this change to the Unified Development Code (UDC). At the behest of the Planning and Zoning Commission, staff has also attached a map depicting all property zoned Light Industrial (LI) District within the City of Rockwall.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

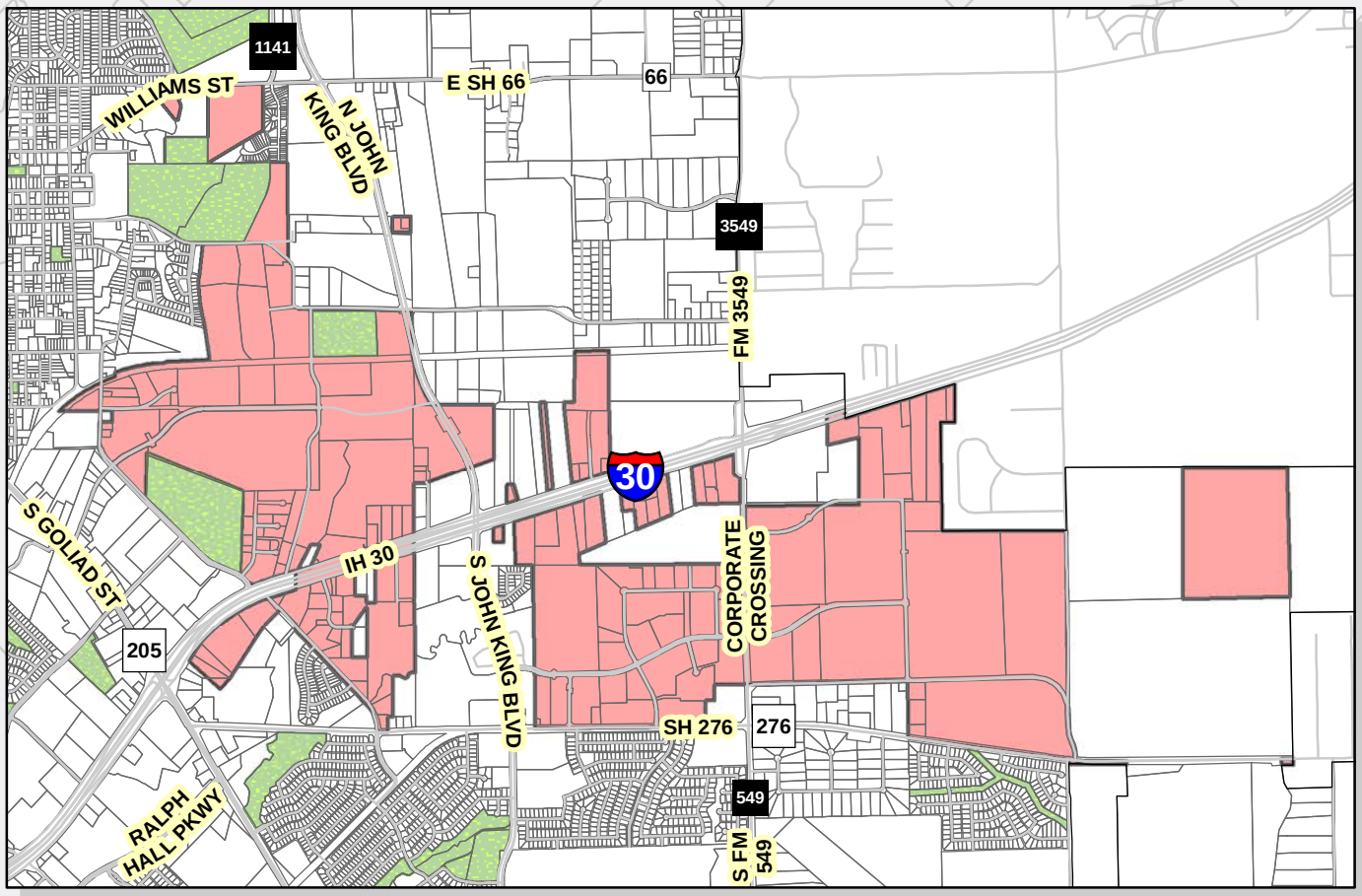
~~Planning and Zoning Work Session: May 31, 2016~~
Planning and Zoning Public Hearing: June 14, 2016
City Council Public Hearing [*1st Reading*]: June 20, 2016
City Council [*2nd Reading*]: July 7, 2016

Staff has sent out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Light Industrial Zoned Parcels

N JOHN KING BLVD
FM 552
N GOLIAD ST
N LAKESHORE DR
WILLIAMS ST
E SH 66
N FANNIN ST
W RUSK ST
FM 3549
SUMMIT RIDGE DR
IH 30
S JOHN KING BLVD
CORPORATE CROSSING
SH 276
W YELLOW JACKET LN
RIDGE RD
RALPH HALL PKWY
SUMMER LEE DR
HORIZON RD
S FM 549
S GOLIAD ST
HENRY M CHANDLER DR
FM 549

1138
552
1141
3549
66
551
276
205
1139
3097
740
549



Legend

City & School Parks

Light Industrial Zoned Areas

0 0.250.5 1 1.5 2 Miles

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTIONS 1.1 & 2.1.8 OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing *Motor Vehicle Dealership, Used (Cars and Light Trucks)* as a standalone use permitted within the Light Industrial (LI) District by Specific Use Permit; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.25.16

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2016*

2nd Reading: *July 5, 2016*

DRAFT ORDINANCE 07.05.2016

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial				Industrial	
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		***A S***	A
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

DRAFT ORDINANCE 07.05.2016

Article IV, Permissible Uses, of the Unified Development Code
Section 2. Use Standards
Section 2.1.8 Auto and Marine-Related Use Conditions

Indoor Motor Vehicle Dealership/Showroom, (New and/or Used). The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

Motor Vehicle Dealerships (New and Used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales ***in the Commercial (C), Heavy Industrial (HI) and Heavy Commercial (HC) Districts***.
2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
3. All vehicle display areas must meet the landscape standards for parking areas.

DRAFT ORDINANCE 07.05.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 6/14/2016

APPLICANT: Jeff Parker, *Skorburg Company*

AGENDA ITEM: **Z2016-018**; *Breezy Hill Amendments (PD-74)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres (see *Figure 1* for the adjusted lot mix).

Figure 1: Current Lot Mix

Lot Types	*A*	*B*	*C*	*D*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*
Number of Units	*206*	*112*	*326*	*98*
Dwelling Unit %	*27.80%*	*15.10%*	*43.90%*	*13.20%*

On March 13, 2015, the applicant submitted an alternate concept plan depicting a reduction in the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose of amending Planned Development District 74 (PD-74) to include an additional residential phase of 50' x 120' lots (*i.e. minimum of 6,000 SF*). In addition, this case proposed

raising the number of lots from 742 to 762, but maintain a density of 2.0-units/acre. This case [*Case No. Z2015-013*] was denied by the City Council on May 4, 2015.

PURPOSE:

In accordance with Section 8.3 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) -- *which restricts a similar application for the period of one (1) year from the denial date* -- the applicant has submitted an application requesting to amend Planned Development District 74 (PD-74) [*Ordinance No. 14-26*] to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose incorporating an additional residential phase that will be composed of 50' x 120' lots (*i.e. minimum of 6,000 SF*).

CHARACTERISTICS OF THE REQUEST:

The 14.21-acres of land that the applicant is proposing to remove from the retail acreage will establish a new phase of the Breezy Hill Subdivision that will contain 47 single-family homes. The new phase will be located north of the remaining retail acreage, adjacent to Phase IIA. These new homes will be constructed on 50' x 120' lots that will be a minimum of 6,000 square feet in size. The development standards for this new lot type (identified below in *Figure 2* as *Lot Type 'E'*) are taken directly from the zoning ordinance that regulates the Stone Creek Subdivision (*i.e. Planned Development District 70 [PD-70]*) and are similar to the remaining lot types in Planned Development District 74 (PD-74) with respect to the development standards. The only major difference in this lot type will incorporate forward facing garages. This is primarily due to the difficulty of incorporating a *'J' Swing* or *Traditional Swing* driveway on a 50-foot lot.

Figure 2: Proposed Lot Mix

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*50*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*6,000*
Number of Units	*206*	*112*	*326*	*98*	*47*
Dwelling Unit %	*26.11%*	*14.20%*	*42.32%*	*12.42%*	*5.96%*

Considering the proposed new lot type and the proposed changes to the lot mix, the total number of single-family lots will be increased from 742 to 789. This proposed change increases the density from ~2.0-units/acre to ~2.07-units/acre (*i.e. currently the subdivision has 742 lots on ~379-acres, and the applicant is proposing 789 lots on ~381-acres*). With the exception of the proposed changes to the concept plan and lot mix tables, and subsequent changes to accommodate the new lot type, the applicant is not requesting any additional changes to Planned Development District 74 (PD-74).

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. Should the City Council approve the applicant's request, the Future Land Use Map will be amended to reflect the proposed changes in land use from a *Commercial* designation to a *Low Density Residential* designation. *This has been added to the conditions of approval contained in the Recommendations section of this case memo.*

NOTIFICATION:

On May 27, 2016, staff mailed 364 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received five (5) responses in opposition to the zoning change.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

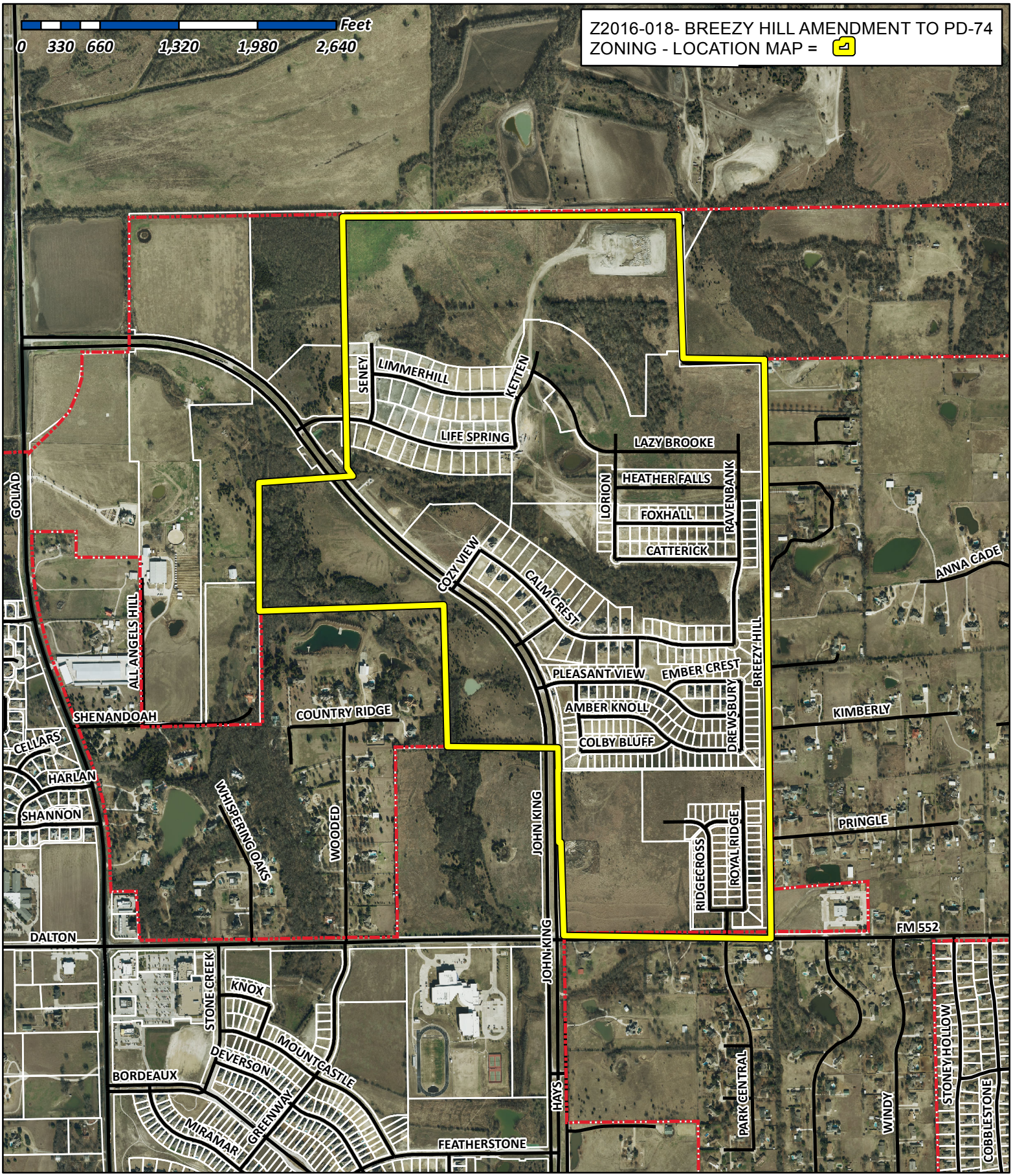
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial* designation to a *Low Density Residential* designation;

3) Prior to accepting a final plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the PD site plan in order to show all necessary entry features/signage, landscaping and hardscaping proposed for the new phase;

4) Prior to accepting a preliminary plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the preliminary plat for Phases IXA & IXB to show the new street layout; and,

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



City of Rockwall

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

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

City of Rockwall

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

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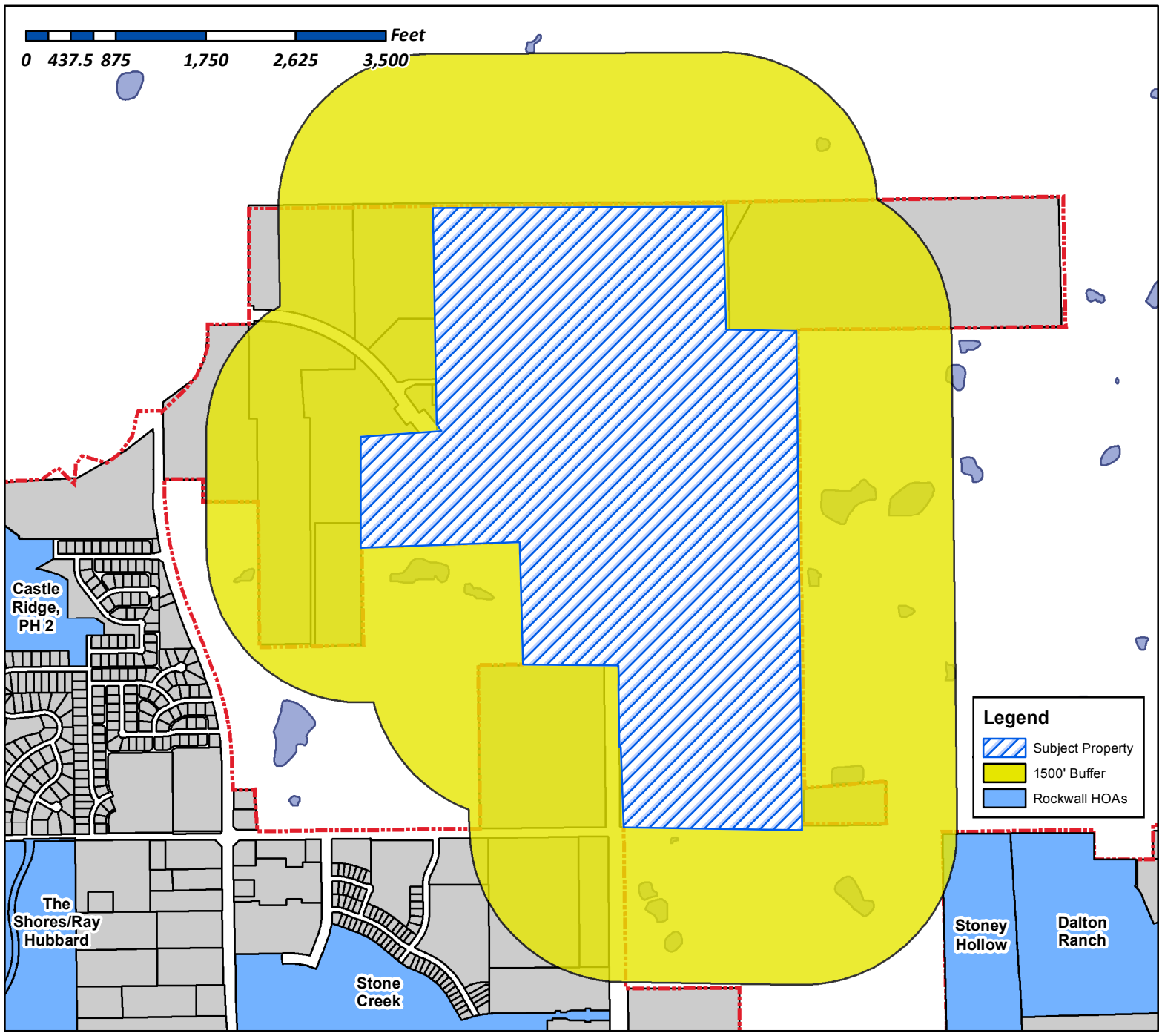
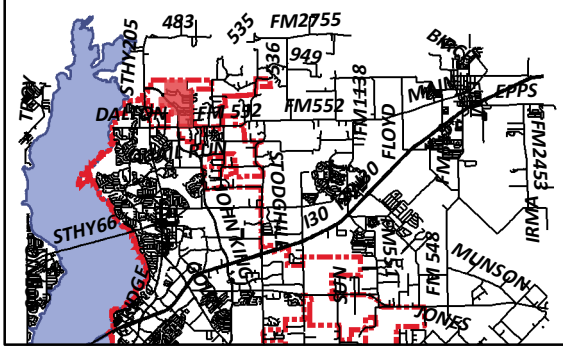


Case Number: Z2016-018
Case Name: Breezy Hill Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74
Case Address: North of FM-552 and west of Breezy Hill Road

Date Created: *05/17/2016*

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

Vicinity Map



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Thursday, May 26, 2016 5:02:02 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-018Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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

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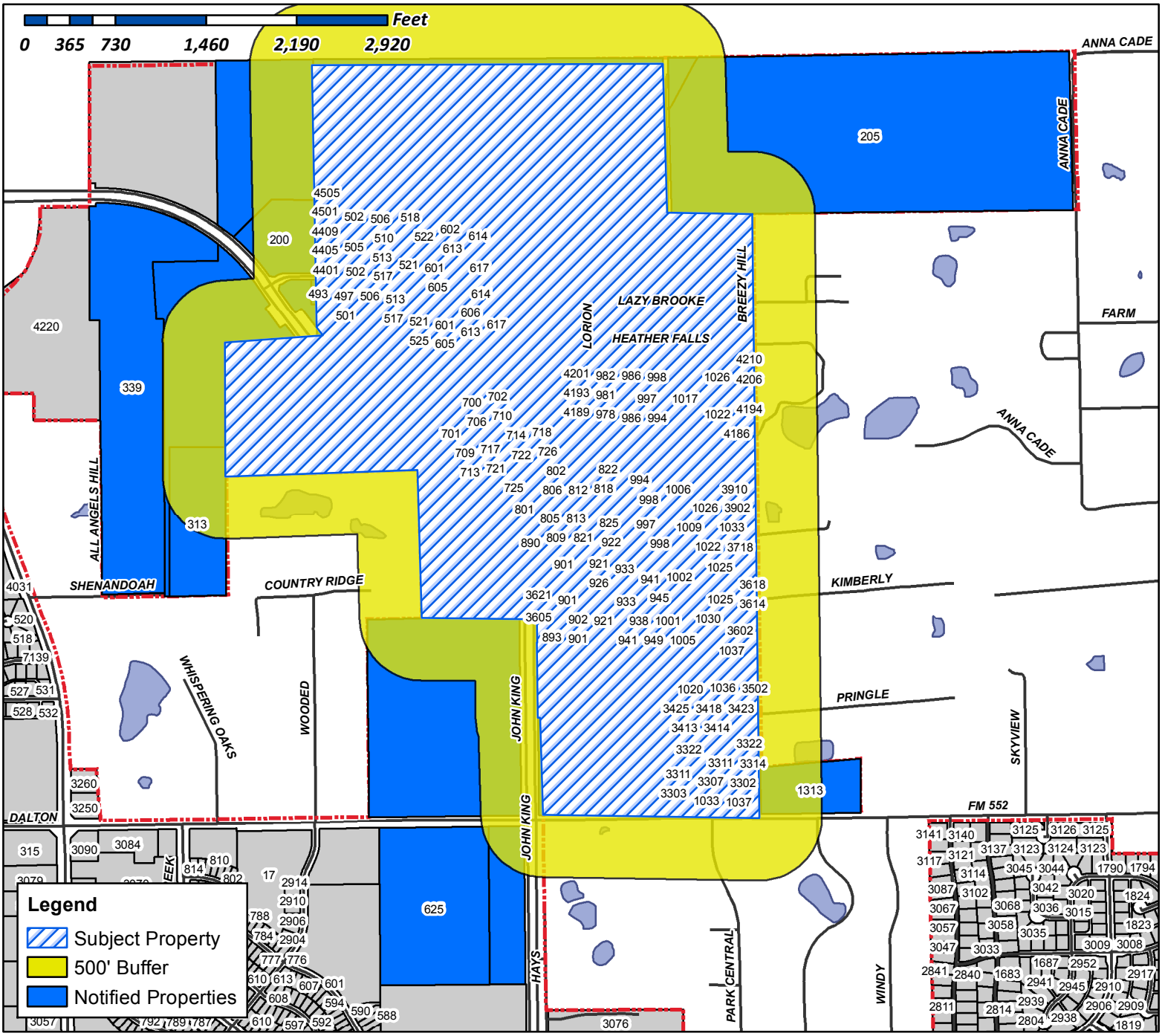
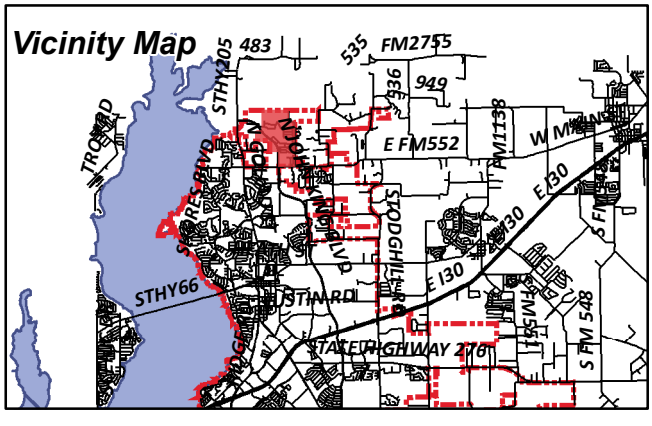


Case Number: Z2016-018
Case Name: Breezy Hill Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74
Case Address: North of FM-552 and west of Breezy Hill Road

Date Created: *05/17/2016*

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



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of Ordinance 14-26 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/14/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/20/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **6/20/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CURRENT RESIDENT
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1005 EMBER CREST DR
ROCKWALL, TX 0

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

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1006 CALM CREST DR
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CURRENT RESIDENT
1020 WINDY HILL LN
ROCKWALL, TX 75087

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1021 AMER KNOLL DR
ROCKWALL, TX 75087

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1021 CALM CREST DR
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1021 EMBER CREST DR
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CURRENT RESIDENT
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 0

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

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1025 FOXHALL DR
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1025 PLEASANT VIEW DR
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CURRENT RESIDENT
1029 CALM CREST DR
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1030 AMBER KNOLL DR
ROCKWALL, TX 75087

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1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRL
ROCKWALL, TX 75087

RIGGS WILLIAM AUDY SR ESTATE
105 E KAUFMAN ST
ROCKWALL, TX 0

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 0

PAUL TAYLOR HOMES LTD
17950 PRESTON RD 0
DALLAS, TX 0

CURRENT RESIDENT
200 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

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3310 RIDGECROSS DR
ROCKWALL, TX 75087

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3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

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3311 RIDGECROSS DR
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ROCKWALL, TX 75087

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3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGECROSS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGECROSS DR
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3422 RIDGECROSS DR
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3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
3502 ROYAL RIDGE DR
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3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3606 DREWSBURY DR
ROCKWALL, TX 75087

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3609 NOAH CREST DR
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ROCKWALL, TX 75087

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3621 NOAH CREST DR
ROCKWALL, TX 75087

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3702 DREWSBURY DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
3902 RAVENBANK DR
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3906 RAVENBANK DR
ROCKWALL, TX 75087

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3910 RAVENBANK DR
ROCKWALL, TX 75087

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4186 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4189 LORION DR
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4206 RAVENBANK DR
ROCKWALL, TX 75087

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4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

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4405 SENEY DR
ROCKWALL, TX 75087

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4409 SENEY DR
ROCKWALL, TX 75087

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4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 LIMMERHILL DR
ROCKWALL, TX 75087

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505 LIFE SPRING DR
ROCKWALL, TX 75087

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522 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 0

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 0

CURRENT RESIDENT
601 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIMMERHILL DR
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614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIMMERHILL DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 0
IRVING, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

HANCE LARRY
6306 GLENHOLLOW CT
DALLAS, TX

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX0

CURRENT RESIDENT
701 CALM CREST DR
ROCKWALL, TX 75087

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

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
725 CALM CREST DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 CALM CREST DR
ROCKWALL, TX 75087

YAO CHAN-HWA AND ESTHER KUO-LIN
805 CLAM CREST DR
ROCKWALL, TX

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

CURRENT RESIDENT
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 0

CURRENT RESIDENT
813 CALM CREST DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 0

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER
DALLAS, TX

BH PHASE III SF, LTD. / BH AMC, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX

BH 60'S POD LTD
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE IV SF, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH BALANCE III LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX

BH PHASE I SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH BALANCE I LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE II LLC
8214 WESTCHESTER DRIVE
DALLAS, TX

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 0

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
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CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 PLEASANT VIEW DR
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CURRENT RESIDENT
914 AMBER KNOLL DR
ROCKWALL, TX 75087

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914 COLBY BLUFF DR
ROCKWALL, TX 75087

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914 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

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917 PLEASANT VIEW DR
ROCKWALL, TX 75087

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918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
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CURRENT RESIDENT
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 AMBER KNOLL DR
ROCKWALL, TX 75087

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922 COLBY BLUFF DR
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922 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
929 COLBY BLUFF DR
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 0

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 CATTERICK DR
ROCKWALL, TX 75087

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986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CATTERICK DR
ROCKWALL, TX 75087

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993 FOXHALL DR
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994 CALM CREST DR
ROCKWALL, TX 75087

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994 CATTERICK DR
ROCKWALL, TX 75087

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994 FOXHALL DR
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997 CALM CREST DR
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998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 0

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX

PLEASE RETURN THE BELOW FORM

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Please place a check mark on the appropriate line below:

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

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

- Purchased home with the understanding that the smallest lots would be 60' per Email with Drees Builder.
- Have already invested significant dollars in property improvements and believe 50' lots would drive down property values across Breezy Hill.

Name: Darrin & Becky Massey

Address: 929 Pleasant View Drive, Rockwall, TX 75087

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

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

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Please place a check mark on the appropriate line below:

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

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

I am opposed to increasing the number of 50' lots. The area needs to retain green spaces. I am not opposed to the standards or the original planned approval. I would just like to see more green space.

Name: Michael Agostini

Address: 1010 CALM CREST Rockwall TX 75087

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

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

From:	Planning
To:	Miller, Ryan
Subject:	FW: Zoning Changes
Date:	Monday, June 06, 2016 8:36:21 AM

Fyi, I double checked to make sure 522 Limmerhill Drive was sent a notice, and one was sent.

From: Chris Moore [redacted]
Sent: Friday, June 03, 2016 8:55 AM
To: Planning
Subject: Zoning Changes

To Whom It May Concern:

This email is in regards to the proposed changes regarding the Breezy Hill plans to include a section of smaller homes on smaller lots. I understand this will be discussed with the city council on 6/20.

We just recently closed on a home in Breezy Hill and did not receive the form that was mailed to homeowners. We are writing our objections/concerns here in lieu of the form.

We have been residents of the north part of Rockwall since 2008 and my wife has been a teacher with RISD since 2002. When the plans for Breezy Hill were announced with larger lots and more space we sold our home in the Castle Ridge subdivision to jump on the opportunity. The driver to build in Breezy Hill was to have the opportunity to have more space.

The north part of Rockwall has plenty of subdivisions with smaller homes and smaller lots already including the new phase for Castle Ridge, Stone Creek, and Caruth Lakes. More smaller lots and smaller homes is not needed.

The demand is there for larger homes and larger lots. If you look at the phase of Breezy Hill that has the 100'X200' lots it is already almost completely sold out. The phases of Breezy Hill with larger lots have been moving well. Stone Creek slowed down when the larger lots of Breezy Hill opened up. These are factual observations not opinions.

I would argue that Rockwall would continue to benefit by having some balance and leaving the Breezy Hilly plan alone to exclude smaller lots and smaller homes like is now being proposed.

I am happy to discuss further and be involved in any way.

Regards,
Chris Moore
522 Limmerhill Dr
214-695-0401

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case Number 22016-018 BreezyHill
Date:	Thursday, June 09, 2016 8:13:55 AM

From: [redacted]
Sent: Wednesday, June 08, 2016 11:37 PM
To: Planning
Cc: nancycfontaine@yahoo.com
Subject: Case Number 22016-018 BreezyHill

To all members of the planning department, city council and Mayor of Rockwall,

My husband and I purchased our home in Breezy Hill last October, relocating from the state of Michigan. One of the reasons we chose the area and sub division was due to the larger lot sizes in Breezy Hill in relation to the size of lots elsewhere.

Needless to say we are opposed to the request of the developer to decrease lot sizes in the upcoming phases of the sub division to 50 ' lots. We and others paid a premium price for our homes based on the planned density of homes. A reduction in lot size would alter the density and reduce property values.

We understand the developer requested smaller lots previously and was denied. We and the neighbors of Breezy Hill are requesting the same outcome this time- a denial of the request.

Thank you,

Nancy and Norman Fontaine
805 Calm Crest Drive
Rockwall
TX
[redacted]

Sent from Yahoo Mail on Android

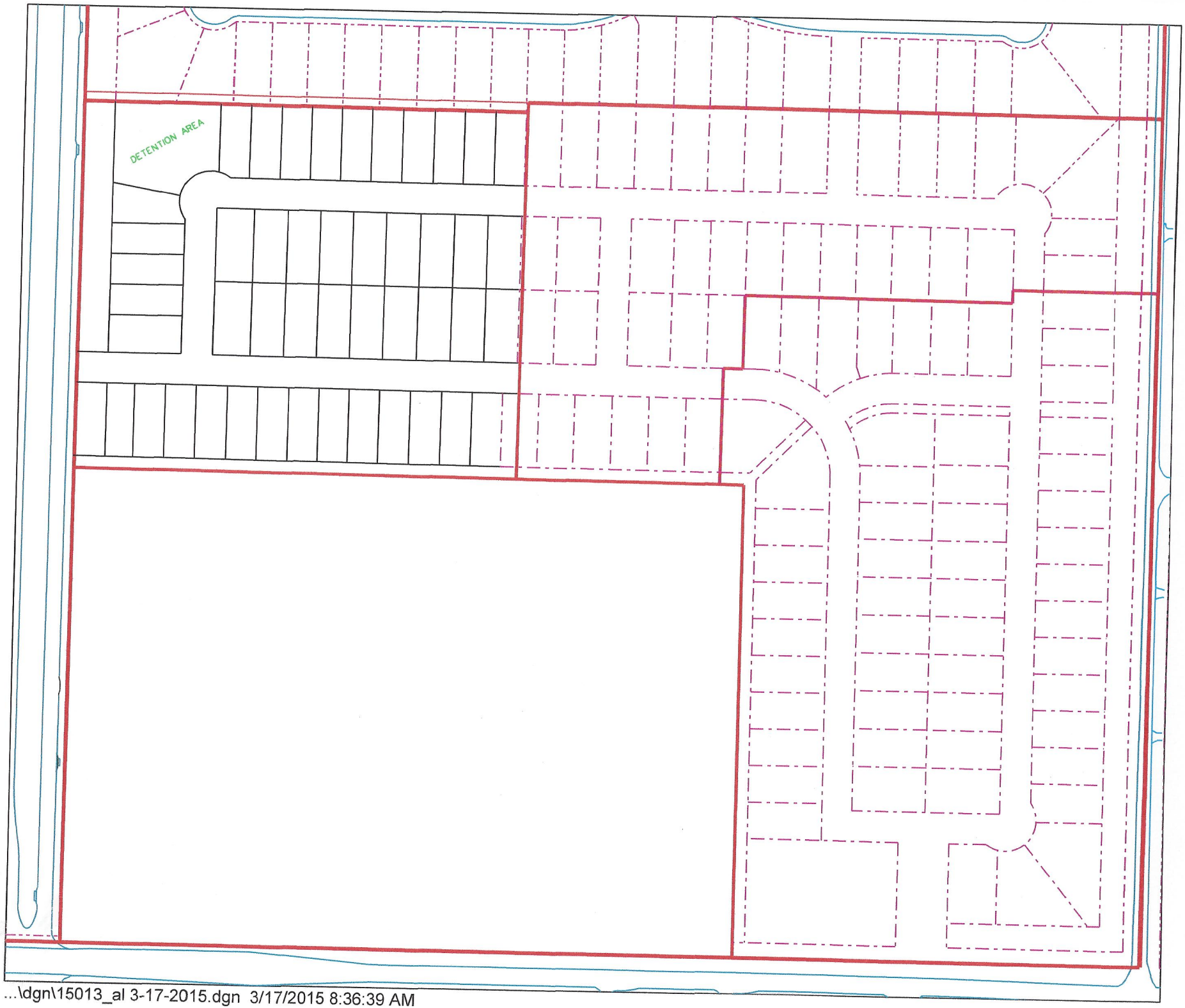
From: Planning
To: Miller, Ryan
Subject: FW: Case # Z2016-018 Breezy Hill Amendment to PD-74
Date: Wednesday, June 08, 2016 8:29:20 AM

-----Original Message-----
From: Nancy Parkes [redacted]
Sent: Tuesday, June 07, 2016 9:17 PM
To: Planning
Subject: Case # Z2016-018 Breezy Hill Amendment to PD-74

Please let this serve as my opposition to the above proposed zoning change.

Changing the zoning to allow smaller homes on smaller lots will decrease the value of neighborhood. This neighborhood was built to be higher level and we have all paid a premium to have larger lots and many of the homes have higher standard of fixtures and additions that were not given to homes on smaller lots. One cannot compare the homes starting at 1700 square foot to the majority of homes in this neighborhood. Please do to allow the zoning to change to include the smaller homes on the smaller lots. Allow this neighborhood to keep its premium quality as we have all paid for it.

Nancy Parkes
214-945-4343
[redacted]



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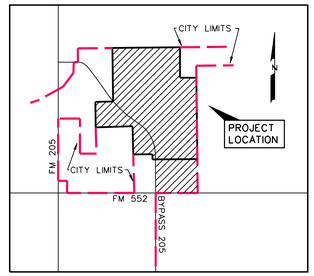
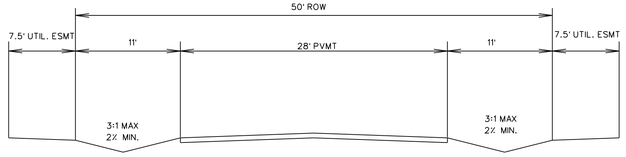
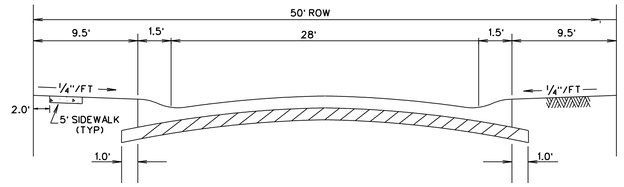


LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	97.0 AC.	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES - 381.20 AC.
JOHN KING R.O.W. - 8.1 AC.
NET ACRES - 373.10 AC.
20% required Open Space per PD - 74.62 AC.

TOTAL RETAIL - 19.5 AC.
JOHN KING R.O.W. - 4.45 AC.
NET RETAIL ACRES - 16.2 AC.
20% required Open Space per PD - 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT 19.5 ac.

RESIDENTAL TRACT 381.20 ac.

TOTAL ACRES 405.15

TOTAL RESIDENTAL LOTS 789

RESIDENTAL DENSITY 2.07

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

LEGEND

TYPICAL LOT SIZES

TYPE A - - 206 LOTS (60's)

TYPE B - - 112 LOTS (70's)

TYPE C - - 326 LOTS (80's)

TYPE D - - 98 LOTS (100's)

TYPE E - - 47 LOTS (50's)

- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

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

MARCH 2015 SCALE 1" = 400'

CASE #2015-XXX

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 14-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 14-26, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Jeff Parker of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 09-19, 12-26 & 14-26*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

PRINT OF ORDINANCE 05.03.16

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

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not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2016*

2nd Reading: *July 5, 2016*

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Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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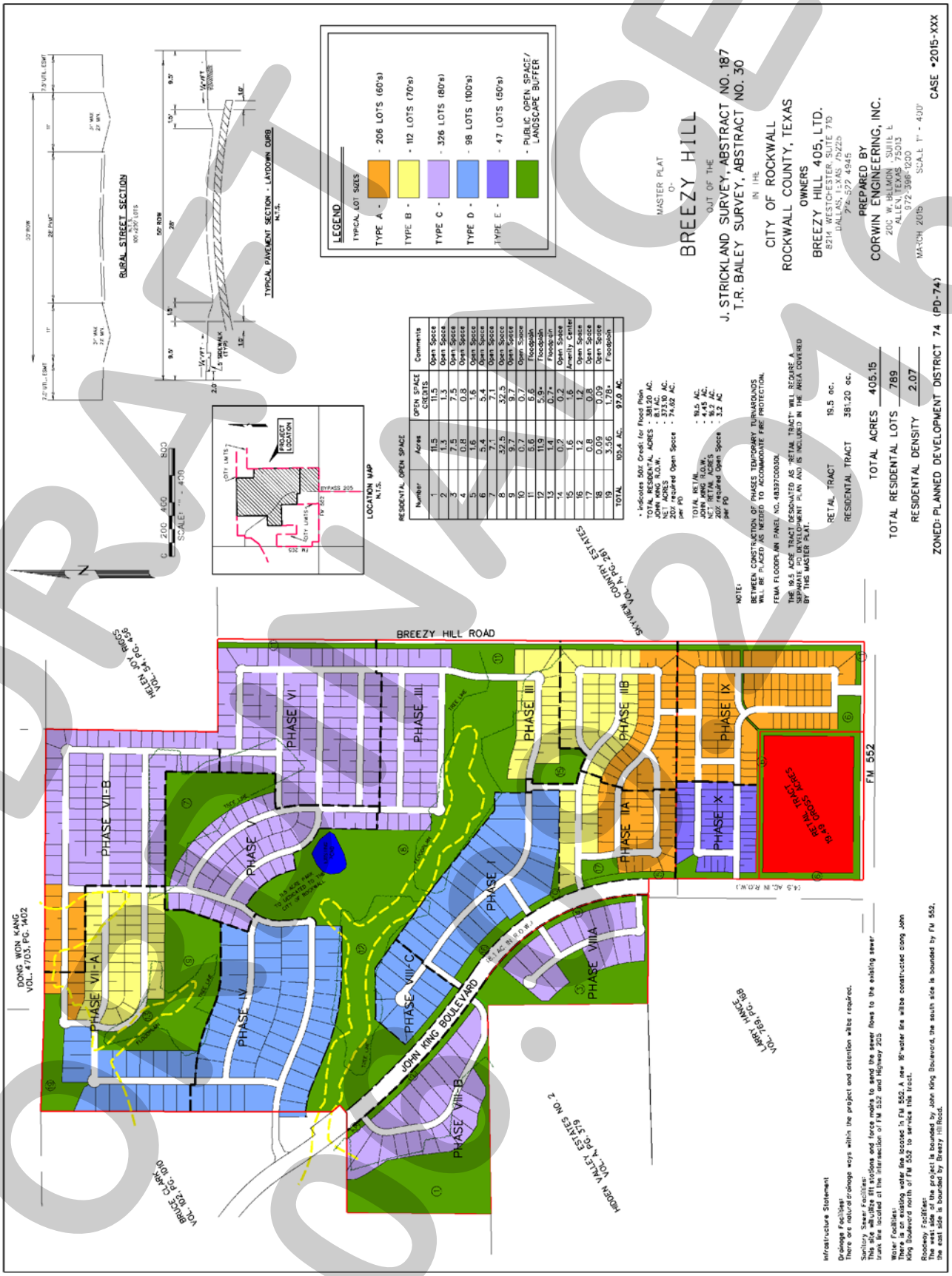
Exhibit 'B':
Concept Plan



DRAFT ONLY 2016

Exhibit 'C':
PD Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~***TEXT TO BE REMOVED FROM THE ORDINANCE***~~

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

   a. *Residential uses*. Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.

   b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

   - ☑ Animal Hospital, Clinic
   - ☑ Convent or Monastery
   - ☑ Hotel or Motel
   - ☑ Hotel, Residence
   - ☑ Cemetery/Mausoleum
   - ☑ Mortuary of Funeral Chapel
   - ☑ Social Service Provider
   - ☑ Billiard Parlor or Pool Hall
   - ☑ Carnival, Circus, or Amusement Ride
   - ☑ Commercial Amusement/Recreation (Outside)
   - ☑ Gun Club, Skeet or Target Range (indoor)
   - ☑ Astrologer, Hypnotist, or Psychic Art and Science
   - ☑ Garden Supply/Plant Nursery
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Secondhand Dealer
   - ☑ Car Wash, Self Service*
   - ☑ Service Station*
   - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
   - ☑ Helipad
   - ☑ Railroad Yard or Shop
   - ☑ Transit Passenger Facility

   ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

   The following additional use shall be permitted of right in the PD District:

   - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

   c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and

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through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

d. *Density and lot composition*. If the retail develops in accordance with the attached Concept Plan, no more than ~~***742***~~ ***789*** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	206	~~***27.80***~~ ***26.11%***
B	70' x 120'	8,400	Front	112	~~***15.10***~~ ***14.20%***
C	80' x 125'	10,000	Front	326	~~***43.90***~~ ***41.32%***
D	100' x 200'	20,000	Front	98	~~***13.20***~~ ***12.42%***
E	***50' x 120'***	***6,000***	***Front***	***47***	***5.96%***
AVERAGE LOT SIZE:		**10,000**			
			MAXIMUM ALLOWED TOTAL UNITS:	~~***742***~~ ***789***	**100%**

e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed ~~***742***~~ ***789*** units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

(1) Lot types "A & B" may increase not more than 5% in aggregate number.
(2) Lot type "C" shall not be decreased below ~~***42%***~~ ***41.32%*** of the total ~~***742***~~ ***789*** lots.
(3) Lot Type "D" shall not be decreased below 98 of the total lots.
(4) Lot Type "E" shall not increase above 47 of the total lots.

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

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B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	***36'***
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	***1,800***
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	***15'*** [4]
Minimum Rear Yard Building Setback	10'	10'	15'	15'	***10'***
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	***5'***
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	***15'***
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	***20'***
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	***6,000***
Minimum Lot Frontage [1]	60'	70'	80'	100'	***50'***

Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

[3]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

[4]: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

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b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

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d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. ***Detached Single Family Lot Type E***

Development Standards	
Minimum Lot Size	***6,000 SF***
Minimum Lot Width (@ Front Building Line)	***50'***
Minimum Lot Depth	***110'***
Minimum Lot Width (Corner Lot)	***55'***
Minimum Side Yard Setback	***5'***
Minimum Front Yard Building Setback	***15'***
Minimum Rear Yard Building Setback	***10'***
Minimum Air Conditioned Square Footage	***1,800 SF***
Minimum Roof Pitch	***8:12 Except for 4:12 on Porch Roofs***
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	***80%***
Garage Orientation	***Garages will be allowed to be accessed from the street; however a minimum driveway length of 20-ft must be provided***
Maximum Lot Coverage	***75%***

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3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	***50' 120'***	***i., ii.***

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

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6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

    a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
    b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
    c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
    d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
    e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
    f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
    g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
    h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.

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3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
    a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
    b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
    c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
    d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the

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City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

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Figure 2: *Example of Subdivision Signage Locations*

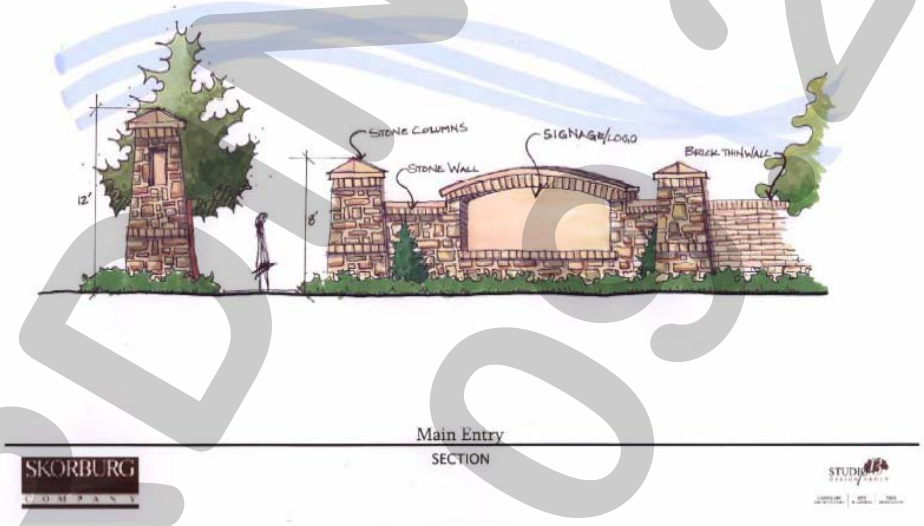

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

   NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

   a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

   b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

Kristy Ashberry
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP
BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKORBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKORBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
Kellie Lee Patch
Notary Public, State of Texas
My Comm. Expires 05 / 12 / 2015

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 6/14/2016

APPLICANT: Jeff Parker, *Skorburg Company*

AGENDA ITEM: **Z2016-018**; *Breezy Hill Amendments (PD-74)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres (see *Figure 1* for the adjusted lot mix).

Figure 1: Current Lot Mix

Lot Types	*A*	*B*	*C*	*D*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*
Number of Units	*206*	*112*	*326*	*98*
Dwelling Unit %	*27.80%*	*15.10%*	*43.90%*	*13.20%*

On March 13, 2015, the applicant submitted an alternate concept plan depicting a reduction in the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose of amending Planned Development District 74 (PD-74) to include an additional residential phase of 50' x 120' lots (*i.e. minimum of 6,000 SF*). In addition, this case proposed

raising the number of lots from 742 to 762, but maintain a density of 2.0-units/acre. This case [*Case No. Z2015-013*] was denied by the City Council on May 4, 2015.

PURPOSE:

In accordance with Section 8.3 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) -- *which restricts a similar application for the period of one (1) year from the denial date* -- the applicant has submitted an application requesting to amend Planned Development District 74 (PD-74) [*Ordinance No. 14-26*] to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose incorporating an additional residential phase that will be composed of 50' x 120' lots (*i.e. minimum of 6,000 SF*).

CHARACTERISTICS OF THE REQUEST:

The 14.21-acres of land that the applicant is proposing to remove from the retail acreage will establish a new phase of the Breezy Hill Subdivision that will contain 47 single-family homes. The new phase will be located north of the remaining retail acreage, adjacent to Phase IIA. These new homes will be constructed on 50' x 120' lots that will be a minimum of 6,000 square feet in size. The development standards for this new lot type (identified below in *Figure 2* as *Lot Type 'E'*) are taken directly from the zoning ordinance that regulates the Stone Creek Subdivision (*i.e. Planned Development District 70 [PD-70]*) and are similar to the remaining lot types in Planned Development District 74 (PD-74) with respect to the development standards. The only major difference in this lot type will incorporate forward facing garages. This is primarily due to the difficulty of incorporating a *'J' Swing* or *Traditional Swing* driveway on a 50-foot lot.

Figure 2: Proposed Lot Mix

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*50*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*6,000*
Number of Units	*206*	*112*	*326*	*98*	*47*
Dwelling Unit %	*26.11%*	*14.20%*	*42.32%*	*12.42%*	*5.96%*

Considering the proposed new lot type and the proposed changes to the lot mix, the total number of single-family lots will be increased from 742 to 789. This proposed change increases the density from ~2.0-units/acre to ~2.07-units/acre (*i.e. currently the subdivision has 742 lots on ~379-acres, and the applicant is proposing 789 lots on ~381-acres*). With the exception of the proposed changes to the concept plan and lot mix tables, and subsequent changes to accommodate the new lot type, the applicant is not requesting any additional changes to Planned Development District 74 (PD-74).

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. Should the City Council approve the applicant's request, the Future Land Use Map will be amended to reflect the proposed changes in land use from a *Commercial* designation to a *Low Density Residential* designation. *This has been added to the conditions of approval contained in the Recommendations section of this case memo.*

NOTIFICATION:

On May 27, 2016, staff mailed 364 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received five (5) responses in opposition to the zoning change.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

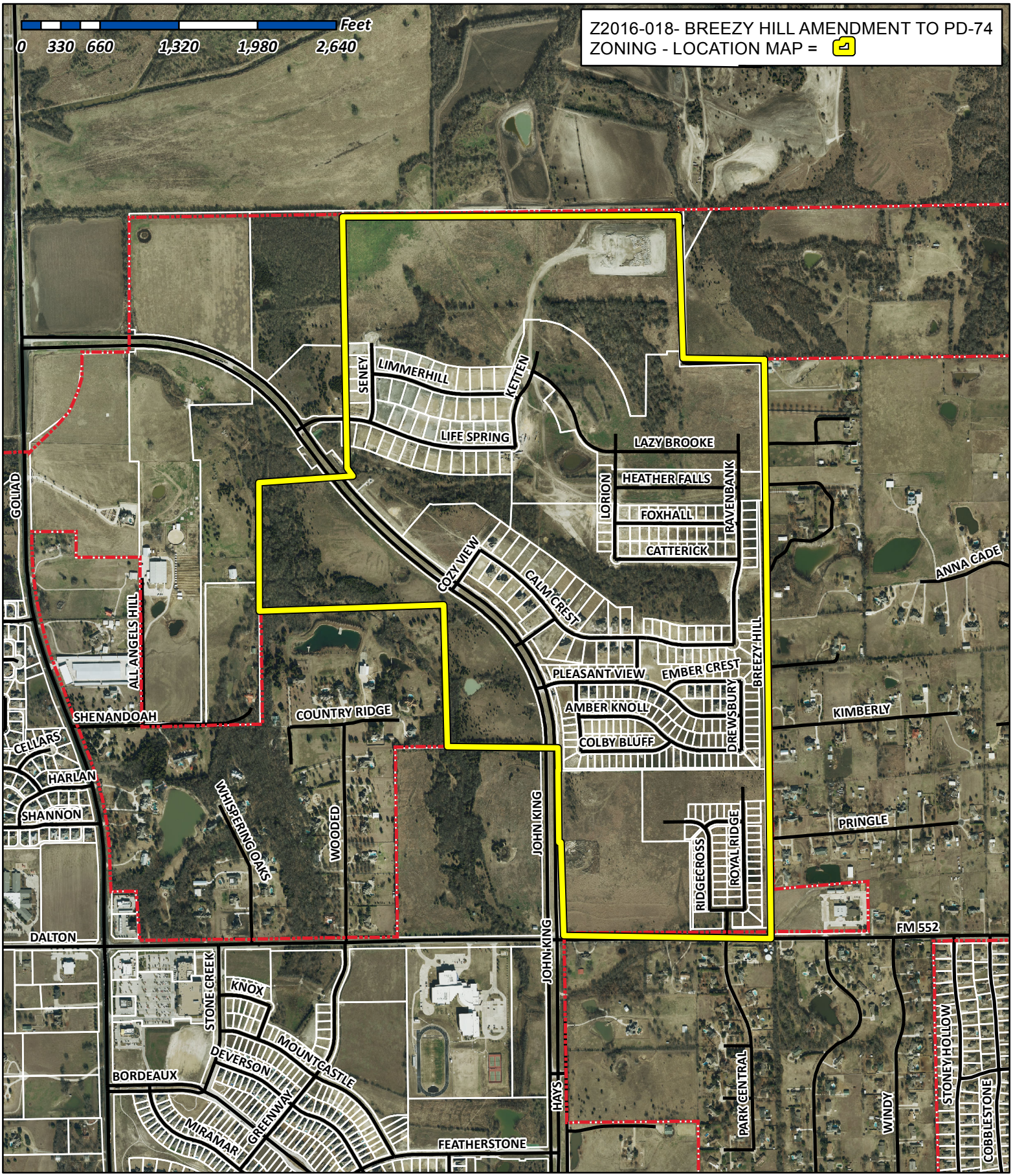
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial* designation to a *Low Density Residential* designation;

3) Prior to accepting a final plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the PD site plan in order to show all necessary entry features/signage, landscaping and hardscaping proposed for the new phase;

4) Prior to accepting a preliminary plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the preliminary plat for Phases IXA & IXB to show the new street layout; and,

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



City of Rockwall

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

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

City of Rockwall

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

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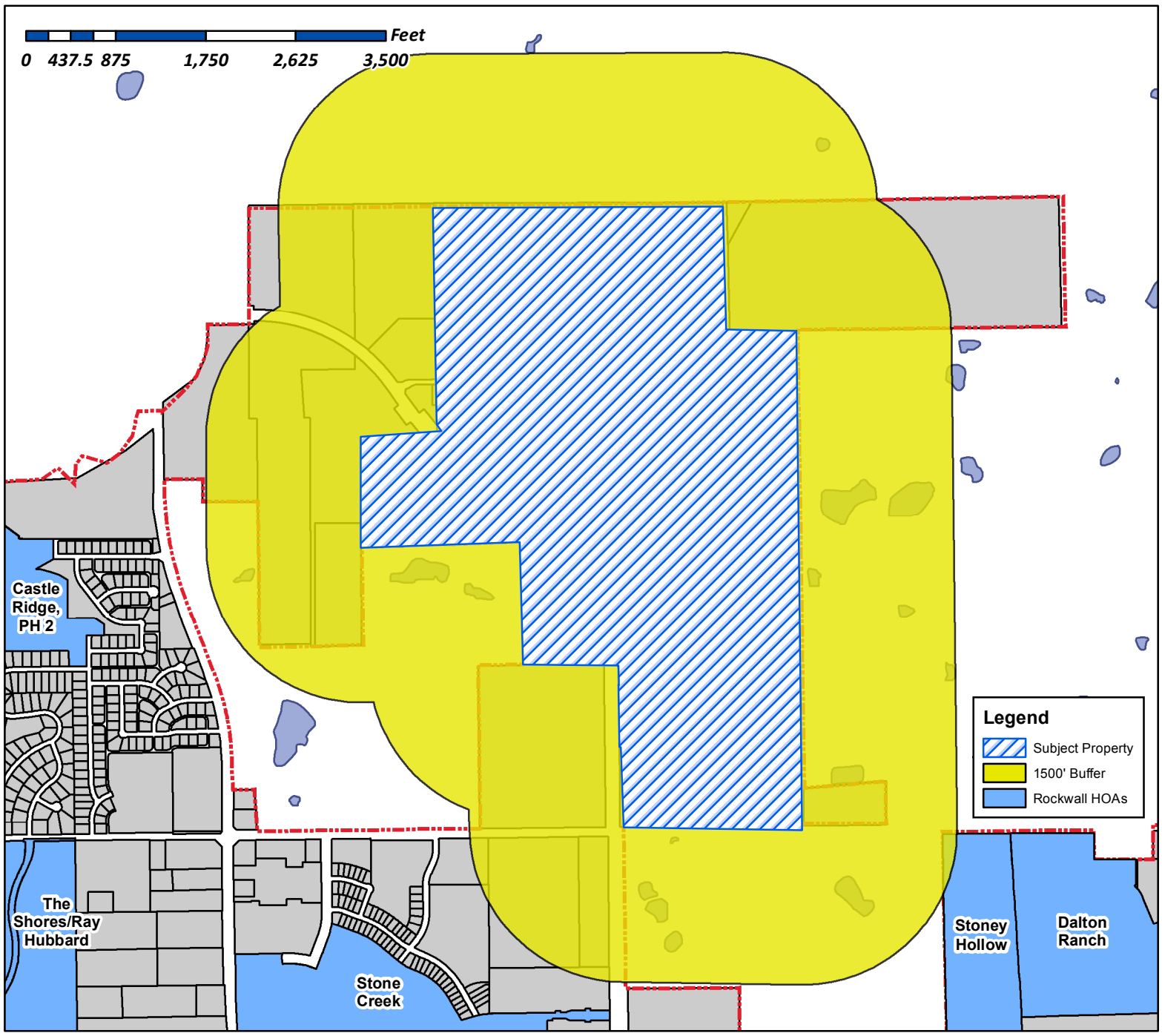
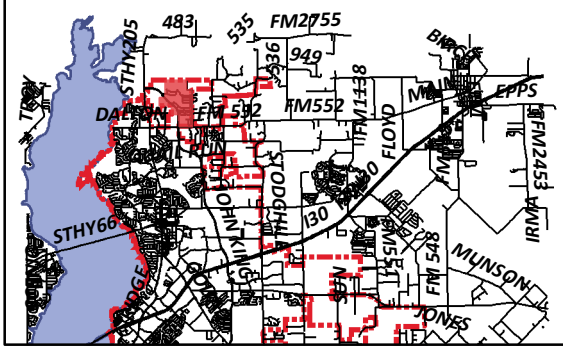


Case Number: Z2016-018
Case Name: Breezy Hill Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74
Case Address: North of FM-552 and west of Breezy Hill Road

Date Created: *05/17/2016*

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

Vicinity Map



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Thursday, May 26, 2016 5:02:02 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-018Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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

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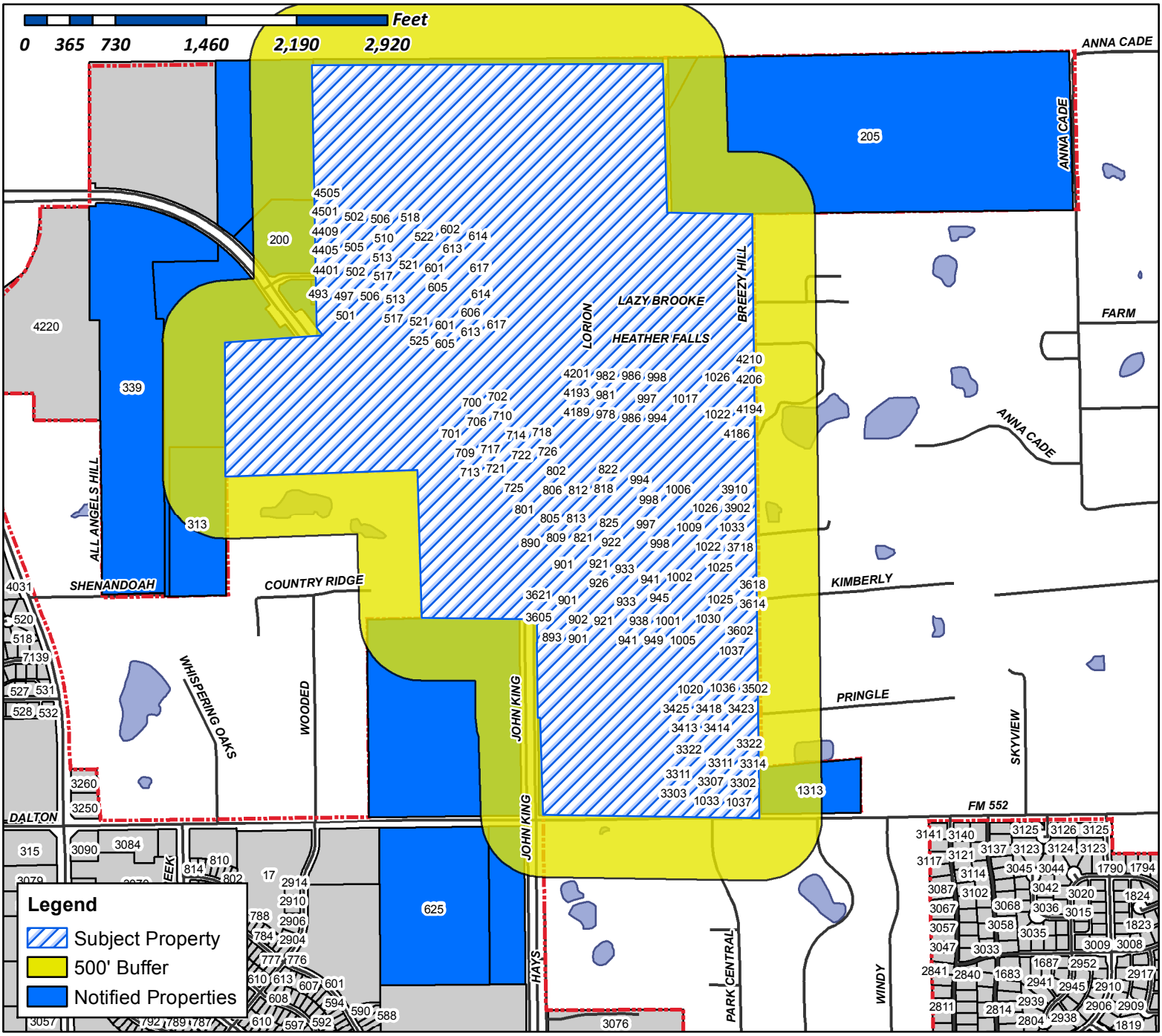

Case Number: Z2016-018
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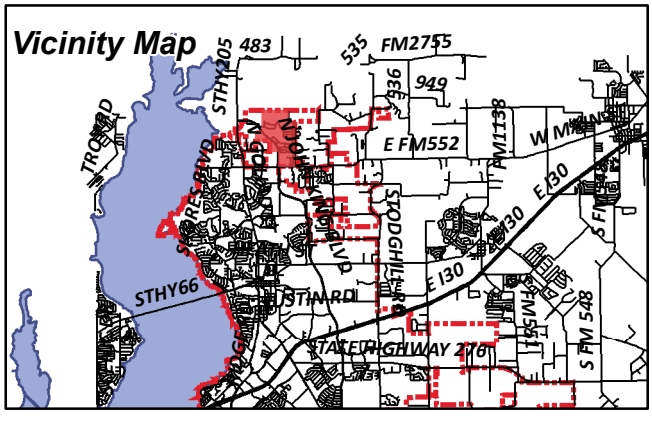
Date Created: *05/17/2016*

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



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of Ordinance 14-26 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/14/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/20/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **6/20/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CURRENT RESIDENT
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1005 EMBER CREST DR
ROCKWALL, TX 0

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

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1006 CALM CREST DR
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ROCKWALL, TX 0

CURRENT RESIDENT
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1032 WINDY HILL LN
ROCKWALL, TX 75087

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1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRL
ROCKWALL, TX 75087

RIGGS WILLIAM AUDY SR ESTATE
105 E KAUFMAN ST
ROCKWALL, TX 0

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 0

PAUL TAYLOR HOMES LTD
17950 PRESTON RD 0
DALLAS, TX 0

CURRENT RESIDENT
200 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

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3306 RIDGECROSS DR
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3306 ROYAL RIDGE DR
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3326 ROYAL RIDGE DR
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339 ALL ANGELS HILL
ROCKWALL, TX 75087

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3401 RIDGECROSS DR
ROCKWALL, TX 75087

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3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

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3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3606 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3610 DREWSBURY DR
ROCKWALL, TX 75087

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3614 DREWSBURY DR
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3618 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3621 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3702 DREWSBURY DR
ROCKWALL, TX 75087

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3718 DREWSBURY DR
ROCKWALL, TX 75087

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3902 RAVENBANK DR
ROCKWALL, TX 75087

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3906 RAVENBANK DR
ROCKWALL, TX 75087

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3910 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4186 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4189 LORION DR
ROCKWALL, TX 75087

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4190 RAVENBANK DR
ROCKWALL, TX 75087

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4193 LORION DR
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4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
505 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
509 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 LIFE SPRING DR
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521 LIFE SPRING DR
ROCKWALL, TX 75087

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521 LIMMERHILL DR
ROCKWALL, TX 75087

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522 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 0

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 0

CURRENT RESIDENT
601 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIMMERHILL DR
ROCKWALL, TX 75087

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605 LIFE SPRING DR
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614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIMMERHILL DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 0
IRVING, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

HANCE LARRY
6306 GLENHOLLOW CT
DALLAS, TX

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX0

CURRENT RESIDENT
701 CALM CREST DR
ROCKWALL, TX 75087

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

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
725 CALM CREST DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 CALM CREST DR
ROCKWALL, TX 75087

YAO CHAN-HWA AND ESTHER KUO-LIN
805 CLAM CREST DR
ROCKWALL, TX

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

CURRENT RESIDENT
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 0

CURRENT RESIDENT
813 CALM CREST DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 0

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER
DALLAS, TX

BH PHASE III SF, LTD. / BH AMC, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX

BH 60'S POD LTD
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE IV SF, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH BALANCE III LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX

BH PHASE I SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH BALANCE I LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE II LLC
8214 WESTCHESTER DRIVE
DALLAS, TX

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 0

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

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913 COLBY BLUFF DR
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914 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

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918 AMBER KNOLL DR
ROCKWALL, TX 75087

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918 COLBY BLUFF DR
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918 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
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921 PLEASANT VIEW DR
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922 AMBER KNOLL DR
ROCKWALL, TX 75087

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922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
929 COLBY BLUFF DR
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 0

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CATTERICK DR
ROCKWALL, TX 75087

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990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 0

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX

PLEASE RETURN THE BELOW FORM

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Please place a check mark on the appropriate line below:

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

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

- Purchased home with the understanding that the smallest lots would be 60' per Email with Drees Builder.
- Have already invested significant dollars in property improvements and believe 50' lots would drive down property values across Breezy Hill.

Name: Darrin & Becky Massey

Address: 929 Pleasant View Drive, Rockwall, TX 75087

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

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

Case No. Z2016-018: Breezy Hill Amendment to PD-74

Please place a check mark on the appropriate line below:

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

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

I am opposed to increasing the number of 50' lots. The area needs to retain green spaces. I am not opposed to the standards or the original planned approval. I would just like to see more green space.

Name: Michael Agostini

Address: 1010 CALM CREST Rockwall TX 75087

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

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

From:	Planning
To:	Miller, Ryan
Subject:	FW: Zoning Changes
Date:	Monday, June 06, 2016 8:36:21 AM

Fyi, I double checked to make sure 522 Limmerhill Drive was sent a notice, and one was sent.

From: Chris Moore [redacted]
Sent: Friday, June 03, 2016 8:55 AM
To: Planning
Subject: Zoning Changes

To Whom It May Concern:

This email is in regards to the proposed changes regarding the Breezy Hill plans to include a section of smaller homes on smaller lots. I understand this will be discussed with the city council on 6/20.

We just recently closed on a home in Breezy Hill and did not receive the form that was mailed to homeowners. We are writing our objections/concerns here in lieu of the form.

We have been residents of the north part of Rockwall since 2008 and my wife has been a teacher with RISD since 2002. When the plans for Breezy Hill were announced with larger lots and more space we sold our home in the Castle Ridge subdivision to jump on the opportunity. The driver to build in Breezy Hill was to have the opportunity to have more space.

The north part of Rockwall has plenty of subdivisions with smaller homes and smaller lots already including the new phase for Castle Ridge, Stone Creek, and Caruth Lakes. More smaller lots and smaller homes is not needed.

The demand is there for larger homes and larger lots. If you look at the phase of Breezy Hill that has the 100'X200' lots it is already almost completely sold out. The phases of Breezy Hill with larger lots have been moving well. Stone Creek slowed down when the larger lots of Breezy Hill opened up. These are factual observations not opinions.

I would argue that Rockwall would continue to benefit by having some balance and leaving the Breezy Hilly plan alone to exclude smaller lots and smaller homes like is now being proposed.

I am happy to discuss further and be involved in any way.

Regards,
Chris Moore
522 Limmerhill Dr
214-695-0401

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case Number 22016-018 BreezyHill
Date:	Thursday, June 09, 2016 8:13:55 AM

From: [redacted]
Sent: Wednesday, June 08, 2016 11:37 PM
To: Planning
Cc: nancycfontaine@yahoo.com
Subject: Case Number 22016-018 BreezyHill

To all members of the planning department, city council and Mayor of Rockwall,

My husband and I purchased our home in Breezy Hill last October, relocating from the state of Michigan. One of the reasons we chose the area and sub division was due to the larger lot sizes in Breezy Hill in relation to the size of lots elsewhere.

Needless to say we are opposed to the request of the developer to decrease lot sizes in the upcoming phases of the sub division to 50 ' lots. We and others paid a premium price for our homes based on the planned density of homes. A reduction in lot size would alter the density and reduce property values.

We understand the developer requested smaller lots previously and was denied. We and the neighbors of Breezy Hill are requesting the same outcome this time- a denial of the request.

Thank you,

Nancy and Norman Fontaine
805 Calm Crest Drive
Rockwall
TX
[redacted]

Sent from Yahoo Mail on Android

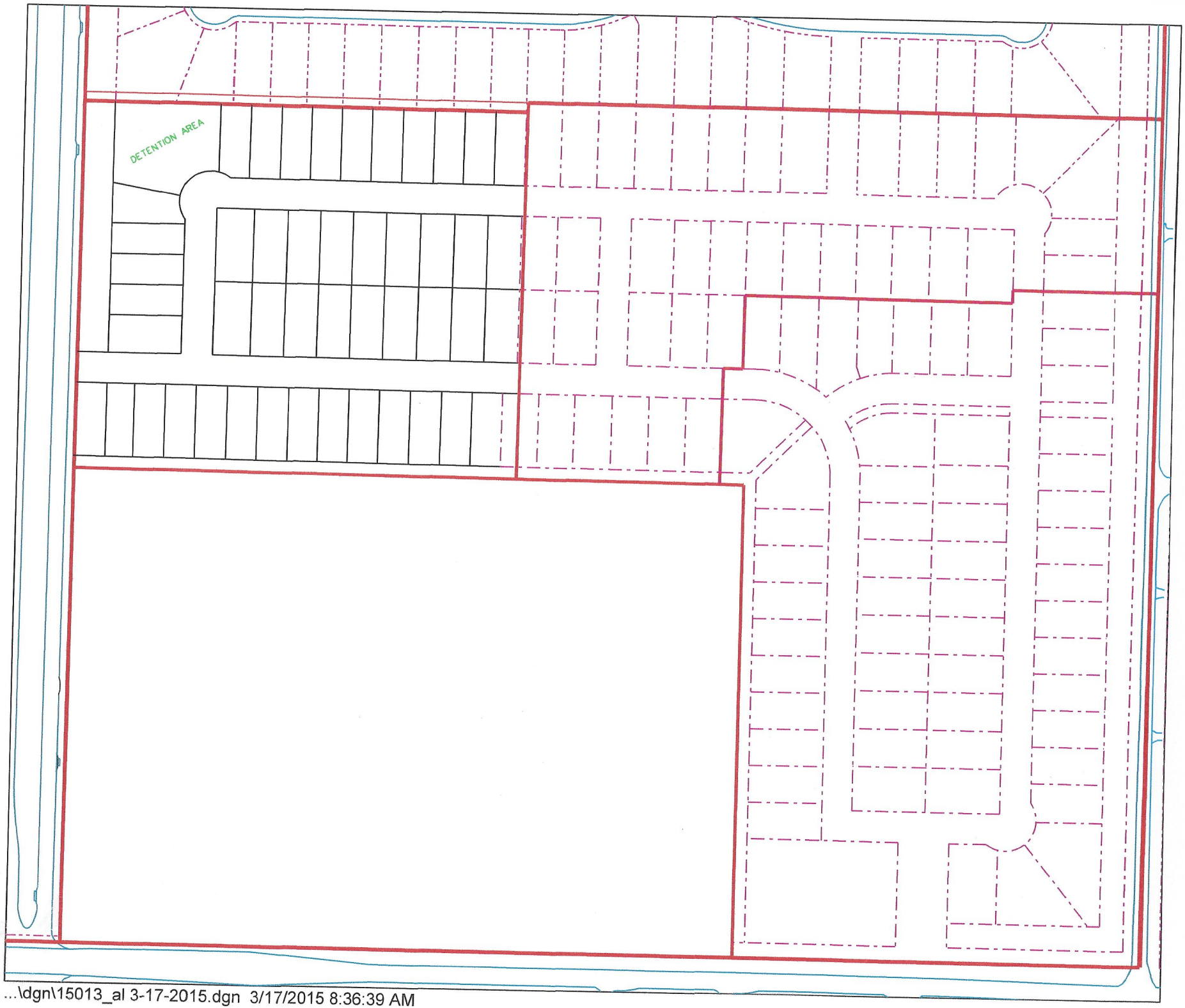
From: Planning
To: Miller, Ryan
Subject: FW: Case # Z2016-018 Breezy Hill Amendment to PD-74
Date: Wednesday, June 08, 2016 8:29:20 AM

-----Original Message-----
From: Nancy Parkes [redacted]
Sent: Tuesday, June 07, 2016 9:17 PM
To: Planning
Subject: Case # Z2016-018 Breezy Hill Amendment to PD-74

Please let this serve as my opposition to the above proposed zoning change.

Changing the zoning to allow smaller homes on smaller lots will decrease the value of neighborhood. This neighborhood was built to be higher level and we have all paid a premium to have larger lots and many of the homes have higher standard of fixtures and additions that were not given to homes on smaller lots. One cannot compare the homes starting at 1700 square foot to the majority of homes in this neighborhood. Please do to allow the zoning to change to include the smaller homes on the smaller lots. Allow this neighborhood to keep its premium quality as we have all paid for it.

Nancy Parkes
214-945-4343
[redacted]



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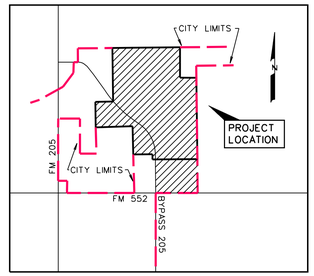
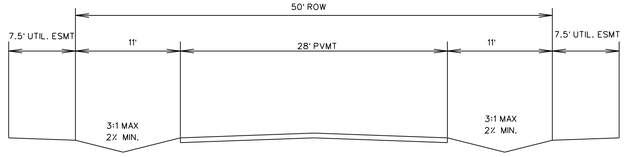
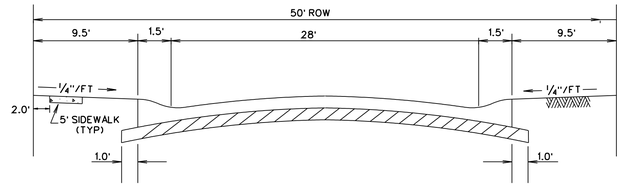


LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	97.0 AC.	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES - 381.20 AC.
JOHN KING R.O.W. - 8.1 AC.
NET ACRES - 373.10 AC.
20% required Open Space per PD - 74.62 AC.

TOTAL RETAIL - 19.5 AC.
JOHN KING R.O.W. - 4.45 AC.
NET RETAIL ACRES - 16.2 AC.
20% required Open Space per PD - 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT 19.5 ac.

RESIDENTAL TRACT 381.20 ac.

TOTAL ACRES 405.15

TOTAL RESIDENTAL LOTS 789

RESIDENTAL DENSITY 2.07

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

LEGEND

TYPICAL LOT SIZES

TYPE A - - 206 LOTS (60's)

TYPE B - - 112 LOTS (70's)

TYPE C - - 326 LOTS (80's)

TYPE D - - 98 LOTS (100's)

TYPE E - - 47 LOTS (50's)

- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

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

MARCH 2015 SCALE 1" = 400'

CASE #2015-XXX

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 14-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 14-26, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Jeff Parker of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 09-19, 12-26 & 14-26*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

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approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

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not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2016*

2nd Reading: *July 5, 2016*

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Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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Exhibit 'B':
Concept Plan

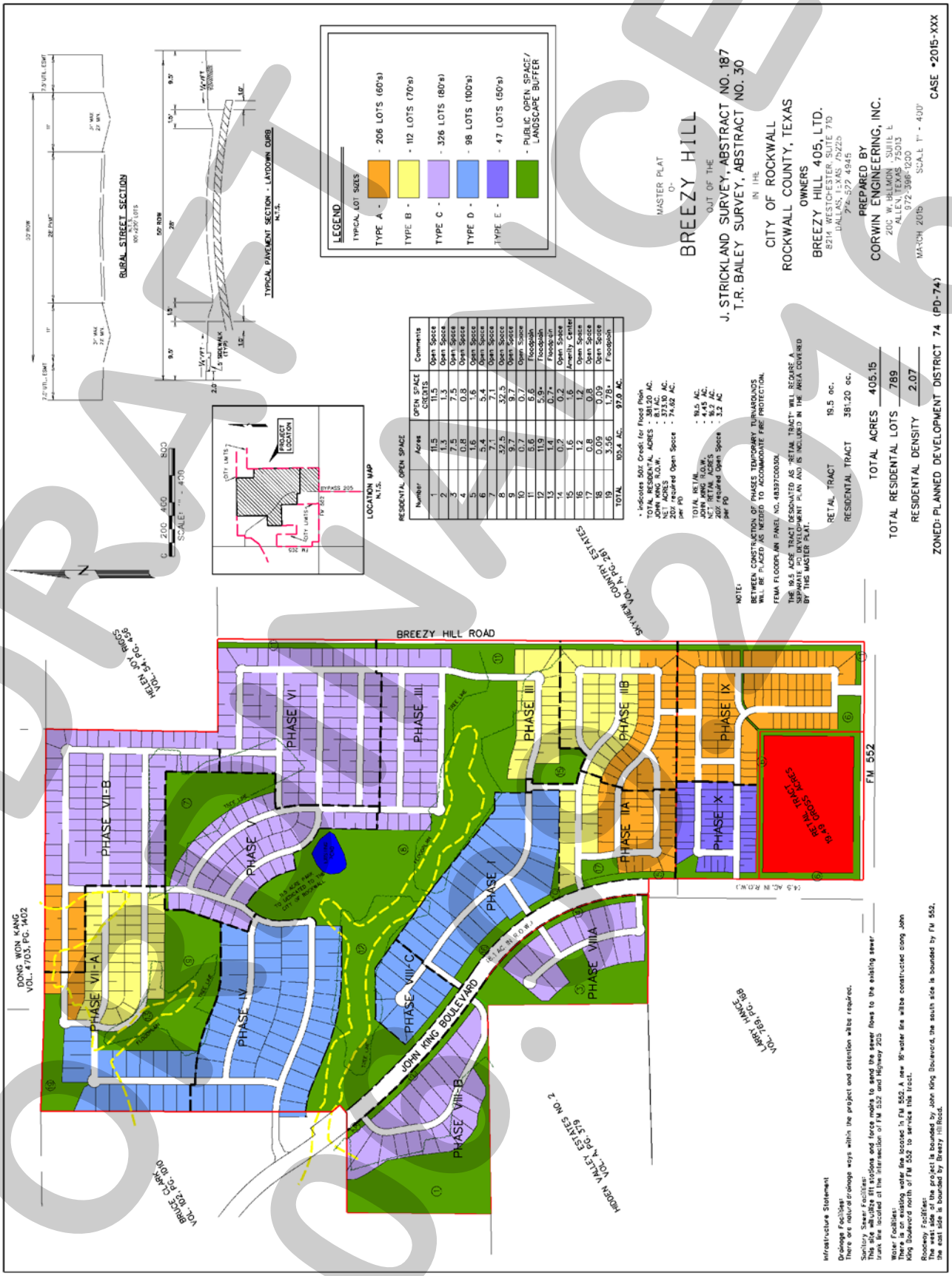

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Exhibit 'C':
PD Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~***TEXT TO BE REMOVED FROM THE ORDINANCE***~~

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

   a. *Residential uses*. Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.

   b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

   - ☑ Animal Hospital, Clinic
   - ☑ Convent or Monastery
   - ☑ Hotel or Motel
   - ☑ Hotel, Residence
   - ☑ Cemetery/Mausoleum
   - ☑ Mortuary of Funeral Chapel
   - ☑ Social Service Provider
   - ☑ Billiard Parlor or Pool Hall
   - ☑ Carnival, Circus, or Amusement Ride
   - ☑ Commercial Amusement/Recreation (Outside)
   - ☑ Gun Club, Skeet or Target Range (indoor)
   - ☑ Astrologer, Hypnotist, or Psychic Art and Science
   - ☑ Garden Supply/Plant Nursery
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Secondhand Dealer
   - ☑ Car Wash, Self Service*
   - ☑ Service Station*
   - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
   - ☑ Helipad
   - ☑ Railroad Yard or Shop
   - ☑ Transit Passenger Facility

   ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

   The following additional use shall be permitted of right in the PD District:

   - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

   c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and

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through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

d. *Density and lot composition*. If the retail develops in accordance with the attached Concept Plan, no more than ~~***742***~~ ***789*** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	206	~~***27.80***~~ ***26.11%***
B	70' x 120'	8,400	Front	112	~~***15.10***~~ ***14.20%***
C	80' x 125'	10,000	Front	326	~~***43.90***~~ ***41.32%***
D	100' x 200'	20,000	Front	98	~~***13.20***~~ ***12.42%***
E	***50' x 120'***	***6,000***	***Front***	***47***	***5.96%***
AVERAGE LOT SIZE:		**10,000**			
			MAXIMUM ALLOWED TOTAL UNITS:	~~***742***~~ ***789***	**100%**

e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed ~~***742***~~ ***789*** units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

(1) Lot types "A & B" may increase not more than 5% in aggregate number.
(2) Lot type "C" shall not be decreased below ~~***42%***~~ ***41.32%*** of the total ~~***742***~~ ***789*** lots.
(3) Lot Type "D" shall not be decreased below 98 of the total lots.
(4) Lot Type "E" shall not increase above 47 of the total lots.

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

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B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	***36'***
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	***1,800***
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	***15'*** [4]
Minimum Rear Yard Building Setback	10'	10'	15'	15'	***10'***
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	***5'***
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	***15'***
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	***20'***
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	***6,000***
Minimum Lot Frontage [1]	60'	70'	80'	100'	***50'***

Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

[3]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

[4]: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

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b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

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d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. ***Detached Single Family Lot Type E***

Development Standards	
Minimum Lot Size	***6,000 SF***
Minimum Lot Width (@ Front Building Line)	***50'***
Minimum Lot Depth	***110'***
Minimum Lot Width (Corner Lot)	***55'***
Minimum Side Yard Setback	***5'***
Minimum Front Yard Building Setback	***15'***
Minimum Rear Yard Building Setback	***10'***
Minimum Air Conditioned Square Footage	***1,800 SF***
Minimum Roof Pitch	***8:12 Except for 4:12 on Porch Roofs***
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	***80%***
Garage Orientation	***Garages will be allowed to be accessed from the street; however a minimum driveway length of 20-ft must be provided***
Maximum Lot Coverage	***75%***

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3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	***50' 120'***	***i., ii.***

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

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6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

    a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
    b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
    c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
    d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
    e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
    f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
    g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
    h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.

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3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
    a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
    b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
    c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
    d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the

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City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

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Figure 2: *Example of Subdivision Signage Locations*

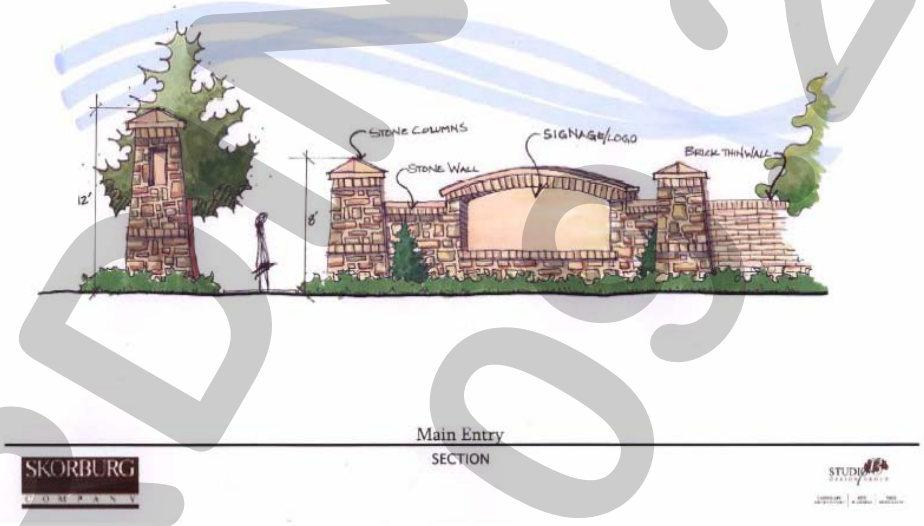

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

   NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

   a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

   b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

Kristy Ashberry
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

DRAFT ORDINANCE 06.09.2016

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP
BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKORBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKORBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
Kellie Lee Patch
Notary Public, State of Texas
My Comm. Expires 05 / 12 / 2015

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/14/2016

APPLICANT: Theresa and Ronald Briones

AGENDA ITEM: **MIS2016-008**; *Masonry Exception (905 N. Alamo Street)*

SUMMARY:

Discuss and consider a request by Theresa and Ronald Briones for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.248-acre parcel of land identified as part of Lot 7, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 905 N. Alamo Street/906 N. West Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant is requesting to construct a new home on the vacant lot at 905 N. Alamo Street utilizing 100% Hardy Plank® or a similar siding material. The subject property is located just north of the intersection of Heath Street and N. Alamo Street and is zoned Single Family 10 (SF-10) District. According to Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code the minimum masonry (*i.e. brick, stone -- natural, cast or cultured -- glass block, tile and/or CMU*) requirement for exterior walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank®, stucco or a similar cementaceous material. Additionally, the code states that, "(e)xceptions to these requirements … may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure, and materials samples." The applicant has submitted building elevations and photos of other homes in the neighborhood that have Hardy Board or similar siding. Additionally, the applicant has stated in a letter submitted to staff that the purpose of requesting the masonry exception is to match the materials and architectural style of the adjacent properties. Staff should note that the majority of the structures on the adjacent properties utilize 100% vinyl/wood siding or a similar cementaceous lap siding material.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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

June 1, 2016

Planning Division
City of Rockwall
Rockwall, TX

To Whom It May Concern:

We are planning to build on an empty lot with the following address: 905 N. Alamo, Rockwall, TX 75087. Our builder, Mr. Greg Dean, has informed us that in that block new construction are required to have at least 60% brick for the exterior walls/facade.

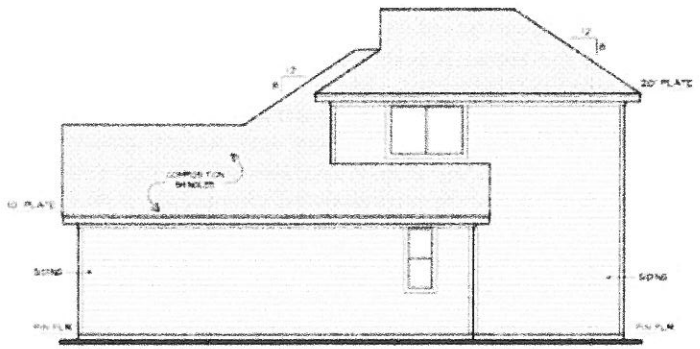
We respectfully request if we can be given a variance on that requirement considering that houses in that neighborhood has siding and we really would like to blend in with the neighborhood.

Attached is a copy of the house plan (elevations) and also photos of houses in the said neighborhood for your perusal.

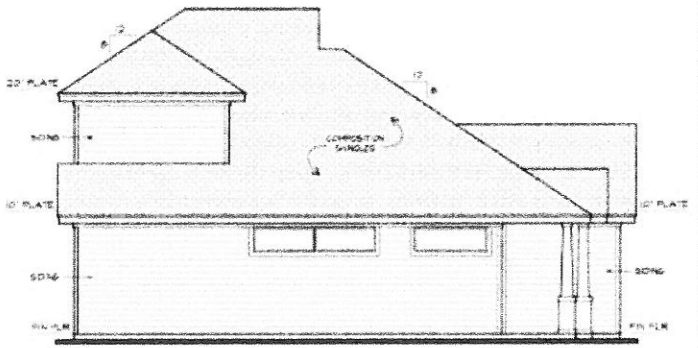
Hoping for a favorable action on this matter.

Sincerely,

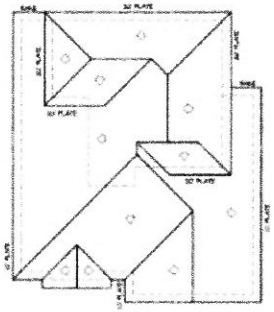
Theresa and Ronald Briones
tabriones@gmail.com
214 862 2131



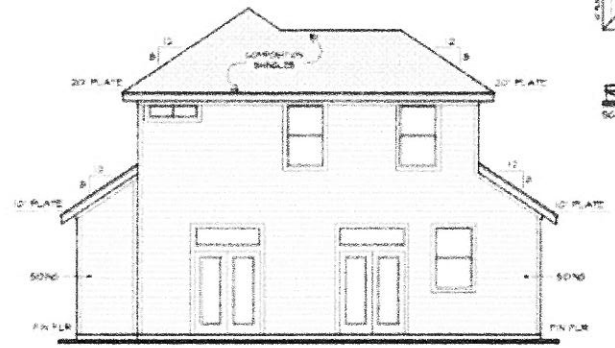
RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



FRONT ELEVATION

THE BRIONES RESIDENCE
608 N ALAMO ST
ROCKWALL, TX.

MOORE




901






HOME









CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

CC: David Gonzales, *Senior Planner*

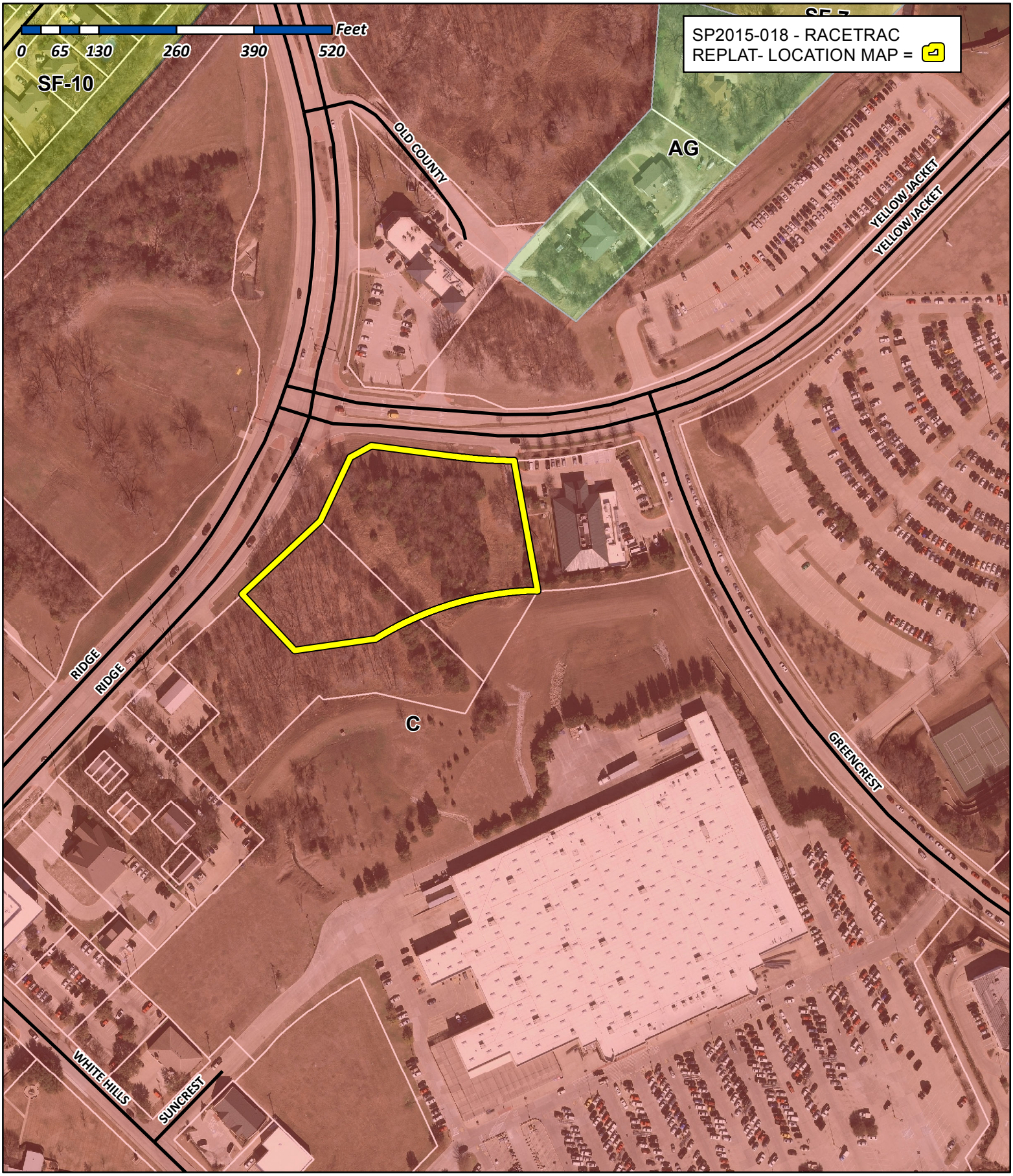
DATE: June 14, 2016

SUBJECT: **SP2015-018;** *RaceTrac Site Plan Amendment*

On December 10, 2013, the Planning and Zoning Commission approved a site plan (*Case No. SP2013*-002) for a *RaceTrac Gas Station* on the subject property at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane. This site plan was amended on December 21, 2015 by the City Council after the then applicant -- *Dimension Group* -- requested that a variance to the secondary materials be approved allowing the building to exceed the 10% secondary material requirement for the purpose of allowing EFIS and TrexBoard®. At the time of approval, the applicant submitted elevations showing approximately 14% secondary materials (*18% as calculated by the ordinance -- i.e. excluding doors and windows*).

Since this approval, RaceTrac has amended their use of TrexBoard® in favor of a composite/compressed board (*i.e. compact wood*) and altered their prototypical building elevations to incorporate an enclosed dining area. Typically, these changes can be handled administratively; however, in making the changes the applicant, Brad Williams of Winstead PC, is requesting permission to increase the amount of secondary materials for the purpose of accommodating the enclosed dining space (*i.e. adding five [5] additional pillars -- indicated on the attached elevations*). These changes increase the amount of secondary materials from 18% to 21%, thus increasing the non-conformity of the variance. Due to this change and since the applicant is proposing a new material (*i.e. compact board*) staff is taking the changes back to the Architectural Review Board (ARB), Planning and Zoning Commission and City Council. It should be noted that for council to approve this variance it will require a ¾-majority vote as it is a requirement of the Scenic Overlay (SOV) District.

Included in the attached packet is a copy of the approved elevations, the revised/proposed elevations and a color rendering. In addition, staff has placed a spec sheet on the compact wood product. Staff will also bring a material sample of both products for the ARB, Planning and Zoning Commission and City Council's review.



City of Rockwall

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

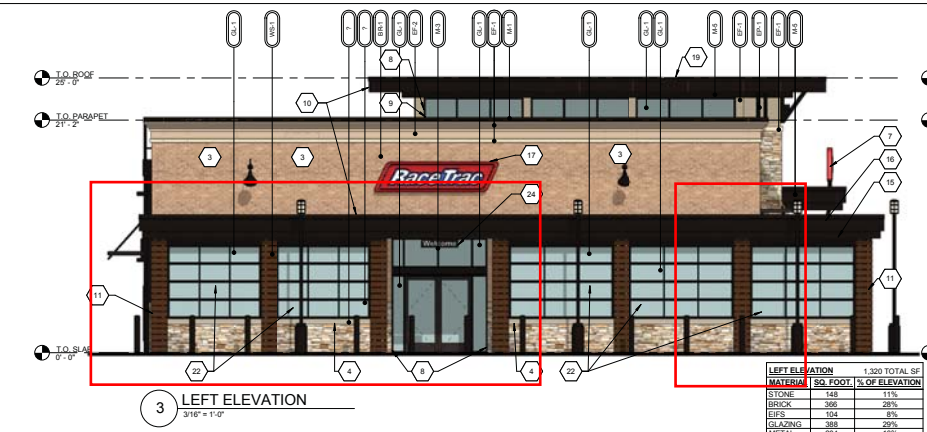
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

Proposed Color Rendering
with Compact Wood



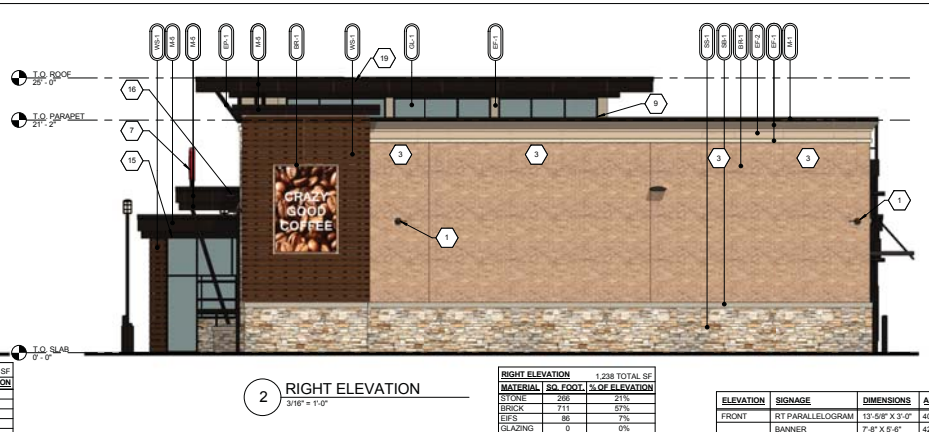
= Proposed Changes

Proposed Elevations with Compact Wood



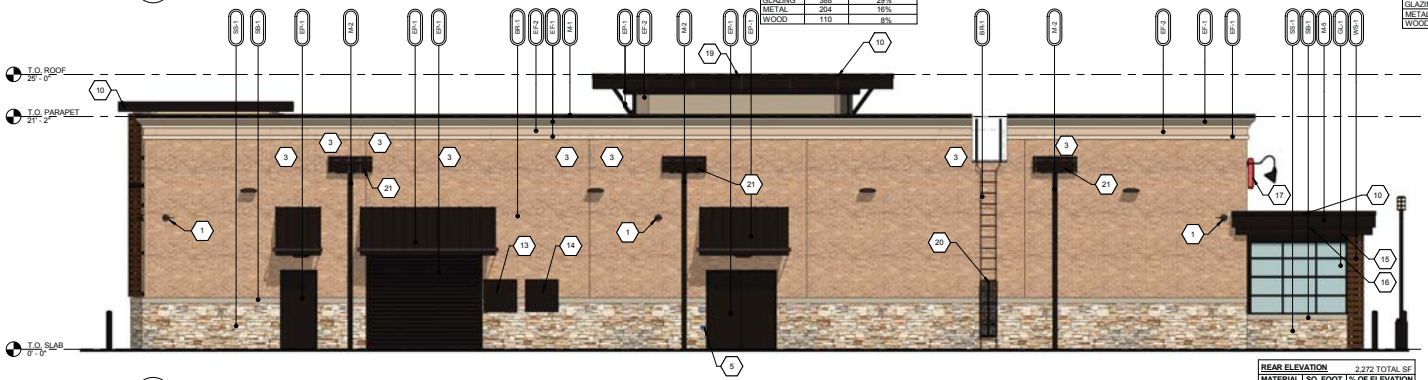
3 LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION		1,320 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	148	11%
BRICK	366	28%
EIFS	104	8%
GLAZING	388	29%
METAL	204	16%
WOOD	110	8%



2 RIGHT ELEVATION
3/16" = 1'-0"

RIGHT ELEVATION		1,238 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	266	21%
BRICK	711	57%
EIFS	86	7%
GLAZING	0	0%
METAL	32	3%
WOOD	143	12%



4 REAR ELEVATION
3/16" = 1'-0"

REAR ELEVATION		2,272 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	404	18%
BRICK	1356	59%
EIFS	182	8%
GLAZING	60	3%
METAL	254	11%
WOOD	16	1%



1 FRONT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION		2,415 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	509	21%
BRICK	667	28%
EIFS	147	6%
GLAZING	650	27%
METAL	222	9%
WOOD	220	9%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
FRONT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF
	BANNER	7'-8" X 5'-6"	42 SF
RIGHT	BANNER	7'-8" X 5'-6"	42 SF
LEFT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF

ELEVATION KEY NOTES

1 WALL MOUNTED SECURITY CAMERA.
2 3" SQUARE DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
3 MECHANICAL EQUIPMENT BEYOND
4 REFER TO DETAILS FOR CAST STONE SHAPES.
5 HOSE BIBB; REFER TO PLUMBING DRAWINGS.
6 PATIO CEILING FANS IN CEILING BEYOND; REFER TO REFLECTED CEILING PLAN AND SPECIFICATIONS.
7 ILLUMINATED SIGN PANEL BY OWNER MOUNTED ON MINIMUM 4" STEEL TUBES OR HSS TUBES. PAINT EP-1.
8 BRONZE BREAK METAL WRAP AT WINDOW JAMB, TYPICAL.
9 EPDM ROOFING TO BE RUN UP CLERESTORY TO UNDERSIDE OF WINDOW. REFER TO WALL SECTIONS & DETAIL 2/A431.
10 ACM PANEL REVEAL LINE. REFER TO REFLECTED CEILING PLAN FOR DIMENSIONS.
11 3" SQUARE METAL DOWNSPOUT ATTACHED TO WALL WITH BRACKETS. REFER TO CIVIL FOR CONNECTIONS.
12 EMERGENCY FUEL SHUT OFF SWITCH. MOUNT TOP OF SIGN AT 50" A.F.F.
13 LOCATION OF ELECTRICAL SERVICE C/T AND METER.
14 GENERATOR TAP BOX - SEE ELECTRICAL FOR LOCATION.
15 SECURITY CAMERA MOUNTED ON SOFFIT OF PATIO SEATING AREA.
16 OVERFLOW SPILL SCUPPER.
17 ILLUMINATED SIGN PANEL BY OWNER MOUNTED TO WALL. PAINT ATTACHMENTS EP-1.
18 PACKAGE PASSER. REFER TO EQUIPMENT PLAN.
19 SPILL SCUPPER. REFER TO DETAIL.
20 PROVIDE METAL GUARD GATE AT LADDER TO 8' AFF WITH LOCKING HASP
21 4'-0" WIDE x 1'-7" HIGH SCUPPER. REFER TO DETAILS ON SHEET A201.
22 OPERABLE GARAGE DOOR SYSTEM.
23 OPAQUE WINDOW CLINGS BY RACETRAC.
24 WELCOME SIGN.

EXTERIOR MATERIAL SCHEDULE

AWNING			
AW-1		ALUMINUM AWNING	SELECTED BY RACETRAC
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
CAST STONE			
CS-1	CONTINENTAL CAST STONE OR APPROVED OTHER	MATCH BORAL TUSCAN LINTEL CHAMPAGNE	COLOR 1102 NATURAL STONE; MORTAR COLOR "LIGHT BUFF"
EIFS			
EF-1	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6113 "INTERACTIVE CREAM"
EF-2	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6094 "SENSATIONAL SAND"
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3: IGU AT STOREFRONT 0.27 U-FACTOR, SHGC PFx0.25=0.27 (/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR + 1/4" CLEAR)
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3: IGU AT STOREFRONT 0.27 U-FACTOR, SHGC PFx0.25=0.27 (/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR + 1/4" CLEAR SATIN ETCH #3)
METAL			
M-1		PREFINISHED4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DRAK BRONZE
M-2		COLOR DARK BRONZE.	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL	FG-3000 STOREFRONT SYSTEM	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	REYNOBOND	METAL TO MATCH STOREFRONT; COLOR DARK BRONZE.	
M-7	VERSATEX	WPA TONGUE AND GROOVE	PAINT INTERACTIVE CREAM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO MATCH DARK BRONZE	
EP-2	SHERWIN WILLIAMS	EXTERIOR PAINT AS SELECTED BY RACETRAC	PAINT AS SELECTEC BY RACETRAC FOR SLAT WALL METAL SUPPORTS
ROOFING			
EPD M	DUROLAST	60 MIL MEMBRANE ROOFING SYSTEM	WHITE; MECHANICALLY FASTENED
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"
WOOD SLATS			
WS-1	COMPACTWOOD	1/2" THICKNESS	WALNUT QC "CW-QCWAL-S-0410-12"

RaceTrac
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DESIGN PROFESSIONALS

ISSUE/REVISION RECORD

DATE	DESCRIPTION
3/22/16	UPDATED

RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
ANYTOWN,CITY

STATE 00000
ADDRESS

RACETRAC STORE NUMBER
#000

PROTOTYPE SERIES 5.5K
2016 BR-LH-M0(-) 0301

PLAN MODIFICATION NOTICE
SPB NO. XXX DATE 03.01.16

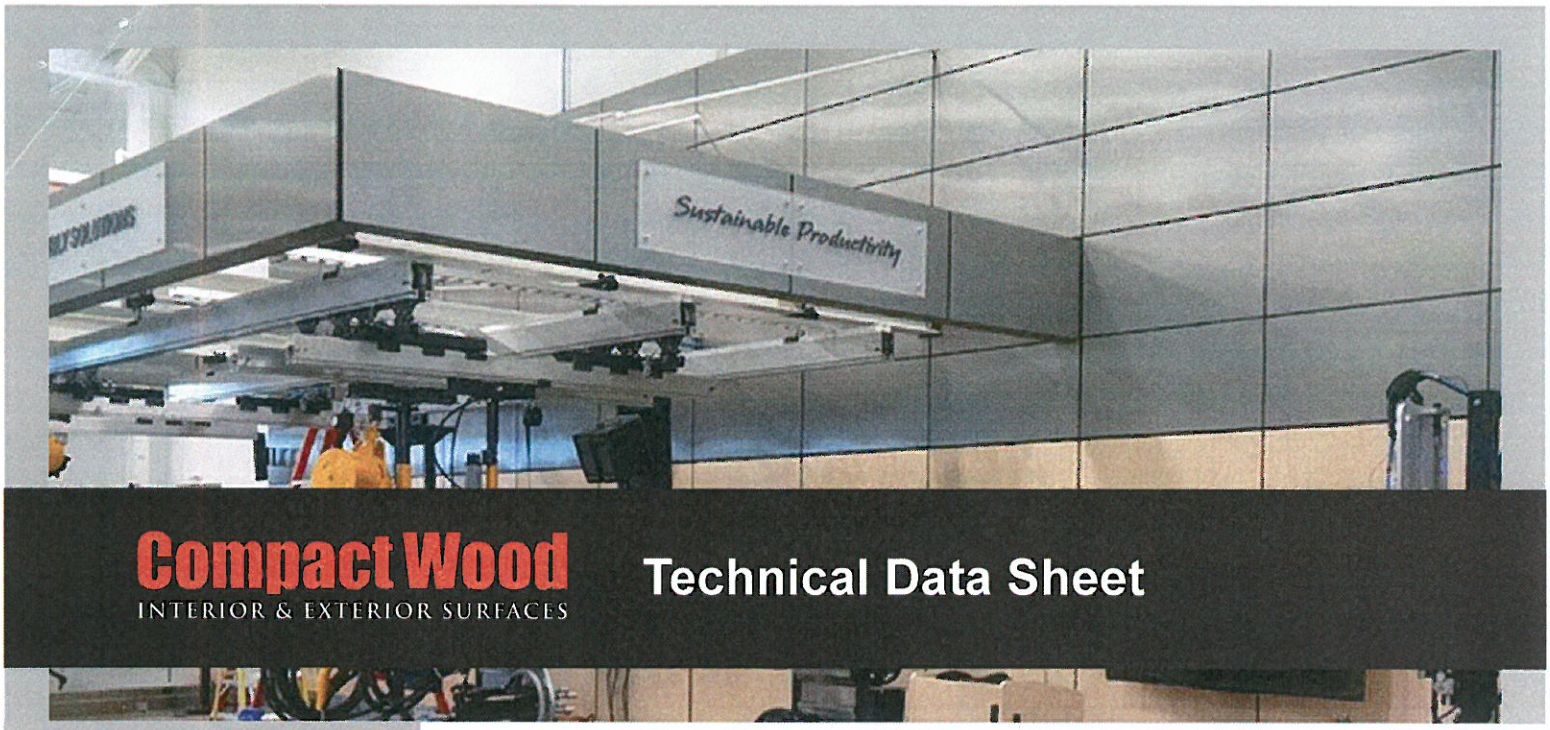
STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
2015127.XX

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A300B



Compact Wood
INTERIOR & EXTERIOR SURFACES

Technical Data Sheet

Compact Wood 101

WHAT IS IT?
Compact Wood LLC has combined the strength and durability of solid compact/ phenolic with the warmth and beauty of natural wood to create Compact Wood.

SPECIES
Available in over 100 species with 20 Quick Ship species in 4' 3" x 10' x 1/2" sheets.

CUSTOM
Custom width, thicknesses, species and stain available for a 20 sheet minimum.

FIRE RATING
All thicknesses 1/2" and greater are Class A (ASTM-84) as standard. Thinner boards available as Class A.

Compact Wood

Compact Wood is a solid, decorative, self-supporting wood panel avalable for interior an exterior surfaces.

USES FOR COMPACT WOOD
Typical applications include horizontal and vertical solutions such as wall panels, toilet and dressing room partitions, lockers, table tops and counters, shelving, desktops, window sills, signage and wayfinding and wall protection components.

Compact Wood exhibits the following properties:

- Excellent resistance to fire - Class A
- Very high surface and edge impact resistance
- High resistance to chemicals and organic solvents
- Excellent moisture and water resistance
- Excellent hygiene characteristics
- Outstanding self-supporting properties
- Good dimensional stability and flatness
- Simple and quick fabrication
- No need for edging and adhesives
- High resistance to stress cracking
- Excellent resistance to termites

Outstanding strength and high machinability combine to make Compact Wood the real wood building board solution for all wood applications.

The outstanding surface and strength characteristics of Compact Wood makes it ideal to use in clean rooms, damp areas where moisture is a concern and rooms where sanitary issues are a concern. The surface is not adversely affected by moisture and is easy to clean with mild disinfectants. Compact Wood is not susceptible to mold, corrosion, rust or rot.

THICKNESSES
Full sheets are supplied in 1/2" thickness. Other thicknesses are available as a custom.

SHEET SIZES
Available in 4'3" x 10' sheets as standard. Larger sizes available to order.

EDGE DETAILS
Full sheets are supplied with clean cut edges. Cut to size and finished components are available direct from Compact Wood LLC with a variety of edge profiles either polished or clean cut.

CORE COLOR
The standard core color is brown. Black and solid color cores are available.

FABRICATION
Fabricators and millworkers can cut and machine CompactWood with traditional woodworking tools and best practices.

Compact Wood LLC also offers a full fabrication service including simple and complex custom CNC machined components with holes, grooves, custom edge profiles and metal inserts and connectors.

Compact Wood LLC, 8725 Placida Road, Suite C7, Placida, Florida 33946 p 855.966.3925 www.compactwood.com

Compact Wood Technical Data Sheet

Compact Wood's limited warranty is for one full year from the date of purchase. In the case of fabricated components manufactuted by CompactWood LLC, the warranty is extended to three full years.

Compact Wood warranties Compact Wood sheets against swelling, delamination or warpage caused by humidity or proper maintenance.

Swelling must be more than 10 % of nominal panel thickness. Warpage must be more than 5 mm per every linear meter, and not due to an installation that has limited the panel's expansion.Delamination must not be caused by damage or chipping to the panel's edge.

Compact Wood LLC's warranty is limited to the replacement only of defective sheets or fabricated components manufactured by Compact Wood LLC. This Limited Warranty does NOT cover the cost of any labor or freight costs associated with any replacement

COMPOSITION
Compact Wood is manufactured by pressing melamine impregnated natural wood veneer over phenolic impregnated kraft sheets at pressures over 1000 psi pressure and temperatures of approximately 300 degrees F (149 degrees C). The decorative surface is the same on both surfaces to provide a flat and dimensionally stable board.



Fabrication
Conditioning, Cutting, and Drilling
Compact Wood should be allowed to acclimate for 72 hours before fabrication and assembly. Best conditions are approximately 23 degrees C (73 degrees F) and a relative humidity of 45 % to 55 %. When cutting, the rate of feed will depend on the thickness of the panel and the required quality of the cut. Chipping of the lower surface may be avoided by altering the angle at which the blade emerges. The use of a scoring blade avoids this problem altogether. The saw blade marks may be eliminated on the edge by using a router with a 2-flute straight bit or a solid carbide spiral bit.

Carbide-tipped saw and router blades should be used for cutting. Cutting blades should be kept very sharp and a hold-down used to prevent vibration. The edges may be polished with a lemon oil furniture polish to obtain a semi-gloss finish.

Drill oversize holes for screws or bolts. The drill diameter should be at least 0.05 mm (0.002") larger than the specified diameter of the hole. Secure objects to the surface of the laminate with self-tapping screws in predrilled holes. With self-tapping screws, the hole must always be predrilled with the diameter of the hole being smaller than the external diameter of the screw. The depth of the hole must be at least 1 mm greater than the depth of penetration of the screw. The finer the thread, the firmer the screw holding.

Compact Wood can be fabricated with traditional woodworking tools and techniques.

Inspection
Compact Wood must be inspected prior to fabrication or installation to ensure sheets are clean and free of surface defects. Protective peel coat should be removed prior to inspection.

Joinery Techniques and Hardware - Request copies of Ambienta product brochures for information on wall panel, toilet partition and locker systems using Compact Wood.

Fabricators of phenolic toilet partitions, lockers, wall panels and other phenolic based systems can machine Compact Wood sheets in the same way as they machine thier existing phenolic stocks.

Hardware such as self drilling screws and threaded inserts and fasteners work extremely well in Compact Wood and the hardware can be furnished with the sheets.

Cutouts
To avoid stress cracking, do not use square-cut inside corners. All cutouts should be routed or filed to ensure smooth edges. A radius of 1/4" or larger in the corners is recommended to minimize stress cracking for an inner side of 10" or less. This radius must gradually be increased for openings with a longer inner side.

Industry Practices
Material, equipment, and workmanship should conform to industry standard practices, conditions, procedures and recommendations as specified by ANSI/NEMA LD-3-2000, Standard for High-Pressure Decorative Laminates, Annex A, Application, Fabrication, and Installation or Architectural Woodworking Institute (AWI) "Architectural Woodwork Quality Standards, Guide Specifications and Quality Certification Program".

Compact Wood Technical Data Sheet

Transportation and Storage

Compact Wood should always be transported on flat, stable pallets. Secure the panels so that they do not slip. Make sure panels do not slide over each other during loading and unloading operations. Lift them by hand or with means of a suction cup hoisting device. Dirt, foreign bodies and sharp edges rubbing against the surface can cause damage. Store the panels in a closed place where normal climatic conditions are guaranteed. Stack the panels on top of each other on a flat base. Never stand the panels on edge. The protective film, if applied, must be removed simultaneously from both surfaces.

Care and Maintenance

Compact Wood sheets have a hard, durable melamine surface and will maintain their attractive appearance longer than most other decorative surfacing materials and requires minimal maintenance. The decorative surface may be cleaned with warm water and a mild soap or detergent using a damp cloth or sponge. Difficult stains such as coffee and tea can be removed using a mild household and a soft bristle brush with a household cleaning detergent. Do not use abrasive pads, scouring powders or cleaners as they may permanently dull or scratch the laminate surface making it susceptible to staining. Harsh chemicals such as oven cleaners, drain cleaner and acids and strong alkalis can etch and discolor the decorative surface. Follow our "Care and Cleaning of Laminates Guide"

NEMA Testing (National Electrical Manufacturer Association)

NEMA TEST	TEST RESULTS	NEMA REQUIREMENTS
Light Resistance	No Effect	Slight Effect
Cleanability	9	20 max
Stain Resistance		
Reagents 1-10	No Effect	No Effect
Reagents 11-	No Effect	Moderate Effect
Boiling Water	No Effect	Slight Effect
High Temperature	No Effect	Slight Effect
Linear Glass	<50 grams	No Requirement
Ball Impact	>3000mm	1900mm minimum
Resistance	>120"	
Dart Impact	>1000mm	No Requirement
Resistance	>40"	
Radiant Heat	>200	200 Seconds
Wear Resistance	400 cycles	400 cycles

Other Properties of Compact Wood

TEST METHOD	TEST RESULTS	NEMA REQUIREMENTS
EN 438.2.4	Thickness Tolerance	± 5%
DIN 53479	Density (Kg/m3)	1.420 ± 0.030
ASTM	Density (lb/cu. ft.)	88
D-1037		
EN 438.26	Abrasion Resistance	IP=>150
		A=>350
EN 438-2.24	Steam Resistance	Grade=>4
EN 438-2.15	Stain Resistance Group 1-2	Min. Grade 5
	Stain Resistance Group 3-4	Min. Grade 4
EN 438-2.16	Color Fastness	Scale=>6
	Xenon Arc Lamp (Grey)	Tones=>4
EN 438-2.10	Dimensional Stability (%)	L<=0.2 T<=0.3
ISO 527	Tensile Strength (N/mm2)	L=>100 T=>70
ISO 178	Flexural Strength (N/mm2)	L=>100 T=>90
ISO 178	Modulus of Elasticity (N/mm2)	L=>1000 T=>8000
DIN 53454	Resistance to Compression	>200
ASTM-D-785	Rockwell Hardness (HRE)	>78
ASTM D-696	Coefficient of Expansion (/C)	0.0005

Meet Nature's Newest Force

Compact Wood is the most impact-resistant, architectural grade wood solution available for both interior and exterior applications. Born from science and nature, the solid panels are manufactured from thermally used materia s that create a compound that is impact, chemica and ater resistant he end resu t is a visua y stunning materia that will stand the test of time in infinite design possibilities.

COMPOSITION

Compact Wood is made by pressing melamine coated wood veneer over phenolic coated kraft sheets at over 300° F and 1000 psi.

SPECIES

Compact Wood is available in 20 Quick Ship species. For a minimum order of 20 sheets, over 100 species are available in 8-10 weeks.

SHEET SIZES

Compact Wood is available in 51"x120" standard sheets. The product may be cut down to smaller sizes with traditional woodworking tools.

THICKNESS

Compact Wood is available in 1/2" Quick Ship sheets. For a minimum order of 20 sheets, 1/4", 1/2" and 3/4" thick sheets are available in 8-10 weeks.

EDGE DETAILS

Full sheets are supplied with clean cut edges. Finished edges on cut to size sheets are available in a variety of polished or clean edge details.

CORE COLOR

Compact Wood is available in brown core sheets. For a minimum order of 20 sheets, Black and solid color cores are available in 8-10 weeks.

FABRICATION

Compact Wood offers full fabrication services including complex components such as grooves, connectors, edge profiles and connectors.

FIRE RATING

All Compact Wood sheets 1/2" and greater are Class A Fire Rated (ASTM-84) standard. Thinner boards are available as Class A.

COMMON USES

Typical applications include bathroom partitions, lockers, table-tops, shelving, signage, counters, window sills, wall protection and cladding.

Compact Wood's limited warranty is for one full year from date of purchase. Compact Wood warranties Compact Wood sheets against swelling, delamination or warpage caused by humidity or proper maintenance. Swelling must be more than 10 % of nominal panel thickness. Warpage must be more than 5 mm per every linear meter and not due to an installation that has limited the panel's expansion. Delamination must not be caused by damage or chipping to the panel's edge.


Anigre, QC
CW-QCANI-M-0410-12


Ash, Japanese QC
CW-QCJAS-M-0410-12


Cherry, American FC
CW-FCCHE-M-0410-12


Cherry, American QC
CW-QCCHE-M-0410-12


Ebony, Recon QC
CW-QCREB-M-0410-12


Maple, FC
CW-FCMAP-M-0410-12

Maple, QC
CW-QCMAP-M-0410-12


Red Oak, Rift Cut
CW-RIREO-M-0410-12


White Oak, Flake
CW-OAKFL-M-0410-12


White Oak, Rift Cut
CW-RIWHO-M-0410-12


Paldao, QC
CW-QCPAL-M-0410-12


E Indian Rosewood, FC
CW-FCEIR-M-0410-12


Sapele, QC
CW-QCSAP-M-0410-12


Teak, FC
CW-FCTEA-M-0410-12


Walnut, FC
CW-FCWAL-M-0410-12

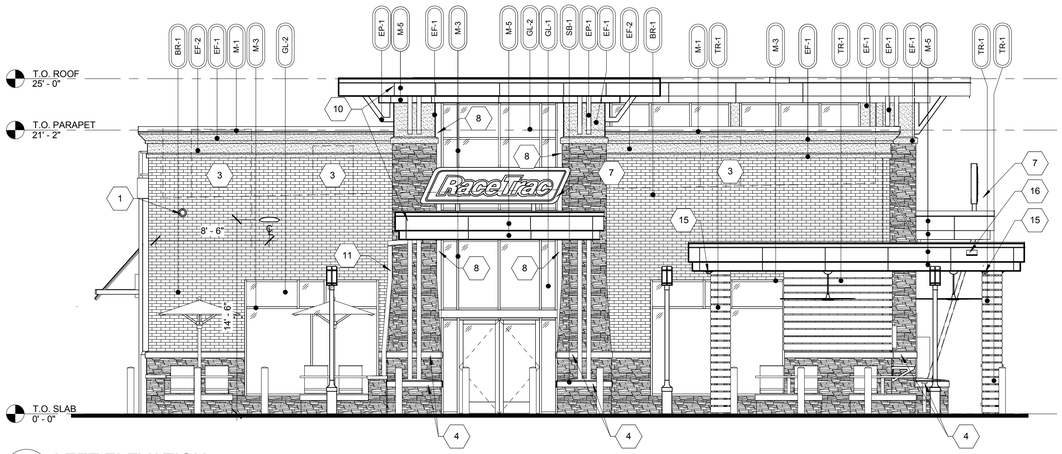

Walnut, QC
CW-QCWAL-M-0410-12


Wenge, QC
CW-QCWEN-M-0410-12

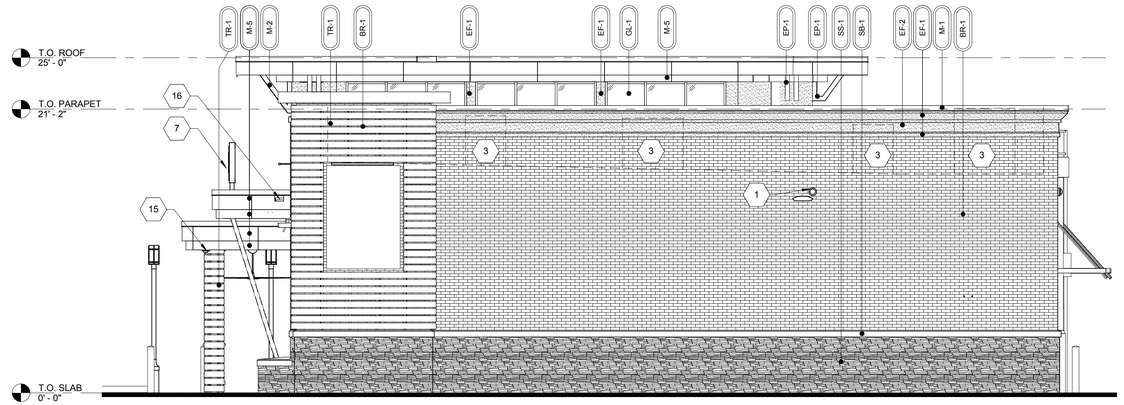

Zebrawood, QC
CW-QCZEB-M-0410-12

Approved December 2015

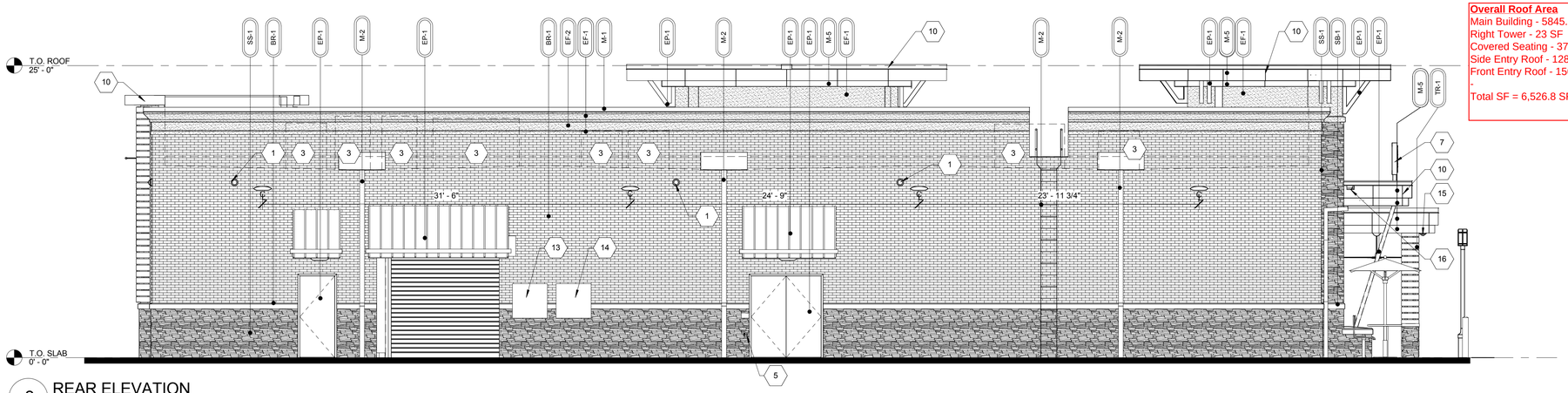




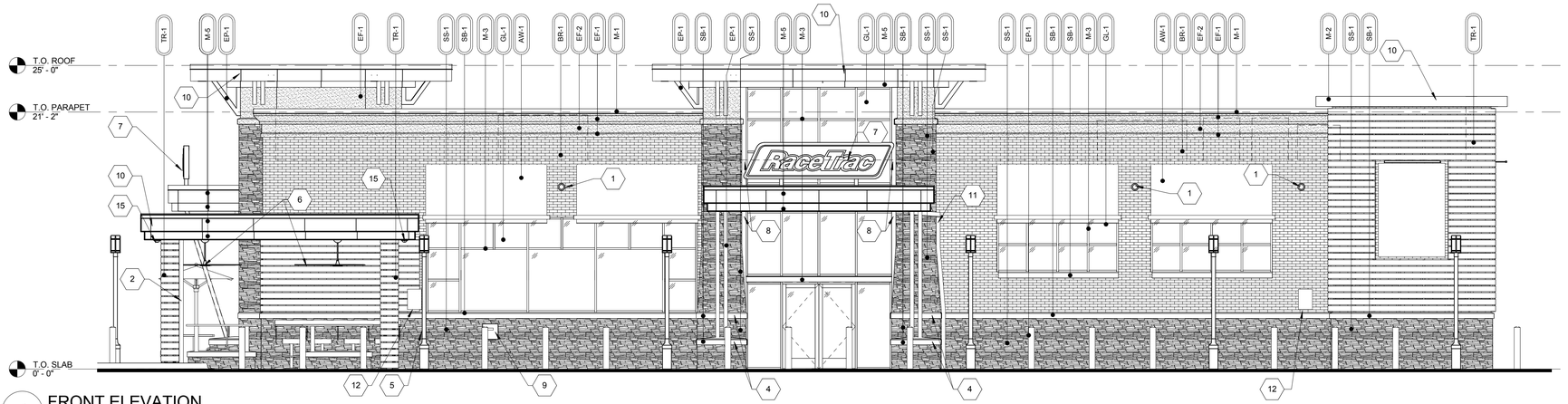
4 LEFT ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

Building Material %
Stone - 19.25%
Brick - 45.5%
EIFS - 7.75%
Glazing - 14.75%
Metal - 6.5%
Trex - 6.25%

Overall Roof Area
Main Building - 5845.7 SF
Right Tower - 23 SF
Covered Seating - 373.8 SF
Side Entry Roof - 128.3 SF
Front Entry Roof - 156 SF
-
Total SF = 6,526.8 SF

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL COLORS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
2. PROVIDE CONTROL JOINTS (CJ) AS LOCATED ON EXTERIOR ELEVATIONS. SPECIFICATION FOR JOINT SEALANT SHALL BE 'ADOBE TAN' SL-2 BY TREMCO.
3. MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C.
4. REFER TO LIGHTING PLANS FOR LIGHTING FIXTURE LOCATION AND SCHEDULE.
5. REFER TO STRUCTURAL DRAWINGS FOR JOIST AND BEAM BEARING AND FOR FOUNDATIONS.
6. REFER TO REFLECTED CEILING PLANS FOR COMPLETE DIMENSIONS OF ACM JOINT LOCATIONS.

ELEVATION KEY NOTES

1 WALL MOUNTED SECURITY CAMERA
2 3" SQUARE DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
3 MECHANICAL EQUIPMENT BEYOND
4 REFER TO DETAILS FOR CAST STONE SHAPES.
5 HOSE BIBB; REFER TO PLUMBING DRAWINGS.
6 CEILING FAN; REFER TO SPECIFICATIONS.
7 ILLUMINATED SIGN PANEL BY OWNER MOUNTED ON MINIMUM 3" STEEL TUBES OR HSS TUBES. PAINT EP-1.
8 BRONZE BREAK METAL WRAP AT WINDOW JAMB, TYPICAL.
9 PACKAGE PASSER. REFER TO EQUIPEMENT PLAN.
10 ACM PANEL REVEAL LINE. REFER TO REFLECTED CEILING PLAN FOR DIMENSIONS.
11 3" SQUARE METAL DOWNSPOUT ATTACHED TO WALL WITH BRACKETS. DOWNSOUT IS TO RUN TO CORNER BEFORE VERTICAL RUN. REFER TO CIVIL FOR CONNECTIONS.
12 EMERGENCY FUEL SHUT OFF SWITCH.
13 LOCATION OF ELECTRICAL SERVICE C/T AND METER.
14 GENERATOR TAP BOX - SEE ELECTRICAL FOR LOCATION.
15 SECURITY CAMERA MOUNTED ON UNDERSIDE OF OUTDOOR SEATING AREA ROOF.
16 OVERFLOW SPILL SCUPPER.
17 ROOF ACCESS DOOR.

EXTERIOR MATERIAL SCHEDULE

AWNING			
AW-1	-	ALUMINUM AWNING	SELECTED BY RACETRAC
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR TBD
EIFS			
EF-1	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6113 "INTERACTIVE CREAM"
EF-2	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6094 "SENSATIONAL SAND"
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.27 U-FACTOR, SHGC PFx0.25=0.27 (/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR + 1/4" CLEAR)
GL-2		1" NON-MPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.27 U-FACTOR, SHGC PFx0.25=0.27 (/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR + 1/4" CLEAR SATIN ETCH #3)
METAL			
M-1		PREFINISHED4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DRAK BRONZE
M-2		COLOR DARK BRONZE.	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL	FG-3000 STOREFRONT SYSTEM PREFINISHED PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44	
M-5	REYNOBOND	METAL TO MATCH STOREFRONT; COLOR DARK BRONZE.	
M-6		PREFINISHED ALUMINUM DRIP EDGE	ANNODIZED ALUMINUM SUPPORT
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO MATCH DARK BRONZE	
ROOFING			
EPDM	DUROLAST	50 MIL MEMBRANE ROOFING SYSTEM	WHITE; MECHANICALLY FASTENED
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGERSTONE	WET STACK APPLICATION
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR TBD
TREX			
TR-1	TREX	TREX COLOR BEACH DUNE	ALL CORNERS MITERED

RaceTrac.
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DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 SOUTH MAIN STREET,
SUITE 2531
AKRON, OHIO 44311
330.572.2100 Fax: 330.572.2701

ISSUE/REVISION RECORD

DATE	DESCRIPTION
10/09/15	PRELIMINARY PACKAGE

RaceTrac.
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

ROCKWALL

ROCKWALL
TEXAS 75087
RIDGE ROAD AT YELLOW JACKET

RACETRAC PROJ. NUMBER

#1090

PROTOTYPE SERIES

5.5 BR-LH-MO(-) 15R01

PLAN MODIFICATION NOTICE

SPB NO. 000 **DATE** XX.XX.XX

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER TEH ORIGINAL RELEWASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
2015157.03

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A300

NOT FOR CONSTRUCTION

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/14/2016

APPLICANT: Chet Leugers, PE of Pacheco Koch

AGENDA ITEM: **SP2016-012;** Warehouse/Manufacturing Facility (*Pratt Industries*)

SUMMARY:

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

PURPOSE:

Pratt Industries is a Georgia-based corrugated packaging company that operates as a 100% recycling company for certain paper mills within the United States. With the help of the Rockwall Economic Development Corporation (REDC) they are proposing to construct a 389,500 SF warehouse/manufacturing facility within the Rockwall Technology Park. The proposed site plan shows the facility being situated on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125. The property, which is currently vacant, is zoned Light Industrial (LI) District and is located at the northwest corner of Discovery Boulevard and Data Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed warehouse/manufacturing facility (i.e. *Pratt Industries*) is a use permitted by-right within the LI District. The site has two (2) points of access available from Discovery Boulevard and one (1) point from Data Drive for a total of three (3) ingress/egress driveways, in addition, the site will incorporate a total of 132 parking spaces for the operation. This will require a variance to allow for a deficiency of 258 parking spaces.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exception of the variance requests and conditions in the Recommendations section of this report.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*30.03-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>125-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*[1]	*x>20-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H*[1]	*x>20-Feet; In Conformance*
Maximum Building Height	*120-Ft* [2]	*40' 0"; In Conformance*
Max Building/Lot Coverage	*60%*	*~10.5%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Floor Area Ratio	*2:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*390*	*132 Provided; Variance*
Minimum Stone Requirement	*20% ea facade*	*X=0%; Variance*
Minimum Landscaping Percentage	*10% v*	*x>10%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<57.36%; In Conformance*

NOTES:
1. With fire retardant wall: zero feet plus ½ of the buildings height over 36-ft.
2. Any structure over 60-ft will require a specific use permit.

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 3,744 caliper inches being removed from the site, the vast majority of which are Cedar trees. Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. In this case, there are a total 2,617 caliper inches considered to be non-protected trees. Also being removed from the site are two (2) elm trees that are considered to be feature trees and are protected. These total 18 caliper inches. Feature trees may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch for inch basis. Taking into account the protected trees being removed, the total mitigation required for the site is 576 inches. The applicant's landscape plan depicts the provision of 192 three (3) inch caliper trees, leaving a balance of zero inches due, which satisfies the tree mitigation requirements.

VARIANCES AND EXCEPTIONS REQUESTS:

The applicant is requesting variances to the *Unified Development Code* (UDC) for the sections outlined below. As a note, approval of a variance request to the UDC requires passage of a simple majority vote of City Council. With this being said, the approval of an exception(s) or variance to the UDC is a discretionary decision for the City Council. The requests are as follows:

1) *Parking*. According to Section 6.5, *Table 3*, of Article VI, *Parking and Loading Standards* of the UDC and based on the proposed site plan the development of a 389,500 SF warehouse facility has a total parking requirement of 390 parking spaces (*i.e. 1/1,000 SF of warehouse area*). Currently, the site plan indicates 132 parking spaces to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. It should be noted that the applicant can provide an exhibit indicating potential on-site parking spaces for future use should this be needed. *A variance to the parking requirements will require a simple majority vote by the City Council for approval.*

2) *Tilt Wall*. According to Section 5.1, *General Industrial District Requirements*, of Article V, *District Development Standards*, of the UDC all buildings located within an industrial district are required to have an exterior that is a minimum of 90% masonry (*i.e. brick, stone or a cementaceous material [x≤50%]*); however, exceptions to this requirement for the purpose of allowing concrete tilt wall may be permitted on a case-by-case basis by the City Council. The applicant is requesting a variance for the purpose of utilizing 100% concrete tile wall construction. *A variance to allow for tilt wall will construction requires a simple majority vote by the City Council for approval.*

3) *Building Materials.* According to Section 5.1, *General Industrial District Requirements*, of Article V, *District Development Standards*, of the UDC buildings are required to be constructed of 90% masonry materials (*i.e. brick, stone, etc.*) of which *a minimum of 20% shall include natural or quarried stone on walls visible from a public street or open space.* In

this case, the proposed building will be 100% tilt wall construction, which currently is not an approved masonry building material and is only permitted on a case-by-case basis by the City Council. *A variance to allow for not meeting the minimum masonry/stone requirements requires a simple majority vote by the City Council for approval.*

4) *Articulation*. According to Section 5.1, *General Industrial District Requirements*, of Article V, *District Development Requirements*, of the UDC all buildings located within an industrial district are required to incorporate horizontal and vertical offsets in wall planes on façades adjacent to public streets for the purpose of breaking up flat wall planes and creating visual interest in a building's façade. The articulation requirements are based on formulas contained within the UDC. The applicant is requesting variances to both the horizontal and vertical articulation requirements. *A variance to the articulation requirements will require a simple majority vote by the City Council for approval.*

5) *Screening Requirement.* According to Section 6.4, of Article VI, *Off-Street Loading Requirements*, of the UDC, loading spaces are required to be a minimum of 12' x 65' with a 14' height [wall] for screening purposes. In this case, the applicant is proposing to use approximately 100 eastern red cedars and a berm for screening purposes. The 3-inch caliper trees will be planted along the parking area's adjacent to the northern and eastern [*Data Drive*] property lines. *A variance to allow for live screening as proposed on the landscape plan rather than a 14-ft screening wall will require a simple majority vote by the City Council for approval.*

6) *Detention Basin Landscaping*. According to *Section 5.12, Required Landscaping, C. Detention Basins,* of *Article VIII, Landscape Standards*, of the UDC requires the detention basin be landscaped in a natural manner using ground cover, grasses, and shrubs including a minimum of one (1) tree per 750 SF of dry land area. The applicant is requesting to not landscape the detention area since its purpose is to be used on a temporary basis. It should be noted that the REDC is proposing a regional detention pond that will eliminate the need for this on-site detention basin. *A variance to the landscaping requirements for the detention basin will require a simple majority vote by the City Council for approval.*

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the UDC with the exception of the variances as requested. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-012	**Owner**	ROCKWALL, ECONOMIC DEVELOPMENT CORP	**Applied**	5/16/2016	LM
Project Name	Rockwall Technology Park Ph IV	**Applicant**	PACHECO KOCH	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	5/16/2016	LM

Site Address	**City, State Zip**	**Zoning**
3400 DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
DISCOVERY BLVD & DATA DR (ROW)	1	NULL	1	0125-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments

(5/19/2016 2:42 PM AW)
Need a letter from the Soil Conservation allowing detention in their existing lake
Show fire line 10' from all other utilities including other water lines
Show dimensions (20'x9') for the head to head parking
Make sure all fire hydrants have 5' clear around them (including parking spaces and landscaping)
Show barrier free ramp at the corner of Data and Discovery
Show distance from Data Drive to the first driveway to the west along Discovery (minimum of 150' from edge of paving to edge of paving
Impact fees
4% engineering fees.
Add a note to the landscape plans: "No trees to be planted within 5' of any utility and shrub/light poles must be placed 4' behind the curb of 18' parking spaces."

ENGINEERING	Amy Williams	6/9/2016	6/16/2016	6/9/2016		APPROVED	
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
GIS	Lance Singleton	5/16/2016	5/23/2016	6/2/2016	17	APPROVED	See Comments

(6/2/2016 9:29 AM LS)
Address will be: 3400 Discovery Blvd, Rockwall, TX 75032

PLANNING	David Gonzales	5/16/2016	5/23/2016	5/18/2016	2	COMMENTS	See comments

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-012" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

Variances and/or Exceptions per submittal:

1. To allow for not meeting the Horizontal & Vertical articulation standards for the facades facing the street(s) as outlined in the Unified Development Code.
2. To allow for not meeting the required parking spaces (parking reduction) for the development.
3. To alow for not meeting the landscaping of the detention area (1 - three caliper inch tree per 750 sq. ft. of dry detention area).
4. To allow for not meeting the 14-ft screening wall standard to screen the parking of the tractor/trailers by using eastern red cedars along the eastern and northern property lines as depicted on the landscape plan.
5. To allow for tilt-up wall construction.
6. To allow for not meeting the 20% stone requirement on wallvisible from a public street or open space.

** Variances and/or exceptions as requested requires approval of a simple majority vote by the City Council.

Please address the followingPlanning Comments for each plan submitted:

Site Plan:
1. Re-label all firelanes as "XX-ft Firelane & Public Access Easement."
2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self latching mechanism. Provide detail and label as such.
3. Where are the loading docks? Article VI, Sec. 6.5 requires a minimum of 6 loading docks - 12-ft x 65-ft with a minimum 14-ft screening wall. Provide detail.
4. Under Site Plan Notes: A) No. 3 - Remove "and street frontages" Lighting levels are not to exceed 0.20-FC at the property line(s). B) No. 4 - Under Zone X, No. 2 Gross Building Area: remove "Car Wash" and relabel use.
5. What is the 60-ft tall silo being used for? What type of material is being used & what color will the silo be?
6. Based on the buildings' footprint, an exception to the horizontal articulation standards is required.
7. Based on the parking provided, an exception will be required in order to reduce the minimum amount required. Also, will need to the total square footage for the office area and recalculate the parking based on 1 space per 300 sq. ft. for office and 1 space per 1000 sq. ft. for the remainder of the building.

Landscape Plan:
1. Article VII, Sec. 5.12,C. - requires a minimum of 1 tree per 750 sq. ft. of dry area within the detention pond. Will there be trees planted in this area?
2. The eastern red cedars being proposed as screening for the parking area of the tractor/trailers along the eastern and northern property lines require a variance to allow for not meeting the 14-ft screening wall standard.

Treescape Plan:
1. The 576 inches being removed are accounted for inthe landscape plan provided leaving a zero balance; therefore, the tree mitigation is considered to be satisfied for this submittal.
2. Removal of the two (2) elm trees requires approval of the Planning and Zoning Commission prior to removal.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. The lighting levels along property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels are not represented/extended to all property line(s) and appear to be excessive. Resubmit photometric plan in compliance with the City's standard and indicate lighting levels to all property lines.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screeing mechanism to be used. Based on the elevations submitted, a line of sight study may need to be provided in order to determine visibility of RTU's from property lines.
2. Provide exterior material calculations for each elevation.
3. Plans are not scaled as labeled (30 scale). Provide proper scale for elevations (engr or architect).
4. Are there any other detailing of the elevations to be used; accents, articulated elements, revels, stamped concrete walls, etc?
5. Requires approval of a variance by City Council for not meeting the vertical articulation standards for the walls facing a public street (i.e. southern & eastern facing elevations).
6. Requires approval of an exception to the masonry standards by the City Council for:
A) to allow for the use of concrete tilt-up wall construction, and
B) to allow for not meeting the 20% stone requirement for walls facing a public street or open space (i.e. southern & eastern facing facades).
7. Are the elevations submitted considered "color elevations?"If not, can you provide color elevations.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Discussion: May 31, 2016 (6:00 p.m.)
Planning - Action: June 14, 2016 (6:00 p.m.)

City Council - Action: June 20, 2016 (6:00 p.m.) [VARIANCE AND/OR EXCEPTION REQUESTS ONLY]

PLANNING | David Gonzales | 6/8/2016 | 6/15/2016 | 6/9/2016 | 1 | APPROVED | See conditions of approval

Planning Department General Comments as Acknowledged:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and filing of Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

Based on the revised plans submitted, please address/acknowledge the following Planning Department Comments for each plan indicated:

Site Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. Variance requests as acknowledged in response letter and staff's report.

Landscape Plan:
1. Variance requests as acknowledged in response letter and staff's report.

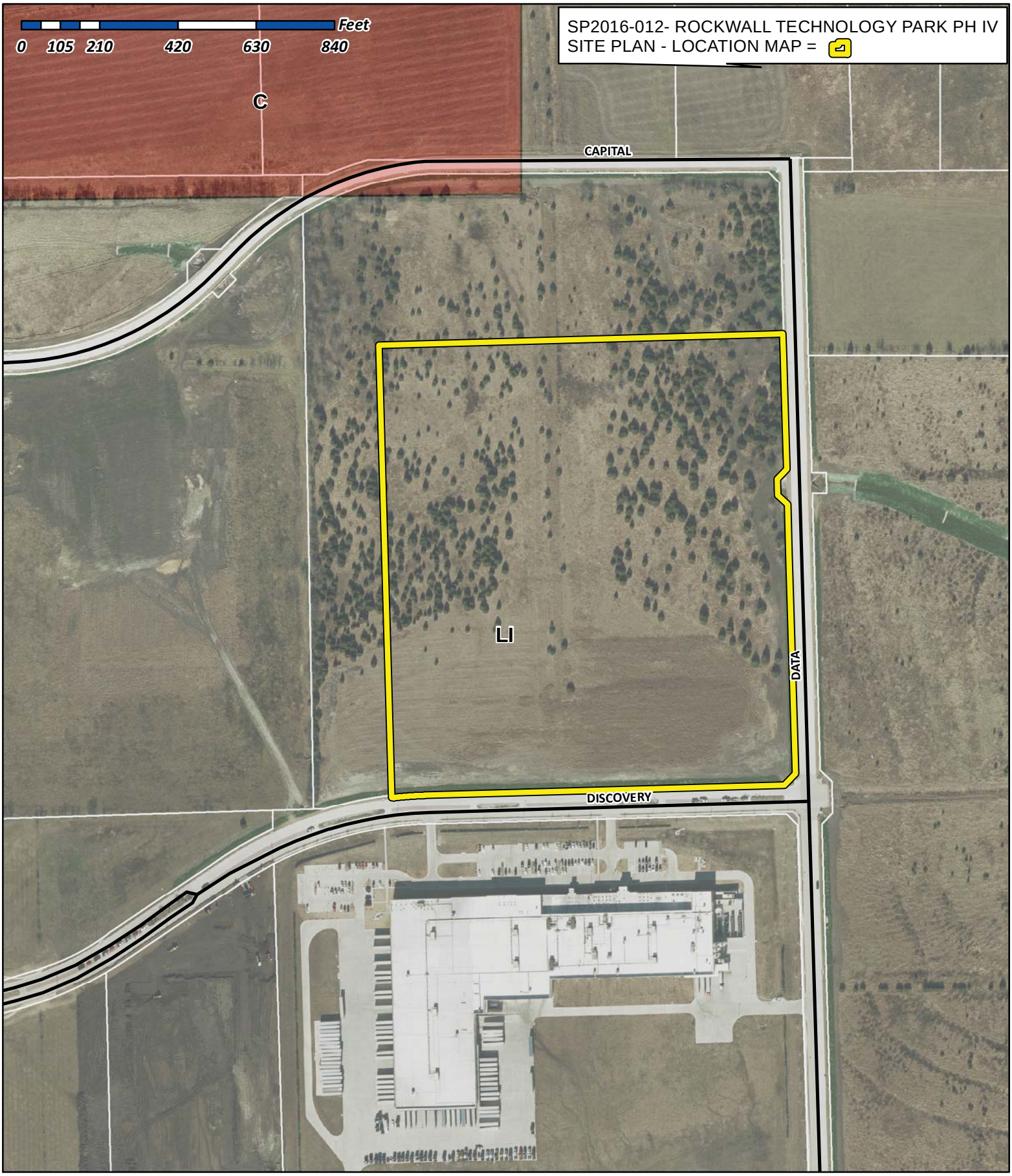
Building Elevations:
1. Variance requests as acknowledged in response letter and staff's report.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: June 14, 2016 (6:00 p.m.)

City Council - Action: June 20, 2016 (6:00 p.m.) [VARIANCE AND/OR EXCEPTION REQUESTS ONLY]



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

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Rockwall
ECONOMIC DEVELOPMENT CORPORATION

May 12, 2016

Ryan Miller, AICP
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

RE: 30.035-acre Manufacturing Facility, Rockwall Technology Park Phase IV

Mr. Miller:

Please accept this letter as authorization by the Rockwall Economic Development Corporation (REDC) to allow for Pacheco Koch to submit a site plan review application for the above-referenced project, which is located at the northwest corner of Discovery Blvd and Data Dr in the Rockwall Technology Park. As noted on Pacheco Koch's application, the REDC is the current owner of the subject property, but has an approved contract with a developer that intends to acquire the property and develop it for manufacturing use.

We appreciate your assistance with this project, and look forward to working closely with you and the rest of the City staff during the entitlement, permitting and construction process to bring forward another high quality corporate citizen to the Rockwall community.

Sincerely,

Michael Hampton, AICP
Director of Project Development
Rockwall Economic Development Corporation

cc: Sheri Franza, President and CEO
Rockwall Economic Development Corporation

Chet Leugers, Pacheco Koch (applicant)

Pacheco Koch

June 7, 2016
PK No.: 3782-16.054

Mr. David Gonzales, AICP
Senior Planner
CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, Texas 75087

Re: **ROCKWALL TECHNOLOGY PARK PHASE IV**
Pratt Manufacturing Facility
Rockwall, Texas

Dear Mr. Gonzales:

This letter is to notify you that the enclosed City Site Plan has been revised in accordance with your May 16, 2016, Review Memorandum. The following items have been addressed as per the referenced review

CITY SITE PLAN CASE NO: SP2016-012:

ENGINEERING COMMENTS

1. Need a letter from the Soil Conservation allowing detention in their existing lake.

   Response: We are currently working with NRCS Personnel to obtain an updated letter.

2. Show fire line 10' from all other utilities including other water lines.

   Response: Addressed on City Site Plan as requested.

3. Show dimensions (20' x 9') for the head to head parking.

   Response: Addressed on City Site Plan as requested.

4. Make sure all fire hydrants have 5' clear around them (including parking spaces and landscaping.

   Response: Addressed on City Site Plan as requested.

5. Show barrier free ramp at the corner of Data and Discovery

   Response: Addressed on City Site Plan as requested.

6. Show distance from Data Drive to the first driveway to the west along Discovery (minimum of 150' from edge of paving to edge of paving.

   Response: Addressed on City Site Plan as requested.

7. Add a note to the landscape plans: "No trees to be planted within 5' of any utility and shrub/light poles must be placed 4' behind the curb of 18' parking spaces.

   Response: Addressed as requested on Landscape Plans.

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.

   Response: Acknowledged.

2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).

   Response: Acknowledged.

3. Label site plan documents with "Case No. SP2016-012" at the lower right corner of each plan.

   Response: Addressed as requested on City Site Plan and Landscape Plans.

4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

   Response: Acknowledged.

Variances and/or Exceptions per submittal:

1. To allow for not meeting the Horizontal & Vertical articulation standards for the facades facing the street(s) as outlined in the Unified Development Code.

2. To allow for not meeting the required parking spaces (parking education) for the development.

3. To allow for not meeting the landscaping of the detention area (1 – three caliper inch tree per 750 sq. ft. of dry detention area).

4. To allow for not meeting the 14-ft screening wall standard to screen the parking of the tractor/trailers on by using eastern red cedars along the eastern and northern property lines as depicted on the landscape plan.

5. To allow for tilt-up wall construction.

6. To allow for not meeting the 20% stone requirement on wall visible from a public street or open space.

Variances and/or exceptions as requested requires approval of a simple majority vote by the City Council.

Response: Requested variances to be on 06/20/2016 City Council Agenda.

Site Plan:

1. Re-label all firelanes as "XX-ft Firelane & Public Access Easement."

   Response: Addressed as requested on City Site Plan.

2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self latching mechanism. Provide detail and label as such.

   Response: A trash compactor is located on the interior of the building. There will be no exterior dumpsters or dumpster enclosures.

3. Where are the loading docks? Article VI, Sec. 6.5 requires a minimum of 6 loading docks - 12-ft x 65-ft with a minimum 14-ft screening wall. Provide detail.

   Response: Loading docks are called out on the site plan as requested. All loading docks are in compliance with City standards as noted above and a variance has been requested for the required 14' screen wall. See attached architectural plan for dock dimensions.

4. Under Site Plan Notes: A) No. 3 - Remove "and street frontages" Lighting levels are not to exceed 0.20-FC at the property line(s). B) No. 4 - Under Zone X, No. 2 Gross Building Area remove "Car Wash" and relabel use.

   Response: Site plan has been revised as requested.

5. What is the 60-ft tall silo being used for? What type of material is being used& what color will the silo be?

   Response: The silo will be white and used to store corn starch.

6. Based on the buildings' footprint, an exception to the horizontal articulation standards is required.

   Response: Requested variance to be on 06/20/2016 City Council Agenda.

7. Based on the parking provided, an exception will be required in order to reduce the minimum amount required. Also, will need to the total square footage for the office area and recalculate the parking based on 1 space per 300 sq. ft. for office and 1 space per 1000 sq. ft. for the remainder of the building.

   Response: Requested variance to be on 06/20/2016 City Council Agenda.

Landscape Plan:

1. Article VII, Sec. 5.12, C. - requires a minimum of 1 tree per 750 sq. ft. of dry area within the detention pond. Will there be trees planted in this area?

   Response: Requested variance to be on 06/20/2016 City Council Agenda.

2. The eastern red cedars being proposed as screening for the parking area of the tractor/trailers along the eastern and northern property lines require a variance to allow for not meeting the 14-ft screening wall standard.

   Response: Requested variance to be on 06/20/2016 City Council Agenda.

Treescape Plan:

1. The 576 inches being removed are accounted for in the landscape plan provided leaving a zero balance; therefore, the tree mitigation is considered to be satisfied for this submittal.

   Response: Acknowledged.

2. Removal of the two (2) elm trees requires approval of the Planning and Zoning Commission prior to removal.

   Response: Acknowledged.

Photometric Plan:

1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.

   Response: Light standards have been revised to meet this requirement. See attached revised Photometric Plan.

2. The lighting levels along property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels are not represented/extended to all property line(s) and appear to be excessive. Resubmit photometric plan in compliance with the City's standard and indicate lighting levels to all property lines.

   Response: See attached revised Photometric Plan.

Building Elevations:

1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used. Based on the elevations submitted, a line of site study may need to be provided in order to determine visibility of RTU's from property lines.

   Response: Roof plan and photos of example facility are attached. Rooftop units will be screened by parapet walls as shown in the photos.

2. Provide exterior material calculations for each elevation.

   Response: Exterior material is fully composed of concrete tilt-wall.

3. Plans are not scaled as labeled (30 scale). Provide proper scale for elevations (engr or architect).

   Response: Building elevations are shown at 30 scale. See attached.

4. Are there any other detailing of the elevations to be used; accents, articulated elements, revels, stamped concrete walls, etc?

   Response: Per the attached photos/renderings, the elevations will incorporate color changes and architectural features to generate visual interest.

5. Requires approval of a variance by City Council for not meeting the vertical articulation standards for the walls facing a public street (i.e. southern& eastern facing elevations).

   Response: Requested variance to be on 06/20/2016 City Council Agenda.

6. Requires approval of an exception to the masonry standards by the City Council for:
   A) to allow for the use of concrete tilt-up wall construction, and
   B) to allow for not meeting the 20% stone requirement for walls facing a public street or open space (i.e. southern& eastern facing facades).

   Response: Requested variance to be on 06/20/2016 City Council Agenda.

7. Are the elevations submitted considered "color elevations?" If not, can you provide color elevations.

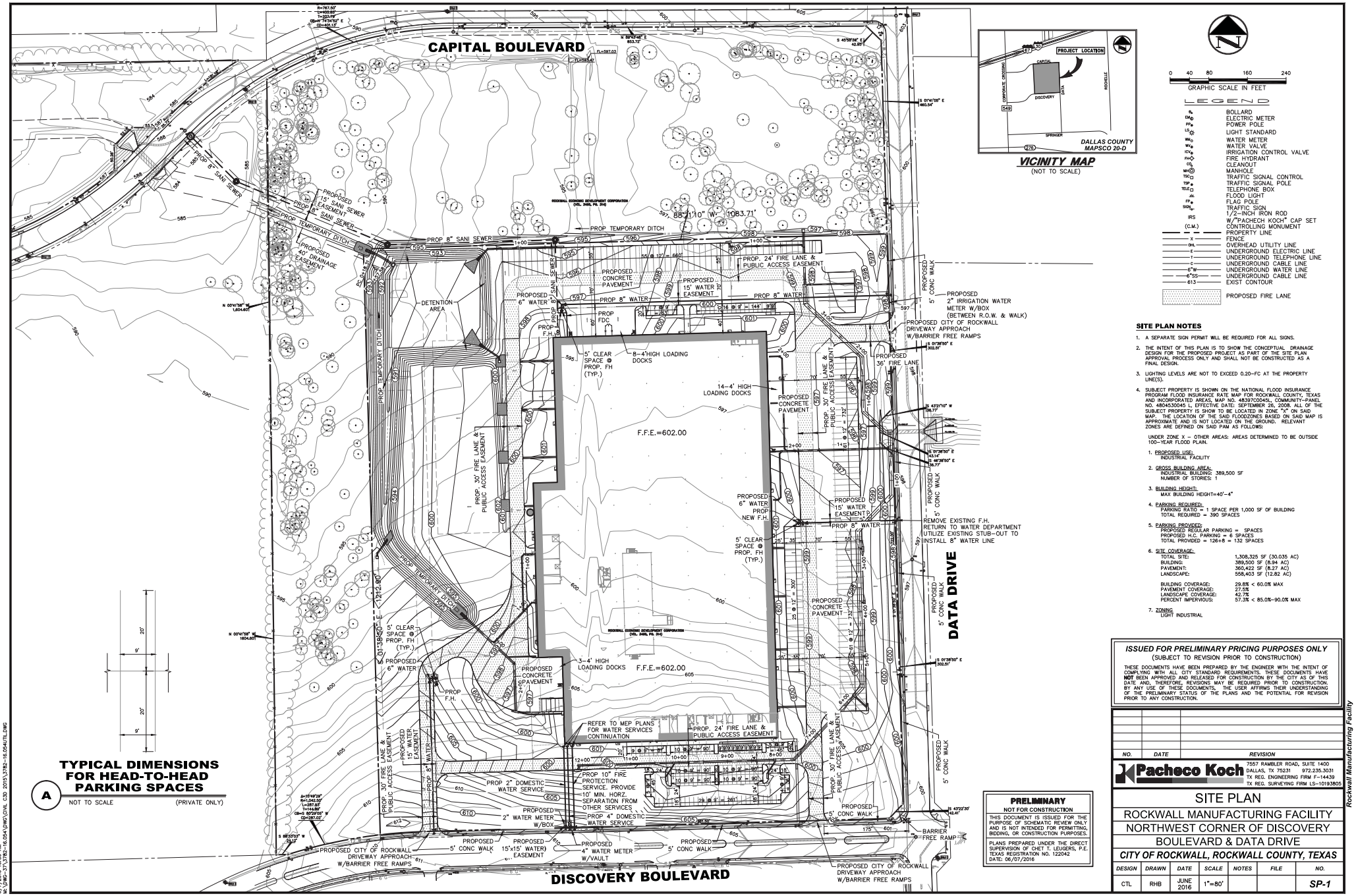
   Response: Color renderings and example photos of existing buildings are attached.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

Chet T. Leugers, P.E.

CTL/mqm
3782-16.054_Response to Comments Letter



SITE PLAN NOTES

1. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
2. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED PROJECT AS PART OF THE SITE PLAN APPROVAL PROCESS ONLY AND SHALL NOT BE CONSTRUCTED AS A FINAL DESIGN.
3. LIGHTING LEVELS ARE NOT TO EXCEED 0.20-FC AT THE PROPERTY LINE(S).
4. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0045L, COMMUNITY-PANEL NO. 480455300045 L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOW TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES BASED ON SAID MAP IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID PAM AS FOLLOWS:

   UNDER ZONE X - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 100--YEAR FLOOD PLAIN.

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 389,500 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 390 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = SPACES
   PROPOSED H.C. PARKING = 6 SPACES
   TOTAL PROVIDED = 126+8 = 132 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,308,325 SF (30.035 AC)
BUILDING:	389,500 SF (8.94 AC)
PAVEMENT:	360,422 SF (8.27 AC)
LANDSCAPE:	558,403 SF (12.82 AC)
BUILDING COVERAGE:	29.8% < 60.0% MAX
PAVEMENT COVERAGE:	27.5%
LANDSCAPE COVERAGE:	42.7%
PERCENT IMPERVIOUS:	57.3% < 85.0%-90.0% MAX

7. ZONING
   LIGHT INDUSTRIAL

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042 DATE: 06/07/2016

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

SITE PLAN

ROCKWALL MANUFACTURING FACILITY

NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	RHB	JUNE 2016	1"=80'			SP-1

Rockwall Manufacturing Facility

Case Number: SP2016-12

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6/7/2016 10:56 AM
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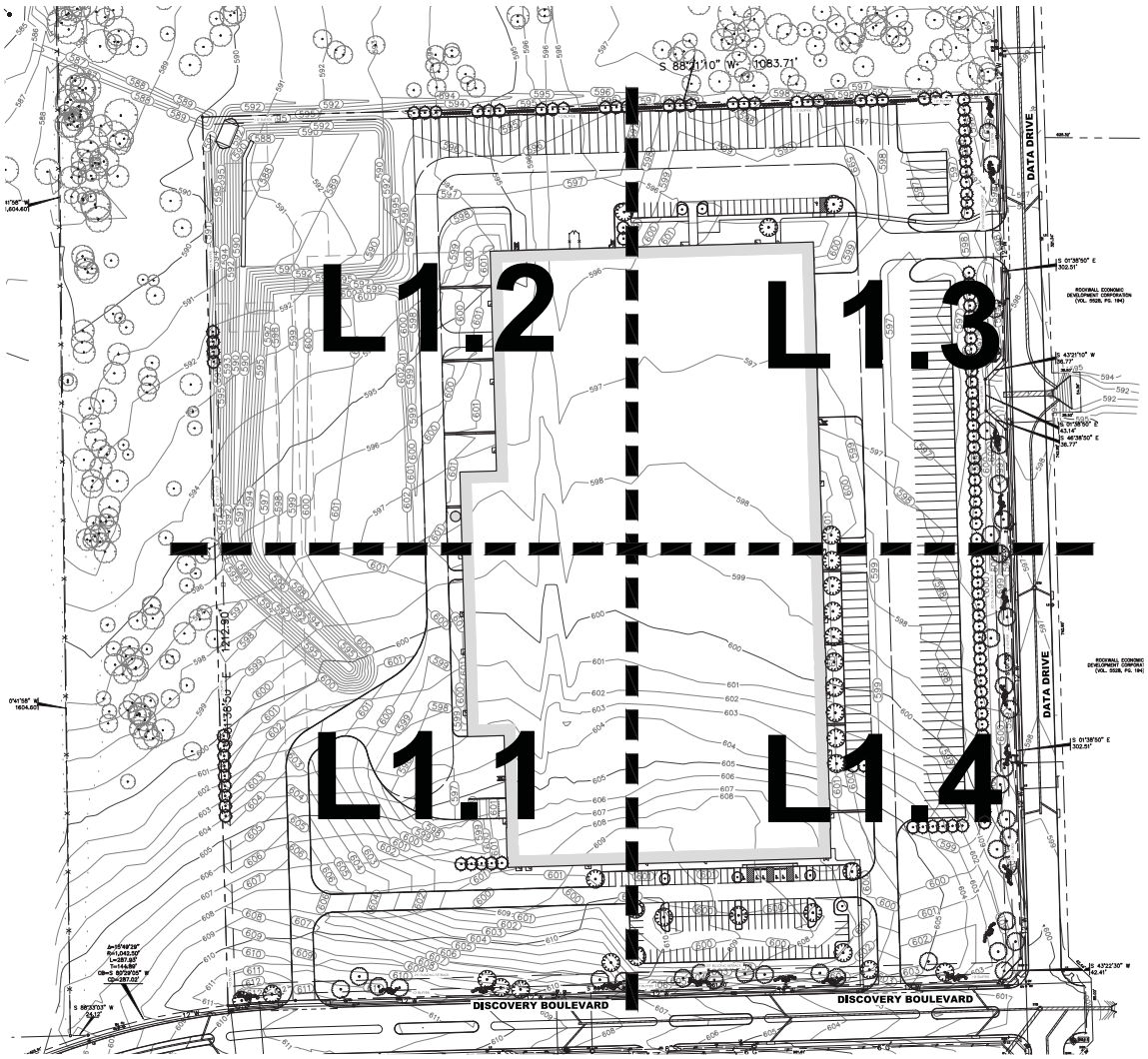


SITE DATA TABLE

IRRIGATION NOTE:
PERMANENT IRRIGATION WILL BE DESIGNED/PROVIDED THAT MEETS THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

TREE PLANTING NOTE:
NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITY AND SHRUB/LIGHT POLES MUST BE PLACED 4' BEHIND THE CURB OF 18' PARKING SPACES.

LANDSCAPE CALCULATIONS FOR THE CITY OF ROCKWALL TX

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANTING GENERAL NOTES

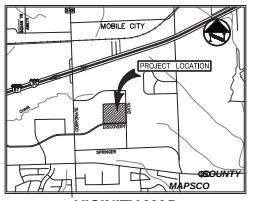
1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.

LANDSCAPE TABLE

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10`-12`H X 5`-6`W	
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10`-12`H X 5`-6`W	
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10`-12`H X 5`-6`W	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3"CAL	8` H X 4` W	
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	LS	151	LEUCOPHYLLUM FRUTESCENS `SILVERADO` Texas Sage	3 GAL			48" o.c.
	RO	60	ROSMARINUS OFFICINALIS `TUSCAN BLUE` Tuscan Blue Rosemary	3 GAL			48" o.c.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	MUL	60	MUHLENBERGIA LINDHEIMERI Lindheimer`s Muhly FULL, MATCHING	3 GAL			48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED			
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	CDS	108,564 SF	CYNODON DACTYLON Bermuda Grass SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE	SOD			
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

LANDSCAPE VARIANCE REQUEST:
1. DETENTION BASIN TREE REQUIREMENT

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT CHRIS R. REED ON THE 20th DAY OF MAY, 2016
TEXAS REGISTRATION NUMBER 2980



VICINITY MAP
(NOT TO SCALE)

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
1610 OBSERVATION TRAIL
ROCKWALL, TX 75032
972.772.0025

ENGINEER
PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
ATTN: CHET LEUGERS, P.E.
PHONE: (972) 235-3031

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

OVERALL SITE PLAN
ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016				L1.0

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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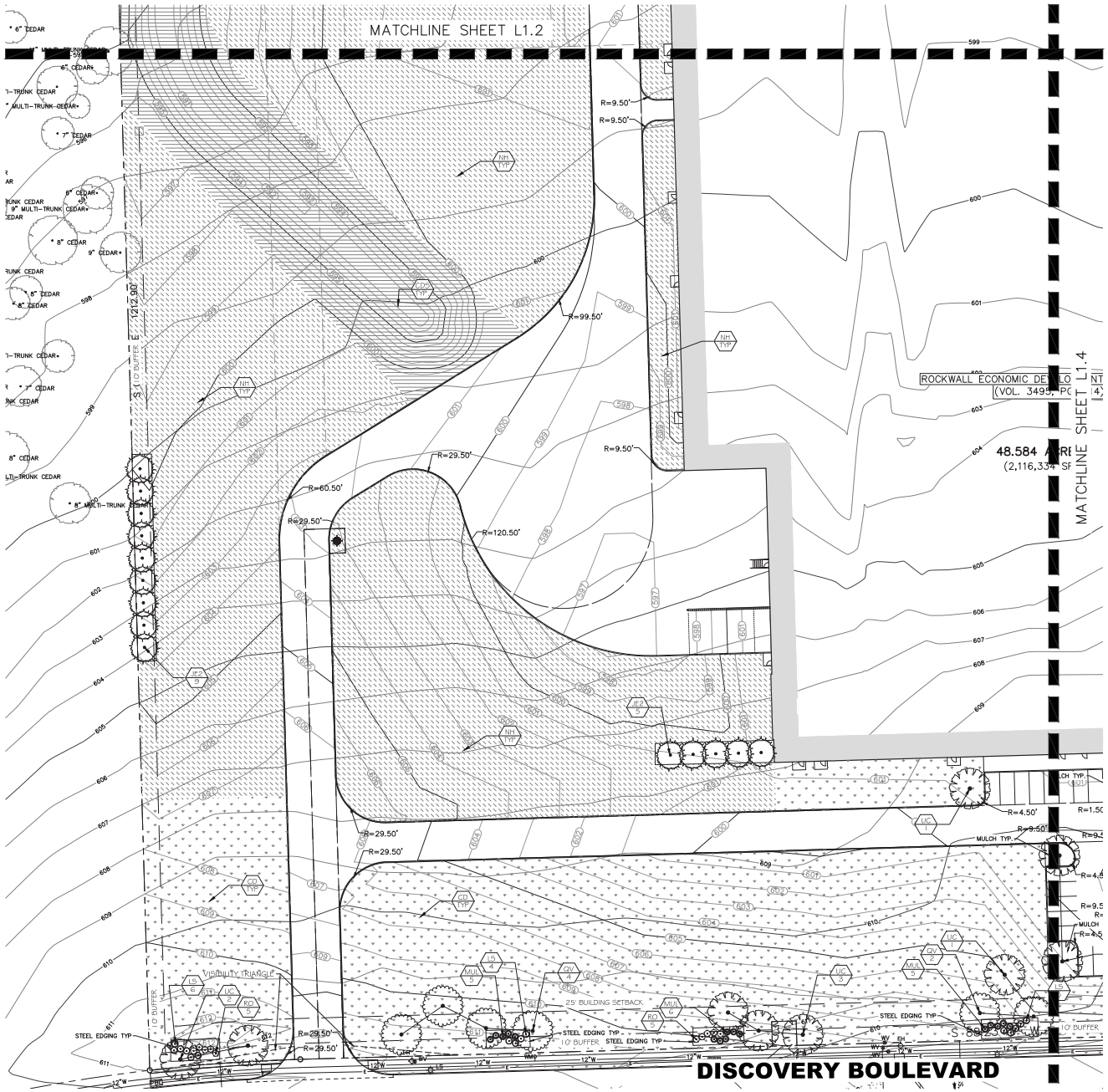

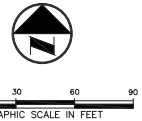

SHEET KEY MAP
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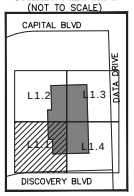

LANDSCAPE TABLE

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12'H X 5'-6'W	
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12'H X 5'-6'W	
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12'H X 5'-6'W	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3"CAL	8' H X 4' W	
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	LS	151	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' Texas Sage	3 GAL			48" o.c.
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	MUL	60	MUHLENBERGIA LINDHEIMERI Lindheimer's Muhly FULL, MATCHING	3 GAL			48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED			
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	CDS	108,564 SF	CYNODON DACTYLON Bermuda Grass SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE	SOD			
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. TAYTON
TEXAS REGISTRATION NUMBER 2989

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.1

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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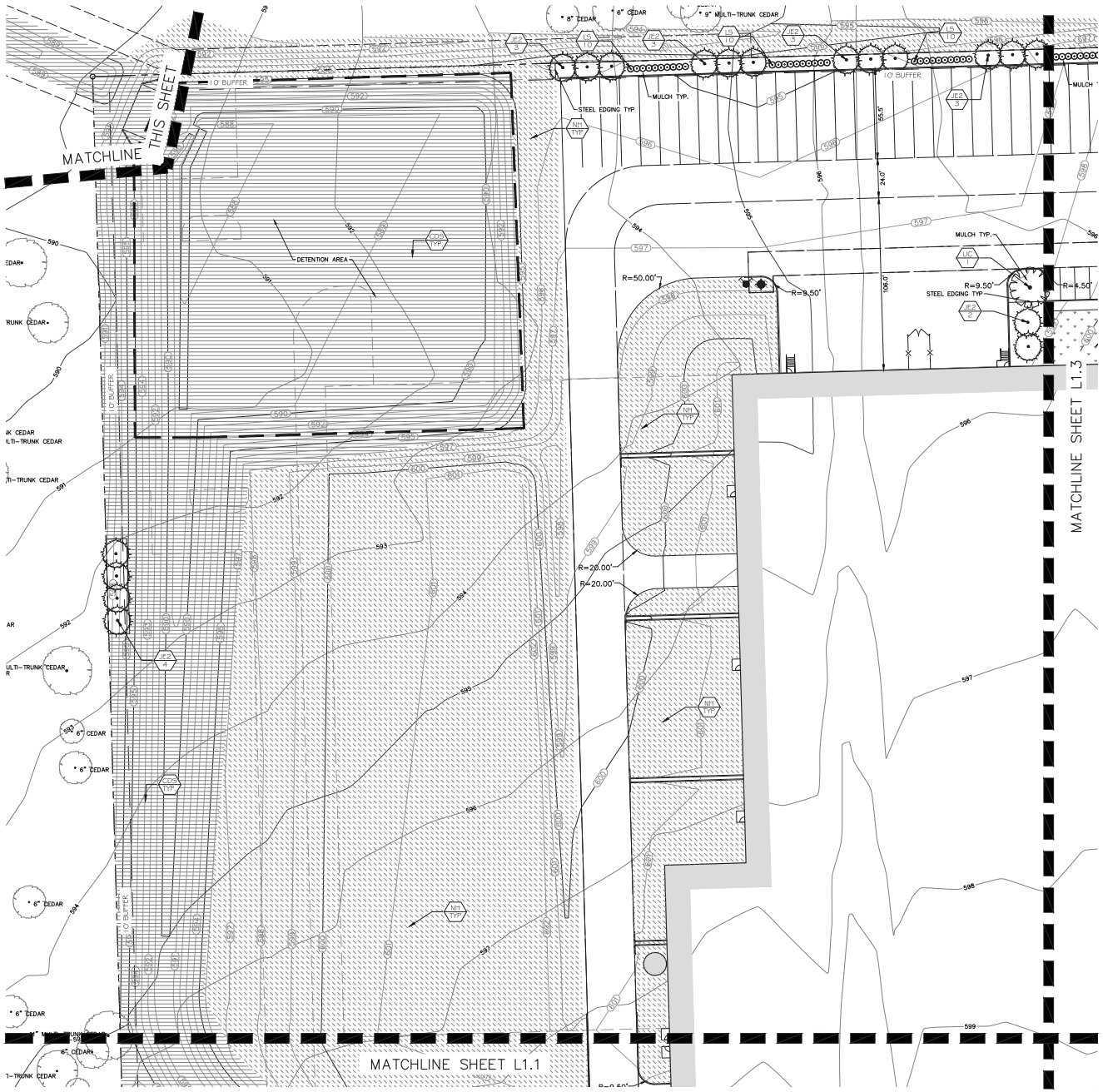

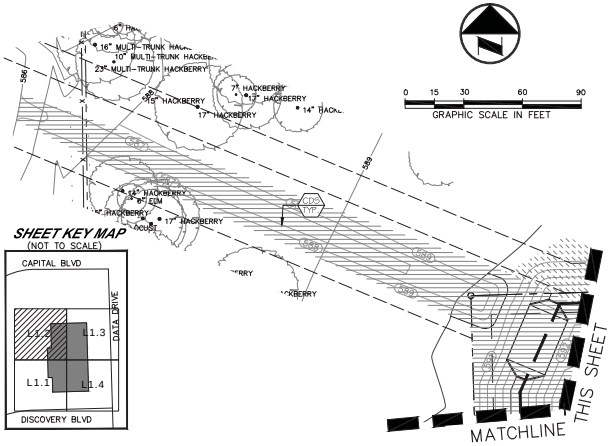

LANDSCAPE TABLE

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HARDSCAPE	MATERIAL						
	STEEL EDGING						

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER A. TATTEN
TEXAS REGISTRATION NUMBER 2949

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.2

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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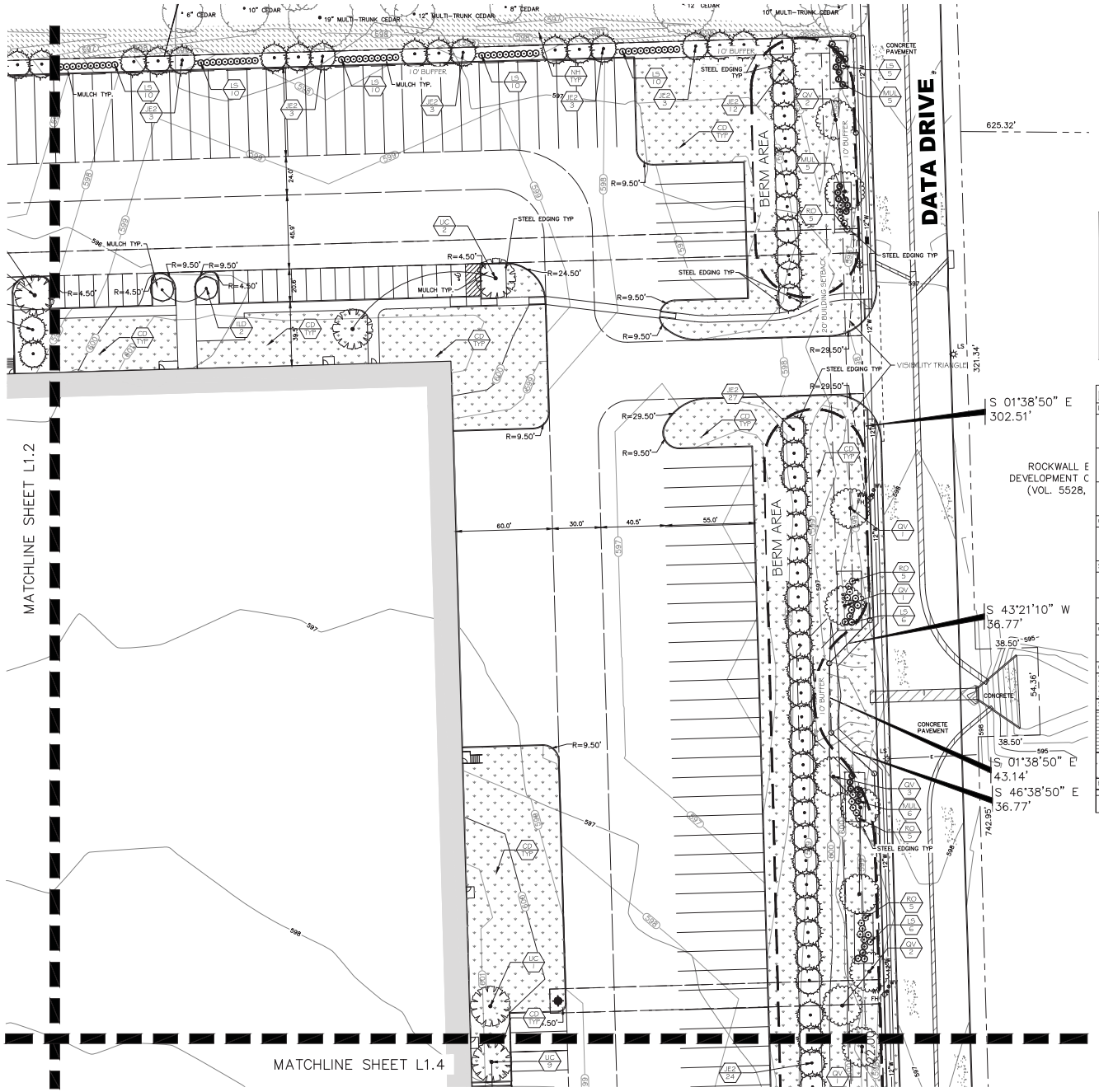

SHEET KEY MAP
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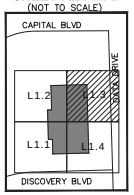

0 15 30 60 90
GRAPHIC SCALE IN FEET

LANDSCAPE TABLE

	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
LARGE TREES							
	JE2	116	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12' H X 5'-6' W	
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12' H X 5'-6' W	
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SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT			SPACING
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	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT DANIEL BRIAN CUTRIS
TEXAS REGISTRATION NUMBER 2989

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.3

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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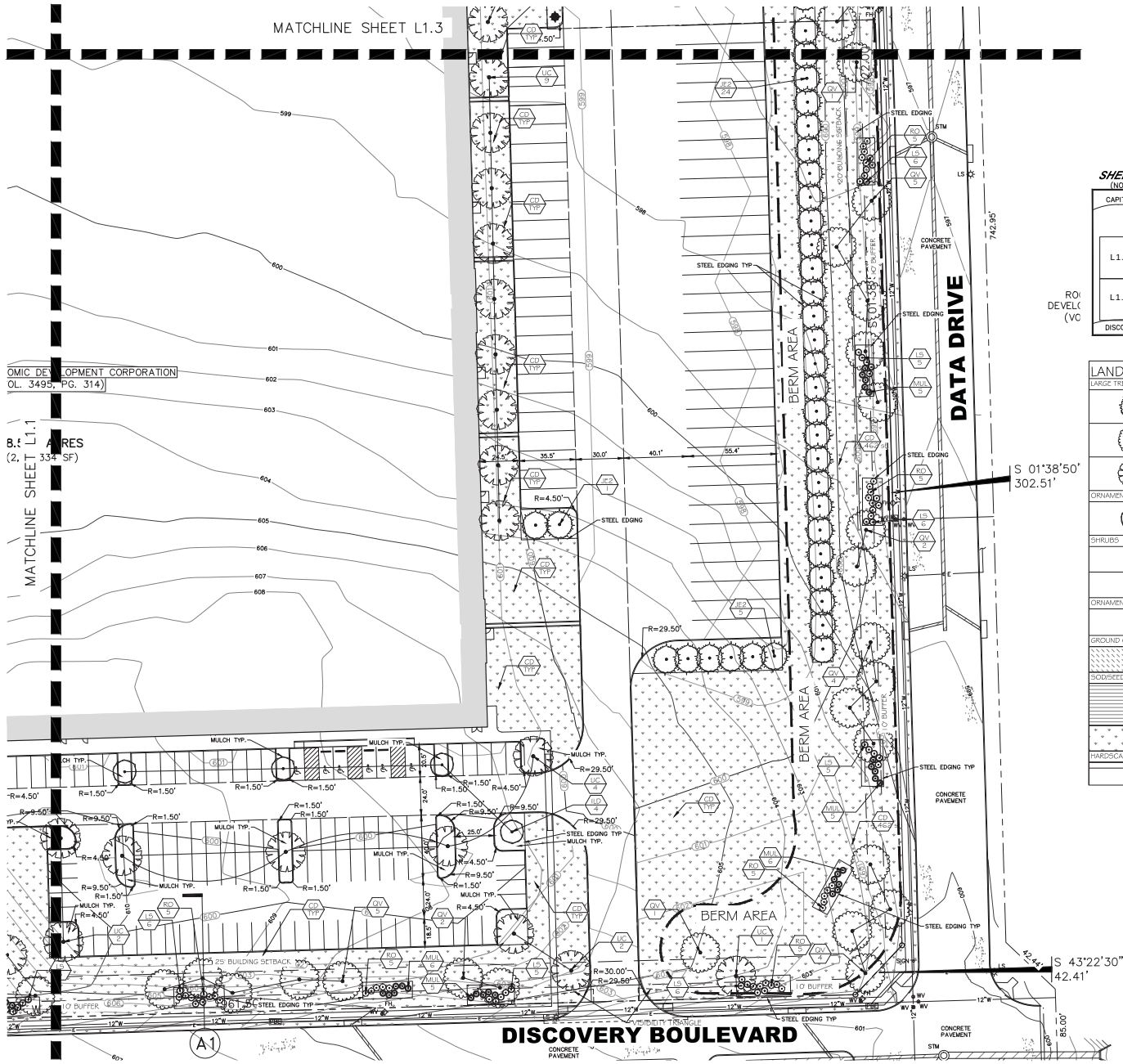



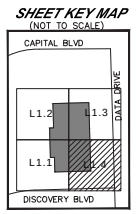

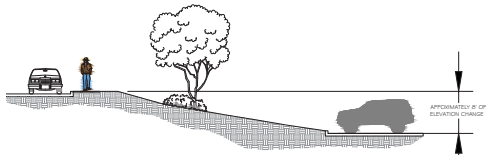

A1 GRADE CHANGE ELEVATION
NOT TO SCALE

LANDSCAPE TABLE

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12"H X 5'-6"W	
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12"H X 5'-6"W	
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL	10'-12"H X 5'-6"W	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3"CAL	8" H X 4" W	
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	LS	151	LEUCOPHYLLUM FRUTESCENS "SILVERADO" Texas Sage	3 GAL			48" o.c.
	RO	60	ROSMARINUS OFFICINALIS "TUSCAN BLUE" Tuscan Blue Rosemary	3 GAL			48" o.c.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	MUL	60	MUHLENBERGIA LINDHEIMERI Lindheimer's Muhly FULL, MATCHING	3 GAL			48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED			
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	CDS	108,564 SF	CYNODON DACTYLON Bermuda Grass SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE	SOD			
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. TATTON
TEXAS REGISTRATION NUMBER 2909

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.4

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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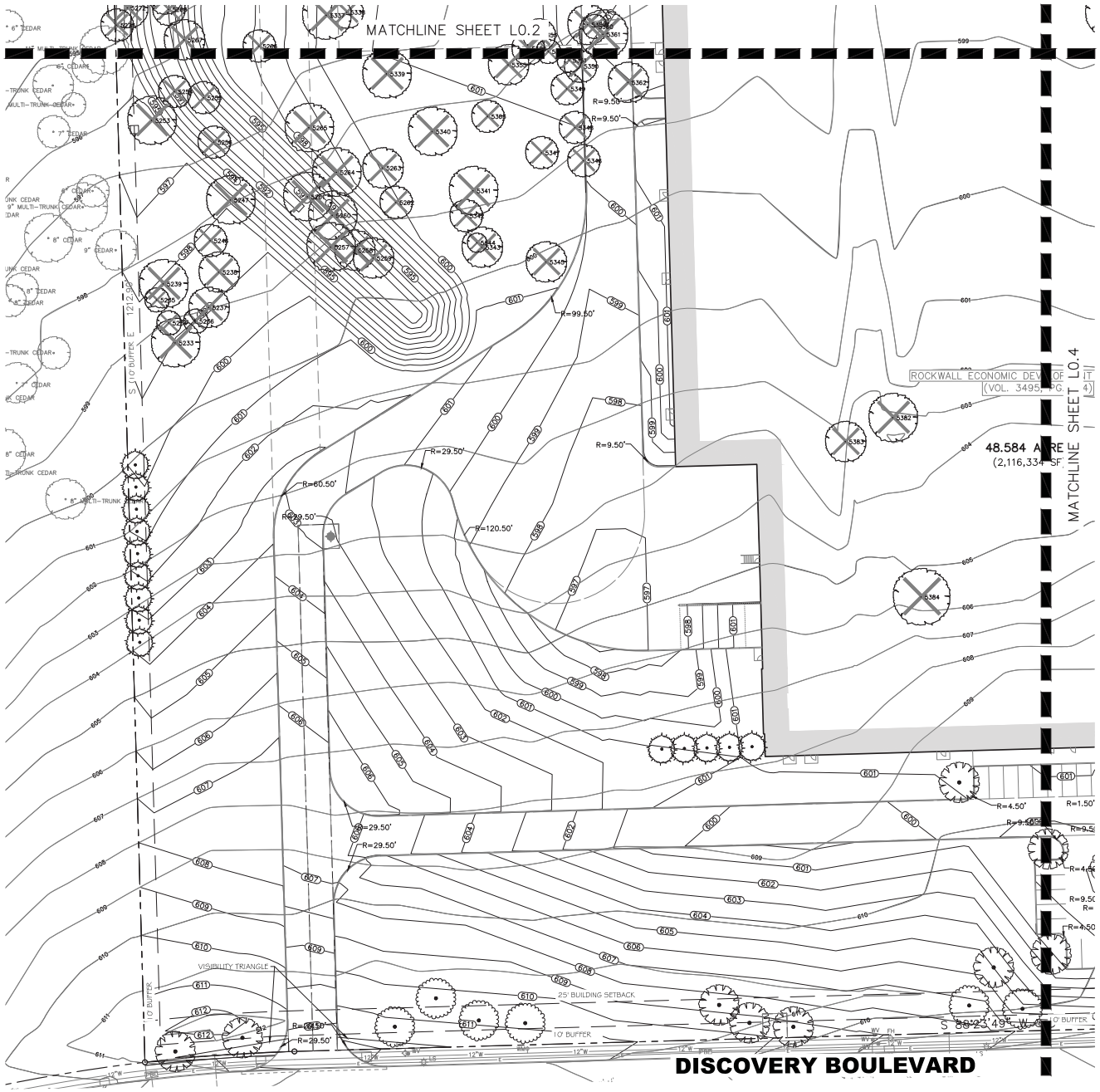

SHEET KEY MAP
(NOT TO SCALE)



0 15 30 60 90
GRAPHIC SCALE IN FEET

SITE DATA TABLE

LEGEND
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- LIMITS OF CONSTRUCTION

LANDSCAPE TABLE-PROPOSED

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL
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ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
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INTERIM REVIEW
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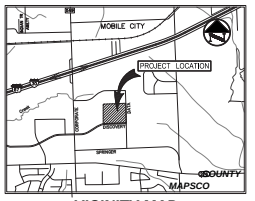
REGISTERED LANDSCAPE ARCHITECT
TIMOTHY BRIAN CUTTLE
TEXAS REGISTRATION NUMBER 2989



VICINITY MAP
(NOT TO SCALE)

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
1610 OBSERVATION TRAIL
ROCKWALL, TX 75032
972.772.0025

ENGINEER
PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
ATTN: CHET LEUGERS, P.E.
PHONE: (972) 235-3031

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

TREESCAPE PLAN

ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	LAK	MAY 2016	1"=30'			L0.1

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

LWNG
DATE: 5/27/2016 - 11:08AM
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SHEET KEY MAP
(NOT TO SCALE)



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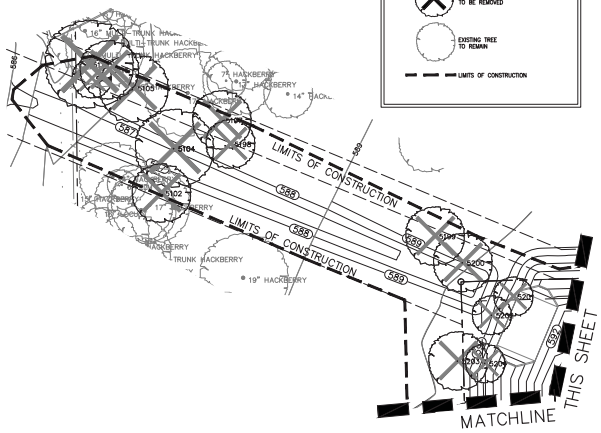
GRAPHIC SCALE IN FEET

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- LIMITS OF CONSTRUCTION



LANDSCAPE TABLE-PROPOSED

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL
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	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3"CAL
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3"CAL

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
TERRY SPEED, R.L.A.
TEXAS REGISTRATION NUMBER 2989

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

TREESCAPE PLAN

ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L0.2

Case Number: SP2016-012

ROCKWALL MANUFACTURING FACILITY

LDMG
06/07/2016 - 11:09AM
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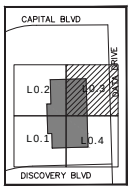
CALCULATIONS



SHEET KEY MAP
(NOT TO SCALE)



0 15 30 60 90
GRAPHIC SCALE IN FEET

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

LIMITS OF CONSTRUCTION

LANDSCAPE TABLE-PROPOSED

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
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REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. TATTON
TEXAS REGISTRATION NUMBER 2989

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

TREESCAPE PLAN

ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY
BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L0.3

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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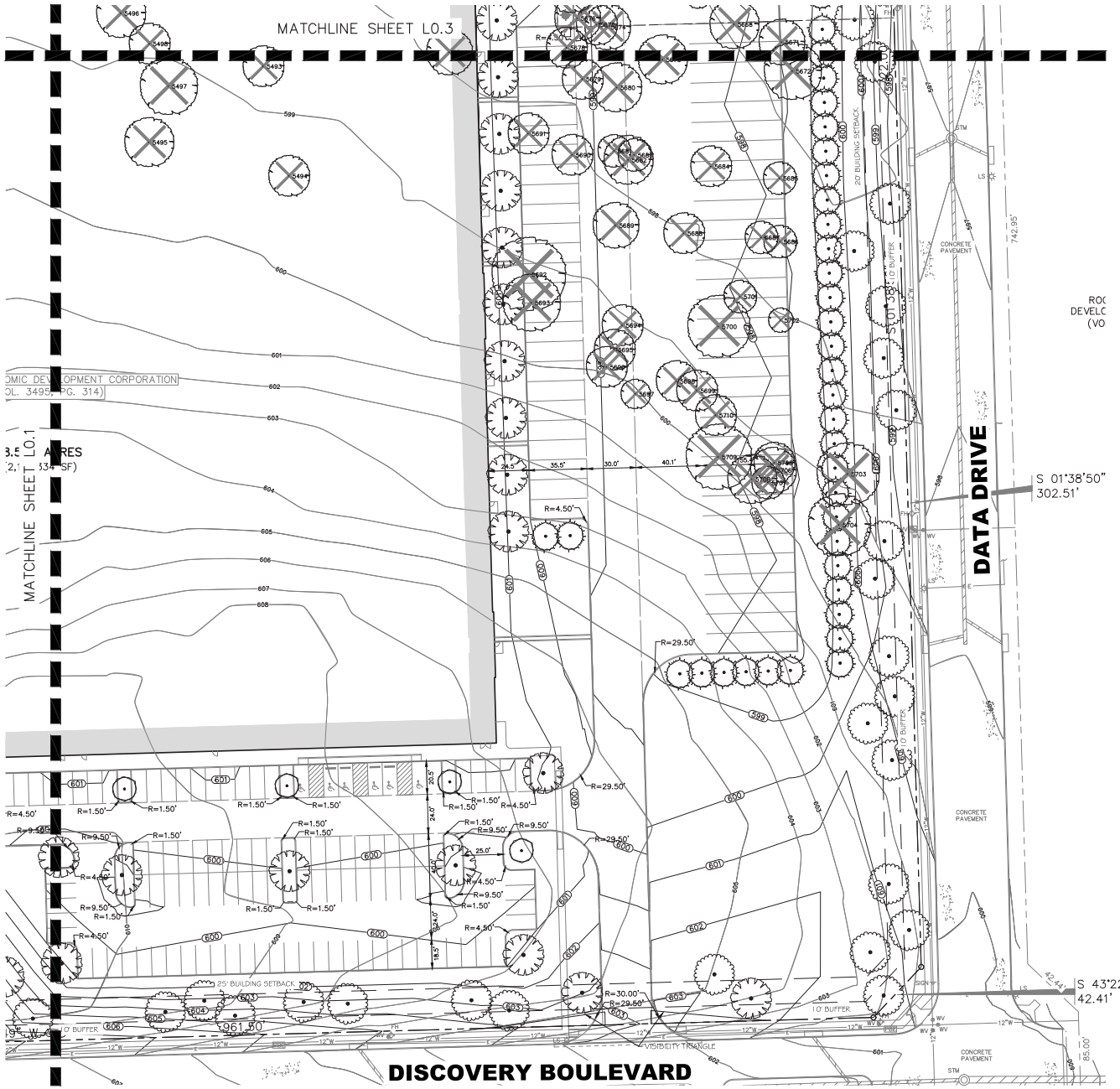

SHEET KEY MAP
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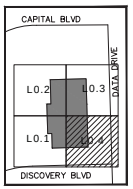

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GRAPHIC SCALE IN FEET

LEGEND

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REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. TAYTON
TEXAS REGISTRATION NUMBER 2989

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

TREESCAPE PLAN

ROCKWALL MANUFACTURING FACILITY
NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L0.4

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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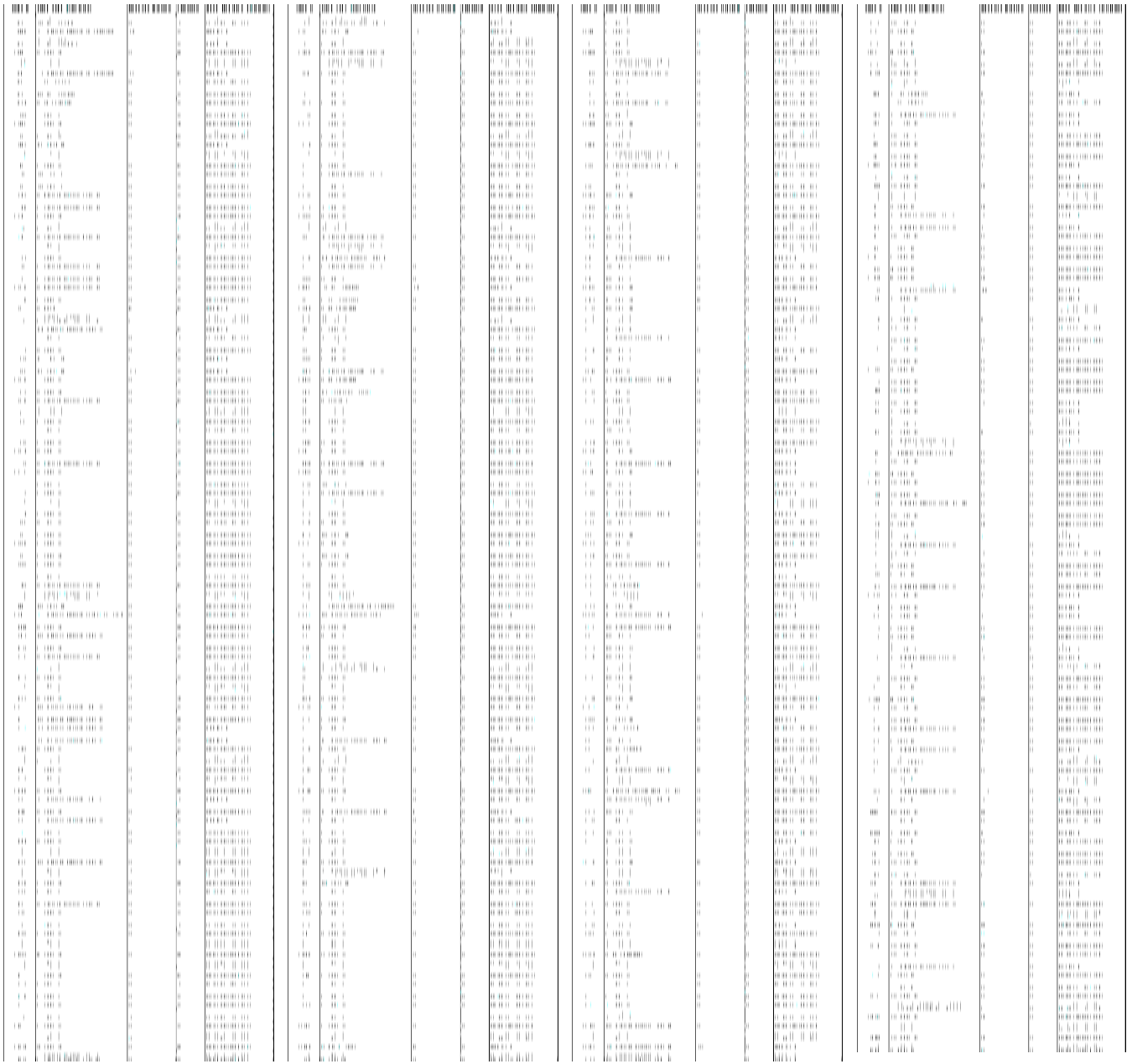

TREE MITIGATION CALCULATIONS	
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INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER J. TYLKA TEXAS REGISTRATION NUMBER 2989

NO.	DATE	REVISION

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

TREESCAPE CALCULATIONS

ROCKWALL MANUFACTURING FACILITY

NORTHWEST CORNER OF DISCOVERY BOULEVARD & DATA DRIVE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L0.5

ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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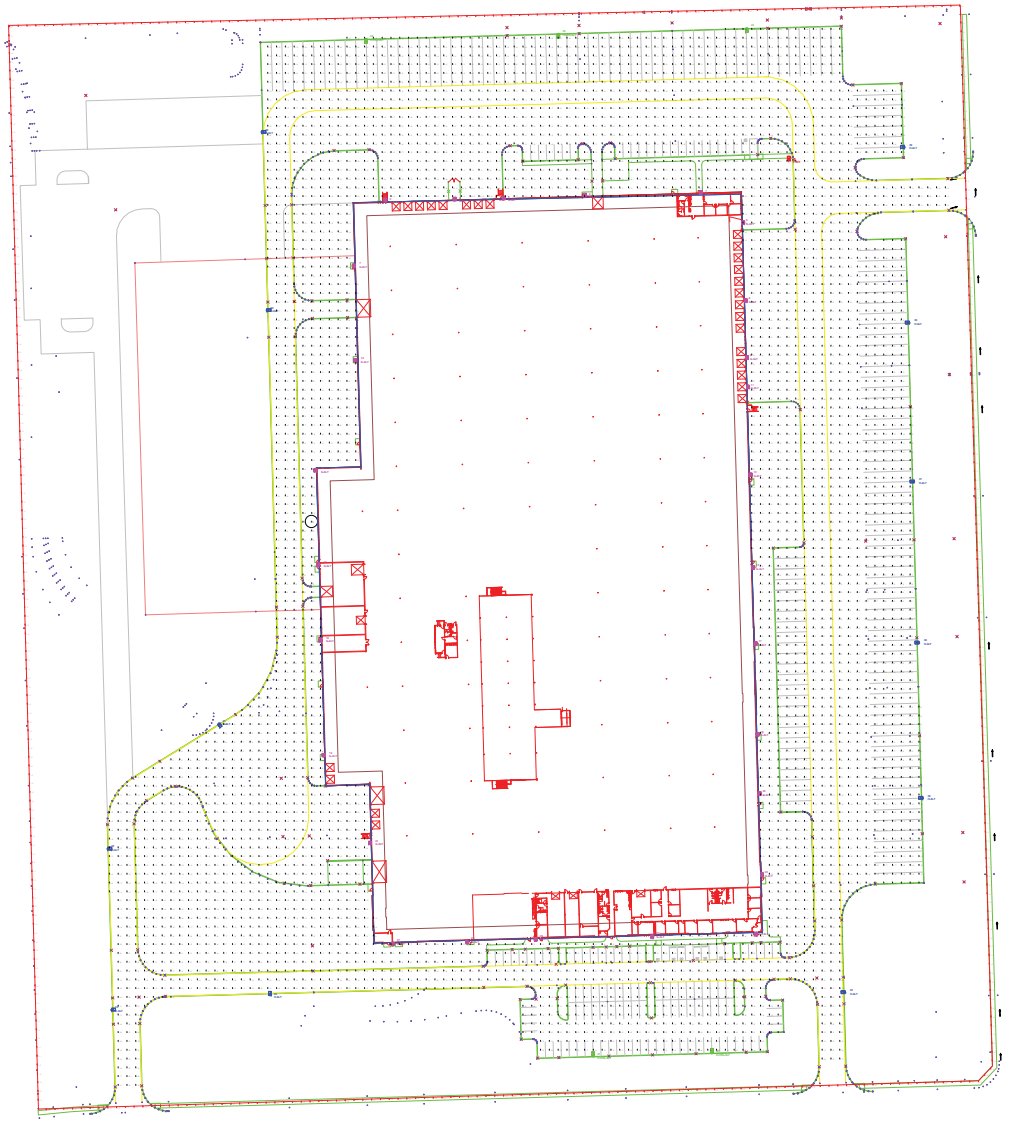


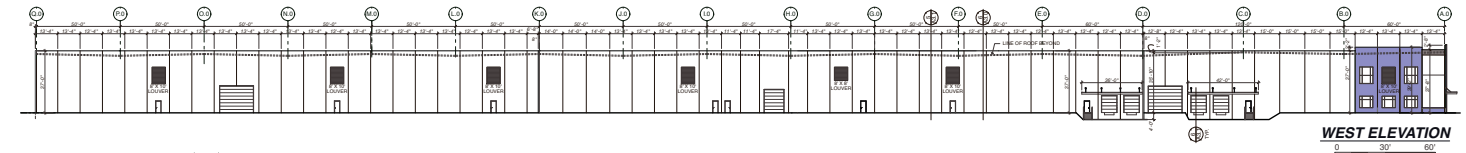
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	11	P-ALL	SINGLE	N/A	0.910	GUARDIAN AS-10-HSS-51-SMU-ADJ	328
	27	D-ALL	SINGLE	N/A	0.910	GUARDIAN AS-10-HSS-51-1SFT-ADJ	328
	12	W-ALL	SINGLE	N/A	0.910	GUARDIAN AS-10-HSS-51-1SFT-ADJ	328
	1	V-POLE-ALL	SINGLE	N/A	0.910	GUARDIAN AS-10-HSS-51-SMU-ADJ	328

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Project	Project
Parking Lots	Illuminance	Fc	2.78	11.1	0.0	N/A	N/A	10	10
Line of Property Inside	Illuminance	Fc	0.19	0.5	0.0	N/A	N/A	10	10

Object Summary		
Label	Color	Description
Building	Halogen mid	Mounted Reflectorized_3

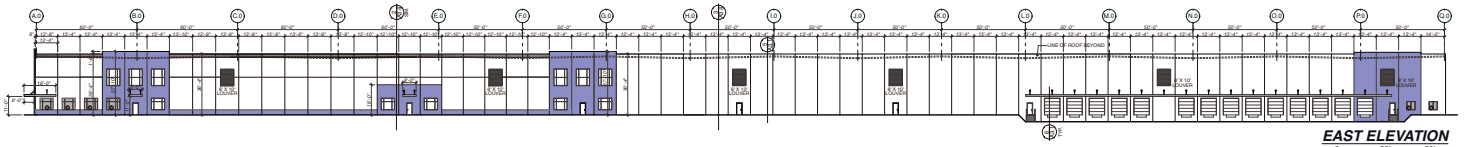
Building mounted fixtures at 38' mounting height
Pole mounted fixtures at 38' mounting height

Luminaire Location Summary				
Number	Label	X	Y	Z
1	W-ALL	1324.788	1051.009	38
2	W-ALL	1614.696	1054.134	38
3	W-ALL	1314.688	1332.333	38
4	W-ALL	1614.696	1332.333	38
5	W-ALL	1614.788	1642.108	38
6	W-ALL	852.576	1331.668	38
7	W-ALL	852.655	1639.159	38
8	W-ALL	855.265	1938.905	38
9	W-ALL	852.655	2238.651	38
10	W-ALL	852.497	2537.238	38
11	W-ALL	857.816	2837.985	38
12	W-ALL	1314.196	1736.933	38
13	W-ALL	1614.104	1736.933	38
14	W-ALL	852.339	3136.384	38
15	W-ALL	1314.117	3136.384	38
16	W-ALL	1614.667	3136.543	38
17	W-ALL	1314.117	3436.289	38
18	W-ALL	1614.117	3736.034	38
19	W-ALL	1314.666	3735.893	38
20	W-ALL	1614.666	4035.664	38
21	W-ALL	1314.08	4335.409	38
22	W-ALL	1614.08	4635.155	38
23	W-ALL	1314.666	4934.777	38
24	W-ALL	1614.666	5234.788	38
25	W-ALL	1314.666	5534.533	38
26	W-ALL	1614.666	5834.279	38
27	W-ALL	1314.666	6134.024	38
28	W-ALL	1614.666	6433.769	38
29	W-ALL	1314.08	6733.515	38
30	W-ALL	1614.08	7033.261	38
31	W-ALL	1314.08	7332.882	38
32	W-ALL	1614.08	7632.628	38
33	W-ALL	1314.08	7932.373	38
34	W-ALL	1614.08	8232.119	38
35	W-ALL	1314.08	8531.864	38
36	W-ALL	1614.08	8831.61	38



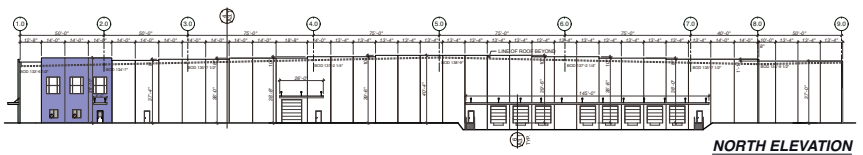
WEST ELEVATION

0 30' 60'



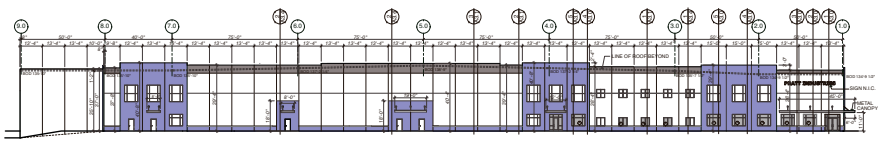
EAST ELEVATION

0 30' 60'



NORTH ELEVATION

0 30' 60'



SOUTH ELEVATION

0 30' 60'

PROPOSED NEW
Office/Warehouse
Manufacturing Site T2
Rockwall, Texas

Miller Valentine Group
Construction
137 North Main Street
Suite 900
Dayton, OH 45402
937.293.0900
www.mvg.com

JAMES C. HAWTHORN
ASSOCIATES
ARCHITECT
1900 KREBS WOOD CIRCLE
DALLAS, TEXAS 75228
937.298.3607 JIM@JCHARC.COM

REVISIONS

NO	DATE	BY	DESCRIPTION
	4.12.16		RELEASED FOR PERMIT APPLICATION

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SCALE	DATE 4.12.16
DWN BY	CHECKED
MV PROJ. NO.	JOB. NO. 16.007

TITLE
ELEVATIONS

SHEET NO.
A2.0


MANUFACTURING SITE T2

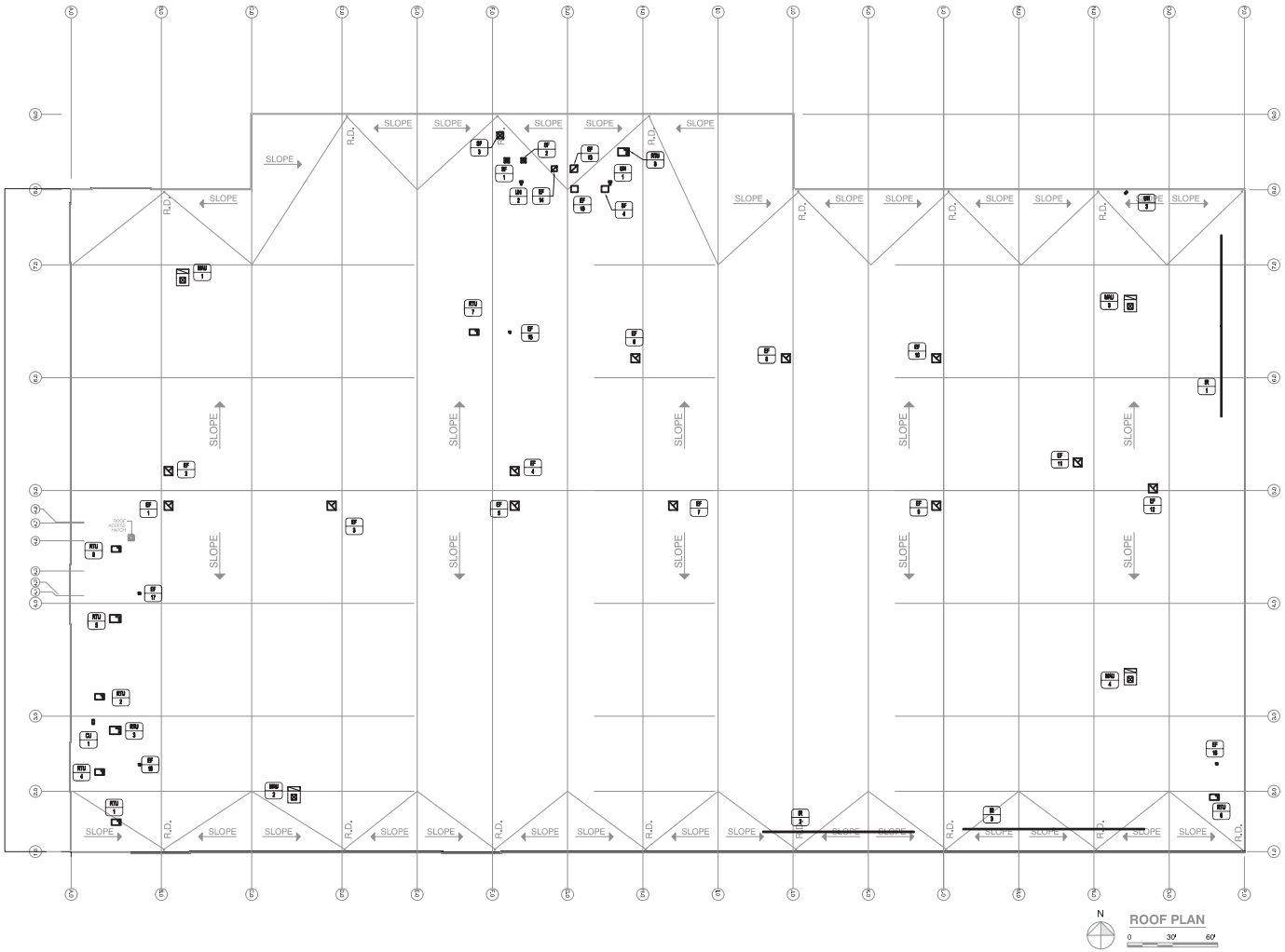

PRATT INDUSTRIES
CORRUGATING DIVISION


PRATT INDUSTRIES





WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE
4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743



A
H1.3
ROOF HVAC PLAN - OVERALL
SCALE: 1/32" = 1'-0"

Printed: Feb 10, 2016 - 11:08am - By: malone - Filename: W:\Srvn\DE\Dayton\Clients\Wal-Kern\073629 Pratt Wisconsin\4.0 Disciplines\HVAC\Dwgs\CD\XS BUILT\ROOF PLAN.dwg

Cree Edge™ Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description

The Cree Edge™ High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low profile design that minimizes wind load and a rugged die cast aluminum adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. Available with Cree TrueWhite® Technology, the Cree Edge™ High Output helps to beautifully render true colors and deliver value beyond energy savings.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

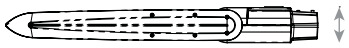
Performance Summary

- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (4000K & 5700K); 90 CRI (5000K)
- **CCT:** 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

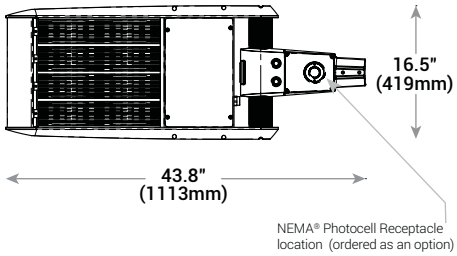
† See http://lighting.cree.com/warranty for warranty terms



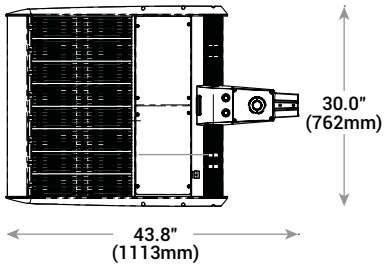
HV Mount (shown in horizontal position)



120 LED



240 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

HV Mount (shown in Vertical position)
Direct Mount Bracket- see page 13 for weight & dimensions

Accessories

Field-Installed	
Bird Spikes XA-BRDSPKXAK12 - 120 LED XA-BRDSPKXAK24 - 240 LED	**Backlight Control Shields** XA-30BLS-4 - Four-pack for 120 LED - Unpainted stainless steel XA-30BLS-8 - Eight-pack for 240 LED - Unpainted stainless steel

Ordering Information

Example: ARE-EHO-2M-HV-12-E-UL-SV-700

				HV		E					
Product	**Optic**			**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**	
ARE-EHO	**2M** Type II Medium **2MB** Type II Medium w/BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**5M** Type V Medium **5S** Type V Short **AF** Automotive FrontlineOptic™	**HV** Horizontal/ Vertical Tenon - For EHO-UNV direct mount bracket, refer to Tenons & Brackets on page 12	**12** **24**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**700** 700mA **1000** 1000mA	**DIM** **0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** **Fuse** - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options - Not available with UH voltage **ML** **Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt - Not available with UH voltage or 240 LEDs with 1000mA drive current	**R** **NEMA® Photocell Receptacle** - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Consult factory for vertical tenon application - Photocell and shorting cap by others - Refer to ML spec sheet for availability with ML options **40K** **4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K** **5000K Color Temperature** - Minimum 90 CRI - Utilizes Cree TrueWhite® Technology - Color temperature per luminaire
FLD-EHO	**15** 15° Flood **25** 25°Flood	**40** 40° Flood **70** 70°Flood	**SN** Sign **N6** NEMA® 6								

NOTE: Price adder may apply depending on configuration

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm)
- Surface-mount directly to a vertical or horizontal surface with direct mount bracket (refer to Tenons and Brackets table on page 12)
- Luminaire may be field adjusted for use in uplight position. Please refer to installation instructions for details
- Extruded aluminum adjustable mounting shaft
- Luminaire is adjustable from horizontal 90˚ towards pole and 120˚ away from pole
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** See weight charts on pages 1 and 13

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum 10V Source Current:** 120 LED: 0.40mA; 240 LED: 0.80mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- DLC qualified. Exceptions apply when ordered with backlight control, 5000K CCT with 1000mA drive current, or 5000K CCT with 700mA drive current and 2M, 3M or 70 optics. Please refer to www.designlights.org/QPL for most current information
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Dark Sky Friendly, IDA Approved. Please refer to www.darksky.org/ for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
700mA							
12	267	2.24	1.29	1.12	0.99	0.80	0.58
24	533	4.49	2.57	2.24	1.97	1.62	1.16
1000mA							
12	421	3.61	2.06	1.80	1.61	1.25	0.90
24	831	7.16	4.04	3.54	3.14	2.50	1.81

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree® Edge High Output Series Lumen Maintenance Factors (LMF)[1]

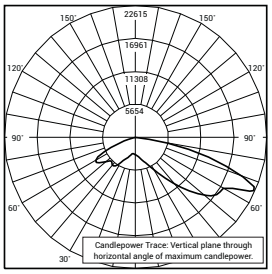
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	1.04	0.99	0.97	0.95	0.93
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.91
20˚C (68˚F)	1.01	0.96	0.94	0.92	0.90
25˚C (77˚F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

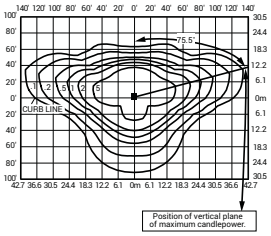
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

2M



ITL Test Report #: 78643
ARE-EHO-2M-**-12-E-UL-1000-40K
Initial Delivered Lumens: 32,284

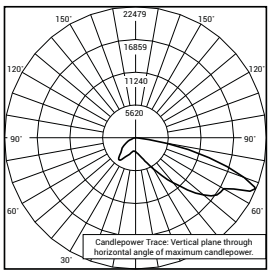


ARE-EHO-2M-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 61,352
Initial FC at grade

Type II Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	22,829	B3 U1 G3	18,088	B3 U1 G3	23,707	B3 U1 G3
24	45,687	B5 U1 G4	36,199	B4 U1 G4	47,445	B5 U1 G4
1000mA						
12	30,656	B4 U1 G4	24,289	B3 U1 G3	31,835	B4 U1 G4
24	61,352	B5 U1 G5	48,609	B5 U1 G4	63,711	B5 U1 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

2MB



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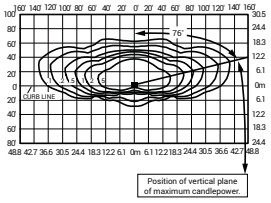
Initial Delivered Lumens: 24,579



ARE-EHO-2MB-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 46,213
Initial FC at grade

Type II Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	17,196	B2 U1 G2	13,625	B2 U1 G2	17,857	B2 U1 G2
24	34,414	B3 U1 G4	27,266	B3 U1 G3	35,738	B3 U1 G4
1000mA						
12	23,092	B2 U1 G3	18,296	B2 U1 G2	23,980	B2 U1 G3
24	46,213	B3 U1 G4	36,615	B3 U1 G4	47,990	B3 U1 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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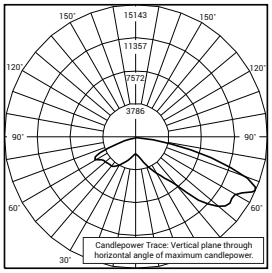
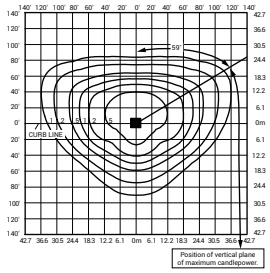
3M



ITL Test Report #: 78638
ARE-EHO-3M-**-12-E-UL-1000-40K
Initial Delivered Lumens: 30,916



ARE-EHO-3M-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 58,165
Initial FC at grade

Type III Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	21,643	B3 U1 G3	17,148	B3 U1 G3	22,476	B4 U1 G4
24	43,314	B4 U1 G4	34,318	B4 U1 G4	44,980	B5 U1 G5
1000mA						
12	29,064	B4 U1 G4	23,028	B3 U1 G3	30,182	B4 U1 G4
24	58,165	B5 U1 G5	46,084	B5 U1 G5	60,402	B5 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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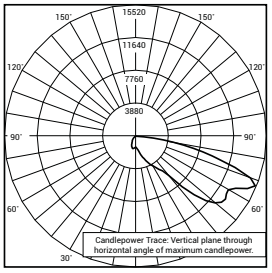
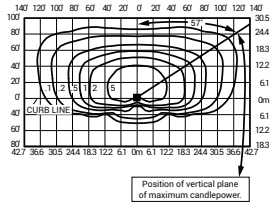
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

3MB



ITL Test Report #: 78733
ARE-EHO-3MB-**-12-E-UL-1000
Initial Delivered Lumens: 23,622



ARE-EHO-3MB-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 43,026
Initial FC at grade

Type III Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	16,010	B2 U1 G3	12,685	B1 U1 G3	16,626	B2 U1 G3
24	32,041	B3 U1 G4	25,386	B2 U1 G4	33,273	B3 U1 G4
1000mA						
12	21,499	B2 U1 G4	17,034	B2 U1 G3	22,326	B2 U1 G4
24	43,026	B3 U1 G5	34,090	B3 U1 G4	44,681	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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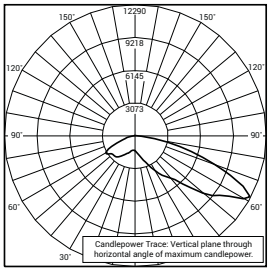
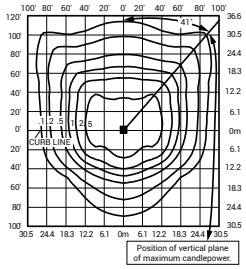
4M



ITL Test Report #: 77685
ARE-EHO-4M-**-12--E-UL-700-50K
Initial Delivered Lumens: 19,507



ARE-EHO-4M-**-24--E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 61,352
Initial FC at grade

Type IV Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	22,829	B3 U1 G3	18,088	B3 U1 G3	23,707	B3 U1 G3
24	45,687	B5 U1 G4	36,199	B4 U1 G4	47,445	B5 U1 G4
1000mA						
12	30,656	B4 U1 G4	24,289	B3 U1 G3	31,835	B4 U1 G4
24	61,352	B5 U1 G5	48,609	B5 U1 G5	63,711	B5 U1 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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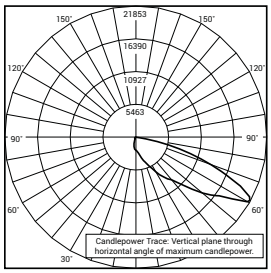
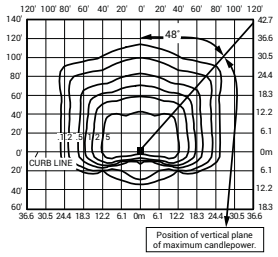
4MB



ITL Test Report #: 78734
ARE-EHO-4MB-**-12-E-UL-1000-40K
Initial Delivered Lumens: 25,113



ARE-EHO-4MB-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 46,213
Initial FC at grade

Type IV Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	17,196	B2 U1 G3	13,625	B1 U1 G2	17,857	B2 U1 G3
24	34,414	B2 U1 G4	27,266	B2 U1 G4	35,738	B3 U1 G4
1000mA						
12	23,092	B2 U1 G3	18,296	B2 U1 G3	23,980	B2 U1 G4
24	46,213	B3 U1 G5	36,615	B3 U1 G4	47,990	B3 U1 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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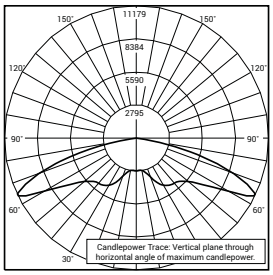
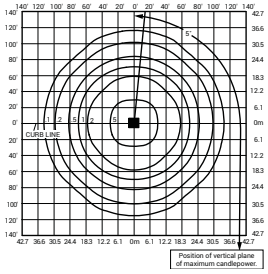
5M



ITL Test Report #: 78580
ARE-EHO-5M-**-12-E-UL-1000-40K
Initial Delivered Lumens: 32,328

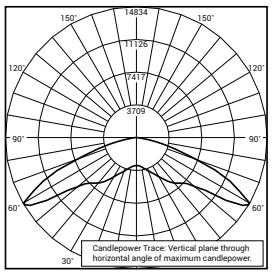


ARE-EHO-5M-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 64,539
Initial FC at grade

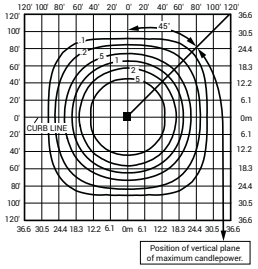
Type V Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	24,015	B5 U1 G3	19,027	B4 U1 G2	24,939	B5 U1 G3
24	48,061	B5 U1 G4	38,079	B5 U1 G4	49,909	B5 U1 G4
1000mA						
12	32,249	B5 U1 G4	25,551	B5 U1 G3	33,489	B5 U1 G4
24	64,539	B5 U1 G5	51,135	B5 U1 G5	67,021	B5 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5S



ITL Test Report #: 78687
ARE-EHO-5S-**-12-E-UL-1000-40K
Initial Delivered Lumens: 37,329



ARE-EHO-5S-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 71,710
Initial FC at grade

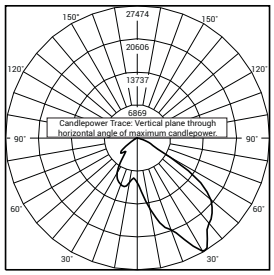
Type V Short Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	26,684	B4 U0 G2	21,142	B4 U1 G2	27,710	B5 U0 G3
24	53,401	B5 U0 G4	42,310	B5 U1 G4	55,455	B5 U0 G4
1000mA						
12	35,832	B5 U0 G3	28,390	B5 U1 G3	37,210	B5 U0 G3
24	71,710	B5 U0 G5	56,816	B5 U1 G4	74,468	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

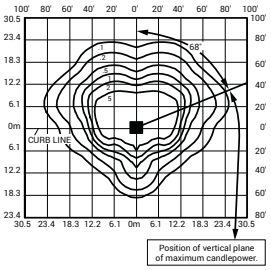
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

AF



ITL Test Report #: 78579
ARE-EHO-AF-**-12-E-UL-1000-40K
Initial Delivered Lumens: 36,341

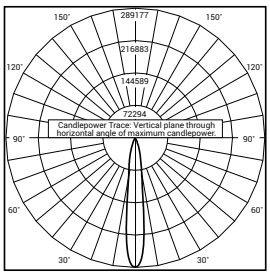


ARE-EHO-AF-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 69,319
Initial FC at grade

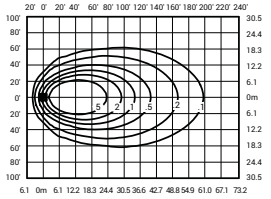
Automotive FrontlineOptic™ Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	25,794	B3 U0 G2	20,437	B3 U0 G1	26,786	B3 U0 G2
24	51,621	B4 U0 G2	40,900	B4 U0 G2	53,606	B4 U0 G2
1000mA						
12	34,638	B4 U0 G2	27,444	B3 U0 G2	35,970	B4 U0 G2
24	69,319	B5 U0 G3	54,922	B4 U0 G2	71,986	B5 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

15˚



ITL Test Report #: 78519
FLD-EHO-15-**-12-E-UL-1000-40K
Initial Delivered Lumens: 38,859



FLD-EHO-15-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G. - 60˚ tilt
Initial Delivered Lumens: 73,303
Initial FC at grade

15˚ Flood Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	27,276	21,611	28,326
24	54,588	43,250	56,687
1000mA			
12	36,628	29,021	38,037
24	73,303	58,079	76,123

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

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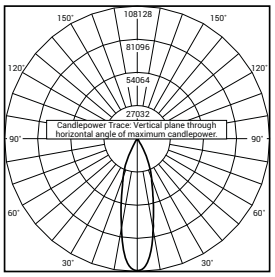
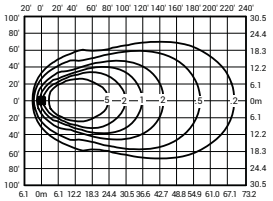
25˚



ITL Test Report #: 78520
FLD-EHO-25-**-12-E-UL-1000-40K
Initial Delivered Lumens: 38,828

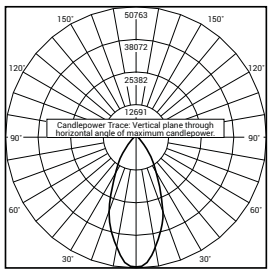


FLD-EHO-25-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G. - 60˚ tilt
Initial Delivered Lumens: 73,303
Initial FC at grade

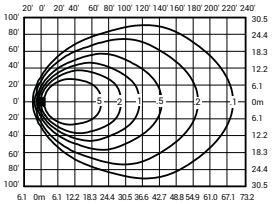
25˚ Flood Optic Distribution			
LED Count (x10)	4000K Initial Delivered Lumens*	5000K Initial Delivered Lumens*	5700K Initial Delivered Lumens*
700mA			
12	27,276	21,611	28,326
24	54,588	43,250	56,687
1000mA			
12	36,628	29,021	38,037
24	73,303	58,079	76,123

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40˚



ITL Test Report #: 78521
FLD-EHO-40-**-12-E-UL-1000-40K
Initial Delivered Lumens: 36,476



FLD-EHO-40-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G. - 60˚ tilt
Initial Delivered Lumens: 71,710
Initial FC at grade

40˚ Flood Optic Distribution			
LED Count (x10)	4000K Initial Delivered Lumens*	5000K Initial Delivered Lumens*	5700K Initial Delivered Lumens*
700mA			
12	26,684	21,142	27,710
24	53,401	42,310	55,455
1000mA			
12	35,832	28,390	37,210
24	71,710	56,816	74,468

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

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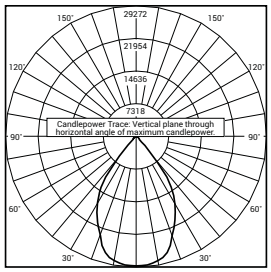
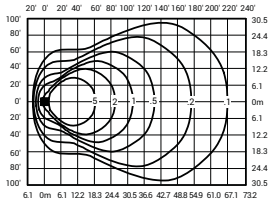
70˚



ITL Test Report #: 78522
FLD-EHO-70-**-12-E-UL-1000-40K
Initial Delivered Lumens: 33,030

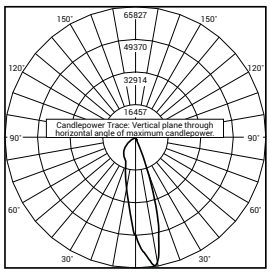


FLD-EHO-70-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G. - 60˚ tilt
Initial Delivered Lumens: 65,336
Initial FC at grade

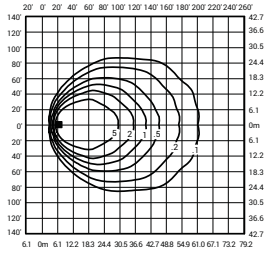
70˚ Flood Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	24,312	19,262	25,247
24	48,654	38,549	50,525
1000mA			
12	32,647	25,867	33,903
24	65,336	51,766	67,849

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

SN



ITL Test Report #: 78563
FLD-EHO-SN-**-12-E-UL-1000-40K
Initial Delivered Lumens: 34,961



FLD-EHO-SN-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G. - 60˚ tilt
Initial Delivered Lumens: 66,132
Initial FC at grade

Sign Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	24,608	19,497	25,555
24	49,248	39,019	51,142
1000mA			
12	33,045	26,182	34,316
24	66,132	52,397	68,676

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

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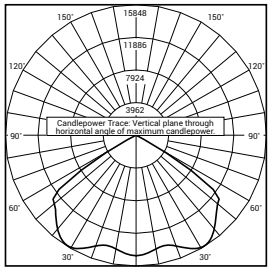
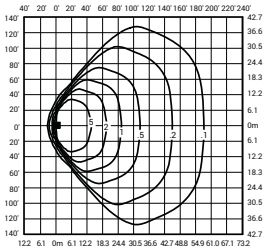
N6



ITL Test Report #: 78562
FLD-EHO-N6-**-12-E-UL-1000-40K
Initial Delivered Lumens: 38,110



FLD-EHO-N6-**-24-E-UL-1000-40K
Mounting Height: 25' (7.6m) A.F.G. - 60˚ tilt
Initial Delivered Lumens: 73,303
Initial FC at grade

NEMA 6 Distribution			
LED Count (x10)	4000K Initial Delivered Lumens*	5000K Initial Delivered Lumens*	5700K Initial Delivered Lumens*
700mA			
12	27,276	21,611	28,326
24	54,588	43,250	56,687
1000mA			
12	36,628	29,021	38,037
24	73,303	58,079	76,123

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Horizontal/Vertical Tenon Mount and EHO-UNV Direct Mount Bracket											
LED Count (x10)	Luminaire Weight	Single		2 @ 90˚	2 @ 180˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 90˚	4 @ 180˚
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA											
		Vertical	Horizontal	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical
		 PB-1A*; PW-1A3; EHO-UNV	 Horizontal Tenon	 PB-2A*; PB-2R2.375: PW-2A3; (2) EHO-UNV	 PB-2A*; PB-2R2.375; PW-2A3 (picture does not apply)	 PB-2A*; PB-2R2.375; PW-2A3 (picture doesn't apply)	 PB-3A*; PB-3R2.375: (3) EHO-UNV	 PB-3A*; PB-3R2.375	 PB-3A*; PB-3R2.375	 PB-4A*(90); PB-4R2.375; (4) EHO-UNV	 PB-4A*(180): PB-4R2.375
0˚ Tilt											
12	45.3 lbs. (20.6kg)	1.41	1.41	2.35	2.83	2.83	3.76	3.76	4.24	4.70	5.66
24	80.5 lbs. (36.6kg)	1.41	1.41	2.80	2.83	N/A	4.22	4.22	N/A	5.61	N/A
10˚ Tilt											
12	45.3 lbs. (20.6kg)	1.49	1.41	2.90	2.98	2.98	4.39	4.39	5.96	5.81	7.95
24	80.5 lbs. (36.6kg)	2.38	1.97	2.38	4.76	N/A	6.18	6.18	N/A	7.59	N/A
20˚ Tilt											
12	45.3 lbs. (20.6kg)	2.11	1.71	3.53	4.22	4.22	5.64	5.64	8.45	7.05	11.26
24	80.5 lbs. (36.6kg)	3.46	3.11	4.87	6.92	N/A	7.12	7.12	N/A	9.74	N/A
30˚ Tilt											
12	45.3 lbs. (20.6kg)	2.69	2.30	4.11	5.39	5.39	6.80	6.80	10.78	8.22	14.37
24	80.5 lbs. (36.6kg)	4.59	4.23	6.97	9.19	N/A	10.60	10.60	N/A	12.01	N/A
45˚ Tilt											
12	45.3 lbs. (20.6kg)	3.50	3.11	4.91	6.99	6.99	8.40	8.40	13.98	9.82	18.64
24	80.5 lbs. (36.6kg)	6.03	5.73	7.44	10.31	N/A	13.48	13.48	N/A	14.89	N/A
60˚ Tilt											
12	45.3 lbs. (20.6kg)	4.12	3.74	5.54	8.25	8.25	9.66	9.66	16.49	11.08	21.99
24	80.5 lbs. (36.6kg)	7.24	6.91	8.65	12.37	N/A	15.89	15.89	N/A	17.30	N/A
70˚ Tilt											
12	45.3 lbs. (20.6kg)	4.41	4.03	5.83	8.83	8.83	10.24	10.24	17.65	11.65	23.54
24	80.5 lbs. (36.6kg)	7.76	7.45	9.17	15.51	N/A	16.93	16.93	N/A	18.34	N/A
80˚ Tilt											
12	45.3 lbs. (20.6kg)	4.59	4.21	6.00	9.18	9.18	10.59	10.59	18.36	12.01	24.47
24	80.5 lbs. (36.6kg)	8.06	7.79	9.48	16.12	N/A	17.54	17.54	N/A	18.95	N/A
90˚ Tilt											
12	45.3 lbs. (20.6kg)	4.64	4.26	6.06	9.29	9.29	10.70	10.70	18.58	12.12	24.77
24	80.5 lbs. (36.6kg)	8.14	7.89	9.56	16.29	N/A	17.70	17.70	N/A	19.12	N/A

Note: Not for use with aluminum tenons

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(90)	1.11
PB-4A*(180)	2.22
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-2L	0.13
WM-4L	0.32
EHO-UNV	0.22

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal
WM-2L – Extended Horizontal
WM-4L – Extended L-Shape

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Direct Mount Bracket
- Mounts to minimum 4" (102mm) round or square; aluminum or steel pole or can be surface-mounted directly to a vertical or horizontal surface
- See Direct Mount Configurations table below
- Poles must be field drilled for direct mount

EHO-UNV

‡ Refer to the Bracket and Tenons spec sheet for more details

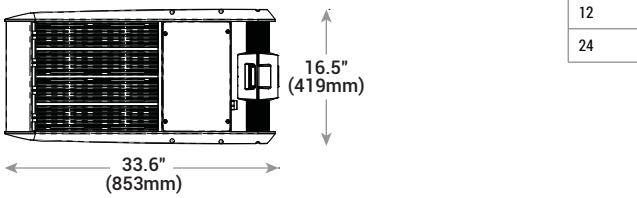
* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

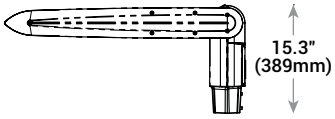
Direct Mount Configurations

Compatibility with EHO-UNV Direct Mount Bracket					
LED Count (x10)	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
4" Square					
12	✓	✓	N/A	N/A	N/A
24	✓	✓	N/A	N/A	N/A
4" Round					
12	N/A	✓	N/A	N/A	N/A
24	N/A	✓	N/A	N/A	N/A
5" Square					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
5" Round					
12	N/A	✓	N/A	✓	N/A
24	N/A	✓	N/A	✓	N/A
6" Square					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
6" Round					
12	✓	✓	✓	✓	✓
24	✓	✓	✓	✓	✓

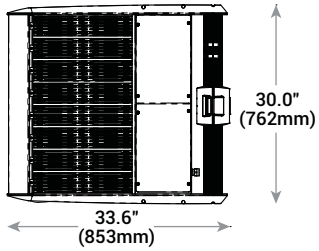
HV Mount (shown in vertical position)

120 LED





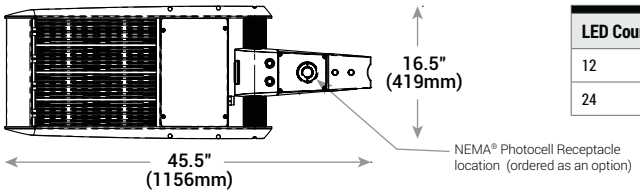
240 LED

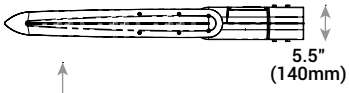


LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

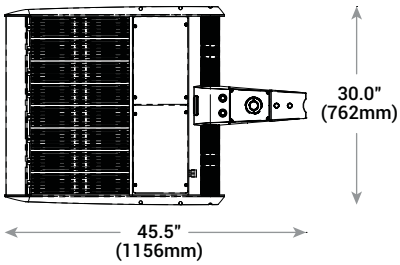
Direct Mount Bracket (accessory sold separately)

120 LED





240 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 **Canada: www.cree.com/canada** T (800) 473-1234 F (800) 890-7507

OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'S' Input power designator is a suitable upgrade for HID applications up to 750 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

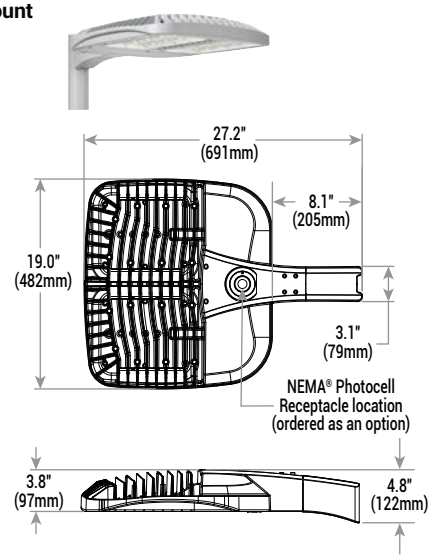
CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

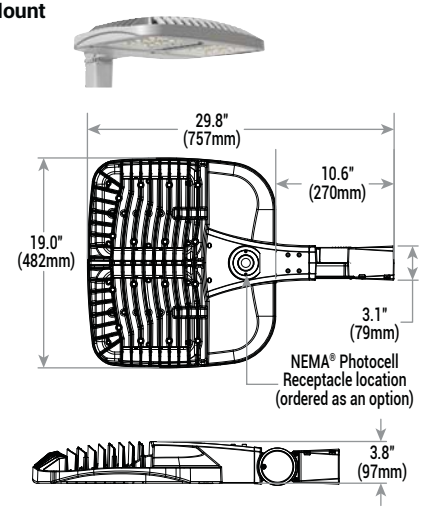
Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

DA Mount



AA Mount



Weight
28.5 lbs. (13kg)

Accessories

Field-Installed	
Backlight Shield	
OSQ-BLSLF – Front facing optics	OSQ-BLSLR – Rotated optics

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AA-SV + **Luminaire:** OSQ-A-NM-2ME-S-40K-UL-SV

Mount (Luminaire must be ordered separately)			
OSQ-			
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

Luminaire (Mount must be ordered separately)								
OSQ	**A**	**NM**		**S**				
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**S** 223W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**DIM** **0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** **Fuse** - When code dictates fusing, use time delay fuse **ML** **Multi-Level** - Refer to ML spec sheet for details - High: 100%, Low: 30% - Intended for downlight applications at 0° tilt **PML** **Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** **Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9** **Field Adjustable Output** - Refer to Field Adjustable Output spec sheet for details **R** **NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others **RL** **Rotate Left** - LED and optic are rotated to the left **RR** **Rotate Right** - LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with 30K (5ME, 5SH optics), or 40K and 57K (2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D optics). Please refer to www.designlights.org/QPL for most current information
- Dark Sky Friendly, IDA approved. Please refer to www.darksky.org/ for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
S	223	1.94	1.13	0.99	0.85	0.65	0.47

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

Recommended OSQ Series Lumen Maintenance Factors (LMF)[1]

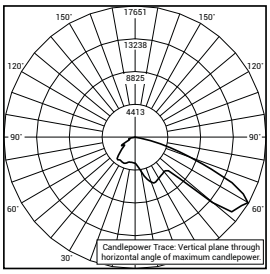
Ambient	Optic	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected/ Calculated[2,3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	2ME, 3ME, 4ME	1.04	0.99	0.93	0.89	0.84
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.05	0.94	0.86	0.80	0.74
10˚C (50˚F)	2ME, 3ME, 4ME	1.03	0.98	0.93	0.88	0.83
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.04	0.93	0.86	0.79	0.73
15˚C (59˚F)	2ME, 3ME, 4ME	1.02	0.97	0.92	0.87	0.82
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.03	0.92	0.85	0.78	0.72
20˚C (68˚F)	2ME, 3ME, 4ME	1.01	0.96	0.91	0.86	0.82
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.01	0.90	0.83	0.77	0.71
25˚C (77˚F)	2ME, 3ME, 4ME	1.00	0.95	0.90	0.85	0.81
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.00	0.89	0.82	0.76	0.70

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

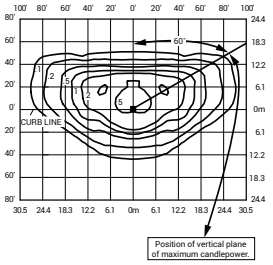
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

2ME



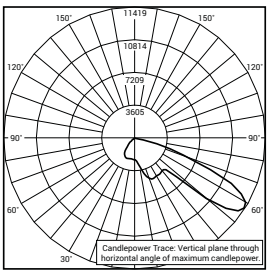
RESTL Test Report #: PL03403-001
OSQ-A-**-2ME-S-40K-UL
Initial Delivered Lumens: 21,329



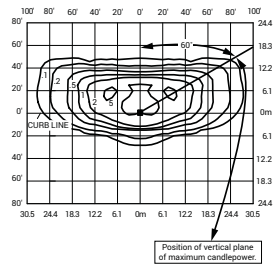
OSQ-A-**-2ME-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,696
Initial FC at grade

Type II Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	18,182	B3 U0 G2	21,696	B3 U0 G3	23,179	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-003
OSQ-A-**-2ME-J-40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,643

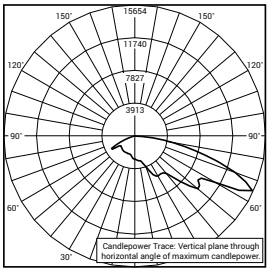


OSQ-A-**-2ME-S-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,597
Initial FC at grade

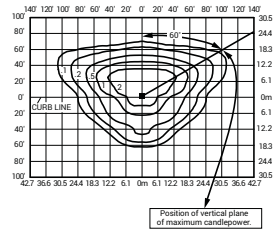
Type II Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,584	B2 U0 G2	18,597	B3 U0 G2	19,867	B3 U0 G2

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

3ME



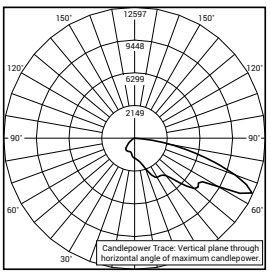
RESTL Test Report #: PL03439-001
OSQ-A-**-3ME-S-40K-UL
Initial Delivered Lumens: 21,013



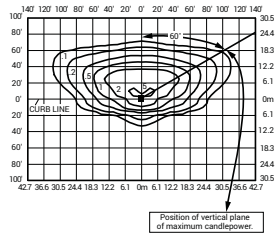
OSQ-A-**-3ME-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,475
Initial FC at grade

Type III Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,996	B3 U0 G3	21,475	B3 U0 G3	22,942	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-001
OSQ-A-**-3ME-J-40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,229



OSQ-A-**-3ME-S-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,375
Initial FC at grade

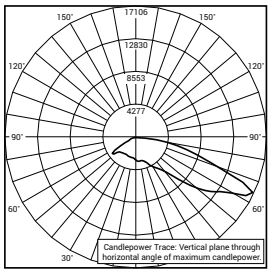
Type III Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,399	B2 U0 G3	18,375	B2 U0 G3	19,631	B2 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

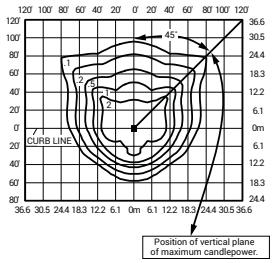
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

4ME



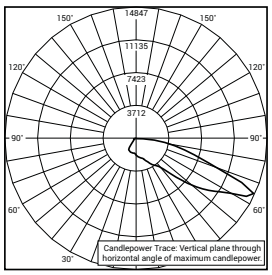
RESTL Test Report #: PL03402-001
OSQ-A-**-4ME-S-40K-UL
Initial Delivered Lumens: 20,830



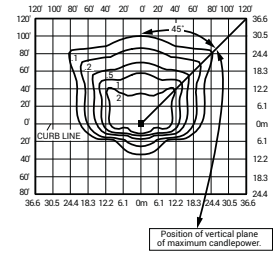
OSQ-A-**-4ME-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,253
Initial FC at grade

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,811	B3 U0 G3	21,253	B3 U0 G3	22,705	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-002
OSQ-A-**-4ME-J-40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 13,647

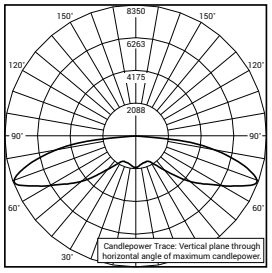


OSQ-A-**-4ME-S-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,154
Initial FC at grade

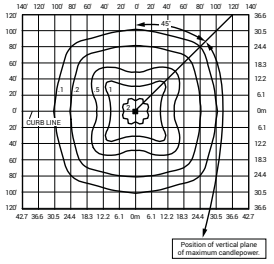
Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,213	B2 U0 G3	18,154	B2 U0 G3	19,394	B2 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5ME



RESTL Test Report #: PL03466-001
OSQ-A-**-5ME-S-40K-UL
Initial Delivered Lumens: 20,709

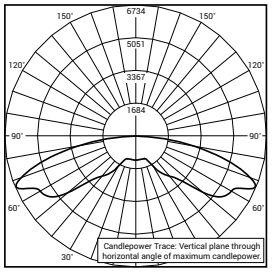


OSQ-A-**-5ME-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,536
Initial FC at grade

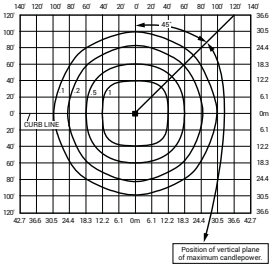
Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,345	B4 U0 G5	20,536	B5 U0 G5	20,841	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5SH



RESTL Test Report #: PL03501-001
OSQ-A-**-5SH-S-40K-UL
Initial Delivered Lumens: 21,066



OSQ-A-**-5SH-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,982
Initial FC at grade

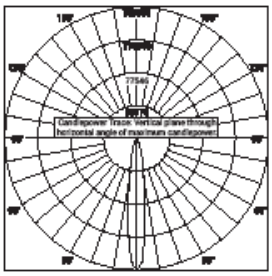
Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,722	B4 U0 G4	20,982	B5 U0 G4	21,294	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

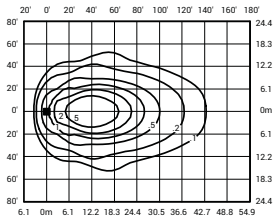
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

15D



RESTL Test Report #: PL03903-001
OSQ-A-**-15D-S-40K-UL
Initial Delivered Lumens: 22,600

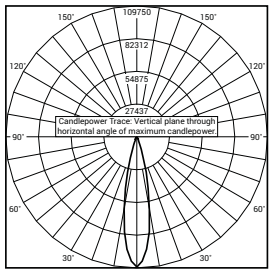


OSQ-A-**-15D-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 21,423
Initial FC at grade

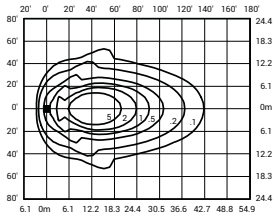
15° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



RESTL Test Report #: PL03903-002
OSQ-A-**-25D-S-40K-UL
Initial Delivered Lumens: 22,633

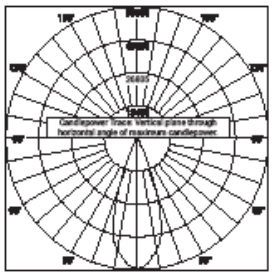


OSQ-A-**-25D-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 21,423
Initial FC at grade

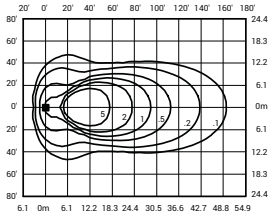
25° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



RESTL Test Report #: PL03903-003
OSQ-A-**-40D-S-40K-UL
Initial Delivered Lumens: 22,404



OSQ-A-**-40D-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 21,200
Initial FC at grade

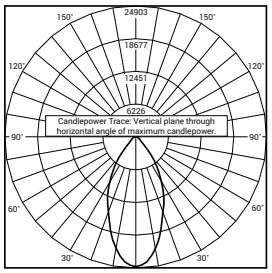
40° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	17,906	21,200	21,515

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

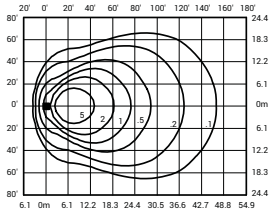
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

60D



RESTL Test Report #: PL03903-004
OSQ-A-**-60D-S-40K-UL
Initial Delivered Lumens: 22,301

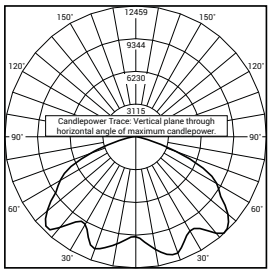


OSQ-A-**-60D-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 21,423
Initial FC at grade

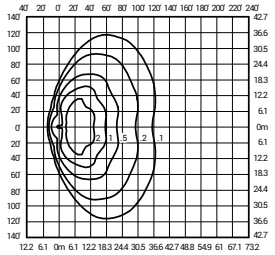
60˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



RESTL Test Report #: PL04597-001
OSQ-A-**-WSN-S-30K-UL
Initial Delivered Lumens: 19,087



OSQ-A-**-WSN-S-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ tilt
Initial Delivered Lumens: 20,997
Initial FC at grade

Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	17,734	20,997	21,309

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs. (13kg)					
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
					
0.80	1.61	1.26	2.06	1.68	2.52

Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs. (13kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10˚ Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20˚ Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30˚ Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45˚ Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60˚ Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70˚ Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80˚ Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-AA mount
WM-4 – L-Shape for OSQ-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

‡ Refer to the Bracket and Tenons spec sheet for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
S	N/A	✓	N/A	N/A	N/A
3" Round					
S	N/A	✓	N/A	N/A	N/A
4" Square					
S	✓	✓	✓	N/A	✓
4" Round					
S	✓	✓	✓	✓	✓
5" Square					
S	✓	✓	✓	N/A	✓
5" Round					
S	✓	✓	✓	✓	✓
6" Square					
S	✓	✓	✓	N/A	✓
6" Round					
S	✓	✓	✓	✓	✓

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/14/2016

APPLICANT: Clay Cristy of ClayMoore Engineering

AGENDA ITEM: **SP2016-013;** Urgent Care Facility (*CareNow*)

SUMMARY:

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

PURPOSE:

On May 11, 2016, the applicant submitted an application for a *PD Site Plan* showing the proposed layout of a 6,235 SF urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207. The subject property is located directly east of Trend Tower -- *adjacent to the IH-30 Frontage Road and Horizon Road* --, and is zoned Planned Development District 32 (PD-32) [*Ordinance No. 10-21*]. It should be noted that a PD Development Plan [*Ordinance No. 16-28*] was approved in May of this year.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Ordinance No. 10-21, the proposed use (*i.e. urgent care facility*) is permitted *by-right* in the *Summit Office Subdistrict*, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32), with the exceptions of the items listed in the *Variance* section of this case memo. A summary of the density and dimensional requirements for the subject property is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*0.92-Acres; In Conformance*
Minimum Lot Width	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Build-to-Line (Horizon Road)	*10-Feet*	*10-Feet; In Conformance*
Minimum Setback (Horizon Road)	*5-Feet*	*5-Feet; In Conformance*
Maximum Permitted Encroachment [1]	*5-Feet*	*0-Feet; In Conformance*
Maximum Height	*8 Stories or 120-Feet*	*28-Feet; In Conformance*
Maximum Mechanical Screen Height	*20-Feet*	*10-Feet; In Conformance*
Minimum Masonry Requirement	*90%*	*100%; In Conformance*
Minimum Stone Requirement	*20% Natural or Quarried*	*x<20%; Variance*
Minimum Parking Spaces Required	*31*	*46; In Conformance*
Maximum Lot Coverage	*60%*	*11.5%; In Conformance*

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 351 caliper inches being removed from the site, the majority of which are Hackberry trees. Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. In this case, there are a total 225 caliper inches considered to be non-protected trees. Also being removed from the site are six (6) feature trees that are considered to be protected. These total 64 caliper inches. Feature trees may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch for inch basis. Taking into account the protected trees being removed, the total mitigation required for the site is 126 inches. The applicant's landscape plan depicts the provision of 23 three (3) inch caliper trees, leaving a balance of 57 inches due. The applicant has chosen to pay into the City's Tree Fund an amount equal to $125 per caliper inch for the mitigation balance due for a total of $7,125.00. This will satisfy the tree mitigation requirements.

VARIANCES REQUEST:

The applicant is requesting a variance to the *IH-30 Overlay (IH-30 OV) District* standards of the *Unified Development Code* (UDC) as outlined below. As a note, approval of a variance request to the IH-30 OV requires passage of a 3/4 majority vote of City Council. With this being said, the approval of a variance to the IH-30 OV is a discretionary decision for the City Council. The request is as follows:

1) *Masonry requirements.* According to *Section 6.6, C. Architectural Standards*, of Article V, *District Development Standards*, of the UDC, each exterior wall is required to be constructed of 90% masonry materials (*i.e. brick, stone, etc.*) on walls visible from a public street or open space, including *a minimum of 20% being natural or quarried stone.* In this case, the proposed building will be comprised of 100% masonry materials with two (2) of the facades incorporating a minimum of 35% natural chopped stone. The two (2) remaining facades (north and west elevations) do not meet the minimum 20% standard for stone. *A variance to allow for not meeting the minimum stone standard requires a ¾ majority vote by the City Council for approval.*

ARCHITECTURAL REVIEW BOARD (ARB):

On May 31, 2016, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Through internal discussion with the applicant, the ARB recommended removing the stone from the tower element adjacent to IH-30 (*i.e. northern façade*) and placing it on the southern elevation for the purpose of *wrapping* the chopped stone around the building from the southern elevation to eastern elevation. This will also have the effect of increasing the stone that faces onto Pinnacle Way Drive. In lieu of stone on the tower element the ARB recommended that the applicant utilize one (1) of the two (2) proposed brick materials. In addition, the ARB agreed with the applicant that the western elevation did not need to incorporate stone since it will face Trend Tower and not be visible from a public right-of-way. Finally, the ARB recommended that the applicant consider incorporating more adornments (*i.e. cast stone medallions*) in the banding elements and trim the windows out in an opposing materials (*e.g. if the wall is stone then use brick to frame the windows and vice-versa*). The applicant agreed with the ARB's assessment and provided elevations demonstrating conformance to these recommendations.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the IH-30 OV and the UDC with the exception of the requested variance. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-013	**Owner**	BRISCOE, OIL INC	**Applied**	5/16/2016	LM
Project Name	Care Now	**Applicant**	CLAYMOORE ENGINEERING	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	5/16/2016	LM

Site Address	**City, State Zip**	**Zoning**
I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BRISCOE/HILLCREST ADDITION	1	A	1	3152-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
(5/19/2016 9:41 AM AW) Engineering Comments on plans. 4% engineering fees Impact fees Stormwater Pro-Rata due $7,226.59/acre Tie an 8" water from Horizon to existing 8" in Pinnacle Drive Move water out from under the paving (to the eastern right-of-way) Fire line to have 10' separation from all other utilities Need to label road width Add a note: Dimensions are to face of curb or edge of paving Remove all wheel stops on parking spaces less than 20' The relocated power to go underground On the landscaping: Make sure the fire hydrant has 5' clear around it...no shrubs.							
ENGINEERING	Amy Williams	6/9/2016	6/16/2016	6/9/2016		COMMENTS	See Comment
(6/9/2016 1:36 PM AW) No walls in easements or right-of-ways							
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	COMMENTS	See Comments
(5/17/2016 2:59 PM AA) Will off-site access drive be Fire Lane? Confirm that it is not needed for future expansion on parking garage.							
FIRE	Ariana Hargrove	6/9/2016	6/16/2016	6/9/2016		COMMENTS	see comment
(6/9/2016 12:19 PM AA) Will off-site access drive be Fire Lane? Confirm that it is not needed for future expansion on parking garage.							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	5/16/2016	5/23/2016				
PLANNING	David Gonzales	5/16/2016	5/23/2016	5/18/2016	2	COMMENTS	See comments

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Site Plan for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-013" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.
5. Is there a Streetscape Plan? PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements regarding the following that must be adhered to:
a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
b) Lighting (i.e. pedestrian scale street lights, parking lot light fixture, tree uplighting)
c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
6. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development. Provide detail.

The Following is/are Variances to the IH-30 Overlay (IH-30 OV) District Requirments (per submittal). Please provide a letter specifically requesting each variance, and providing a rational for the approval of these variances.

1. Variance request to allow for a roof design that does not meet the required pitched roof standard of the IH-30 OV District for buildings less than 6,000 sq. ft. and allowing for a flat roof design (with parrapet walls).
2. Variance request to allow for not meeting the 20% stone requirement for all four sides of the building (as depicted on the submitted elevations).
3. The Architectural Standards of the IH-30 OV requires buildings to be architecturally finished on all four side with the same materials, detailing, and features. A variance to allow for not meeting the four sided articulation standards as established in the IH-30 OV will be requried.

** Variances to the IH-30 OV requires approval of a 3/4 majority vote of council **

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Re-label Firelane as "24-ft Firelane & Public AccessEasement."
2. Dumpster enclosure walls are to be a minimum of 8-ft in height with materials to match the primary structure with an opaque gate and a self latching mechanism. Provide detail and label as such.
3. Buildings footprint is less than 6,000 sq. ft. - requires a pitched roof system per the IH-30 OV. Variance required.
4. Provide a label for the roadway width of Pinnacle Way Drive (indicated as 12' + 12' to center line.

5. 7' to 8' retaining wall with guard rail cannot be located within the right-of-way. Relocate.
6. Use a lighter gray scale for TOPO or turn off layer an provide a separate topographic exhibit.
7. Provide Vol. Pg. for 35-ft ROW Dedication.
8. There is an additonal distance marker connected to the 35-ft ROW arrow within the property that is not identifed. Provide label or remove.
9. Along Horizon Rd, at the bend of the property line, there is an incomplete label with an arrow/distance of 2' - What is this representing?
10. Verify parking count - 46 spaces counted. If correct, change the parking count in the legend.
11. Hatch the area to be abandoned of the 22-ft access easement that runs north and south (generally).

Landscape Plan:
1. With the exception of the streetscape element requirements of PD-32, the landscape plan as submitted meets or exceeds the intent of the UDC and the IH-30 OV.

Treescape Plan:
1. Any oak, pecan, or elm four caliper inches or greater requires P&Z approval prior to removal (Tree No. 16, 17, 18, 22, 25, & 26).
2. Mitigation balance of 57 inches to be paid to the City's Tree Fund ($7,125) as indicated on the plan.

Photometric Plan:
1. Please provide a detail of the lighting poles for the parking lot and pedestrian area(s) meeting the streetscape elements standards as established in Exhibit C-4 of PD-32 (Ord. 10-21).
2. All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare. Provide cut sheets for all exterior lighting sources.
3. The lighting levels along all property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels along the northwest property boundary exceed the standard and require an adjustment to reduce the intensity.

Building Elevations:
1. The Architectural Standards of the IH-30 OV require all stuctures with a building footprint less than 6,000 SF to be constructed with a pictched roof design. A variance to allow for a flat roof design rather than the picthed roof standard will be required.
2. The Architectural Standards of the IH-30 OV requires a minimum of 20% natural or quarried stone for each exterior wall. A variance to allow for not meeting the 20% stone requirement (as depicted on the submitted elevations) will be requried.
3. The Architectural Standards of the IH-30 OV requires buildings to be architecturally finished on all four side with the same materials, detailing, and features. A variance to allow for not meeting the four sided articulation standards as established in the IH-30 OV will be requried.
4. The building elevations are required to be reviewed by the Architectural Review Board per PD-32.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion/Recommendation to P&Z: May 31, 2016 (5:00 p.m.)

Planning - Discussion: May 31, 2016 (6:00 p.m.)

Planning - Action: June 14, 2016 (6:00 p.m.)

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
City Council - Action: June 20, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]							
PLANNING	David Gonzales	6/9/2016	6/16/2016	6/9/2016		COMMENTS	See comments

The following staff comments for the revised plans are to be addressed and resubmitted no later than Tuesday, June 28, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final review by staff:

Planning Department General Comments and Conditions:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.
4. Provide a letter indicating compliance with a Streetscape Plan listing elements to be used. PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements regarding the following that must be adhered to:
a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
b) Lighting (i.e. pedestrian scale street lights, parking lot light fixture, tree uplighting)
c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
5. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development. Provide detail.

The following variance to the IH-30 Overlay (IH-30 OV) District requirments. A variance to the IH-30 OV requires approval of a 3/4 majority vote of council.

1. Variance request to allow for not meeting the 20% stone requirement on all four sides of the building (as depicted on the submitted elevations).

Please address the following outstanding Planning Comments for the following revised plans:

Site Plan:
1.The 7' to 8' retaining wall with guard rail cannot be located within the right-of-way. This will need to be addressed with the Engineering Department.

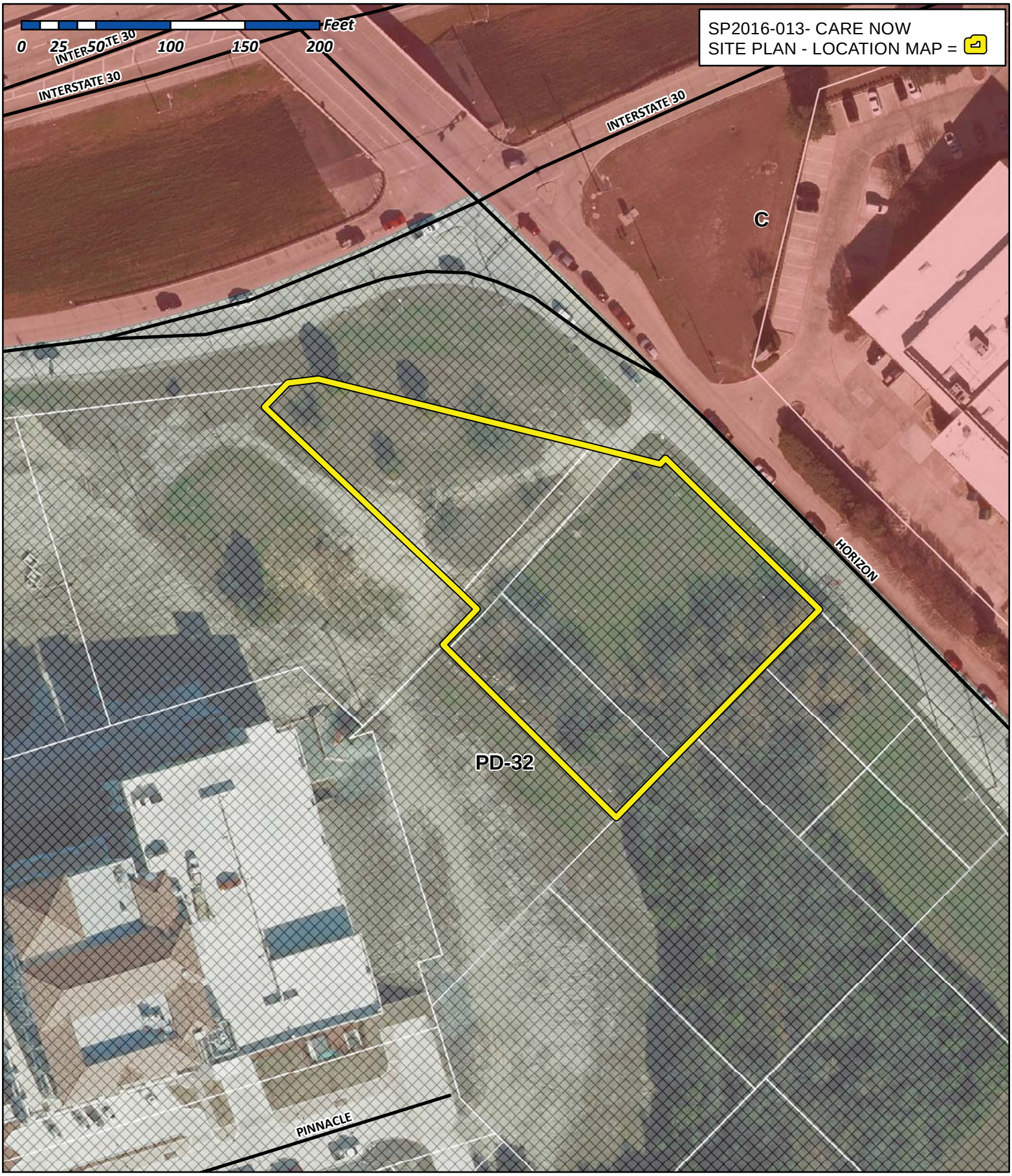
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architecural Review Board - Discussion/Recommendation to P&Z: June 14, 2016 (5:00 p.m.)

Planning - Action: June 14, 2016 (6:00 p.m.)

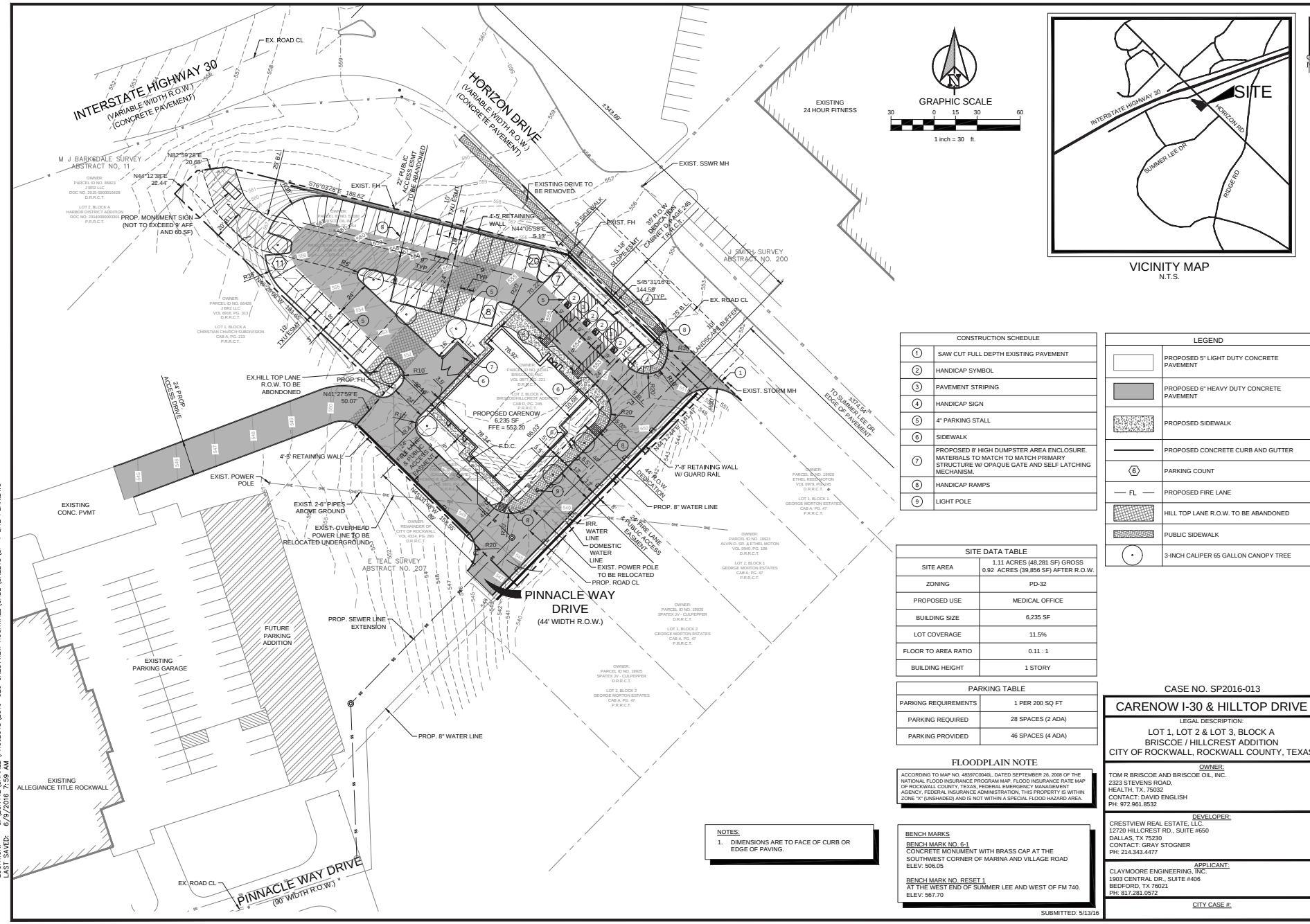
City Council - Action: June 20, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



City of Rockwall

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

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



CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4" PARKING STALL
6	SIDEWALK
7	PROPOSED 8' HIGH DUMPSTER AREA ENCLOSURE. MATERIALS TO MATCH TO MATCH PRIMARY STRUCTURE W/ OPAQUE GATE AND SELF LATCHING MECHANISM.
8	HANDICAP RAMPS
9	LIGHT POLE

LEGEND	
	PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED 6" HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
6	PARKING COUNT
FL	PROPOSED FIRE LANE
	HILL TOP LANE R.O.W. TO BE ABANDONED
	PUBLIC SIDEWALK
	3-INCH CALIPER 65 GALLON CANOPY TREE

SITE DATA TABLE	
SITE AREA	1.11 ACRES (48,281 SF) GROSS 0.92 ACRES (39,856 SF) AFTER R.O.W.
ZONING	PD-32
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	6,235 SF
LOT COVERAGE	11.5%
FLOOR TO AREA RATIO	0.11 : 1
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	28 SPACES (2 ADA)
PARKING PROVIDED	46 SPACES (4 ADA)

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES:
1. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVING.

BENCH MARKS

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
ELEV: 506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
ELEV: 567.70

SUBMITTED: 5/13/16

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:
LOT 1, LOT 2 & LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOM R BRISCOE AND BRISCOE OIL, INC.
2323 STEVENS ROAD,
HEALTH, TX, 75032
CONTACT: DAVID ENGLISH
PH: 972.961.8532

DEVELOPER:
CRESTVIEW REAL ESTATE, LLC.
12720 HILLCREST RD., SUITE #650
DALLAS, TX 75230
CONTACT: GRAY STOGNER
PH: 214.343.4477

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
LAND PLANNING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021 817.281.0572
www.claymooreengineering.com

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 06/08/2016

CARENOW
LOT 1 & 2, BLOCK A
BRISCOE/HILLCREST ADDITION
ROCKWALL, TX

No.	DATE	REVISION	BY

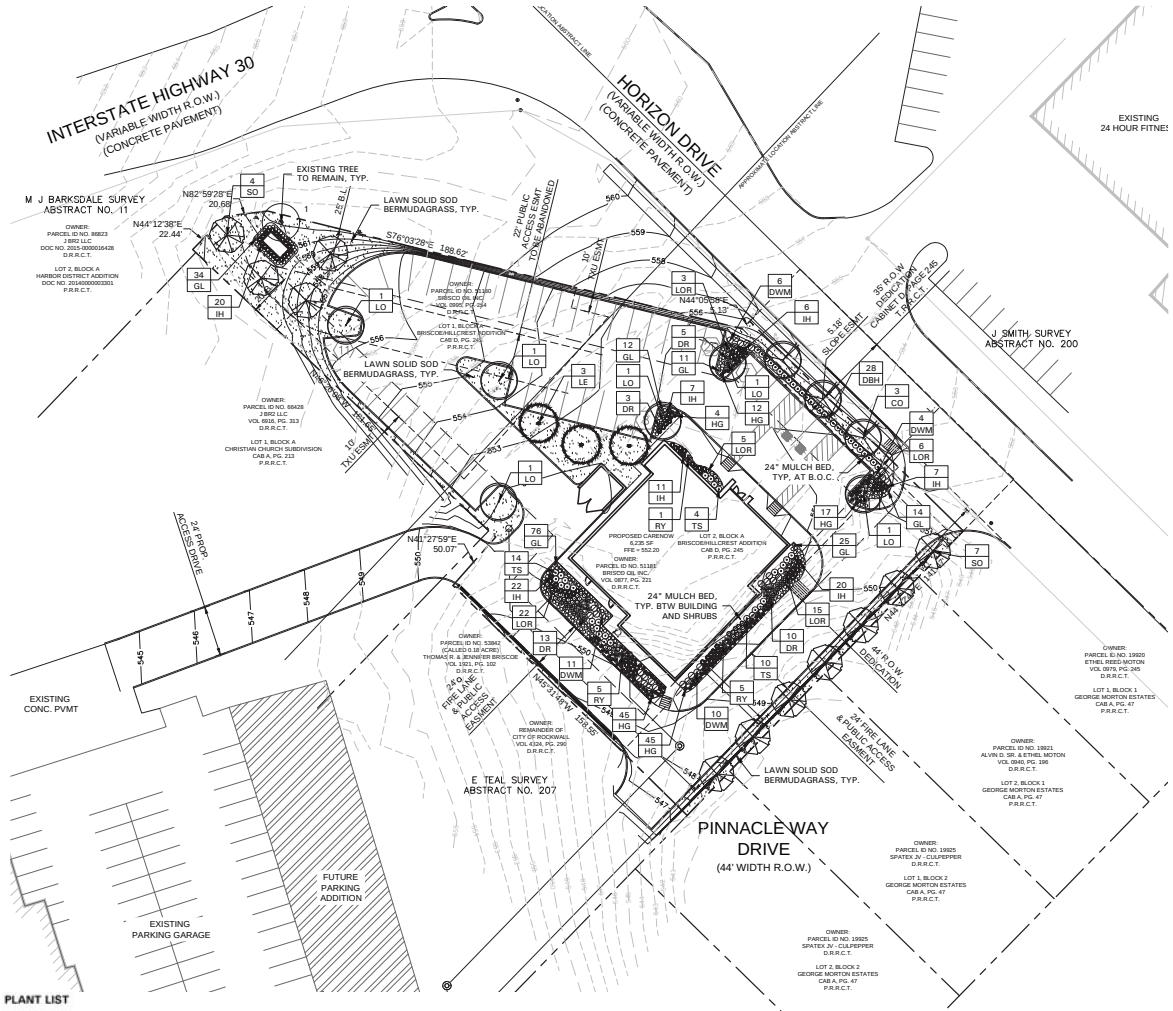
CITY SITE PLAN

DESIGN: JEV
DRAWN: JEV
CHECKED: CLC
DATE: 06/08/2016

SHEET
SP-1

File No. 2016-029

PLOTTED BY: JVALDEZ
PLOT DATE: 6/9/2016 8:00 AM
PLOT NAME: C:\USERS\JVALDEZ\PROJECTS\2016-029 CRESTVIEW ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 6/9/2016 7:59 AM



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CO	*Quercus muehlenbergii*	Chinkapin Oak	3	3" cal.	container grown, 12" ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	6	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	*Quercus shumardii*	Shumard Red Oak	11	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
DBH	*Ilex cornuta 'Burfordii Nana'*	Dwarf Burford Holly	28	5 gal.	container full, 24" spread, 36" o.c.
DR	*Rosa 'Red Drift'*	Red Drift Rose	31	5 gal.	container full, 24" spread, 20" ht., 24" o.c.
DWM	*Myrica pusilla*	Dwarf Wax Myrtle	31	5 gal.	container full, 20" spread, 36" o.c.
HG	*Pennisetum alopecuroides 'Hameln'*	Dwarf Fountain Grass	123	1 gal.	container full, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	93	5 gal.	container full, 20" spread, 24" o.c.
GL	*Liriope gigantea*	Giant Liriope	172	1 gal.	container full top of container, 24" o.c.
LOR	*Loropetalum chinense 'Purple Diamond'*	Loropetalum 'Purple Diamond'	51	5 gal.	container full, 20" spread, 24" o.c.
RY	*Hesperaloe parviflolia*	Red Yucca	11	5 gal.	container full, 36" o.c.
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Green Cloud'	28	5 gal.	container full, 20" spread, 36" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

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

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NO TREES WITHIN 5'-0" OF ANY UTILITIES

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING
1. 10' wide landscape buffer with one tree per 50 l.f.

HORIZON DR.: 144 l.f.

Required	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.

PARKING LOT LANDSCAPING
1. 5% of the interior parking lot shall be landscape.

Total interior parking lot area: 16,286 s.f.
Total parking spaces: 46 spaces

Required	Provided
814 s.f. (5%)	1,404 s.f. (8%)

SITE LANDSCAPING
1. 15% of the total site shall be landscaped for COMMERCIAL.
2. 50% of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 1.10 AC; 48,268 s.f.

Required	Provided
7,240 s.f. (15%)	11,646 s.f. (24%)
3,620 s.f. (50%)	10,454 s.f.

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:
LOT 1, LOT 2 & LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOM R BRISCOE AND BRISCOE OIL, INC.
2323 STEVENS ROAD,
HEALTH, TX, 75032
CONTACT: DAVID ENGLISH
PH: 972.961.8532

DEVELOPER:
CRESTVIEW REAL ESTATE, LLC.
12720 HILLCREST RD., SUITE #650
DALLAS, TX 75230
CONTACT: GRAY STOGNER
PH: 214.343.4477

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:

SUBMITTED: 5/13/16

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR., SUITE #406
BEDFORD, TEXAS 76021
PHONE 817.281.0572
WWW.CLAYMOORE-ENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
JOANN HAMM
2246
STATE OF TEXAS
6/9/16

CARENOW
LOT 1 & 2, BLOCK A
BRISCOE/HILLCREST ADDITION
ROCKWALL, TX

No.	DATE	REVISION	BY

LANDSCAPE PLAN

DESIGN: MJA
DRAWN: MJA
CHECKED: KAH
DATE: 06/08/2016

SHEET
L2.01

File No. 2016-029

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus iconutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

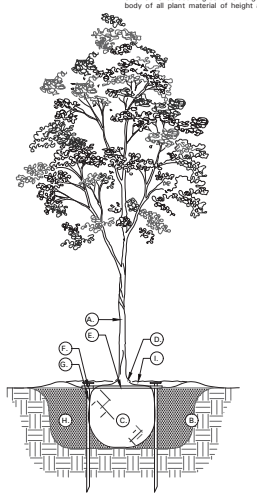
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

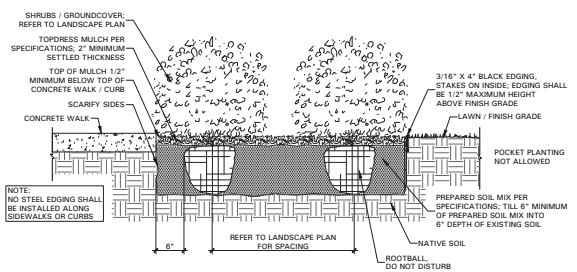
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED, BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192

SUBMITTED: 5/13/16

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:
LOT 1, LOT 2 & LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOM R BRISCOE AND BRISCOE OIL, INC.
2323 STEVENS ROAD,
HEALTH, TX, 75032
CONTACT: DAVID ENGLISH
PH: 972.961.8532

DEVELOPER:
CRESTVIEW REAL ESTATE, LLC.
12720 HILLCREST RD., SUITE #650
DALLAS, TX 75230
CONTACT: GRAY STOGNER
PH: 214.343.4477

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE 817.281.0572
1903 CENTRAL DR., SUITE #406
BEDFORD, TEXAS 76021
www.claymooreengineering.com

REGISTERED LANDSCAPE ARCHITECT
BRYAN HAMM
2248
STATE OF TEXAS
5/9/16

CARENOW
LOT 1 & 2, BLOCK A
BRISCOE/HILLCREST ADDITION
ROCKWALL, TX

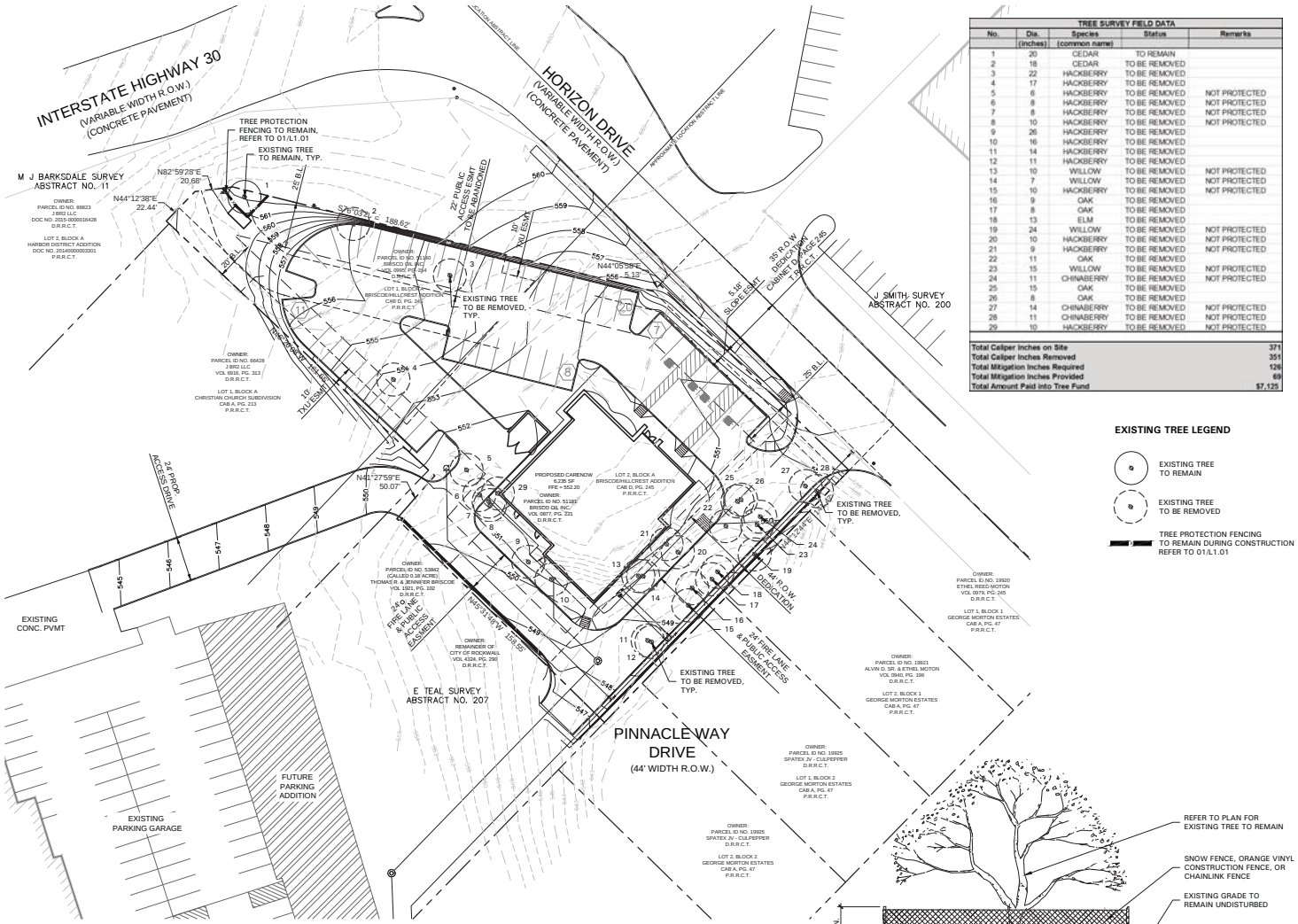
No.	DATE	REVISION	BY

LANDSCAPE SPECIFICATIONS AND DETAILS

DESIGN: MJA
DRAWN: MJA
CHECKED: KAH
DATE: 06/08/2016

SHEET
L2.02

File No. 2016-029



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1	20	CEDAR	TO REMAIN	
2	18	CEDAR	TO BE REMOVED	
3	22	HACKBERRY	TO BE REMOVED	
4	17	HACKBERRY	TO BE REMOVED	
5	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
6	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
8	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
9	26	HACKBERRY	TO BE REMOVED	
10	16	HACKBERRY	TO BE REMOVED	
11	14	HACKBERRY	TO BE REMOVED	
12	11	HACKBERRY	TO BE REMOVED	
13	10	WILLOW	TO BE REMOVED	NOT PROTECTED
14	7	WILLOW	TO BE REMOVED	NOT PROTECTED
15	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
16	9	OAK	TO BE REMOVED	
17	8	OAK	TO BE REMOVED	
18	13	ELM	TO BE REMOVED	
19	24	WILLOW	TO BE REMOVED	NOT PROTECTED
20	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
21	9	HACKBERRY	TO BE REMOVED	NOT PROTECTED
22	11	OAK	TO BE REMOVED	
23	15	WILLOW	TO BE REMOVED	NOT PROTECTED
24	11	CHINABERRY	TO BE REMOVED	NOT PROTECTED
25	15	OAK	TO BE REMOVED	
26	8	OAK	TO BE REMOVED	
27	14	CHINABERRY	TO BE REMOVED	NOT PROTECTED
28	11	CHINABERRY	TO BE REMOVED	NOT PROTECTED
29	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED

Total Caliper Inches on Site	371
Total Caliper Inches Removed	351
Total Mitigation Inches Required	126
Total Mitigation Inches Provided	69
Total Amount Paid into Tree Fund	$7,125

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CASE NO. SP2016-013

CARENOW I-30 & HILLTOP DRIVE

LEGAL DESCRIPTION:
LOT 1, LOT 2 & LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TOM R BRISCOE AND BRISCOE OIL, INC.
2323 STEVENS ROAD,
HEALTH, TX, 75032
CONTACT: DAVID ENGLISH
PH: 972.961.8532

DEVELOPER:
CRESTVIEW REAL ESTATE, LLC.
12720 HILLCREST RD., SUITE #650
DALLAS, TX 75230
CONTACT: GRAY STOGNER
PH: 214.343.4477

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:

SUBMITTED: 5/13/16

BELLE FIRMA
4245 North Central Expy
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Dallas, Texas 75205
214.865.7192

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TEXAS 76021
PHONE 817.281.0572
WWW.CLAYMOORE-ENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
JOSHUA ANN HAMILTON
2248
STATE OF TEXAS
6/9/16

CARENOW
LOT 1 & 2, BLOCK A
BRISCOE/HILLCREST ADDITION
ROCKWALL, TX

No.	DATE	REVISION	BY

TREE PRESERVATION PLAN

DESIGN: MUA
DRAWN: MUA
CHECKED: KAH
DATE: 06/08/2016

SHEET
L1.01

File No. 2016-029

REVISIONS		
Rev #	Date	BY:
1	6/9/16	D.T.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
MAIN PARKING SUMMARY	Fc	1.46	2.6	0.5	2.92	5.20	10	10
REAR AND DRIVE	Fc	1.09	3.3	0.1	10.90	33.00		

Luminaire Schedule						
WLS11149 CARE NOW ROCKWALL, TX PM: DAVID PLEASE EMAIL FOR PRICING AT WLS@WLSLIGHTING.COM						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	6	A	N.A.	0.950	WLS-CLS-30L-1-5K-4-BC 20' MOUNTING HEIGHT	70.4
	1	B	N.A.	0.950	WLS-CLS-30L-1-5K-5M 20' MOUNTING HEIGHT	73.3
	4	C	N.A.	0.950	WLS-WMKL-WT-LED-28-350-CW-UE 16' MOUNTING HEIGHT	34
	4	D	N.A.	0.950	WLS-WMKL-FP-LED-28-350-CW-UE 16' MOUNTING HEIGHT	34

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

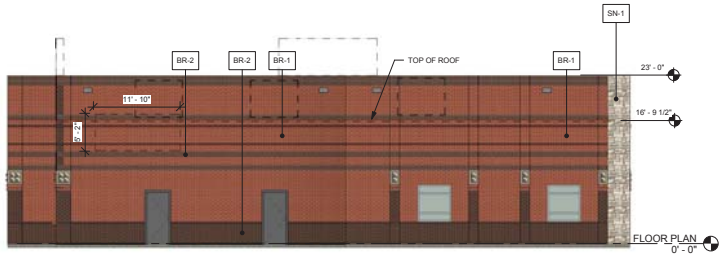
CARE NOW
ROCKWALL, TX

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
WLS LIGHTING SYSTEMS
Consider the impact!
800-633-8711

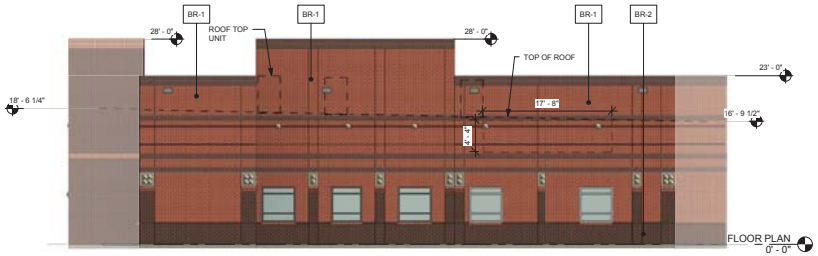
WLS- 11149 | DATE - 5/12/16 | SCALE: 1"=20' | PM:DAVID | BY: D.T. | SHEET 1 OF 2



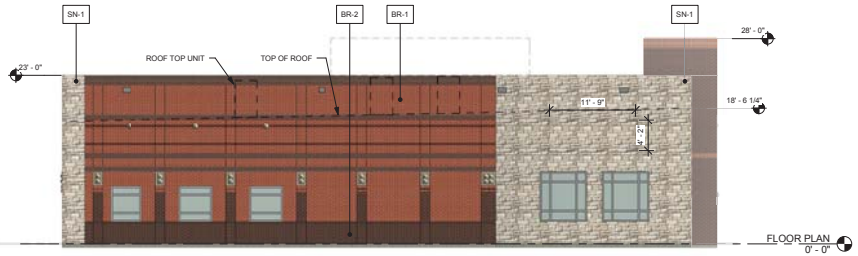
5 EAST (HORIZON RD) ELEVATION
1/8" = 1'-0"
FACES PUBLIC RIGHT OF WAY



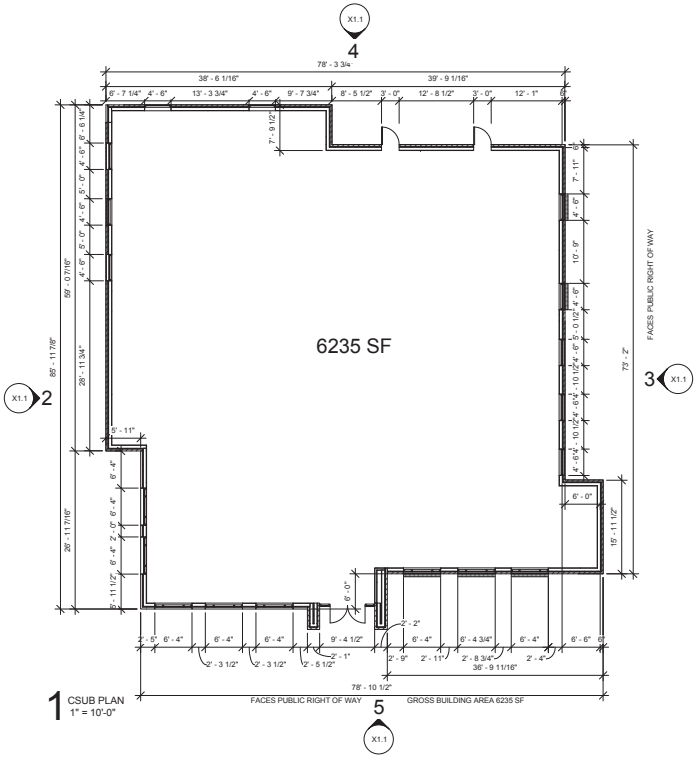
4 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"
FACES PUBLIC RIGHT OF WAY



2 SOUTH ELEVATION
1/8" = 1'-0"



1 CSUB PLAN
1" = 10'-0"

ARTICULATION

HORIZONTAL	CALCULATED		REQUIRED	PROVIDED
NORTH				
OFFSET	23' x .25 = 5.75		5.75	6'
LENGTH	73.167' x .25 =19.54		19.54	16'
SOUTH				
OFFSET	23' x .25 = 5.75		5.75'	5.92'
LENGTH	86' x .25 = 21.5		21.5'	27'
EAST				
OFFSET	23' x .25 = 5.75		5.75'	6'
LENGTH	78.875' x .25 = 19.71		19.71'	36.75'
WEST				
OFFSET	23' x .25 = 5.75		5.75'	7.75'
LENGTH	78.25' x .25 = 19.56'		19.56'	38.5'

VERTICAL	CALCULATED	(H)	REQUIRED	PPROVIDED
NORTH				
OFFSET	23' x .25 = +5.75'	23'	28.75'	28'
LENGTH	73.167' x .25 = 19.54		19.54'	27.167"
SOUTH				
OFFSET	23' x .25 = +5.75'	23'	28.75'	28'
LENGTH	86' x .25 = 21.5'		21.5'	0'
EAST				
OFFSET	23' x .25 = +5.75'	23'	28.75'	28'
LENGTH	78.83' x .25 = 19.70		19.70'	13.75'
WEST				
OFFSET	23' x .25 = +5.75 23'		28.75'	23'
LENGTH	78.25' x .25 = 19.56		19.56	0'

EXTERIOR FINISH SCHEDULE		
	MATERIAL TYPE	COLOR
SN-1	STONE VENEER	BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED
BR-1	BRICK	RED, TO MATCH FORTERRA V130
BR-2	BRICK	BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED

MATERIAL COVERAGE CALCULATIONS

	EAST - ELEVATION (S.F.)		WEST - ELEVATION (S.F.)		NORTH - ELEVATION (S.F.)		SOUTH - ELEVATION (S.F.)	
MATERIAL	**SQ. FT.**	**%**	**SQ. FT.**	**%**	**SQ. FT.**	**%**	**SQ. FT.**	**%**
STONE	655.5	35	69	3.8	0	0	747.5	38
BRICK	1230	65	920	96.2	1817.8	100	1230.5	62
MASONRY:	1885.5	100.00	1799.75	100.00	1817.8	100.00	1978	100.00
GLAZING:	360	9	45	2	68	4	157	8

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

ROBERT R. HOLTON #14938

ISSUE DATES

REVISION LOG		
NO.	DATE	ISSUE NAME
1	05.05.18	CDMS SUBMITTAL

HOUSTON
1111 Fannin, 10th Floor, Suite 1150
Houston, Texas 77002
713.869.1100 V

DALLAS
8117 Preston Road, Suite 240
Dallas, Texas 75225
972.490.7333 V

HEIGHTS VENTURE ARCHITECTS, LLP

CARENOW

PINNACLE WAY & HORIZON ROAD
ROCKWALL, TEXAS
A PROJECT FOR: CARENOW

PROJECT NO. 15207-151
DATE PLOTTED:
CHECKED BY: WLRH | DRAWN BY: EF

SHEET TITLE
CSUB ELEVATIONS

SHEET NUMBER
X1.1

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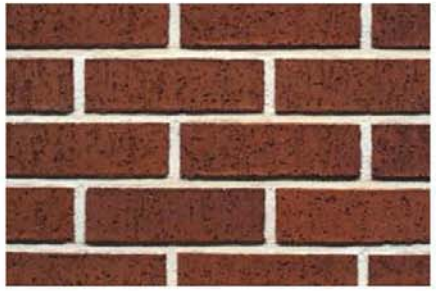
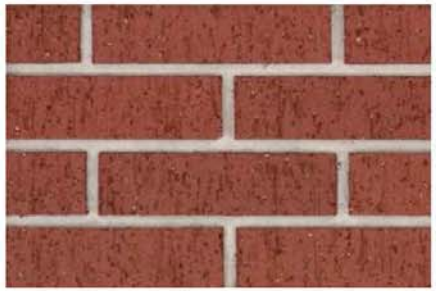
SN-1 STONE-BLACKSON BRICK- COTTON STB RANDOM CHOPPED



BR-2 BRICK-BURGANDY, TO MATCH FORTERRA V180



BR-1 BRICK-RED, TO MATCH FORTERRA V130



CARENOW
NEW MEDICAL CARE
ROCKWALL, TX

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
ROBERT R. HOLTON #14938

HEIGHTS VENTURE ARCHITECTS, L.L.P.

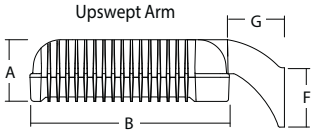
SP2016-013

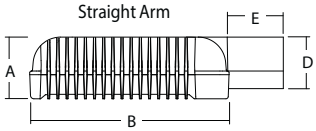
WLS LIGHTING SYSTEMS

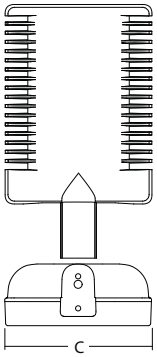
CLS LED AREA SERIES



DIMENSIONS







A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS

SPECIFICATIONS

CONSTRUCTION -

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation. Stops collection of unsightly debris from gathering on top of the housing.
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance.
- Separate optical and electrical compartment for optimum component operation.
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating.
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA. Recommended for Type III and Type IV distributions.
- Stamped bezel provides mechanical compression to seal the optical assembly.
- Weight - 45.0 pounds, EPA - 1.3ft^2
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

OPTICS -

- Choice of 72 brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III,IV and V distributions.
- Auto optics designed for front row 1A and interior rows 2A.
- CCT: 3000K (80 CRI), 4000K (70CRI), 5000K (70 CRI) and turtle friendly Amber LED options.

ELECTRICAL -

- Universal input voltage 120-277 VAC, 50/60 Hz.
- Integral step-down transformer for 347V & 480V.
- Ambient operating temperature -40° C to 40° C.
- Automatic thermal self protection
- Drivers have greater than 90% power factor and less than 10% THD.
- Optional continuous dimming to 10% of dual circuitry provided.
- LED drivers have o output power over-voltage, over-current protection and short circuit protection with auto recovery.
- 1050 mA driver available with 90L configuration for increased lumen output.
- LED electrical assembly, including PR devices, consumes no power in the "off" state.
- Surge protection - 20KA; Turns fixtures off at the end of life. Includes LED for end of life indication.

CONTROLS -

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming controls.

FINISH -

- TGIC thermoset polyester powder paint finish applied at normal 2.5 mil thickness.

INSTALLATION -

- Two die-cast aluminum arm designs. The decorative arm offers a sleek upswept look while the straight arm follows the housings contoured lines for continuity of style.
- Fixture ships with arm installed for ease of installation and mounts to #2 drilling pattern.
- Wall bracket, mast arm fitter and pole are also available allowing easy mounting for virtually any application.

WARRANTY -

- Five year limited warranty

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

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Specifications subject to change without notice.

CLS LED AREA SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	MOUNTING	# OF LEDs	VOLTAGE	CCT	DISTRIBUTION	DRIVE CURRENT	COLOR	OPTIONS	ACCESSORIES
CLS	**A -** Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations) **AD -** Decorative arm mount (6" decorative upswept arm included & acceptable for 90° configurations) **MAF -** Mast arm fitter for mounting to standard 2-3/8" mast arm bracket, includes 6" straight rigid arm	**90L -** 90 High Brightness LEDs **60L -** 60 High Brightness LEDs **30L -** 30 High Brightness LEDs	**U -** Universal 120V - 277V, 50/60 Hz [3] **1 -** 120V **2 -** 208V **3 -** 240V **4 -** 277V **5 -** 480V, 60 Hz **F -** 347V, 60 Hz **E -** 220V, 50 Hz [4]	**3K -** 3000K **4K -** 4000K **5K -** 5000K **AM -** Amber (590 nm available for "Turtle Friendly" applications (consult factory) [7]	**2 -** Type II **3 -** Type III **4 -** Type IV **5M -** Type V Medium **5S -** Type V Short **5W -** Type V Wide **2L -** Type II Rotated 90° Left **3L -** Type III Rotated 90° Left **4L -** Type IV Rotated 90° Left **2R -** Type II Rotated 90° Right **3R -** Type III Rotated 90° Right **4R -** Type IV Rotated 90° Right **1A -** Auto Front Row Type I **1AR -** Auto Front Row Type I Rotated 90° Right **1AL -** Auto Front Row Type I Rotated 90° Left **2A -** Auto Front Row Type II **2AR -** Auto Front Row Type II Rotated 90° Right **2AL -** Auto Front Row Type II Rotated 90° Left	**BLANK -** 700 mA (standard) **035 -** 350 mA Amber CCT only **105 -** 1050 mA (use with 90L only for higher lumen output)	**DB -** Dark Bronze **BL -** Black **WH -** White **GR -** Gray **PS -** Platinum Silver **RD -** Red (premium color) **FG -** Forest Green (premium color) **CC -** Custom Color	**BC -** Backlight Control [6] **CD -** Continuous Dimming [2] **WB -** Wall Bracket **RPA3 -** 3" Round pole adapter **RPA4 -** 4" Round pole adapter **RPA5 -** 5" Round pole adapter **RPA6 -** 6" Round pole adapter **F(X) -** Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, F-347V [3,4] **VG -** Vandal Guard **7PR -** Photocell receptacle **NO -** No Options	**SCO -** On/Off control (line voltage device not for use with 7PR receptacle option and external wireless control devices. [10,11,12] **SCL -** Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle. Consult control manufacturer f or compatibilty. [10,12,13] **SCP -** Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices.) A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to .75 X luminaire mounting height (approx. distance). [8,10,12,13] **SCPW -** Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices.) A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to 1.3 X luminaire mounting height (approx. distance). [8,10,12,13] **NA -** No Accessories

CLS **A** **60L** **U** **5K** **5M** **DB** **NO** **NA**

(EXAMPLE ORDER)

ORDER:

WLS-CLS _____ _____ _____ _____ _____ _____ _____ _____ _____

FOOTNOTES:

1- For BL option 90L and 60L: N/A 347V & 480V.
2- BL and CD cannot be combined.
3- Fuse option not available with universal voltage.
4- Select F# fusing option for 220V.
5- Photocell receptacle not available with BL option.
6- Recommended for Type III and IV distribution only.
7- Available in 350mA drive current only Type IV, 5M.
8- 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings.
9- Must specify 120V, 208V, 240V or 277V; not available with PR option; consult factory for 347V and 480V applications, not available with BL or CD options.
10- Not available with AD arm.
11- Not available with 480V.
12- Not available with 347V or 480V.
13- Not available with WIR or WIRSC.
14- Not available with SCO, SCL, SCP or SCPW.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

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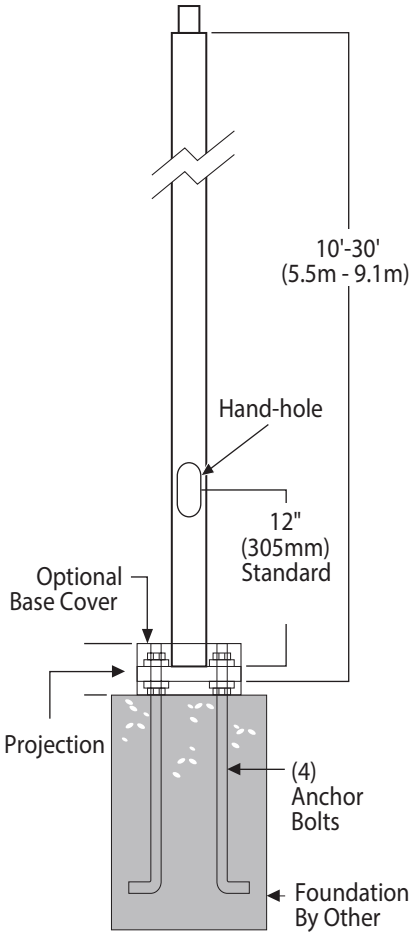
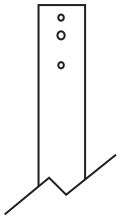
WLS LIGHTING SYSTEMS

RNTS ROUND NON-TAPERED STEEL SERIES

RNTS –
N= 2-3/8"(60mm) O.D. x 4-3/4"(121mm) Tall Tenon
4N= 4"(102mm) O.D. x 4-7/8"(124mm) Tall Tenon



RPB3, RPB5 –
Bolt-On Mount,
2-Bolt Pattern



SF –
Single Flood
Pole Preparation



SPECIFICATIONS

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 46,000 psi. On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-34" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall/ Steel round poles are 4" and 5" in diameter.

HAND HOLE - Standard hand-hole location is 12" above pole base. Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

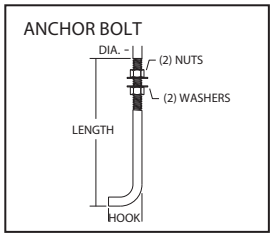
DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

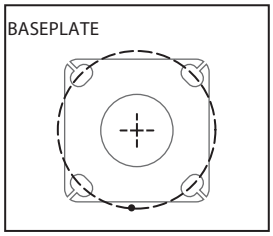
GROUND FAULT CIRCUIT INTERRUPTER - Self-testing ground fault circuit interrupter is optional.

FINISH - Each pole is finished with WLS DuraGrip® polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.





Approved By: _____ Project Name: _____

Location: _____ Date: _____

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Korey Brooks, *Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: June 10, 2016

SUBJECT: SP2016-014; *Platinum Storage Site Plan*

Staff has postponed the *Platinum Storage: Warehouse/Office* case until the *June 28, 2016* Planning and Zoning Commission Work Session meeting. The purpose of this postponement is to allow the applicant more time to address staff's comments. This will not require any action of the Planning and Zoning Commission.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 28, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *June 14, 2016* Planning and Zoning Commission meeting.

APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

3. **SP2016-014** **(Korey)**
   Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

DISCUSSION ITEMS

4. **Z2016-020** **(Korey)**
   Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary

5. **Z2016-021** **(David)**
   Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-020: Final Plat for Fontanna Ranch, Phase II [*Approved*]
- ✓ P2016-028: Master Plat and Open Space Plan for the Ridgecrest Estates Subdivision [*Approved*]
- ✓ P2016-029: Preliminary Plat for the Ridgecrest Estates Subdivision [*Approved*]
- ✓ Z2016-013: Terracina Estates (AG to PD) (*2nd Reading*) [*Approved*]
- ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales [*Approved*]
- ✓ Z2016-018: Amendment to Planned Development District 74 (PD-74) (*1st Reading*) [*Approved*]
- ✓ MIS2016-008: Masonry Exception for 905 N. Alamo Street [*Approved*]
- ✓ SP2015-018: Variance to the Material Standards for RaceTrak Site Plan [*Approved*]
- ✓ SP2016-012: Variances for Pratt Site Plan [*Approved*]
- ✓ SP2016-013: Variance to the Material Standards for CareNow Site Plan [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of June, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 28, 2016
5:00 P.M.

DISCUSSION ITEMS

1. SP2016-014 **(Korey)**

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of June, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 14, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. Present were, Commissioners Johnny Lyons, Tracy Logan, Annie Fishman, Sandra Whitley and John McCutcheon. Absent was Commissioner Patrick Trowbridge. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morale, and Civil Engineer, Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the May 31, 2016 Planning and Zoning Commission meeting.

2. P2016-020

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

3. P2016-028

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a master plan/ open space plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

4. P2016-029

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a preliminary plat for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

Commissioner Lyons made a motion to approve the consent agenda. Commissioner McCutcheon seconded the motion, which passed by a vote of 6-0, with Commissioner Trowbridge absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Chairman Renfro noted that the item that was reviewed by the Architectural Review Board will be discussed later in the agenda.

IV. PUBLIC HEARING ITEMS

6. Z2016-017

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating that staff was directed by City Council on May 16th to amend our current ordinance to allow for Used Automotive dealerships in a Light Industrial District by a Specific Use Permit. Currently they are only allowed as an accessory use to New Motor Vehicle dealerships in the City. The ordinance change would affectively allow them as a standalone use through a Specific Use Permit in a Light Industrial District.

Mr. Miller went on to explain that at the May 31st work session the Commission asked staff for a map of all the Light Industrial District properties be provided. Staff did provide that map as well as a copy of the proposed draft ordinance in the Commissions packet for review. A fifteen day notice was sent out in accordance with State Law and all local requirements were met as well. Mr. Miller stated he was available for questions.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forth and do so.

Maxwell Fisher
900 Jackson Street Suite 640
Dallas, TX

Mr. Fisher came forward and stated that he will not be making the full presentation as it was already shown to the Commission in the work session. He went on to state he represents Echo Park and believes the ordinance should be adopted to allow Pre-Owned Auto Sales by SUP in the Light Industrial District as well as the IH-30 Overlay. He added that he was available for questions.

Chairman Renfro reminded the Commission that when this item was previously brought before them there were some questions concerning the motivation of the request and asked Mr. Miller to clarify what Council is directing the Commission to do to make sure everyone is clear.

Mr. Miller stated originally staff received the direction from Council and an ordinance was brought before the Commission three meetings ago and what that ordinance proposed to allow the Used Automotive Dealership by SUP in the Light Industrial District; however staff included that it should be allowed by right in a High Industrial District and also be restricted within certain Overlay Districts. That was voted down by the Planning and Zoning Commission by a vote of 6-1 and staff took it to the City Council and they made a motion to deny by a vote of 6-1and as part of that motion redirected staff to bring back an ordinance only allowing the Used Automotive Dealerships in a Light Industrial District with a Specific Use Permit and in accordance with that staff is bringing it back to the Commission.

Commissioner Logan asked for clarification of the automotive sales tax asked if that is a tax that goes to the State and therefore there is no income generated for the City by Used Car dealerships in Light Industrial or anywhere else. Mr. Miller stated there is a tax on real property, on inventory. Commissioner Logan asked in comparison with other business would it be significantly less. Mr. Miller stated that was a question he was unable to answer.

Chairman Renfro stated it was his understanding that when Commissioner Trowbridge and himself at the previous meeting the concern was that there is very few real-estate left especially in the IH-30 corridor and that is considered the gateway as travelers come in and exiting the City and therefore must be very conscientious and careful of what type of business uses go into that corridor. Although it is within the IH-30 Overlay District and there are restrictions built in but believes the concern was that this would be a standalone Used Car Dealership, unlike what is now where the New Car dealerships have a designated area within their dealerships for the used vehicles and currently there is an ordinance in place that allows for Used Auto Dealerships as

long as the business is ran in an enclosed building and is typically off the IH-30 overlay and deals with more internet sales and therefore most of the time it is not known what those buildings are. Chairman Renfro further asked if this was being done for the sense that another ordinance was needed for a specific use that he feels may never be used in that area but has to be in that area.

Mr. Miller stated that Council redirected staff because there was nothing in the original direction, and that staff was directed to provide an ordinance that made the change in the Light Industrial District standard, which is what is being brought forward at this time without the additional restrictions.

Chairman Renfro asked for more clarification as to why amendment was asked to be drawn up and stated he was unaware of a person or company was asking to come in to build a standalone car dealership and therefore we have to have an ordinance showing that the City allows that.

Mr. Miller stated Echo Park had an appointment item with City Council where they made the original request for Council to change the ordinance and that is what started this process off. At that time staff was directed to bring the original ordinance forward which staff did however added the additional restrictions and Council since has redirected staff to bring back this ordinance.

Commissioner McCutcheon asked if this was approved as its being brought forward would any of the current New/Used Car dealerships now be allowed to change to an only Used Vehicle dealership. Mr. Miller stated they would be required to apply for a Specific Use Permit and is discretionary to Planning and Zoning and City Council.

Commissioner Fishman asked if additional Used Car dealerships alone were to come into this area would they be required to come before the Commission or would they be allowed to go in by right. Mr. Miller stated that the only change being made requires a Specific Use Permit therefore any Used Car dealership coming into a Light Industrial District would be required to go through this discretionary process prior to being able to apply for a Certificate of Occupancy.

Chairman Renfro noted that that being the case it could be done on an individual case by case basis. Mr. Miller stated that was correct.

Commissioner McCutcheon expressed concern that although there could be good opportunities that come in but as a whole how will it affect the overall look if it becomes obsolete and and would end up as an empty parking lot as many of our neighboring cities have had that happen and expressed concern of Rockwall ending up like that and does not feel he has heard a good enough reason to allow this change and although Rockwall is more restrictive than other cities but also one of the smallest cities that does not have the land mass that other cities do and therefore have to be more conscientious of what is allowed.

Commissioner Fishman reiterated some of Commissioner McCutcheon's concerns stating that she feels that by allowing Used Car dealerships into this area how it will deter other businesses from wanting to come into Rockwall, for example some of the high end car dealerships will they be as inclined to come to Rockwall and although the product being presented is very nice, she is concerned with not knowing what the impact will be in the long term and has not heard enough information to change her position from when this was presented a few weeks ago.

Commissioner Logan stated that it was her understanding that for both New and Used Car dealerships motor vehicle sales tax goes to the State therefor all of the land that is dedicated to a car dealership produces, other than property tax revenue, no taxable benefit to the City and feels that allowing this use would add a negative aspect of putting more property invested in car dealerships, with Used Car dealerships being slightly lower in the chain than a New Car dealership.

Chairman Renfro asked the Commissioners if they were prepared to go with the same decision as they reached when it was brought before them a few weeks ago. He expressed concern with there being only so much property along the IH-30 corridor and when it's gone it's gone and therefore it is necessary to be careful with what is allowed to go in, feels that the market has shown that when there are nice flagship dealerships here and is concerned that when the Used

Car dealerships start coming in the New Car dealerships may feel the need to leave and then there would be the end result of who would occupy those nice New Car dealerships, it would most likely be more Used Car dealerships and will create the problem that some neighboring cities have ended up with.

Commissioner McCutcheon made motion to deny case Z2016-017. Chairman Renfro asked for clarification as to what was being denied if it was the introduction of a text amendment. Mr. Miller stated that by denying what is basically being said is to leave the ordinance as is. Commissioner Logan seconded the motion, which passed by a vote of 6-0, with Commissioner Trowbridge absent.

7. Z2016-018

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation and background of the item stating the subject property was originally annexed into the City after it was put into a 212 Development Agreement. The original 212 Agreement allowed the property to have 810 single-family residential lots however when it was brought into the City it was changed to 658 single-family residential lots with a 59 acre general retail tract of land that was at the hard corner of John King Blvd. and FM 552. In October of 2012 it was amended to allow up to 691 lots and amended again in 2014 to allow 742 lots and that is where the current lot count stands. On March 13, 2015 the applicant submitted an application requesting to increase it to 762 lots at 2 units per acre and this request also included a new lot type that would be 50x120 foot lots, however that was denied and since that time period a year has passed and the applicant has resubmitted an application requesting to amend the concept plan to allow for a new lot type and to remove about 14.21 acres of land from the retail portion. Mr. Miller provided the Commission a map that showed where the 14.21 acres of land was depicted in the concept plan as Phase 10 and that would be a new lot type, lot type E, which would be a 50x120 foot lot with a minimum of 6,000 square feet and the applicant is proposing to incorporate 47 of those into the overall concept plan. This would increase the overall lot count from 742 lots to 789 lots and increase the density from 2 units per acre to 2.07 units per acre.

Mr. Miller went on to state that it should be noted that if the City Council chooses to approve this case, the Future Land Use map will need to be amended to change the designation for this area from a Commercial designation to a Low Density Residential designation and that has been added to the conditions of approval for this case.

Mr. Miller went on to state staff mailed out 334 notifications on May 27, 2016 and also sent out notices to the Stoney Hollow and Breezy Hill Homeowner's Associations. Of the notices sent out, staff received 7 notices returned in opposition of the request, 2 were provided for the Commission this evening and 5 were provided in the packet. Mr. Miller added the applicant was present and staff was available for questions.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Adam Buzcek
8214 Westchester Drive Suite 710
Dallas, TX

Mr. Buzcek came forward and provided a slide show of request which included other Skorburg projects in Rockwall which include Breezy Hill and Stone Creek. The slide show provided plat history, subject property location, proposed concept plan, zoning request, and development standards.

Mr. Buczek went on to give a brief history of the subject property stating that the original 212 Agreement back in 2007 when the property was purchased had all single-family zoning with up to 810 residential lots and it accommodated an area for a school site, because at that time Rockwall Independent School District had expressed interest in wanting a site on the project. In 2009 with the direction of Council and working with staff, they looked to rezone and improve the PD by zoning with a 55 acre commercial site at the south, that was the second version of the item and it reduced the lot count to 658 lots because they converted form residential to commercial maintaining the 2 lots per acre for overall residential density. In 2012 the PD was once again amended the PD for 691 residential units and RISD did not want to build the school site in Breezy Hill therefore they made a master plan that conformed to the 2 units per acre and kept the same lot mix. In 2014 a proposal for 50 foot product was proposed and that request was denied at that time and now there are currently 60 foot lots along the retail and that request was denied at that time. The reason that was done is due to the success of the 50 foot product and the 60 foot product harmoniously co-existing in pods in a transitional zoning from the retail of the Tom Thumb center by Stone Creek was very successful and was a different product line and saw that they were running out of that lot mix.

Mr. Buczek stated that they are before the Commission now 15 months later asking for the City to approve and support their request for the 50 foot product of lots that would be a transitional zoning from the remaining commercial which will be approximately 20 acres and leaving about 20 acres on the hard corner and then transition to the proposed 50's and then it would transition to 60's, 70's, 80's and then the half acre lots.

Mr. Buczek went on to show slide show that showed subject property location, trail system, open space plan. If request is approved it will have a residential increase of approximately 10 acres the residential units would increase from 741 to 789 which is still under the original 810 lot vision before the commercial component was added. The residential density goes up 700th of an acre from 2.0 to 2.07. M. Buczek went on to state reasons they feel this request should be approved is because it is a logical transitional zoning between the commercial and that has been proven by Stone Creek, the 50's and 60's have harmoniously existed. They are high quality and high price point and the builder would be Windsor Homes. This proposal would offer some diversity of housing product for Breezy Hill which it currently does not have. Stone Creek will be out of that lot type by the end of this year. He went on to state that they feel the remaining 20 acres of commercial will still accommodate a good anchor and some pad sites down the road. The projected price points will be 280's 290's and mid 300's that is what is selling in Stone Creek currently. The projected square footage is 1800square feet minimum but most of the product that they are selling is in the 2,000's and goes as high as 4,000.

Mr. Buzcek stated he and his team were available for questions.

Chairman Renfro asked what the square footage range would be. Mr. Buzcek stated they would be 1,800 to 4,000 and for this area would be predominantly 2,400 to 3,500 square feet and the price range for those would be the high 280's to mid-300.

Chairman Renfro stated he read the concerns of the residents and one major concern that was expressed by numerous residents was that this product type is going to either cap or reduce market values in adjacent neighborhoods and asked what a response to that concern would be. Mr. Buczek stated his response would be to look at Stone Creek and look at Breezy Hill the 50 foot lots have not dragged the 60 foot lots down at all. In Stone Creek have had 50 foot product since 2009 and feels it is just a different product type and looking at the concept plan you can see it is 400 acres and was originally intended to be a life cycle neighborhood and Stone Creek had the 50x120 component in it although Breezy Hill did not but it did not start out with a retail component it started out all residential but after Council's direction the retail component was added with the thinking that it could go back to residential as the market dictated. Now realizing that much commercial is not necessary and is not the highest best land use they would like to reduce the 20 acres of commercial and incorporate that same transitional buffer that was done in Stone Creek. Looking at the price point history they have exceeded the price points in all categories including in every lot category, so in answer does not feel the price values of adjacent homes will be affected.

Commissioner Logan asked concerning the original concept plan that included the site for the school was that when it was proposing 810 lots. Mr. Buczek stated it was.

Commissioner Logan asked what year they began to produce the majority of homes. Mr. Buczek stated it was in 2012. Commissioner Logan expressed concern of what the residents that originally bought in Breezy Hill with the premise that the developer established when they made their big investment and now that is being changed how that would cause a feeling to them of having been misguided of what would be developed in subject property when they first bought their homes.

Commissioner Whitley expressed stated she understood the change from commercial to residential and is not opposed to that but her concern is with arguments that focus on the price points, aside from the profit motive, why not just continue with the 60 foot lots in this particular section as opposed to bringing it down to the 50 foot lots. Mr. Buczek stated there was a clear and pristine answer and that is that the residual land at Stone Creek is entirely zoned for 60 foot lots, and therefore there is an abundant amount of 60 foot lots and zero 50 foot lots left in Stone Creek. There are about 300 of the 60 foot lots in the balance of the Stone Creek Property and that is not to say it will all be developed that way, may choose to do bigger lots but there is plenty of 60 foot lots for that market demand for that lot size, but there is zero on the 50 foot market and there are a lot of people that do not want to pay and maintain a 60 foot lot. If the 50 foot lots are approved it will be a high end product just as the 60 foot product is, Windsor Homes will be the builder.

Chairman Renfro noted again this is a public hearing and asked those who wanted to speak to form a line and come forward.

Amanda Warner
890 Pleasant View Dr.
Rockwall, TX

Ms. Warner came forward and stated she had questions for the developer. One, what is the percentage sold of the half acres, the 80 foots, and the 70 foots that are currently already established in the neighborhood. Two, what is the average price of what is existing, either built or in the process of being built as far as the price point.

Kelli Nori
4189 Lorion Drive
Rockwall, TXX

Ms. Nori came forward and stated she is in opposition of the request. She stated she moved to Rockwall because these types of developments were available where they weren't available somewhere else and wants to keep the value of her home. She feels that by bringing in the proposed product it will drive the value of her property down and affects the investment that they made. They made the investment with the understanding that the minimum standards were set at the threshold and now the developer wants to lower them. She doesn't have an issue if they were kept at the 60 foot lots its going down to the 50 foot lot that makes a big difference. Also, she stated it was her understanding that the 50 foot lots of which the developer just mentioned had sold two lots was having trouble selling those due to the fact that Windsor Homes does not have a floor plan that fits the 50 foot lots.

Dave Parks
3718 Drewsbury Drive
Rockwall, TX

Mr. Parks stated his opposition to the proposal. He moved to Rockwall and made a contract to build a home in Breezy Hill in November of 2014 and at that time their builder relayed to them that the developer had certain limits to the lot and house size and sold us on Breezy Hill being a premiere level home neighborhood, the next step up from Stoney Creek and there would be a certain lot size and the price point ranges would be that of 350's to 500's so therefore felt good about making the decision to make the investment. Feels the developer changing it now is wrong and lacks integrity on their part.

Nancy Parks
3718 Drewsbury Drive
Rockwall, TX

Ms. Parks came forward and stated she is the wife of Mr. Parks that just spoke and she also is in opposition to the request. She is a real estate agent here in Rockwall and one of the things she can say is selling a house in Stone Creek versus selling a house in Breezy Hill, there is a quite a bit of a price difference. They came to Rockwall from New York and paid a premium to live in that neighborhood and would like to keep that neighborhood like it is and that is a premium neighborhood. Has no issue if they would like to go back to 60 foot lots.

Norm Fontan
805 Calm Crest Drive
Rockwall, TX

Mr. Fontane expressed his opposition to the request. He mentioned the earlier discussion about the used car lot and what kind of town we want Rockwall to be, feels the desire should be for it to be a town everyone is proud of and he is very proud to have moved here from Michigan. He would like for the lot sizes to stay the same or even bigger because it is beautiful there and by adding more smaller homes the character of the neighborhood would be lost urged the Commission to vote against the proposal.

Julli Cavalli
721 Calm Crest Drive
Rockwall, TX

Mrs. Cavalli came forward and stated her opposition of the request. She moved here from Georgia over a year ago and moved into a half acre in Breezy Hill and did so to get away from the feel of being so close to other properties and the sight of so much concrete. They looked into Stoney Creek at the start of their home search but felt the houses there were just too close together. She also feels it will affect the price value of her home and the look of her neighborhood. Feels the developer should stay with the original plan they had when they created Breezy Hill because that is what was sold to them and that should be honored.

David Cavalli
721 Calm Crest Drive
Rockwall, TX

Mr. Cavalli came forward and stated he is the spouse of Ms. Julli Cavalli who just spoke and he is also in opposition of the request and agrees with all the concerns his wife spoke of, but wanted to add that in looking at the 50 foot lots that are supposed to be transitional, the commercial and the rest of the neighborhood but in looking at that feels there is a big fault in their logic because half of the commercial is backed up to 60 foot lots and therefore is not really a transitional. He feels it is more about the product. Both Stone Creek and Breezy Hill are both beautiful developments for Rockwall but feels the developer is trying to get more for them, while taking away what was promised to the residents of Breezy Hill.

Chairman Renfro asked if there was anyone else wishing to come forward and speak, there being no one indicating such, Chairman Renfro closed the public hearing and asked the applicant to come back up for rebuttal.

Chairman Renfro asked Mr. Buczek if he could start from the beginning of the concerns and questions that were shared starting with the price points. Mr. Buczek began with the question concerning the average price on all lot sizes that is a statistic that is not really tracked cannot give a specific number but if he had to guess his prognostication would be that they are probably averaging somewhere around $400,000 to $525,000 somewhere in that range between all size houses.

Chairman Renfro asked concerning the value, minimum standards were 60 foot lots and question of those lots being harder to sell. Mr. Buczek stated they have been selling the 60 foot lots since 2009 in Stone Creek so the answer is no, there has not been a problem selling 60 foot lots and Windsor has floor plans that fit the customer can come in and pick a lot there are lots to choose from between both master plans.

Chairman Renfro asked about the question that came up concerning the minimal lot size on original plan being 60 foot and it was never disclosed to the residents of any plan for 50 foot lots when they made their purchase. Mr. Buczek stated that is correct because they never had a 50 foot lot type in Breezy Hill since day one going back to 2012. The comment that was made concerning why didn't the developer disclose that on a map during time of purchase, but at that time not being sure if that would be introduced, feels it is much easier to add something at a later time than retract something form the plan that was already offered. Markets, demands and cycles change and PD's are always subject to potentially re-opened and modified as the market conditions change when new market opportunities present themselves or go away.

Chairman Renfro asked why the sixty foot product would not work in this particular location. Mr. Buczek stated it would work in time, but it would come down to the loss they are taking by losing part of the commercial by turning it into residential and in turn losing profit, but feels that the market has spoken and with this commercial are sitting there the last three years with nothing coming in. They are trying to have a differentiated product because it is a differentiated price point and a differentiated product line and it's only 10 acres of land out of 400 acres, and although he does understand everyone's concerns he asks that the look at the price points of Windsor Homes on this product and can be assured that this price point with this square footage is not going to bring down values but instead will enhance the values for the 60 foot lots that are to the north of the site.

Mr. Buczek went on to state that after all the discussion and the concerns of the neighbors if it would appease the Commission and the neighbors to some degree to convert the lots that are on the north end edge of the ten acres to make those all 60's they would be willing to do that. If that is something that can be considered it is an option for them. What they are trying to do is to have the different product on a small piece of land that has no traffic circulation connectivity with any of the other phases of Breezy Hill. It will have its own dedicated entrance in and out, out of John King. It is like its own pod within the master plan neighborhood.

Commissioner Fishman expressed concern that the smaller lots to eventually turn into transitional properties especially when they're backed up to retail. And although that may be something that will happen in the very near future, it is still a concern. Mr. Buczek stated they would be willing to add a deed restriction for this lot type that would not allow a property to be rented for longer than a 12 month period.

Commissioner Logan asked concerning the j-swing garages versus the front entry garages that one resident that spoke had concerns about. Mr. Buczek stated the 60 foot wide lot does afford more options with a two in one garage floor plan. The 50 foot lot does not it is a front entry product like the Stone Creek 50 foot product but the visual simulation of these 50's will have zero impact on the visual streetscape of the rest of Breezy Hill because the only way you'll be driving through there is if you live there.

Chairman Renfro asked concerning the open space. Mr. Buczek stated the minimum was 20% and according to the concept plan they are exceeding the open space requirement.

There being no other questions for the applicant or staff, Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Whitley point of clarification if the Commission denies the request, would it be a year before they can come back or can a motion to approve be made with the amendment that all the lots be 60 foot, how would that work. Mr. Miller stated that the options are to approve and that would go onto Council and require a simple majority for approval. If a motion was made to deny the request and that were to pass that would kick in the three quarter majority vote meaning a super majority would be needed to approve the case by Council. If a recommendation by the Commission be made to Council to incorporate 60's as the applicant offered on the northern part that would be a recommendation to approve with those additional recommendations.

Commissioner Whitley asked concerning the time frame the applicant would be required to wait before making another application if the request is denied. Mr. Miller explained that if Council denies the request, they're prohibited from bringing back the same request for a period of one year. However, the ordinance calls for a substantial change to be able to bring the request prior to the one year and the Planning and Zoning Commission is the body that makes the determination on whether or not it is a substantial change. If the applicant were to bring something back the Planning Director has the ability to allow that to come in, however typically it is brought to the Planning and Zoning Commission to make the determination if there is a substantial change.

Commissioner Lyons stated that he feels that the community would be best served in this situation by sticking with the 60's the reason being that that is what the plan has been on this portion of it and feels many of the residents did purchase their homes with that understanding that there was not going to be smaller lots and 60's was the standard. Feels it is not much of a difference from 50's to 60's and the developer would still make a good profit and remaining consistent to what they committed to the residents.

Commissioner Lyons made a motion to deny case Z2016-018. Chairman Renfro asked staff for clarification if the motion is to deny but Commissioner Lyons amends it to add the 60 foot lots, does he have to deny it. Mr. Miller explained if Commissioner Lyons denies the recommendation for the 60 foot lots can be made to City Council.

Commissioner Lyons made a motion to approve case Z2016-018 with the amendment to make the lots from 50 foot lots to 60 foot lots.

Commissioner Whitley asked for clarification if all would be 60 foot lots and not just the contiguous lots that the applicant discussed. Chairman Renfro clarified motion was to make all the lots 60 foot lots, there would be no 50's.

Commissioner McCutcheon commented on point of order as far as if the Commission makes this change and it's approved, what are City Councils options if they chose to approve it with 50's. Mr. Miller stated City Council could approve the request as presented, and it would require a simple majority vote.

Commissioner Logan commented on what the developer said concerning reason they are proposing the request is because they already have so many of the 60 foot lots and that only attracts a certain size of home owner and had concerns. Mr. Miller pointed out that a second motion was required before further discussion could take place.

Commissioner McCutcheon seconded the motion. Commissioner Logan expressed concern of tying down the developer with all 60's when they have so many 60's that have not been sold yet and that only attracts a certain income level and sees how they are interested in drawing different income levels for the entire neighborhood.

Chairman Renfro noted there was a motion on the table and called for a vote. The motion passed by a vote of 6-0, with Commissioner Trowbridge absent.

V. ACTION ITEMS

8. MIS2016-008

Discuss and consider a request by Theresa and Ronald Briones for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.248-acre parcel of land identified as part of Lot 7, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 905 N. Alamo Street/906 N. West Street, and take any action necessary.

Planner, Korey Brooks, gave explanation of request stating the applicant is requesting to construct a new home on the vacant lot at 905 N. Alamo Street and they want to utilize Hardy Plank or a similar siding material. The subject property is located just north of the intersection of Heath Street and N. Alamo Street and is zoned Single Family 10 District. According to the UDC, the minimum masonry requirement for exterior walls on structures that are 120 square feet or

greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank, stucco or a similar cementaceous material. Additionally, the code states that exceptions to these requirements may be permitted on a case-by-case basis by the City Council. The applicant did submit building elevations and photos of other homes in the neighborhood that have Hardy Board or similar siding.

Mr. Brooks further stated that additionally, the applicant has stated in a letter submitted to staff that the purpose of requesting the masonry exception is to match the materials and architectural style of the adjacent properties. Also something else to note is that the majority of the structures on the adjacent properties utilize vinyl/wood siding or a similar cementaceous lap siding material.

Mr. Brooks stated he has a sample of the product that is being proposed and has passed that around for the Commissions review and the applicant was present and available for questions, as well as staff.

Commissioner McCutcheon asked concerning sample if that was the actual color that would be used. Mr. Brooks stated he would refer that question to the applicant.

Chairman Renfro asked the applicant to come forward and speak.

Theresa Briones
1401 Bayline
Rockwall, TX

Ms. Briones came forward and answered Commissioner McCutcheon's question stating that the color sample presented is not the color that she plans on doing a light gray. She explained reason for request was to keep the same look of the existing neighborhood.

There being no further questions for the applicant or staff, Chairman Renfro brought the item back to the Commission for discussion.

Commissioner McCutcheon made a motion to pass MIS2016-008. Commissioner Whitley seconded the motion which passed by a vote of 6-0, with Commissioner Trowbridge absent.

9. SP2015-018

Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the subject property is located on the southeast corner of Ridge Road and Yellow Jacket and stated as the Commission may recall the applicant was before the Commission in December of 2015 requesting an amendment to the site plan specifically to the elevations at that time, and part of that request was concerning the secondary materials to the building's elevations. At that time they had brought forward a material that was not only EIFS but also trek board. Mr. Gonzales passed around a sample of material for the Commissions review and noted reminded the Commission that after both the Architectural Review Board and the Planning Commission's approval it did go to City Council and the variance to that particular material and the allowance to the secondary material to exceed 10% was approved however, after having put up a mockup of the trex board they realized it did not work and now are coming forward with another material they are proposing which is a compact wood material that looks more like wood but is not a 100% wood product and will be considered secondary material. Mr. Gonzales provided a spec sheet of the material for the Commission's review as well as a calculation sheet.

Mr. Gonzales further noted that the purpose of the request is not only for the increase of the secondary material but also for a change in the elevation which includes the tower element has been removed however what the approved elevation of 2015 and the proposed elevation, the

change is a patio area that has been extended on the north side of the building they are including a roll of glass that will be an open air type patio which they can close in the winter. That changed required them to increase the secondary material and those percentages and numbers are shown on the calculation report provided to the Commission. Mr. Gonzales gave a brief breakdown of the numbers by explaining that staff essentially reviews elevations for each elevation and in this case the top portion of the calculation sheet indicates an average of secondary material of each elevation and that can be anywhere from 10% to 29% for an average of 21% however with the elevations that were brought forward in December, that elevation total was for the entire building and that was a 14%, the purpose of the calculation report was to compare the numbers of the new proposed numbers as opposed to those which were brought in December.

Mr. Gonzales stated the applicant was present and staff was available for questions.

Chairman Renfro asked the applicant to come forward.

Brad Williams
2728 N. Harwood
Dallas, TX

Mr. Williams came forward and stated he represents RaceTrac and provided a slide show that showed pictures of proposed perspectives and changes. The patio is what is driving the changes RaceTrac felt that adding the enclosed patio would be more useful for the customers for a year round use and one of the reasons to eliminate the tower was also to direct the customers to the front entrance. He further noted that the illustration provided helps show the change in materials. Looking at the old elevation and the new elevations there is a very small increase in the secondary materials. Mr. Williams went through a comparison of trex versus compact wood. He stated he is available for any questions.

Chairman Renfro asked concerning the difference in the years of warranty between the two materials. Mr. Williams explained that the trex is warrantied for ten years for its intended application as a deck and when taking the trex out of the deck and using it in the way that is being proposed the question was why that warranty wouldn't continue to apply, so it is a ten year as a deck, and the compact wood is warrantied for the proposed application interior as well as exterior.

Commissioner Logan expressed concern of compact wood not looking more like real wood than the trex asked staff if it was a variance to stone. Mr. Gonzales stated the trex board is simply a variance to allow for more than 10% of a secondary material and they do meet the stone requirement.

Commissioner McCutcheon asked staff concerning the stone increase appears there is more stone than what was shown initially. Mr. Gonzales state there is stone in the interior of the patio area and that is the reason for the increase and the interior wall is not part of the calculation.

Chairman Renfro asked for discussion or motions from the Commission.

Commissioner Fishman made a motion to approve the item with staff recommendations. Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with Commissioner Trowbridge absent.

10. SP2016-012
Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanations of request stating the subject property is located within the Rockwall Technology Park along Data Drive and Discovery Blvd. The applicant, Pratt Industries a Georgia-based packaging company, that is requesting to construct

389,500 SF warehouse/manufacturing facility and will be taking up a 30.6-acre tract of land, it is zoned Light Industrial there are three main points of access to the site.

Mr. Gonzales went on to explain that as discussed in the work session the parking for the site with it being 389,000 square feet facility does require 389 parking spots and that will be a variance they are requesting. With consideration to the site plan they do meet the elevations, landscape plan, treescape plan and photometric plan within the Unified Development Code for the Light Industrial District with the exception of the variances that are being requested. Concerning the treescape plan looking at the site it is a vacant tract of land and has quite a few trees on it, the applicant will be removing about 3,700 inches from the site but the majority of those are cedar trees and within the City's ordinance are mitigated at 50% of those trees that are over 11 inches and 2,600 of the trees are considered not protected. Also within the tree mitigation there are two elm trees that total 18 inches and for those removal does require Planning Commission's approval. Total mitigation will be 576 inches for the property, however they will be providing 192 3 inch calper trees minimum size trees for the entire site and that will clear out the balance for the mitigation and will have no trees owed.

Mr. Gonzales further noted that concerning the variances the applicant is requesting, since it is not in an Overlay District, they will require a simple majority vote by City Council. There are six variances to the Unified Development Code, starting with the parking. The UDC requires them to have 389 parking spaces but the applicant will be providing 132 spaces and that is based on the number of employees that will be on site and therefore are asking for the parking to be reduced. The next variance is for tilt wall construction and that is considered on a case by case basis through City Council and that leads to the material variance stone or brick is required but since it will be 100% tilt wall, 20% cultured stone is required on walls that are visible from a public street. They will also be requesting variances to the vertical and horizontal articulations as well as a variance to the detention base. Anytime an applicant comes in and they have on site detention as the applicant in this case does, they are required one tree per 750 square feet of dry detention area. In this case the applicant indicated that the detention area will be only temporary because the REDC has a regional detention that connects to the property, and this is to eliminate the need for the detention for this particular site.

Mr. Gonzales went on to note that all six variances that are being requested require a simple majority vote from City Council, and staff and applicant are available for questions.

Commissioner McCutcheon asked staff except for the parking and detention variances, did the existing Bimbo as well as neighboring properties ask for similar variances. Mr. Gonzales stated they have.

Commissioner Logan asked concerning the detention plan. Mr. Gonzales stated the applicant would be better fitted to answer that question.

Chairman Renfro asked the applicant to come forward.

Michael Hampton
REDC
2610 Observation Trail
Rockwall, TX

Mr. Hampton came forward and gave brief summary of request stating this particular spot is referred to as Phase IV has about 95 acres of developable property that the REDC has been actively marketing out area. Pacheco Koch is the engineer on the project and REDC is working with them for the detention pond it is on the far northwest corner that will serve as a detention pond for these 95 acres have permission to utilize an existing lake in the Discovery Lakes subdivision. The temporary pond primarily is to serve the western half because their timeline is faster than that of the REDC although they are actively working on completing that. The applicant would prefer not to build the temporary pond only to have to fill it once the permanent one that is under way is completed.

Mr. Hampton went on to explain that the REDC goes through a lengthy process that is used to qualify prospects and part of that is understanding not only the company and their financials but also the quality of business they will run. There is several building in the surrounding area in

which variances similar to these have been approved. They will have very extensive landscaping plan to embellish the buildings overall look.

Chairman Renfro brought the item back to the Commission for discussion. There being no questions or discussion, Chairman Renfro made a motion to approve the item. Commissioner McCutcheon seconded the motion, which passed by a vote of 6-0, with Commissioner Trowbridge absent.

11. SP2016-013

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that on May 11, 2016, the applicant submitted an application for a PD site plan showing the proposed layout of a 6,235 SF urgent care facility on a 1.042-acre tract of land and is located directly east of Trend Tower adjacent to the IH-30 Frontage Road and Horizon Road and is zoned Planned Development District 32 and that PD Development Plan was approved in May of this year.

Mr. Gonzales went on to state that according to Ordinance No. 10-21, the proposed use is permitted by-right in the Summit Office Subdistrict, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the UDC and Planned Development District. The applicant is requesting a variance to the IH-30 Overlay District standards of the UDC and Mr. Gonzales added that as a note, approval of a variance request to the IH-30 OV requires passage of a 3/4 majority vote of City Council and the approval of a variance to the IH-30 OV is a discretionary decision for the City Council. The request for the masonry requirements according to the UDC, each exterior wall is required to be constructed of 90% masonry materials on walls visible from a public street or open space, including a minimum of 20% being natural or quarried stone. In this case, the proposed building will be comprised of 100% masonry materials with two of the facades incorporating a minimum of 35% natural chopped stone. The two remaining facades, the north and west elevations, do not meet the minimum 20% standard for stone. A variance to allow for not meeting the minimum stone standard requires a ¾ majority vote by the City Council for approval.

Mr. Gonzales further stated that on May 31, 2016, the Architectural Review Board reviewed the proposed site plan and building elevations. Through internal discussion with the applicant, the ARB recommended removing the stone from the tower element adjacent to IH-30 and placing it on the southern elevation for the purpose of wrapping the chopped stone around the building from the southern elevation to eastern elevation. This will also have the effect of increasing the stone that faces onto Pinnacle Way Drive. In lieu of stone on the tower element the ARB recommended that the applicant utilize one of the two proposed brick materials. In addition, the ARB agreed with the applicant that the western elevation did not need to incorporate stone since it will face Trend Tower and not be visible from a public right-of-way. Finally, the ARB recommended that the applicant consider incorporating more adornments in the banding elements and trim the windows out in opposing materials for example if the wall is stone then what would be uses is brick to frame the windows and vice-versa. The applicant agreed with the ARB's assessment and provided elevations demonstrating conformance to these recommendations.

Mr. Gonzales stated the applicant was present and staff is available for questions.

Chairman Renfro asked the applicant to come forward.

Greg Stoggner
12720 Hillcrest Suite 650
Dallas, TX

Mr. Stoggner came forward and stated they met with the Architectural Review Board and received good suggestions from them north elevations were originally stone, the Board recommended those go to brick which they will do and the building will be 19.98% stone and is 100% masonry therefor he feels they meet the intent.

Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Lyons made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Commissioner Trowbridge absent.

12. SP2016-014

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

Chairman Renfro noted this item has been tabled until further notice.

VI. DISCUSSION ITEMS

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-021: Preliminary Plat for Lot 1, Block A, Rockwall CCA Addition [*Approved*]
- ✓ P2016-022: Preliminary Plat for Lot 1, Block 1, Dobbs Elementary Addition [*Approved*]
- ✓ P2016-026: Lot 6, Block M, Sanger Brothers Addition [*Approved*]
- ✓ SP2016-006: Variances for Service King Collision Repair [*Approved*]
- ✓ Z2016-012: SUP for Kroger Gas Station at 2901 Ridge Road (*2nd Reading*) [*Approved*]
- ✓ Z2016-013: Terracina Estates (AG to PD) (*1st Reading*) [*Approved*]
- ✓ Z2016-014: Ridgecrest Subdivision (AG to PD) (2nd *Reading*) [*Approved*]
- ✓ Z2016-015: Amendment to Planned Development District 79 (PD-79) (2nd *Reading*) [*Approved*]
- ✓ Z2016-016: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District (2nd *Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

Mr. Miller added that the Texas Chapter of the APA is providing a workshop and the Commission is welcome to attend, information regarding this will be sent via email.

VII. ADJOURNMENT

Chairman Renfro adjourned the meeting at 8:29 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____

Craig Renfro, Chairman

Attest:

Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/28/2016

APPLICANT: Ron Valk; *Platinum Storage Rockwall, LLC*

AGENDA ITEM: **SP2016-014;** Platinum Storage

SUMMARY:

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing two (2) office/warehouses (one ~ 9,180 sq. ft. and the other ~ 11,300 sq. ft.). The 2.692-acre parcel is zoned Commercial (C) District, is within the IH-30 Overlay (IH-30 OV) District, and is generally located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 4.5, *Commercial (C) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), the proposed use *(i.e. an office/warehouse)* is a use permitted by right and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in a Commercial (C) District and located within the IH-30 Overlay (IH-30 OV) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*~117,000 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*~15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*25-Ft; In Conformance*
Max Building/Lot Coverage	*60%*	*17.46%; In Conformance*
Minimum Masonry Requirement	*90%*	*X>90%; In Conformance*
Max Floor Area Ratio	*4:1*	*X<4:1; In Conformance*
Minimum Number of Parking Spaces	*30*	*33 Provided; In Conformance*
Minimum Stone Requirement (IH-30 OV)	*20% ea facade*	*X<20%; Exception Requested*
Minimum Landscaping Percentage	*15%*	*33.91 %; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Impervious Coverage	*85%*	*64.5%; In Conformance*

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

A) *Four (4) Sided Architecture:* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the UDC, commercial buildings shall be architecturally finished on all four (4) sides (i.e. incorporating the same materials detailing, and features). The building elevations submitted by the applicant show that the south elevation will have loading doors located along the entire length of the façade to allow for loading and unloading of materials. The applicant is also requesting to utilize 2% natural or quarried stone on this elevation. The lack of stone and articulation do not meet the four (4) sided architecture requirements (see a., b., and c. below to see how the four (4) sided architecture requirements are evaluated).

   a. *Horizontal articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC) no building wall shall extend for a distance equal to three times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.

   b. *Vertical articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC) no horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height.

   c. *Stone.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards,* of the Unified Development Code (UDC), each exterior wall shall consist of 90 percent masonry materials including a minimum of 20% natural or quarried stone.

B) *Secondary Materials*. According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards,* of the Unified Development Code (UDC), (s)econdary materials used on the façade of a building are those that comprise less than ten (10) percent of an elevation area. On the South Elevation, the applicant is proposing to use 14% EIFS, however, this will not be visible from any major public streets.

All variances in this case pertain to the southern building façade of both buildings which the applicant has stated will incorporate loading docks and will not be visible from the street. Additionally the applicant feels that the articulation requirement would impact the location and usability of the building for the proposed uses. These variances will require a

¾ majority vote by the City Council to be approved since the property is situated in the IH-30 Overlay (IH-30 OV) District.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On May 31, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the vertical articulation on the two buildings and requested that the applicant raise the height of some of the vertical structures to break up the monotony of the two (2) buildings. Additionally, the board suggested that the applicant flip the northern building to that the two buildings face each other. The board expressed how this would create a courtyard so that one building is not facing the back of another. Subsequently, the applicant made changes to the vertical structures by increasing the height of all the structures as well as providing some variation in some of the vertical structures to provide more depth to the building. The applicant decided not to make the suggested change of flipping the northern building so that it faces the southern building.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-014	**Owner**	GINGERCREST, INC	**Applied**	5/16/2016	LM
Project Name	Platinum Storage	**Applicant**	PLATINUM CONSTRUCTION	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	5/16/2016	LM

Revised plans staff comments are highlighted in yellow

Site Address	**City, State Zip**	**Zoning**
1450 S TL Townsend Dr	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
(5/19/2016 9:24 AM AW) Paving to be 3,600 psi (minimum of 6.5 sack) not 3,500 psi Drive aisles without paving to be a minimum of 20' wide Need to show sanitary sewer easement (see markups) No walls are allowed in easements. Engineering Comments on plans. 4% engineering fees Impact fees							
ENGINEERING	Amy Williams	6/22/2016	6/29/2016	6/22/2016		COMMENTS	See Comments
(6/22/2016 10:23 AM AW) Add the dimensions back to the parking spaces and drive aisle (see markup)							
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/24/2016	8	COMMENTS	see comment
(5/17/2016 3:02 PM AA) Need Owner to request approval for alternate fire lane coverage in accordance with IFC 503.1.1 or provide additional fire lane.							
FIRE	Ariana Hargrove	6/22/2016	6/29/2016	6/22/2016		COMMENTS	see comment
(6/22/2016 2:19 PM AA) Need Owner to request approval for alternate fire lane coverage in accordance with IFC 503.1.1 or provide additional fire lane. (South Building)							
GIS	Lance Singleton	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	See Comment
(5/17/2016 8:56 AM LS) Address Assignment: East Building: 1450 S TL TOWNSEND DR, ROCKWALL, TX 75032 West Building: 1460 S TL TOWNSEND DR, ROCKWALL, TX 75032							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<See attached map for suite numbers> *not all unit numbers will be used. This scheme allows for future demising wall changes. Contact Addressing@rockwall.com with any questions.							
PLANNING	Korey Brooks	5/16/2016	5/23/2016	5/24/2016	8	COMMENTS	See Comments

(5/24/2016 8:57 AM KB)

SP2016-014 (Platinum Storage Rockwall, LLC): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30.

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

M.3 For reference, include the case number (SP2016-014) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is located in the IH 30 Overlay (IH-30 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone.

M.6 Site Plan. Please provide Material Sample Board with samples of proposed materials.

M.7 Site Plan. Please show entire lot to show frontage on Townsend Drive.

M.8 Site Plan. Please show and label the 15-foot setback on Townsend Drive.

M.9 Site Plan. Please show vicinity map.

M.10 Site Plan. Please show distance from building to all property lines.

M.11 Site Plan. Please indicate depth of paving material.

M.12 Site Plan. All trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips and to the rear of the primary building. The receptacles shall be screened by a minimum 8-foot solid masonry screen and shall utilize similar masonry materials to the primary structure. Please ensure that the screening wall is 8-feet and add a detail of the dumpster enclosure to show that it is 8-feet in height.

M.13 Site Plan. Please indicate the distance between all buildings on site.

M.14 Site Plan. Please indicate the street centerline for T.L. Towsend Drive.

M.15 Site Plan. Please provide dimensions of all walls.

M.16 Site Plan. Please indicate required accessible parking spaced in addition to showing the provided number of accessible spaces.

M.17 Site Plan. Please indicate whether utility equipment will be pad/ground mounted roof mounted. Pad mounted utility equipment shall be screened from horizontal view from any adjacent public street and from any adjacent property. All buildings must be designed so that no roof mounted mechanical equipment shal be visible from any direction.

M.18 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.

M.19 Landscape Plan. Please indicate the applicable zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.

I.20 Landscape Plan. Please ensure that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.

M.21 Landscape Plan. Canopy trees must be at least 4" caliper. Currently the canopy trees are 1-inch below the requirement.

M.22 Landscape Plan. A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan. Please indicate the 10' landscape buffer along Townsend Drive.

M.23 Landscape Plan. Please provide a note indicating that the irrigation will meet requirements in of the UDC.

M.24 Photometric. Please provide the same site data information required in Section 2.1 Site Plan; Miscellaneous and Density and Dimensional Requirements of the Development Application Checklist.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

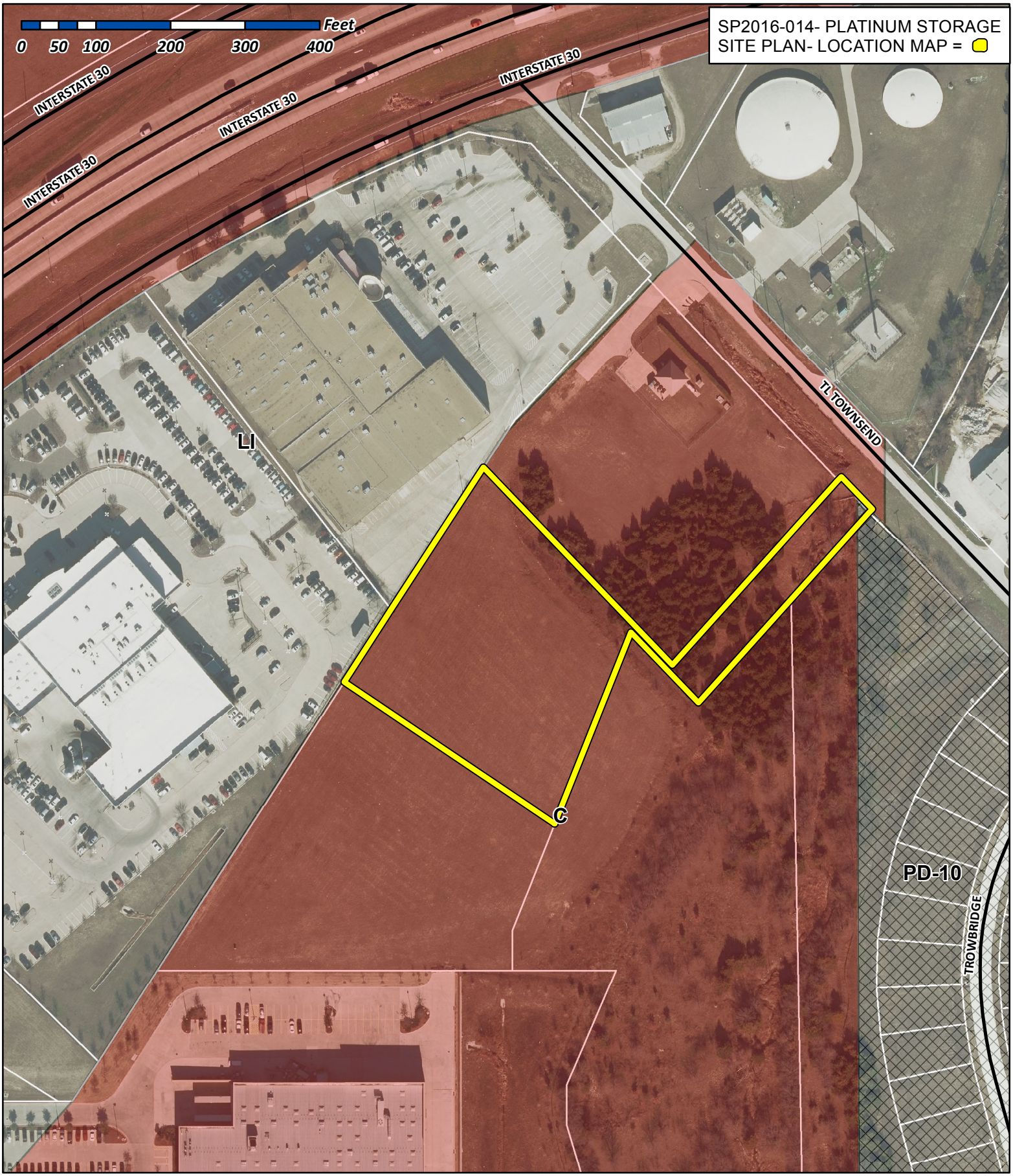
M.25 Photometric. Please darken the property lines on the Photometric Plan.
M.26 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).
M.27 Building Elevations. Please label all roof mounted mechanical equipment and how these will be screened from view.
M.28 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Please ensure that the all elevations include 90% masonry, including 20% natural or quarried stone, or please apply for a variance from City Council.
M.29 Building Elevations. Please indicate the parapet wall by dashing in the top of roof deck.
M.30 Building Elevations. Please indicate the surface area (sq. ft.) of each façade and the percentage and square footage of each material used on that façade using a table.
M.31 Building Elevations. Please provide specifications and descriptions of all proposed building materials on all proposed buildings.
M.32 Building Elevations. The vertical articulations must be at least 5-feet in order to meet vertical articulation standards. Currently these articulations are 2-feet.
M.33 Building Elevations. Please look at the South Elevation. It currently does not meet the vertical or horizontal articulation requirements. Additionally, it does not meet the minimum stone requirements. Also, all retail/commercial buildings shall be architecturally finished on all four sides with same materials, detailing, and features as the front.
M.34. Please provide a letter outlining all variance requests.
I.35 The Architectural Review Board (ARB) meeting for this case will be held on May 31, 2016.
I.36 Staff has identified the aforementioned items necessary tocontinue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on May 31, 2016.
I.37 If necessary the projected City Council meeting date for this case will be June 20, 2016.

PLANNING	Korey Brooks	6/22/2016	6/29/2016	6/22/2016		COMMENTS	See Comments

(6/22/2016 10:40 AM KB)
SP2016-014 (Platinum Storage Rockwall, LLC): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

M.1 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
M.2 Landscape Plan. Please indicate the applicable zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.
I.3 Landscape Plan. Please ensure that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.
M.4 Landscape Plan. Canopy trees must be at least 4" caliper. Currently the canopy trees are 1-inch below the requirement.
M.5 Landscape Plan. A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan. Please indicate the 10' landscape buffer along Townsend Drive.
M.6 Landscape Plan. Please provide a note indicating that the irrigation will meet requirements in of the UDC.
M.7 Landscape Plan. Please show the entire site to show frontage on T.L. Townsend Drive.
M.8 Landscape Plan. Please show 10' landscape buffer adjacent to T.L. Townsend Drive.
M.9 Building Elevations. Please indicate the parapet wall by dashing in the top of roof deck on the North and South Elevations.
M.10 Building Elevations. No smooth-face CMU is allowed. Please indicate the type of CMU you will be using.
M.11 Building Elevations. No more than 10% of secondary materials are allowed on any elevation so a variance will be required for the 14% EIFS being used on the South Elevation.
M.12 Building Elevations. Please provide a Materials Sample Board.
M.13 Building Elevations. Please ensure that stucco must be 3-part stucco.
I.14 The Architectural Review Board (ARB) meeting for this case will be held on June 28, 2016.
I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

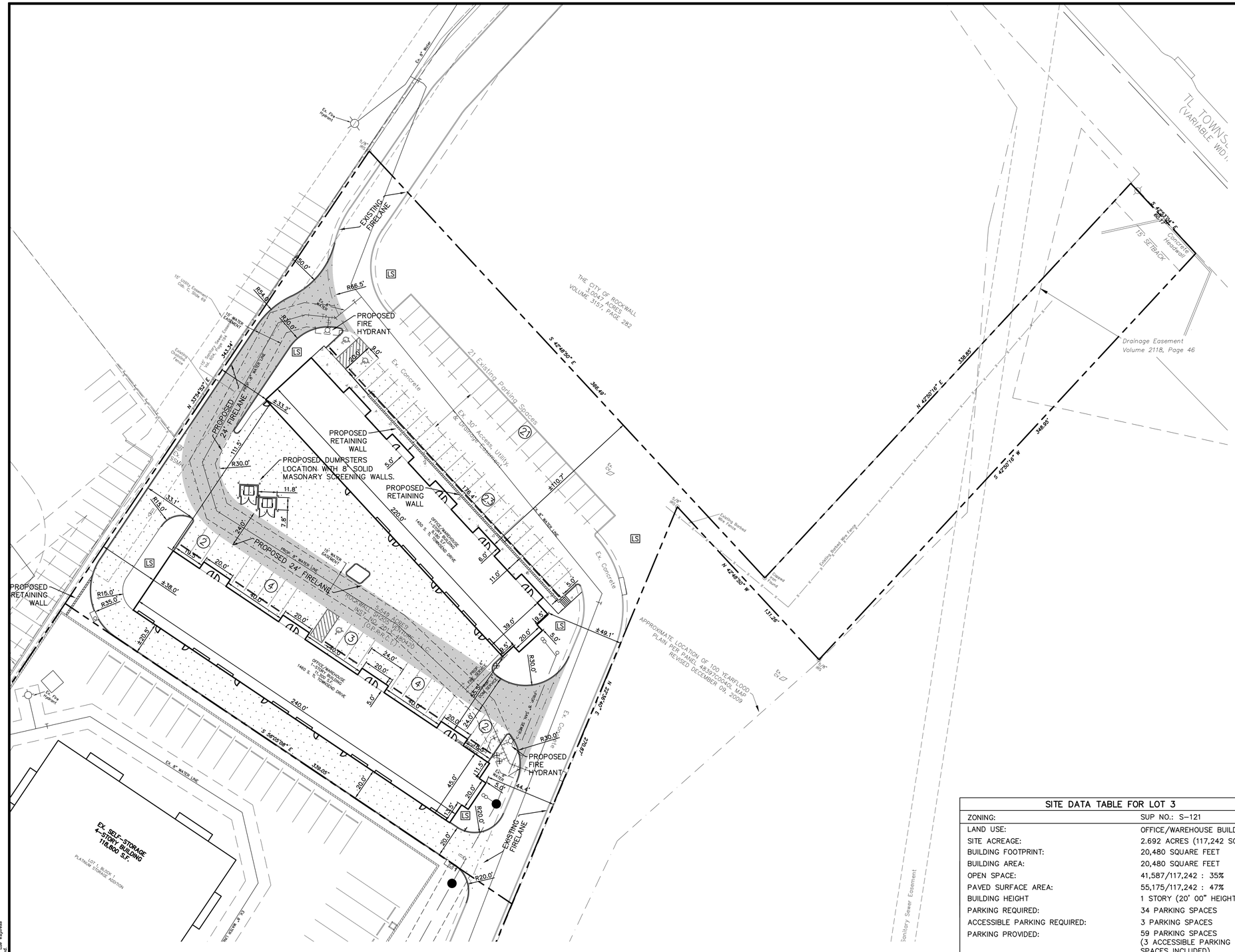
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
additional information that is requested as soon as possible.							
I.16 The Planning and Zoning Meeting for this case will be June 28, 2016 Planning & Zoning Meeting.							
I.1 The City Council meeting date for this case will be July 5, 2016.							



City of Rockwall

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

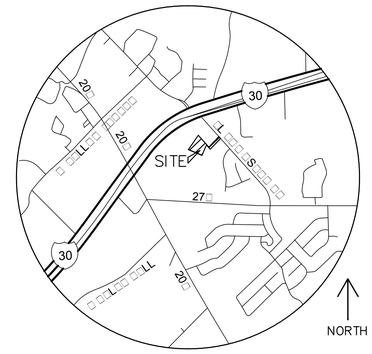
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



SITE NOTES:

1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION HAS BEEN PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
6. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.
7. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE FOR LOT 3	
ZONING:	SUP NO.: S–121
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	2.692 ACRES (117,242 SQ FT)
BUILDING FOOTPRINT:	20,480 SQUARE FEET
BUILDING AREA:	20,480 SQUARE FEET
OPEN SPACE:	41,587/117,242 : 35%
PAVED SURFACE AREA:	55,175/117,242 : 47%
BUILDING HEIGHT	1 STORY (20' 00" HEIGHT)
PARKING REQUIRED:	34 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	3 PARKING SPACES
PARKING PROVIDED:	59 PARKING SPACES (3 ACCESSIBLE PARKING SPACES INCLUDED)



VICINITY MAP
NTS

BENCHMARK

NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTCO" WAREHOUSE ALONG THE EASTERN DRIVE.
ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE I30 EB SERVICE ROAD AND TOWNSEND ROAD.
ELEVATION= 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
ELEVATION= 600.68

CASE #SP2016–014

REVISIONS		
REV NO.	DATE	DESCRIPTION

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1–800–245–4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

ENGINEER:
CUMULUS DESIGN, INC.
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214–235–0367
CONTACT: PAUL CRAGUN
EMAIL: PAUL@CUMULUSDESIGN.NET

OWNER:
RON VALK
1834 S FM 551
FATE, TX 75189

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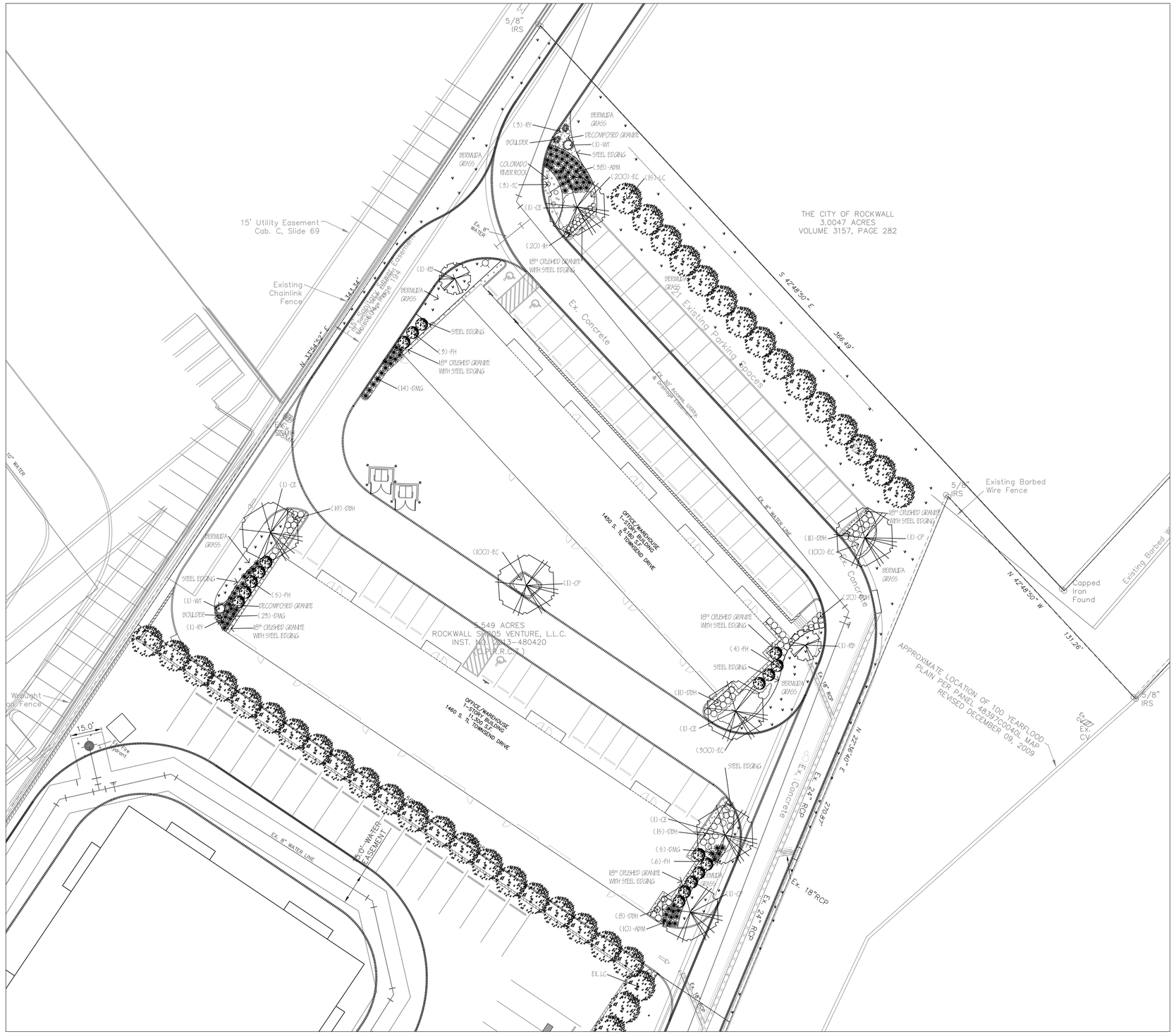
\\SERVER–PC\SERVER\2015 PROJECTS\CD15034 – ROCKWALL OFFICE PARK\PLANS\SITE PLAN CD15034.DWG

CUMULUS DESIGN

FOR REVIEW, NOT FOR CONSTRUCTION
THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/15/16.

SITE PLAN
OFFICE PARK ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	06/15/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD15034
SHEET NUMBER	SP



01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

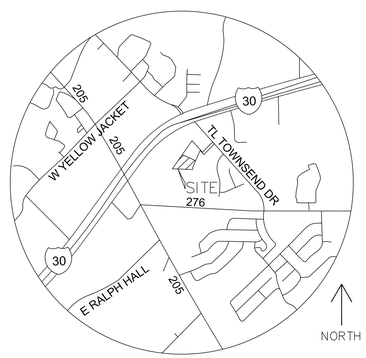
TRUE NORTH

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	4	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL. MIN. 4' SPREAD, MIN. 10 FT.
CP	3	PISTACHIA CHINENSE CHINESE PISTACHIO	3" CAL. MIN. 4' SPREAD, MIN. 10 FT.
LC	15	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	30 GAL., 5 FT. HT., 3 FT. SPREAD
RB	2	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	2" CAL., 8' HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DBH	84	ILEX BURFORDII 'NANA' DF. BURFORD HOLLY	5 GAL., MIN. 24" HT., 24" O.C.
IH	20	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 24" HT., 24" O.C.
FH	18	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., MIN. 5' HT., 3' SPREAD, FULL TO GD.
WT	2	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 15" HT.,
RY	4	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.,
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	700	EUONYMUS COLORATUS FORTUNEI PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
TC	3	MALVAISCUS ARBOREUS V. DRUMMONDII TURKS CAP	1 GAL., FULL PLANT 16" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	48	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 15" O.C.
DMG	42	MISCANTHUS SINENSIS 'ADAGIO' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

REQUIREMENTS	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL = 15% @ 117,242 S.F. = 17,586 S.F. REQUIRED	39,758 S.F. LANDSCAPE AREA PROVIDED
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 5% OR 200 S.F., WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING. = 17,586 S.F. @ 5% = 879 S.F.	1,644 S.F. LANDSCAPE AREA PROVIDED
PARKING AND MANEUVERING SPACE EXCEEDS 20,000 S.F., ONE TREE FOR EVERY 10 PARKING SPACES. 99,179 S.F. @ 99 SPACES = 6 TREES	(6) TREES PROVIDED
NO PARKING SPACE SHALL BE FURTHER THAN 80 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 80 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF THE BUILDING LANDSCAPE REQUIREMENTS = 17,586 S.F. @ 50% = 8,793 S.F.	LANDSCAPE PROVIDED = 12,250 S.F.
ONE ROW OF LEYLAND CYPRESS TO BE INSTALLED ALONG NORTHERN PROPERTY LINE IN ACCORDANCE WITH SUP #S-121	(15) LEYLAND CYPRESS PROVIDED
IRRIGATION TO BE AN UNDERGROUND AUTOMATIC SYSTEM.	AUTOMATIC SYSTEM PROVIDED



VICINITY MAP

NTS

SUP2014-033

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

LANDSCAPE PLAN
OFFICE PARK ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE - CONSULTING
1610 NORTHWEST PASS, SUITE 4242
ALLEN, TEXAS 75002
214-502-4038

PLOT DATE	06/20/16
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD15034
SHEET NUMBER	L1.01

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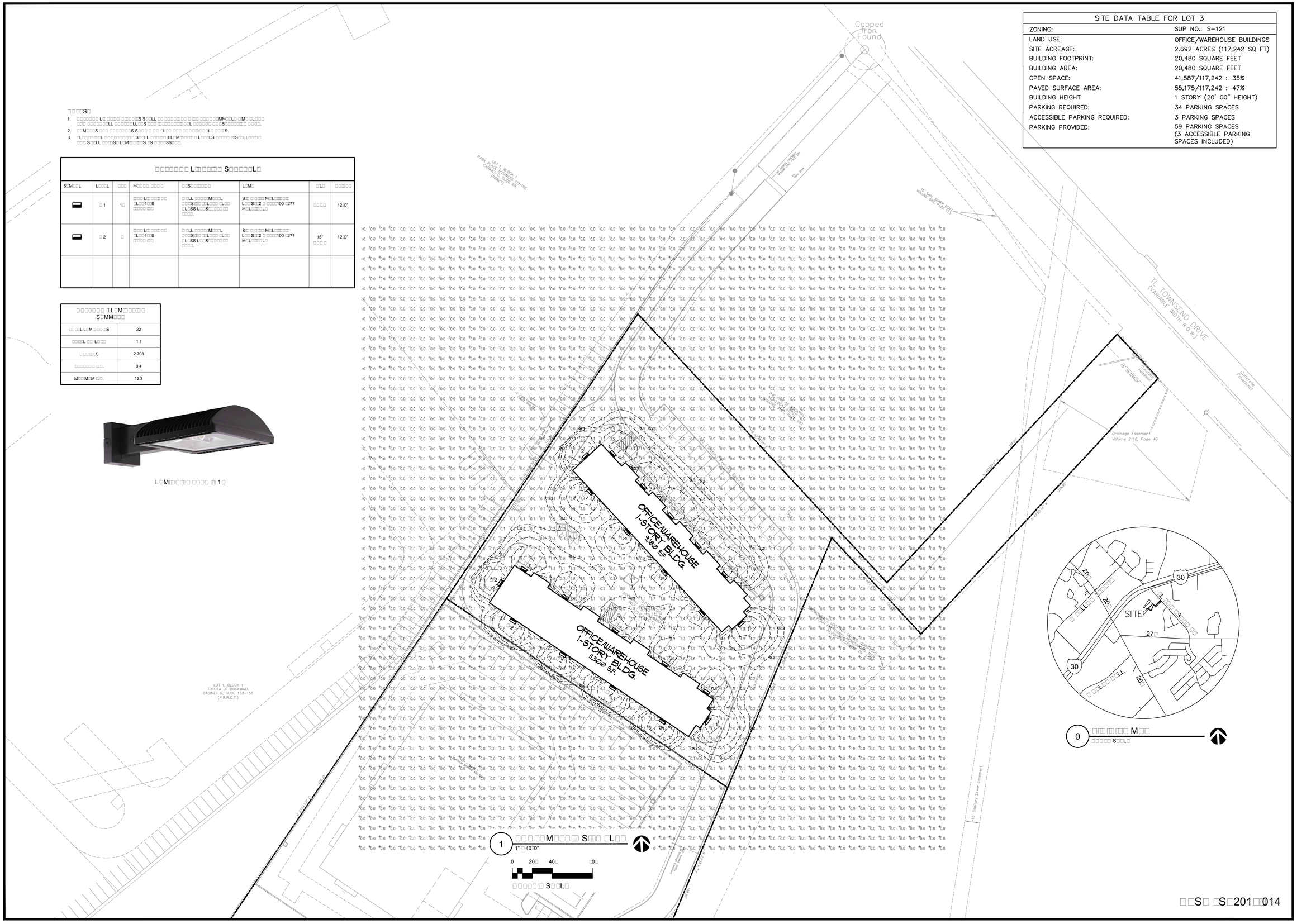

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OFFICE/WAREHOUSE

TOWNSEND ROAD

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4700Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

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ALED4T50

RAB LIGHTING



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
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Type:
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Prepared By:
□L □□L□□□□ S□S□□MS□LL□

Date:
0□□20□201□

Driver Info

Type:	Constant Current
120V:	0.46A
208V:	0.27A
240V:	0.23A
277V:	0.20A
Input Watts:	52W
Efficiency:	96%

LED Info

Watts:	50W
Color Temp:	5000K
Color Accuracy:	67 CRI
L70 Lifespan:	100000
Lumens:	5,196
Efficacy:	100 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178Y

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

Correlated Color Temperature (CCT) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.8% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

ALED™ 50W replaces 200W metal halide

California Title 24:

See ALED4T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

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ALED4T50

RAB LIGHTING

Technical Specifications (continued)

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

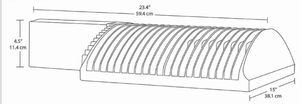
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B0 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	4□	□0		□000□			□□2			
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W	= Arm **SF** = Slipfitter	= 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	= Bronze **W** = White **RG** = Gray	= 120-277V /**480** = 480V	= No Photocell /**PC** = 120V Button /**PC2** = 277V Button /**PCS** = 120V Swivel /**PCS2** = 277V Swivel /**PCT** = 120-277V Twistlock /**PCS4** = 480V Swivel /**PCT4** = 480V Twistlock	= No Dimming /**D10** = Dimmable	/**WS2** = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	= No Bi-Level /**BL** = Bi-Level

Need help? Tech help line: **(888) RAB-1000** Email: **sales@rabweb.com** Website: **www.rabweb.com**

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OFFICE/WAREHOUSE
TOWNSEND ROAD
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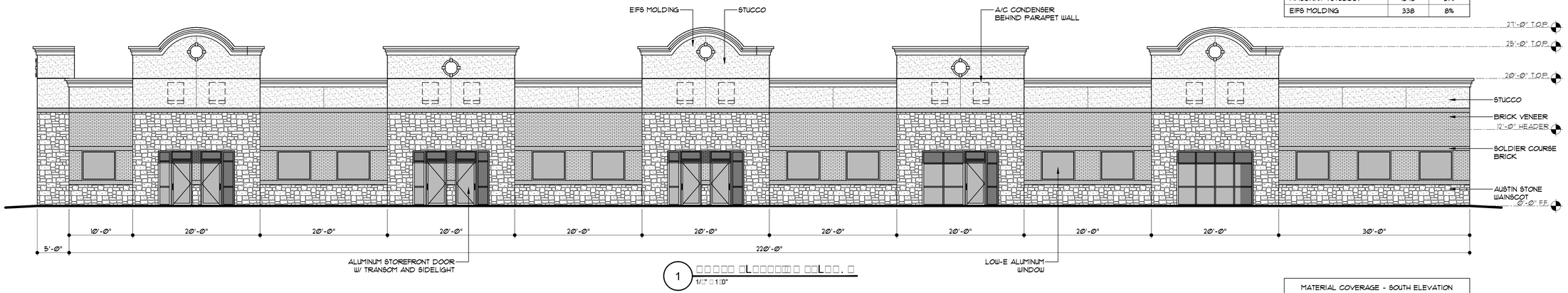
MATERIAL COVERAGE - NORTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	5105	
DOORS & WINDOWS (DED.)	784	
ACCOUNTABLE AREA	4321	100%
MASONRY (STONE)	1455	34%
MASONRY (BRICK)	1185	27%
MASONRY (STUCCO)	1343	31%
EIFS MOLDING	338	8%



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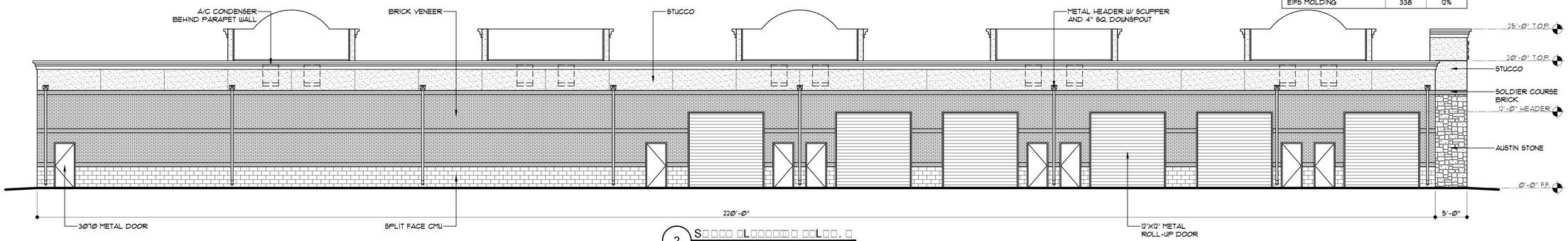
MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	4530	
DOORS & WINDOWS (DED.)	1055	
ACCOUNTABLE AREA	3475	100%
MASONRY (STONE)	73	2%
MASONRY (CMU)	404	12%
MASONRY (BRICK)	1878	54%
MASONRY (STUCCO)	782	23%
EIFS MOLDING	338	12%



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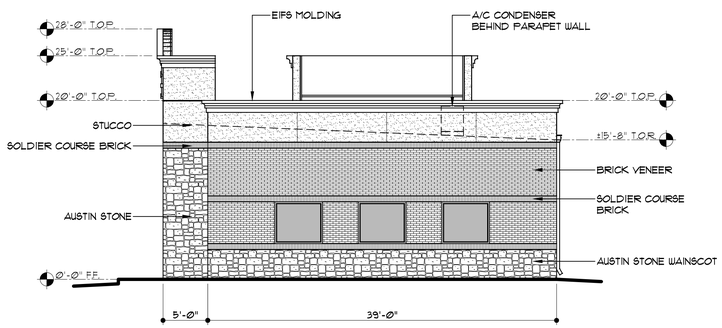

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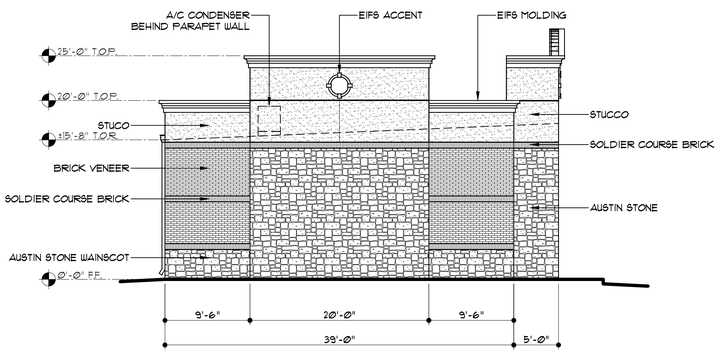
MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	910	
DOORS & WINDOWS (DED.)	75	
ACCOUNTABLE AREA	835	100%
MASONRY (STONE)	203	24%
MASONRY (BRICK)	388	46%
MASONRY (STUCCO)	178	21%
EIFS MOLDING	66	8%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1009	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1009	100%
MASONRY (STONE)	430	43%
MASONRY (BRICK)	235	23%
MASONRY (STUCCO)	278	28%
EIFS MOLDING	66	7%



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JL BUILDING SYSTEMS, LLC

4700Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

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PLANTINUM CONSTRUCTION

1450 S TL TOWNSEND DR.

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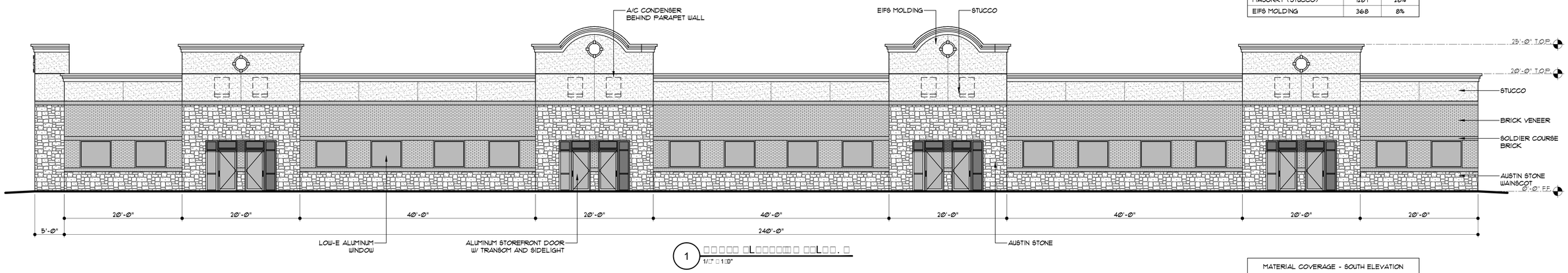
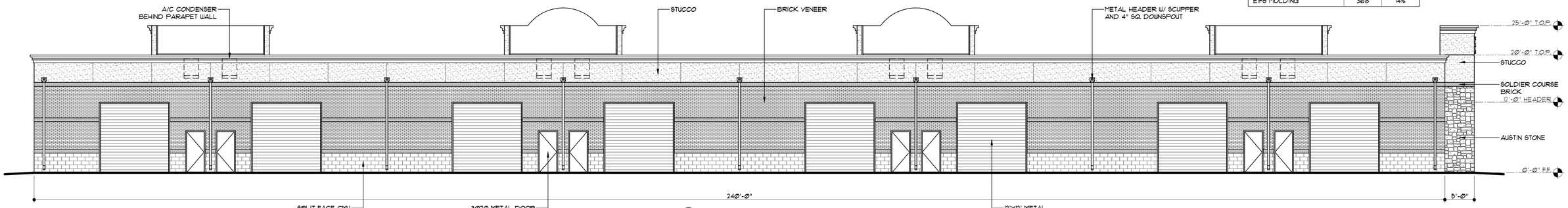
MATERIAL COVERAGE - NORTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	5378	
DOORS & WINDOWS (DED.)	768	
ACCOUNTABLE AREA	4611	100%
MASONRY (STONE)	1410	31%
MASONRY (BRICK)	1546	34%
MASONRY (STUCCO)	1287	28%
EIFS MOLDING	368	8%

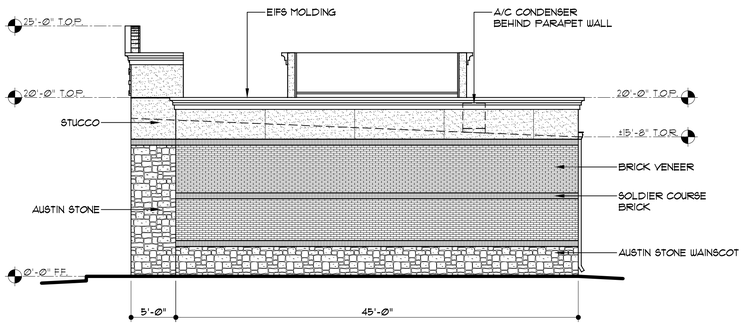


1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	4530	
DOORS & WINDOWS (DED.)	1343	
ACCOUNTABLE AREA	3187	100%
MASONRY (STONE)	73	2%
MASONRY (CMU)	391	12%
MASONRY (BRICK)	1507	47%
MASONRY (STUCCO)	848	27%
EIFS MOLDING	368	14%



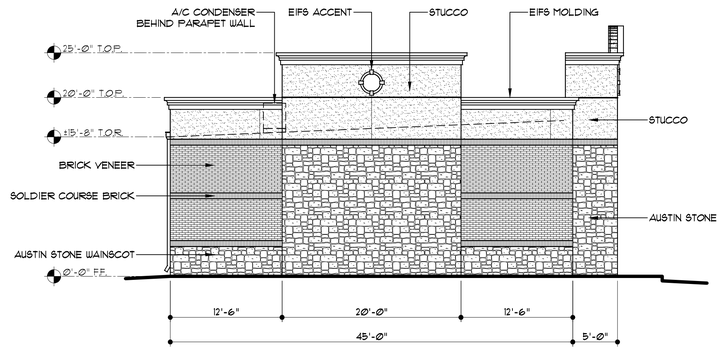
2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1025	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1025	100%
MASONRY (STONE)	223	22%
MASONRY (BRICK)	529	52%
MASONRY (STUCCO)	198	19%
EIFS MOLDING	75	7%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1125	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1125	100%
MASONRY (STONE)	557	50%
MASONRY (BRICK)	195	17%
MASONRY (STUCCO)	298	26%
EIFS MOLDING	75	7%



4 EAST ELEVATION
1/8" = 1'-0"

NO.	DESCRIPTION	NO.	DESCRIPTION

JL BUILDING SYSTEMS, LLC

4700 Kemble St.
Fort Worth, TX 76103
Ph: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

PLANTINUM CONSTRUCTION
1450 S TL TOWNSEND DR.

DATE	10/20/2010
SCALE	AS NOTED
DRAWN BY	JLL
JOB NO.	1037

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BUILDING EXTERIOR MATERIALS				
MARK	MATERIAL	BRAND	COLOR/MOD.	REMARKS
A	3-STAGE STUCCO	'OMEGA'	BISON BEIGE MOD. 412	COLOR-INTRINSIC
B	SOLDIER BRICK	'ACME'	MOCHA IRONSPOT	HARD-FIRED, INTEGRALLY-COLORED
C	BRICK	'ACME'	QUORUM	HARD-FIRED, INTEGRALLY-COLORED
D	SPLIT FACE CMU	'OLD CASTLE'	LIGHT GRAY MOD. PREMIUM SD-33	INTEGRALLY-COLORED, SAME ASTM AS CLAY BRICK
E	AUSTIN STONE	'AGUADO STONE'	AUSTIN TEXAS CREAM MOD. NO. 28	NATURAL STONE
F	EIFS	'DRYVIT'	SWISS MOCHA MOD. NO. 305	COLOR-INTRINSIC

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PLANTINUM CONSTRUCTION

1450 S TL TOWNSEND DR.

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City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	Z2016-020	**Owner**	PETERSON, BRYCE M & SANDRA	**Approved**		
Project Name	509 Sunset Drive	**Applicant**	PETERSON, BRYCE M & SANDRA	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	6/17/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
509 SUNSET HILL DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 2A	10	D	10	4575-000D-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	6/24/2016	6/24/2016	7	APPROVED	
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	6/21/2016	4	COMMENTS	See Comment
(6/21/2016 7:53 AM AW) No structures in easements							
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	6/21/2016	4	APPROVED	
PLANNING	Korey Brooks	6/17/2016	6/24/2016	6/24/2016	7	COMMENTS	See Comments

(6/24/2016 9:42 AM KB)
Z2016-020 SUP for Carport:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-020) in the lower right hand corner of all pages on future submittals.
M.4 Please review the attached draft ordinance prior to the July 12, 2016 Planning & Zoning Commission meeting.
M.5 Please provide rendering of how the carport will look.
M.6 Please be sure to stay out of the easement. We do not allow structures or overhangs in easements.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 6, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 28, 2016.
I.8 The projected City Council meeting dates for this case will be July 18, 2016 [1st Reading] & August 1, 2016 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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

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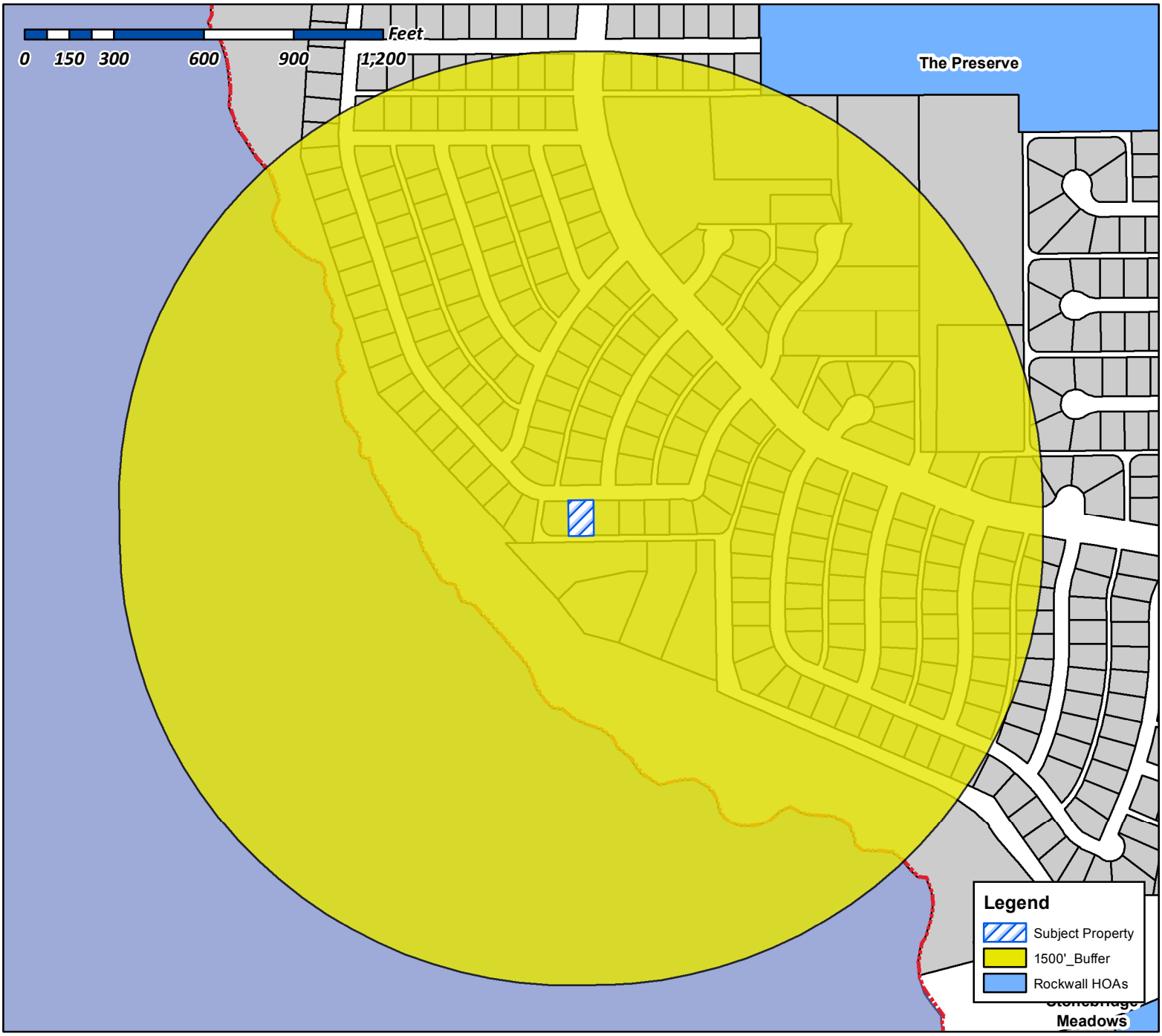
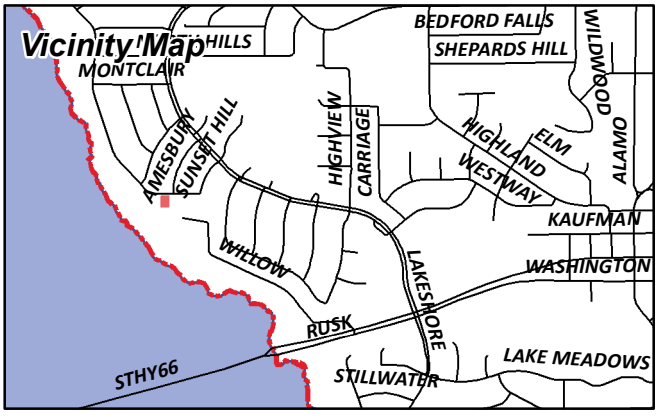


Case Number: Z2016-020
Case Name: 509 Sunset Hill Drive
Case Type: Specific Use Permit
Zoning: SF-10
Case Address: 509 Sunset Hill Drive

Date Created: *06/17/2016*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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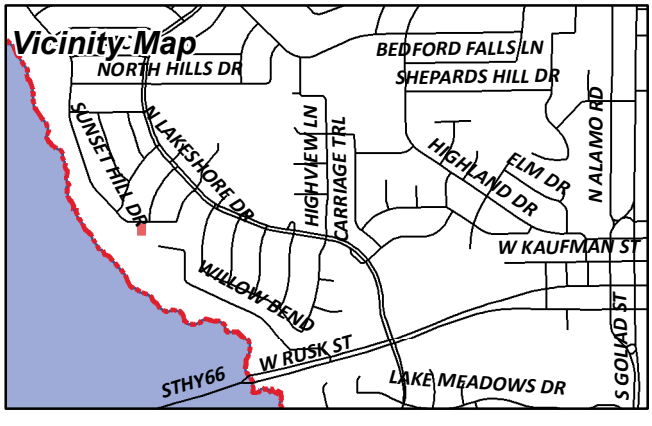
Case Number: Z2016-020
Case Name: 509 Sunset Hill Drive
Case Type: Specific Use Permit
Zoning: SF-10
Case Address: 509 Sunset Hill Drive

Date Created: *06/17/2016*
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1 SOAPBERRY LN
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN
1131 BAYSHORE DR
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D
1133 BAYSHORE DR
ROCKWALL, TX 75087

MARTIN JESSIE L
1135 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1137 BAYSHORE DR
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M
1139 BAYSHORE DR
ROCKWALL, TX 75087

REDMOND BRIAN C & NICOLE L
1475 PLUMMER DR
ROCKWALL, TX 75087

HANNA ANNA CHRISTINE
1602 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1603 SUNSET HILL DR
ROCKWALL, TX 75087

STIEGELMAR DIXIE L
1604 SUNSET HILL DR
ROCKWALL, TX 75087

KLUTTS NORMA A
1605 SUNSET HILL DR
ROCKWALL, TX 75087

LEE-GRAHAM WENDY
1606 AMESBURY LN
ROCKWALL, TX 75032

MULDER LINDA FAYE
1606 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1607 STONEYBROOK DR
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F
1607 AMESBURY LN
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX
1607 SUNSET HILL DR
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY
1608 AMESBURY LN
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA
1608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 SUNSET HILL DR
ROCKWALL, TX 75087

BARTENSTEIN WILLIAM
1609 AMESBURY LN
ROCKWALL, TX 75087

CASE DAVID L ETUX
1609 STONEYBROOK DR
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K
1610 AMESBURY LN
ROCKWALL, TX 75087

SCAMPERINO CHARLES
1611 AMESBURY LN
ROCKWALL, TX 75087

SARVER WANDA & DONALD
1611 STONEYBROOK DR
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE
1612 AMESBURY LN
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J
1613 AMESBURY LN
ROCKWALL, TX 75087

HOLLY MARK A
1613 STONEYBROOK DR
ROCKWALL, TX 75087

LYNCH PATRICIA A
1614 AMESBURY LN
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE
1615 AMESBURY LN
ROCKWALL, TX 75087

CATHEY KITA
1615 STONEYBROOK DR
ROCKWALL, TX 75087

OFFUTT DENNIS O & GLENDA K
1616 AMESBURY LN
ROCKWALL, TX 75087

HATHEWAY RICHARD J & CAROL J
1617 STONEYBROOK DR
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND
2 SOAPBERRY
ROCKWALL, TX 75087

HAWKINS RONALD T & JENIREE R
2950 FM 1504
WILLS POINT, TX 75169

RASH ROBERT D
3 SOAPBERRY LN
ROCKWALL, TX 75087

RASH RANDALL L & KAREN
4 SOAPBERRY LN
ROCKWALL, TX 75087

FERRENTINO WAYNE J
501 SUNSET HILL DR
ROCKWALL, TX 75087

BELLER JONATHAN G AND
503 SUNSET HILL DRIVE
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J
507 SUNSET HILL DR
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA
509 SUNSET HILL DR
ROCKWALL, TX 75087

KING MARILYN
511 SUNSET HILL DR
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE
601 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHRIES GEORGE ETUX DARLENE
603 SUNSET HILL DR
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST
605 SUNSET HILL DR
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY
607 KNOLLWOOD DR
ROCKWALL, TX 75087

HEARD JOHN D & PATRICIA
607 SUNSET HILL DR
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C
608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SUNSET HILL DR
ROCKWALL, TX 75087

OBRIEN DANIEL F & MARY ANN
609 KNOLLWOOD DR
ROCKWALL, TX 75087

SILVA IRMA
610 SUNSET HILL DR
ROCKWALL, TX 75087

LINDER & MILES FAMILY LIVING TRUST
611 SUNSET HILL DR
ROCKWALL, TX 75087

FLOURA EDWARD
612 SUNSET HILL
ROCKWALL, TX 75087

RASH MARTHA PLUMMER LIFE ESTATE
JOAN RASH & JACK STANLEY PAPPA 0
ROCKWALL, TX 75087

ADAMS LYNWOOD D
PO BOX 2286
ROWLETT, TX 75030

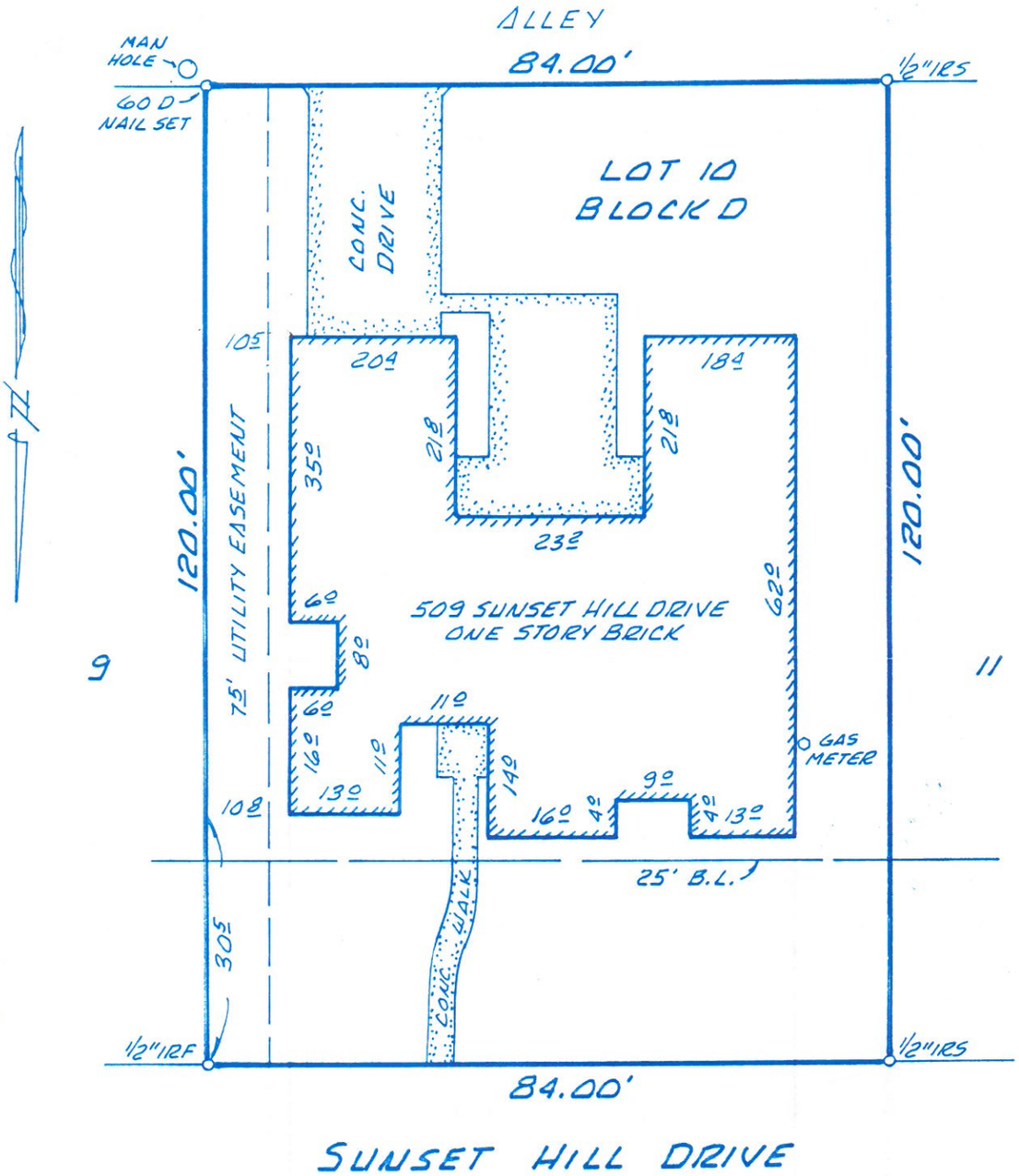
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE , MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 509 SUNSET HILL DRIVE IN THE CITY OF ROCKWALL, TEXAS

DESCRIBED AS FOLLOWS:

BEING LOT TEN (10), BLOCK D, OF NORTHSHORE PHASE 2-A, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 112 - 114, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.



TO: SAFECO TITLE

THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET, OR ROAD, IS AS SHOWN ON SAID PLAT

THERE ARE NO ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN

STATE OF TEXAS
REGISTERED
MICHAEL R. GLOVER
4476
PROFESSIONAL
LAND SURVEYOR

MICHAEL R. GLOVER, R.P.L.S.
NO. 4476

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 480547 0005 C, DATED JUNE 16, 1992

SCALE: 1" = 20'
DATE: 12-9-93
G.F. NO. 93 R 11165
NAME: PETERSON
JOB NO. 931418

SURVICE
SURVEYING COMPANY
15790 Dooley Rd., #218-B
Addison, Texas 75244
214.980.0883













CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT DOES NOT CONFORM TO THE REQUIREMENTS AS STIPULATED BY SECTION 2.1.2, RESIDENTIAL AND LODGING USE CONDITIONS, OF ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT CODE, BEING A 0.231-ACRE TRACT OF LAND, ZONED SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT, AND ADDRESSED AS 509 SUNSET HILL DRIVE, AND IDENTIFIED AS LOT 10, BLOCK D OF NORTHSHORE, PHASE 2A ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A' OF THIS ORDINANCE*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a *Carport* that does not conform to the requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], being a 0.231-acre tract of land, zoned Single-Family Residential (SF-10) District, and identified Lot 10, Block D, of Northshore, Phase 2A Addition, City Rockwall, Rockwall County, Texas, addressed as 509 Sunset Hill Drive and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Carport* that does not conform to the requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a property within a Single Family Residential (SF-10) District and

more specifically described as the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) granted herein and shall be subject to the conditions set forth in *Article IV, Permissible Uses, Sec. 2.1.2 Residential and Lodging Uses* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the future, and shall be subject to the additional following conditions:

1) The carport generally conforms to the approved site plan depicted in *Exhibit 'B'* of this ordinance;

2) The carport shall not exceed 530 square feet in area;

3) The carport shall not exceed a maximum height of 10 feet;

4) The carport is subject to administrative review in the event that the *Subject Property* is sold or conveyed in any manner to another party, subdivided, or re- platted.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF AUGUST, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July, 18, 2016*

2nd Reading: *August 1, 2016*

Exhibit 'A'
Survey/Legal Description

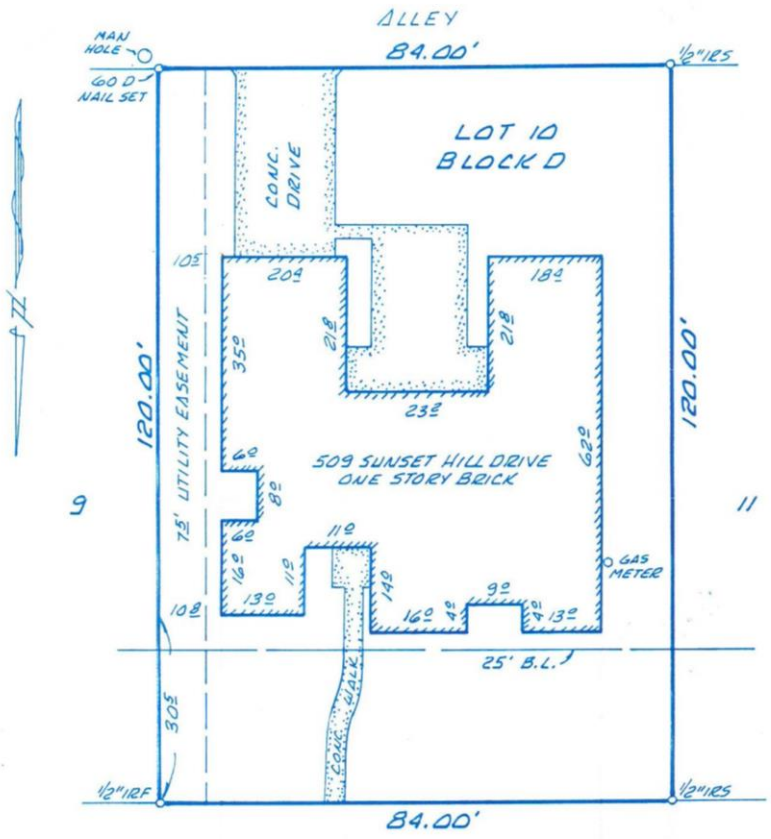
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE , MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 509 SUNSET HILL DRIVE IN THE CITY OF ROCKWALL, TEXAS

DESCRIBED AS FOLLOWS:

BEING LOT TEN (10), BLOCK D, OF NORTHSHORE PHASE 2-A, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 112-114, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.



TO: SAFECO TITLE

THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET, OR ROAD, IS AS SHOWN ON SAID PLAT

THERE ARE NO ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL R. GLOVER, R.P.L.S.
NO. 4476

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 480547 0005 C, DATED JUNE 16, 1992

SCALE: 1" = 20'
DATE: 12-9-93
G.F. NO. 93R 11165
NAME: PETERSON
JOB NO. 931418

SURVICE
SURVEYING COMPANY
15790 Dooley Rd., #218-B
Addison, Texas 75244
214.980.0883

Exhibit 'B'
Site Plan

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

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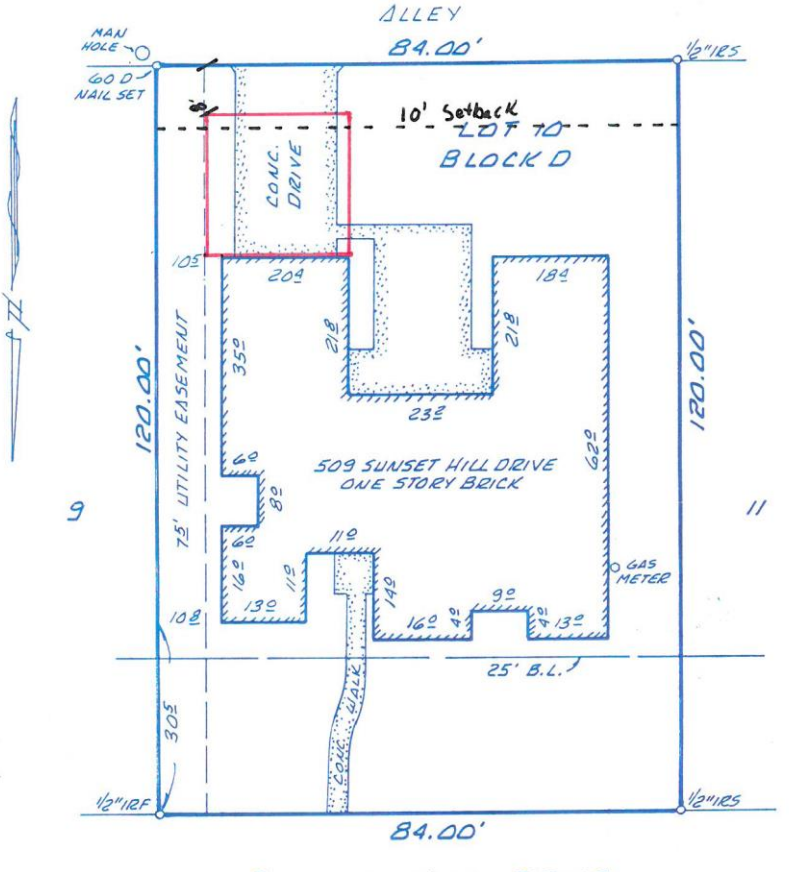

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214.980.0883

City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	Z2016-021	**Owner**	HOGUE, ALLEN	**Approved**		
Project Name	Hogue Townhomes	**Applicant**	HOGUE, ALLEN	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	6/17/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
703 E BOYSTUN AVE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	1	1	1	3995-0001-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/21/2016	6/28/2016	6/21/2016		APPROVED	
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	6/23/2016	6	APPROVED	See Conditions
(6/21/2016 7:54 AM AW) All engineering requirements must be met Detention required							
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	6/23/2016	6	APPROVED	see comments
(6/21/2016 4:25 PM AA) Fire sprinkler system is required. All fire code requirements shall be met.							
PLANNING	David Gonzales	6/17/2016	6/24/2016	6/21/2016	4	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

Planning Staff General Comments:

1. Submittal and approval of a site plan and plat are required for the proposed development prior to issuance of a building permit.
2. Development of the proposed property must meet the intent of the PD Conceptual Site Plan and the PD Conceptual Building Elevations as attached to the PD Ordinance.
3. The development shall adhere to the city's engineering and fire department standards as established.
4. Waiver required from City Council for not meeting the street frontange requirements.
5. Once a draft PD Ordinance has been written and provided to you, please review and make any corrections/additions you feel are appropriate for your development.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following staff comments are to be addressed and resubmitted no later than Tuesday, July 5, 2016 (three large copies FOLDED and one PDF version) for subsequent/final review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future plan submittals please include the Case Number (Z2016-021) in the lower right hand corner.

• Adherence to the Parks Board Recommendations for Park District No. 21.

Please make the following corrections/additions to the Conceptual Site Plan:

1) Provide a label (i.e. BLOCK A & BLOCK B) delineating the townhouse lots (e.g. 10 lot area) from the remainder of the total lot area (i.e. open space, park area, road section, etc.). Also, label each separate lot within the townhouse area (e.g. Lot 1, Lot 2,..., Lot 10).
2) Provide and label 10-ft landscape buffers adjacent to E. Boydstun Ave and S. Clark St. Also indicate large canpoy trees (min. 3 caliper inch) spaced 50-ft apart along those streets.
3) Provide and label a 10-ft front building setback line for the townhouse lots only (BLOCK A).
4) Remove the labels and lines indicating the 15-ft and 50-ft building lines.
5) Make adjustments and redraw lots # 1 & # 10 - those portions of the lot corners are not to be encroaching onto the street section.
6) Delineate/provide dimensions to the park area. Also, what amenities will be offered for the park?
7) Although not a requirement, how much open space will remain within the development (net acreage and/or percentage of total area).
8) Relabel the Site Plan submitted as "Conceptual Site Plan."

Please make the following corrections/additions to the Conceptual Building Elevations:

1) Provide an exterior materails type and calculation for each elevation.
2) Provide the overall height of the building.

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The comp plan requires higher standards for residential design and that townhomes should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

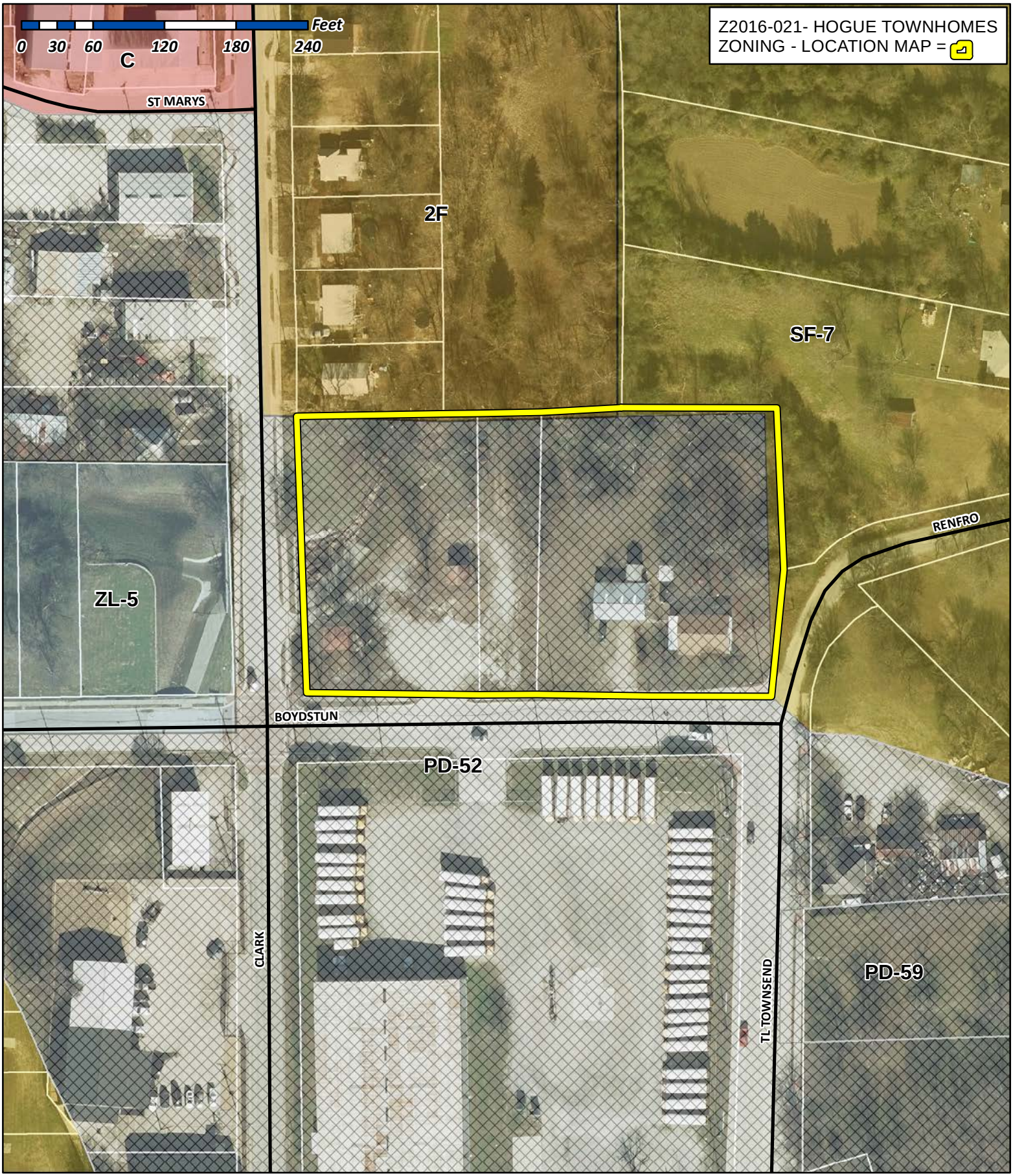
• Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by July 5,2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible. All outstanding items may be listed or considered as conditions ofapproval should the request be approved by City Council.

• Please mark your calendar for the scheduled meeting dates as follows:

1) Planning and Zoning Work Session: June 28, 2016

2) Planning and Zoning Public Hearing: July 12, 2016

2) City Council dates: a) July 18, 2016 [Public Hearing - 1st Reading] and b) August 1, 2016 [2nd Reading (if approved at 1st Reading)].



City of Rockwall

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

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

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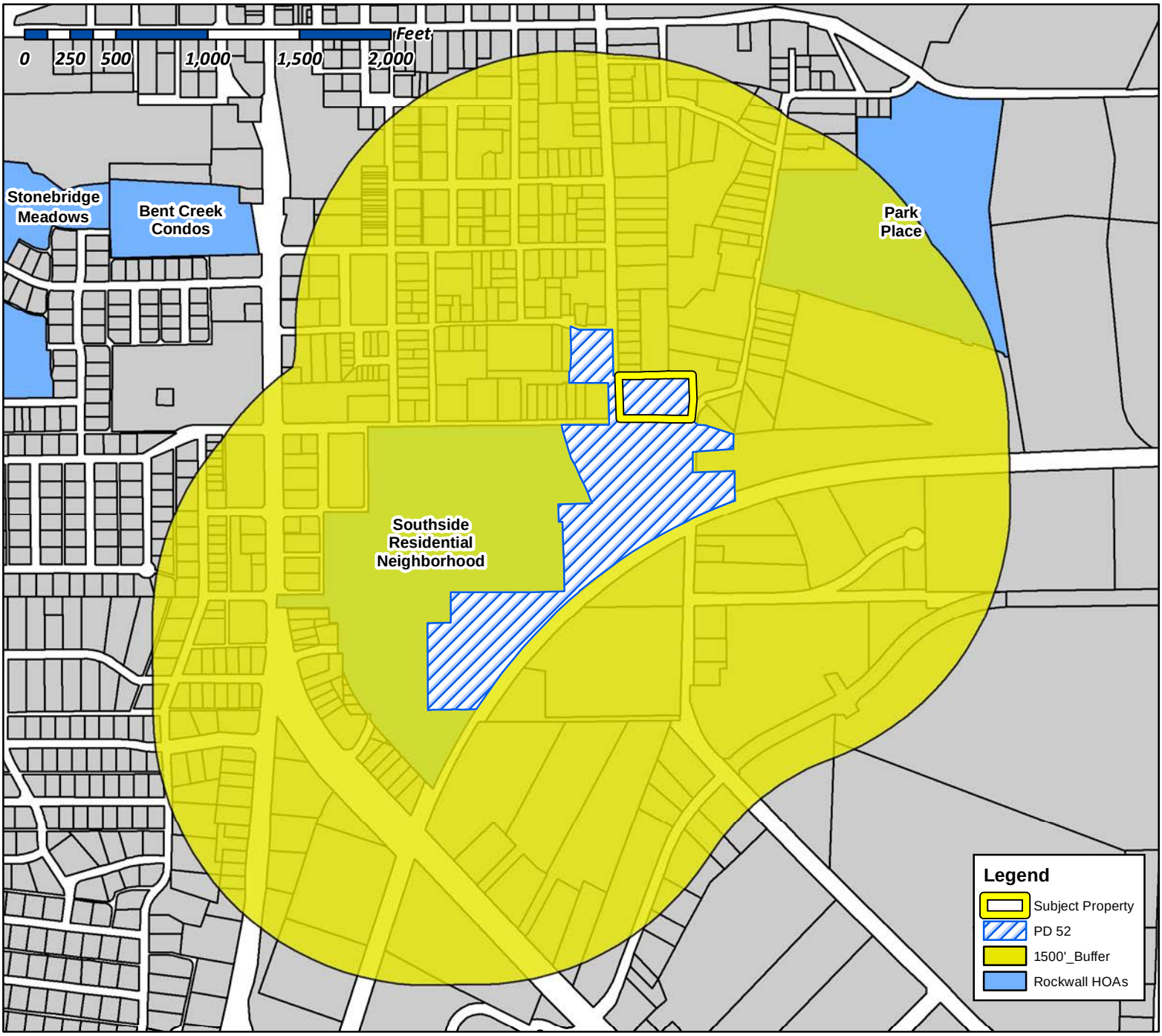
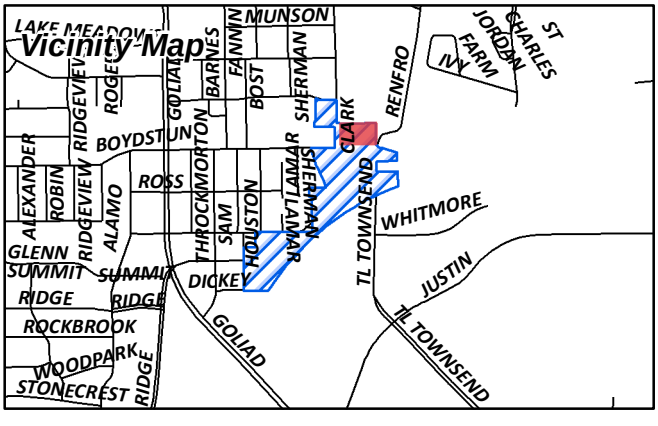


Case Number: Z2016-021
Case Name: Hogue Townhomes
Case Type: Zoning
Zoning: PD-52 District
Case Address: Northeast Corner of S. Clark St. and E. Boydstun Ave.

Date Created: *06/17/2016*

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



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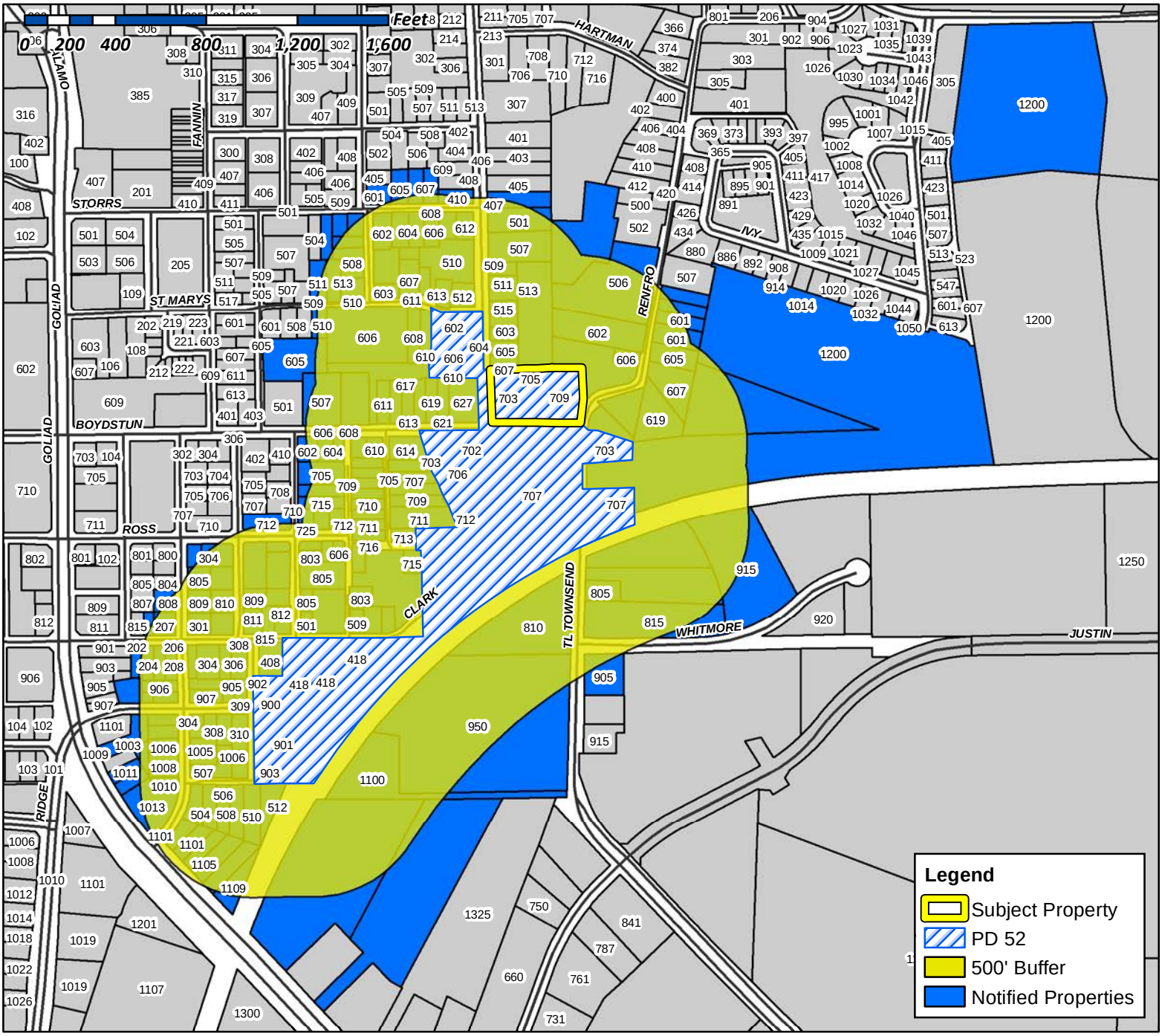

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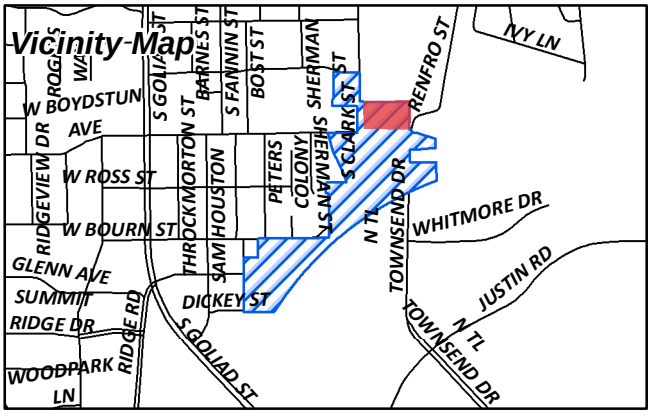

GARRETT A A
C/O GERRY B GARRETT
1000 E YELLOW JACKET LN
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
1003 S GOLIAD
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
1005 SAM HOUSTON
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
1006 SAM HOUSTON
ROCKWALL, TX 75087

PRICE ALVIN
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
1007 SAM HOUSTON
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
1008 SAM HOUSTON
ROCKWALL, TX 75087

JONES EVELYN
1008 DAVY CROCKETT ST
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 W RUSK ST
ROCKWALL, TX 75087

ROGERS MICHAEL W
1010 SAM HOUSTON
ROCKWALL, TX 75087

DORRIS CHARLES E
1011 S GOLIAD
ROCKWALL, TX 75087

ROGERS MIKE
1012 SAM HOUSTON
ROCKWALL, TX 75087

ROGERS MICHAEL W
1013 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
1101 S GOLIAD
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

ROQUEMORE TOMMIE
1105 S GOLIAD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

LOSANES LOU & RUBY
1180 CRESTCOVE DR
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
1200 E WASHINGTON
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O RAILAMERICA TAX DEPARTMENT
13901 SUTTON PARK DR S 0
JACKSONVILLE, FL 32224

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

HOYT MICHAEL A & CAROLYN A
1412 ENGLEWOOD DR
ROYSE CITY, TX 75189

SMITH CHARLES ELLIOT
1421 COASTAL DR
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

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1498 HUBBARD DR
FORNEY, TX 75126

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

COLEMAN JACQUELYN W
15320 BITTERSWEET RD
BROOKFIELD, WI 53005

MCCALLUM DARRELL
1535 E INTERSTATE 30
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

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1540 MEADOWS CIR
ROCKWALL, TX 75087

WHITE ORCHID HOLDING CO
16970 DALLAS PKWY 0
DALLAS, TX 75248

SCROGGS CHARLES
1748 BISON MEADOW LN
HEATH, TX 75032

BATRES SALVADOR SR
202 E BOURN ST
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

MOTON R T
203 E BOURN ST
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

HECKARD ALLEN
207 BOURN AVE
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
208 LAKEVIEW DR
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
210 GLENN AVE
ROCKWALL, TX 75087

HUMPHREY ELDORA B &
DERRILL DELOYD
2310 BERWICK AVE
DALLAS, TX 75203

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

DABNEY TERESA A
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
LINDA HARRIS INDEPENDENT EXECUTOR
301 MEADOWDALE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO ST
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
304 BOURN
ROCKWALL, TX 75087

LOSANES LOU & RUBY G
304 EMMA JANE
ROCKWALL, TX 75087

DAVIDSON JEFFREY LEE & MELIZA IBARRA
304 E ROSS AVE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LRG GROUP LLC
306 BOURN AVE
ROCKWALL, TX 75087

JONES ARCHIE & JUANITA
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

JONES LENA EST
310 EMMA JANE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
3150 HAYS LN
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

CHERRY JOHN T
407 S CLARK ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

COBURN SHARON S
410 S CLARK ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

SAUCEDO RAUL &
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

HAMM MARY ALICE
506 RENFRO ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MOORE JAMES L
508 SHERMAN ST
ROCKWALL, TX 75087

BROWN GEORGIA AND
FLORIDA TAYLOR
508 DICKEY ST
ROCKWALL, TX 75087

BUFFINGTON LEE SAMUEL ETAL
509 E BOURN ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

HUMPHREY ELDORA B &
510 DICKEY ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
510 SHERMAN ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

WALKER LESA C
511 SAINT MARY ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

JOHNSON TIMOTHY ALLEN
513 ST MARYS ST
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
515 S CLARK ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

JACOBS J D JR & OLLIE M
5961 CONNIE LN
ROCKWALL, TX 75032

WARDELL JOHN P & JULIE C
601 RENFRO ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
601 S CLARK ST
ROCKWALL, TX 75087

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M
LIFE ESTATE
602 RENFRO ST
ROCKWALL, TX 75087

DEAN GREG
602 S CLARK ST
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W & LESLIE A BARRETT
602 STORRS STREET
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

LANGLEY RONALD SHANE
603 ST MARYS STREET
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK ST
ROCKWALL, TX 75087

DABNEY TERESA A
604 S ROSS
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

GENTRY P J ETUX
605 BOST ST
ROCKWALL, TX 75087

MACON JACKIE L
605 E ROSS ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
606 RENFRO ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
606 ROSS
ROCKWALL, TX 75087

GAMEZ DAVID & REFUGIO & PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

HISER AMY MICHELE
606 STORRS STREET
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

HOYT MICHAEL A & CAROLYN A
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

HAMANN BRENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

HUBBARD CURTIS L & ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

SPENCER NEFAME
6138 SINGING HILLS DR
DALLAS, TX 75241

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

ASCOT INVESTORS LLC
621 E BOYDSTUN AVE
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
627 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUGLAS A
627 SORITA CIRCLE
HEATH, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

KAUFMANN PROPERTIES LLC
702 S CLARK ST
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
703 TOWNSEND DR
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

TOWNSEND PROFESSIONAL CENTRE LLC
703 MCKINNEY AVE
DALLAS, TX 75202

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

SLATER RODNEY E
705 PETERS COLONY
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
706 S CLARK ST
ROCKWALL, TX 75087

KATELY CHARLES LEE & THELMA S
706 SHERMAN ST
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
707 TOWNSEND
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

DIAZ MAGDALENA MARIA GALVAN
708 SHERMAN ST
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
709 B WEST RUSK #580
ROCKWALL, TX 75087

DARLING MARJORIE A
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

HOLLAND ROBIN
709 SHERMAN ST
ROCKWALL, TX 75087

JONES HELEN
710 SHERMAN ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE CIR
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

WRIGHT ALVIN
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
711 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
712 CLARK ST
ROCKWALL, TX 75087

JOHNSON PAMELA
712 SHERMAN ST
ROCKWALL, TX 75087

GARRETT MAMIE W
C/O TONY ELLIS
712 HAWTHORN DR
CEDAR HILL, TX 75104

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL OLIVER
712 PETERS COLONY
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
713 SHERMAN ST
ROCKWALL, TX 75087

STRANGE EMERSON JR
715 SHERMAN ST
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
716 SHERMAN ST
ROCKWALL, TX 75087

BALL JUSTIN
725 PETERS COLONY
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
7475 SANDY LAKE RD
QUINLAN, TX 75474

JONES HELEN
7835 MILITARY PKWY APT 208
DALLAS, TX 75227

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

COBURN SHARON S
798 HOOMAEMAE ST
PEARL CITY, HI 96782

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
805 SAM HOUSTON
ROCKWALL, TX 75087

TOWNSEND PROFESSIONAL CENTRE LLC
805 TOWNSEND
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

CLARK MICHAEL
808 SAM HOUSTON
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

ROCKWALL COUNTY
810 HIGH SCHOOL
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

VARNER ROBERT R JR &
815 TOWNSEND
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND
ROCKWALL, TX 75087

CLARK MICHAEL
8305 CONCORD DR
ROWLETT, TX 75089

CLARK MICHAEL
8305 CONCORD DR
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

TURBO MOTOR SALES
C/O HENRY PATRICK ETUX
901 DAVY CROCKETT ST
ROCKWALL, TX 75087

WHITE ORCHID HOLDING CO
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

MELTON J D
903 DAVY CROCKETT
ROCKWALL, TX 75087

HEFLIN JERRY
905 T L TOWNSEND
ROCKWALL, TX 75087

PRICE BARBARA N
905 SAM HOUSTON ST
ROCKWALL, TX 75087

VALENCIA MONICA L
906 SAM HOUSTON
ROCKWALL, TX 75087

ANDERSON ALLEN
907 SAM HOUSTON
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
915 WHITMORE
ROCKWALL, TX 75087

ROCKWALL COUNTY
950 TOWNSEND RD
ROCKWALL, TX 75087

PANNELL CHRYSTAL
990 CORNELIUS RD
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

GENTRY P J ETUX
PO BOX 1073
ROCKWALL, TX 75087

SAUCEDO RAUL &
REYNA ENRIQUEZ
PO BOX 1093
ROCKWALL, TX 75087

ROCKWALL SOUTHSIDE NEIGHBORHOOD
COALITION
C/O TONY RIOS
PO BOX 1262
ROCKWALL, TX 75087

DORRIS CHARLES
PO BOX 216
ROCKWALL, TX 75087

DORRIS CHARLES E
PO BOX 216
ROCKWALL, TX 75087

JOHNSON TIMOTHY ALLEN
PO BOX 2423
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

CANALES FRANCISCO R
PO BOX 291
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

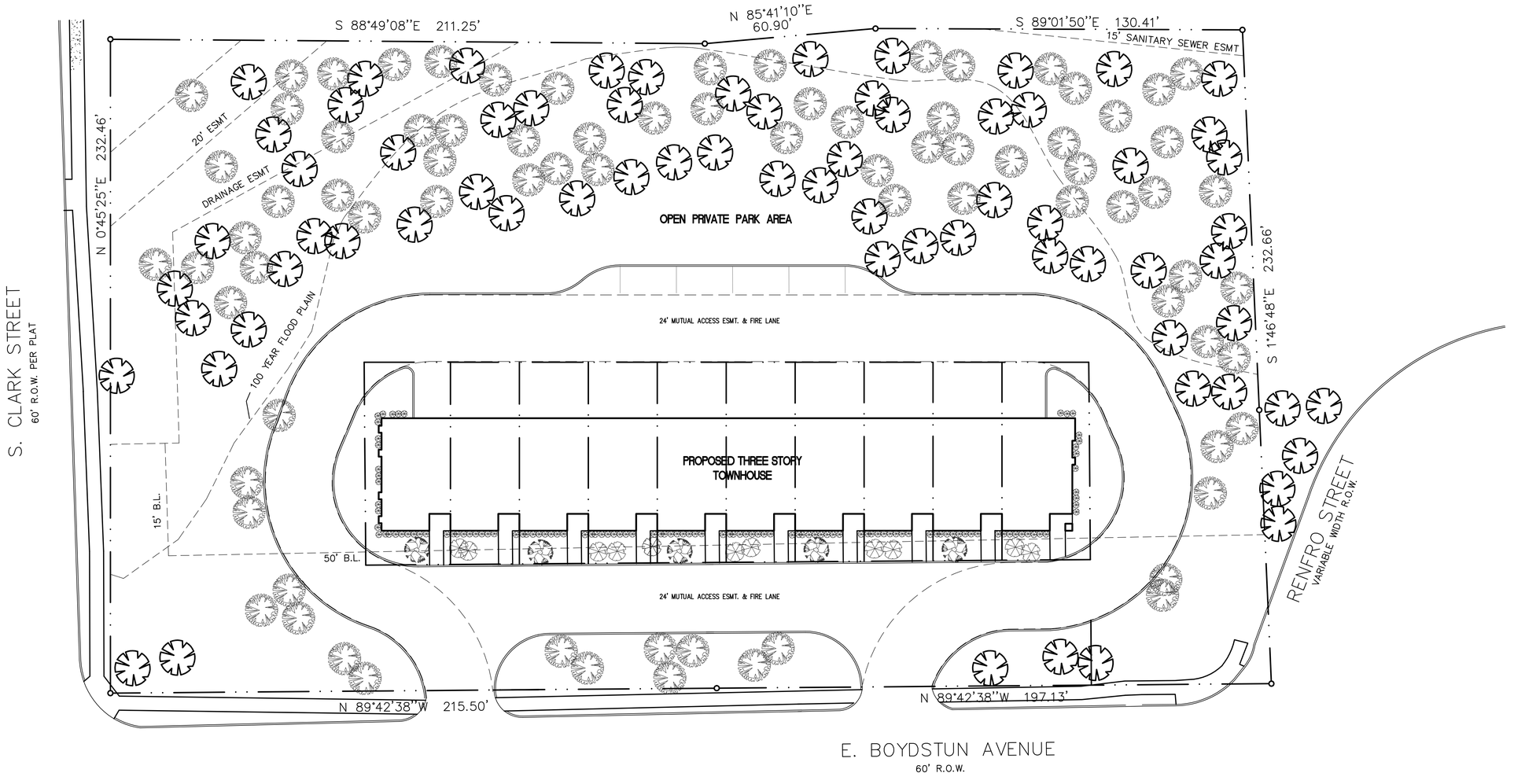
HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
PO BOX 8333
GREENVILLE, TX 75404

MELTON JEFFREY G
PO BOX 884
ROCKWALL, TX 75087

MELTON J D
PO BOX 884
ROCKWALL, TX 75087

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

HOGUE TOWNHOUSE
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	160301
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 3

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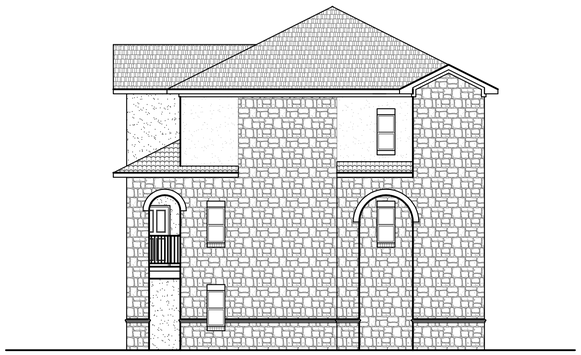
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



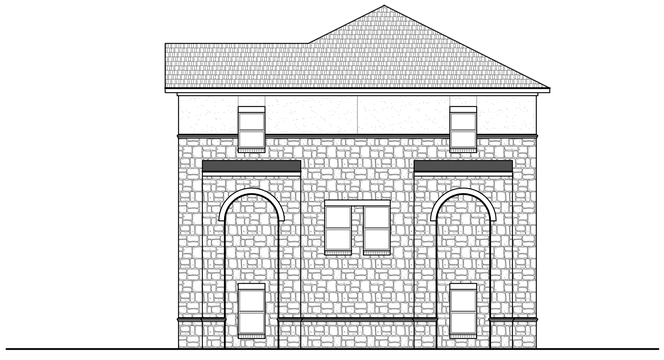
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

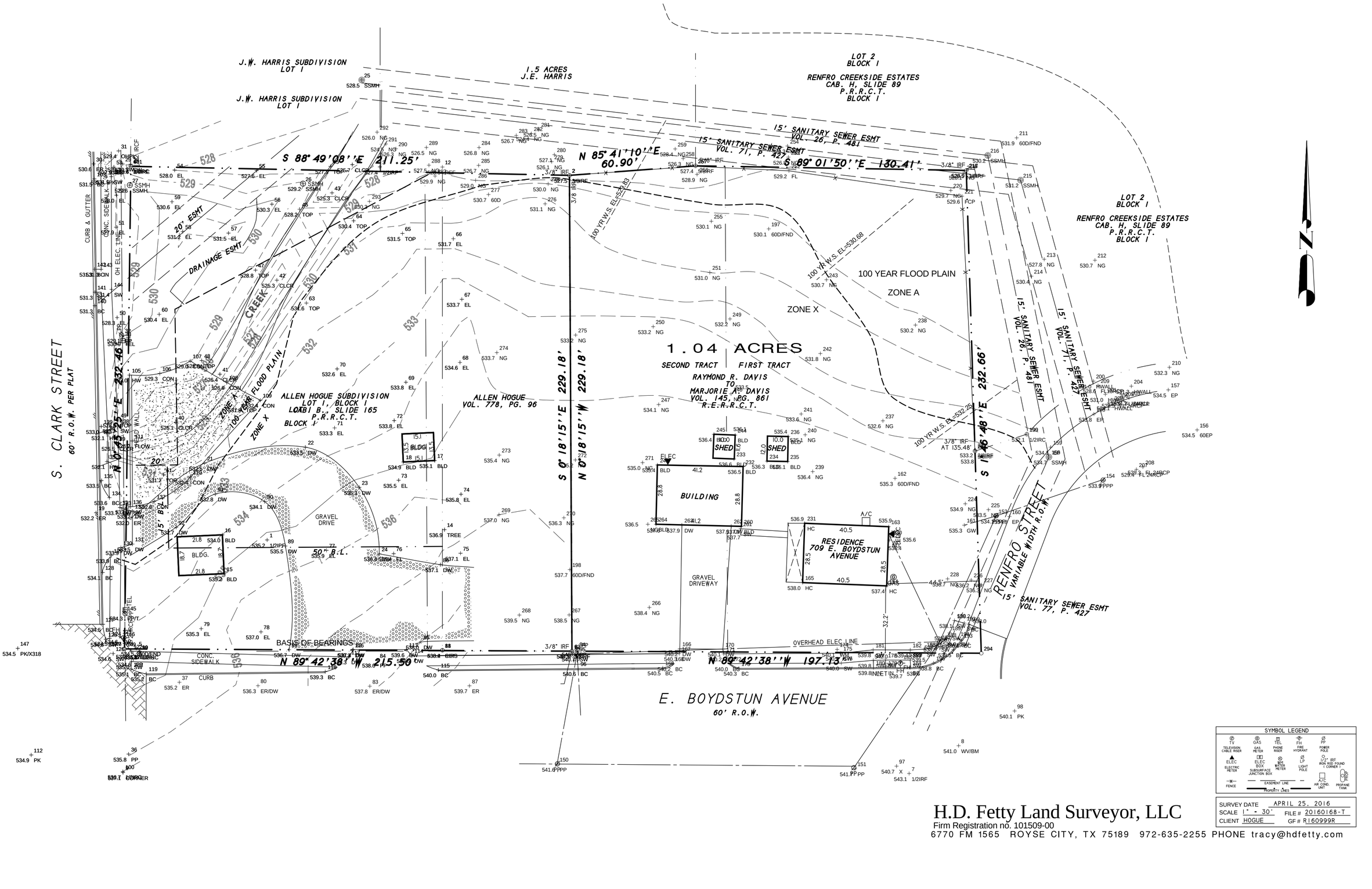
No.	Date	Revision	By

HOGUE TOWNHOUSE
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	1/8" = 1'-0"
Date:	MM/DD/YY
Project No.:	160301
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A3 OF 3



SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND 1" CORNER · FENCE · EASEMENT LINE · PROPERTY LINES · A/C AIR COND. UNIT · PROPANE TANK

SURVEY DATE APRIL 25, 2016
SCALE 1" = 30' FILE # 20160168-T
CLIENT HOGUE GF # R160999R

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

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 26, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *June 28, 2016* Planning and Zoning Commission meeting.

2. **P2016-030** **(Korey)**
   Discuss and consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.

3. **P2016-031** **(David)**
   Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [*S. Goliad Street*], and take any action necessary.

4. **P2016-032** **(Korey)**
   Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.

5. **P2016-033** **(Korey)**
   Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.

6. **P2016-034** **(David)**
   Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

PUBLIC HEARINGS

7. **Z2016-020** **(Korey)**
   Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary

8. **Z2016-021** **(David)**
Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

DISCUSSION ITEMS

9. **Z2016-019** **(Ryan)**
Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

10. **Z2016-022** **(David)**
Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

11. **Z2016-024** **(Korey)**
Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [*S. Goliad Street*], and take any action necessary.

12. **Z2016-025** **(Ryan)**
Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

13. **Z2016-026** **(Ryan)**
Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.

14. **Z2016-027** **(Ryan)**
Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16)* District; and Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of increasing the minimum square footage per dwelling unit in these zoning districts, and take any action necessary.

15. **SP2016-015** **(David)**
Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas,

zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales (*2nd Reading*) [*Denied*]
- ✓ Z2016-018: Amendment to Planned Development District 74 (PD-74) (*2nd Reading*) [*Approved*]
- ✓ SP2016-014: Variances for Platinum Self Storage Site Plan [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of June, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 28, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. Present were, Commissioners Johnny Lyons, Tracy Logan, Patrick Trowbridge, Sandra Whitley and John McCutcheon. Absent was Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams and Civil Engineer, Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the June 14, 2016 Planning and Zoning Commission meeting.

Chairman Renfro made a motion to pass the consent agenda. Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

III. APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

The Architectural Review Board representative, Julian Meyrat, came forward and gave brief summary of recommendations pertaining to the item on the agenda that required architectural review.

IV. ACTION ITEMS

3. SP2016-014

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

Senior Planner, Korey Brooks, gave brief explanation of request stating this case was postponed in the last meeting in order for the applicant to address comments that the Architectural Review Board recommended. The applicant is requesting approval of a Site Plan for the purpose of constructing two office/warehouses builds of which one will be a 9,180 sq. ft. and the other 11,300 sq. ft. According to the Unified Development Code the proposed use, which will be an office/warehouse, is a permitted by right use and therefore will not require any additional approval by the Planning and Zoning Commission. The submitted site plan, landscape plan, and photometric plan all conform to the technical requirements stipulated in the UDC.

Mr. Brooks went on to state that with this site plan the applicant has requested some variances to the four sided architecture and according to the UDC, the Commercial buildings should be architecturally finished on all four sides and incorporate the same materials detailing, and features. The building elevations that the applicant submitted show that the south façade of the building will have loading doors along the entire length of the façade to allow for loading and unloading of materials. Also the applicant is requesting to utilize 2% natural or quarried stone on this elevation versus the 20%, in that the lack of stone and articulation does not meet the four sided architecture requirements and therefore are requesting a variance. Additionally on the south elevation the applicant is requesting to use 14% EIFS and in the UDC is states that it should not be less than 10% EIFS and therefore are also requesting a variance on this as well.

All variances pertaining to this case are referring to the south elevation, which the applicant has stated will incorporate loading docks and will not be visible from any major public street. On the north side there are some trees as well as some City owned property that will be shielding the view along Townsend. The variances will require a ¾ majority vote by the City Council to be approved since the property is situated in the IH-30 Overlay District.

Mr. Brooks further stated that the applicant met with the Architectural Review Board last month and they discussed this particular site plan and they requested for more articulation on the building and also suggested that they flip the north building to face the south building this would create a courtyard so that one building is not facing the back of another. The applicant made changes to the vertical structures by increasing the height of all the structures as well as providing some variation in some of the vertical structures to provide more depth to the building. The applicant decided not to make the suggested change of flipping the northern building so that it faces the southern building. The ARB's main concern with that was that the back of one building would be facing the front of the other and preferred the buildings face each other, however since this will be sheltered from public view, the applicant felt that was not a major issue.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Chairman Renfro asked although it is located in the IH-30 Overlay and it was noted that is it not visible from the freeway and the corridor what happens if a variance is approved within that IH-30 Overlay and another request comes in that the Commission does not want to approve, does by approving this particular one set a precedent that should be of concern or is it determined on a case by case basis. Mr. Brooks stated it is discretionary to the Planning and Zoning Commission and City Council on a case by case basis.

Commissioner Trowbridge asked pertaining to the buildings facing each other as opposed to ARB's recommendation of the back of one building not facing the front of another. Mr. Brooks stated the southern building will look at the back of the northern building.

Chairman Renfro asked if there were any further questions for staff or for the applicant. No further questions or discussion took place.

Commissioner Trowbridge made a motion to approve the item with staff recommendations as well as variances. Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

V. DISCUSSION ITEMS

4. Z2016-020

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary

Planner, Korey Brooks, stated the applicant was not present and would present the case on their behalf. He explained that the applicant is requesting to get an SUP for a carport. The subject property is located within an SF-10 District and they are proposing a 20x20 carport on the rear of their home. The carport will be attached to the home and extend off of the current garage. Mr. Brooks went on to explain that the purpose of bringing this request before the Commission is because according to the UDC in a Single Family 10 District the minimum depth of the rear setback should be 10 feet and the applicant is proposing an 8 feet setback instead, therefore need a variance of 2 feet. The carport will face an alley as it is in the rear of the home, and will not be visible from any public street.

Mr. Brooks provided pictures for the Commission to see where approximately what the rear of the building looked like and showed where the carport would be and stated he was available for questions.

Chairman Renfro asked if it did not meet the minimum setback requirements where would the carports posts be going because according to the pictures it appeared there was new concrete that was poured. Mr. Brooks stated the carport will be 20x20 and believes the posts will be on the four corners of the existing pad, believes the applicant will be removing existing concrete and pave it again. However there is an easement on one side of the driveway and therefore cannot go much further than the shown concrete.

Planning Director, Ryan Miller, added that a portion of the concrete is situated within the easement therefore the posts will have to be inside that easement, they cannot encroach the easement.

Commissioner McCutcheon expressed concern and questions as to how it will be placed with the actual driveway encouraged applicant to be present at the next meeting for those questions to be answered.

Commissioner Lyons asked why not go with an 18 foot instead of 20 and then they would be in compliance because they would have the 5 foot set back. Mr. Miller added that 20x20 is a typical carport size.

Commissioner Trowbridge asked if what was being waived is the idea that the will extend 2 feet into the 10 foot setback and if that is the single variance that is being requested. Mr. Brooks stated that was correct. Commissioner Trowbridge also asked if there was an HOA within this neighborhood with restrictions. Mr. Brooks stated there was not.

Chairman Renfro asked if a permit was needed to pour concrete over the easement. Mr. Miller stated that flat work is allowed within the easement however what is not permitted is vertical structures.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

5. Z2016-021

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

Planning Director stated applicant was present and would be presenting the case.

Greg Wallace
Mershawn Architects
2303 Ridge Road
Dallas, TX

Mr. Wallace came forward and gave brief explanation of request and provided pictures of a model that the request is being patterned on from an existing project the client liked. It will be 100% masonry, brick and stucco with some clay tile accents. The rear will be two car garages across the back on the first floor and the rear will be all brick construction and some stucco on it. The site plan itself will sit in front of a floodplain area which is heavily treed which will be retained and make a park area there. They will be privately owned townhouses and the project will be fire sprinkled. There will be some visitor parking off of the fire lane in the back as well as the 20 foot approach to each garage. Mr. Wallace went on to state that each unit on the first floor will have a two car garage stair up to the second floor to what will be called a bonus room that can be used as an office, guest bedroom or media room that would serve for a well use for the first floor. The second floor is open concept with a kitchen, dining, and living area as well as a small balcony in the front. The third floor will consist of two bedrooms the master and a

second large bedroom both with private bathrooms. The square footage will be 2258 per each unit air conditioned and total square footage is just under 3,000 square feet.

Mr. Wallace stated he is available for any questions and added that the property at this time is zoned Heavy Commercial with an amendment for metal buildings and therefore feels this proposal will certainly clean up that corner and will provide a much less density than that of a Heavy Commercial use.

Chairman Renfro asked concerning deed restrictions, what is in place to prevent these townhouses from going investor driven where a group comes in and buys several and then chooses to rent them out or it turn it into an income producing property that may result in ending up with a different design concept than that of which is being proposed.

Mr. Wallace stated it is early in the project and deed restrictions have not been considered as of yet, but the owner is present and can say whether or not he has given any thought to deed restrictions.

Mr. Wallace added that the property around the project is going to be maintained by other than the owners of the units, mainly the fire lane and the park area, and will be a quality project.

Chairman Renfro asked if there is a plan once the project is complete to secure the property from flipping into a rental opportunity.

General discussion took place concerning the risk of property becoming a multi-family property.

Chairman Renfro asked the applicant to come forward.

Michael Hogue
1498 Hubbard Drive
Forney, TX

Mr. Hogue came forward and stated he plans to have a Home Owner's Association in place that will make sure, through a contract , that when people buy or rent they are taking care of the property.

Commissioner Trowbridge asked if the Home Owner's Association would be controlled by residents in the project and/or the owner. Mr. Hogue stated he will be the one controlling the HOA until whoever buys it at which time that person will have to be the one in control because it will be responsible for maintaining the park that will be on site.

Commissioner Trowbridge asked if the intent is to have a standard HOA that will maintain as new ownership comes in. Mr. Hogue stated that he didn't know how exactly how it will work but it will be to where the property will be taken care of by the HOA.

Chairman Renfro asked if at the time case comes forward at the Public Hearing could that restriction for an HOA be put into the recommendations. Mr. Miller stated that it is not an enforceable zoning recommendation it would have to be something that the applicant would have to put in their deed restrictions and it is not something this Board can make a recommendation for or require them to do.

Commissioner Logan asked if request is approved will it be changed to Single Family High Density. Mr. Miller stated it would be changed to a Planned Development District allowing Townhomes, it will be through an ordinance much like is seen in a typical subdivision, however it will be tailored directly to what the applicant is proposing. The applicant is proposing to put them on individual lots however it will be addressed through the PD how those lots will be arranged because they won't have street frontage but staff will be bringing that PD at the Public Hearing.

Mr. Hogue added that the size of lots on the property are not high density, each lot is going to be over 10,000 feet.

Mr. Miller further added that according to the Comprehensive Plan it qualifies as medium density residential, it's not more than 5 units per acre because it is 2.17 acres which is right underneath the high density level which is 5 units per acre or more.

Commissioner Trowbridge asked if applicant has built a project like this before and where. Mr. Hogue stated he had in a project in Dallas and was larger than what is being proposed.

Commissioner Trowbridge also asked if the ratio discussed include the surrounding floodplain. Mr. Miller stated yes it is incorporated; density is done on the gross.

Commissioner Whitley asked staff concerning the list of surrounding home owners, when would notifications of this proposal be sent out to them. Mr. Miller stated those notifications were sent out last Friday and staff has at this time received a couple responses back and the complete list will be brought to the Commission at the Public Hearing.

Mr. Hogue added that they reached out to home owners in the area of which many expressed they were in favor.

Mr. Miller pointed out that on the property notification map, the notification areas is larger. This property is already in a Planned Development District which is tied to a zoning concept plan and because of that staff felt that it was necessary to notify not only everybody in the PD but also the typical 500 feet because it is a change to the concept plan which could affect adjacent properties.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-020: Final Plat for Fontanna Ranch, Phase II [*Approved*]
- ✓ P2016-028: Master Plat and Open Space Plan for the Ridgecrest Estates Subdivision [*Approved*]
- ✓ P2016-029: Preliminary Plat for the Ridgecrest Estates Subdivision [*Approved*]
- ✓ Z2016-013: Terracina Estates (AG to PD) (*2nd Reading*) [*Approved*]
- ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales [*Approved*]
- ✓ Z2016-018: Amendment to Planned Development District 74 (PD-74) (*1st Reading*) [*Approved*]
- ✓ MIS2016-008: Masonry Exception for 905 N. Alamo Street [*Approved*]
- ✓ SP2015-018: Variance to the Material Standards for RaceTrak Site Plan [*Approved*]
- ✓ SP2016-012: Variances for Pratt Site Plan [*Approved*]
- ✓ SP2016-013: Variance to the Material Standards for CareNow Site Plan [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

Commissioner Trowbridge asked concerning the text amendment, asked for an explanation of what the process is for the unanimous approval to deny and the majority approval within Council for a first reading for text amendments. Mr. Miller explained that with text amendments they require only a simple majority vote, with a lot of the zoning cases that deal with real property the Planning and Zoning Board has the ability to approve a denial recommendation which would kick in a three quarter majority vote. The other way a three quarter majority vote would kick in in those cases is with a 20% protest from adjacent property owners; however text amendments while they are considered zoning cases, the do not have a protest option and therefore are not subject to the three quarter majority vote.

Commissioner Trowbridge asked if it is actually approved at the first reading or at the second meeting. Mr. Miller stated two readings are required for an ordinance therefore it is not approved until the second reading. Commissioner Trowbridge asked if a Public Hearing takes place at the second reading. Mr. Miller stated no one does not, the Public Hearing happens at the first reading of the ordinance. The second reading is either a consent or action item.

No further discussion took place concerning this agenda item.

VI. ADJOURNMENT

Chairman Renfro adjourned the meeting at 6:37 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Clint Groomer; *CBG Surveying*

AGENDA ITEM: **P2016-030**; *Lots 5 & 6, Block C, Sanger Bros. Addition*

SUMMARY:

Discuss and consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to subdivide portions of two (2) existing parcels (*i.e. Lot 1 and Lot 2 of Block C, Sanger Bros. Addition*) for the purpose of recreating two (2) parcels of land (*i.e. Lot 5 [0.115 acres] & Lot 6 [0.115 acres],* for the purpose of conveying Lots 5 and 6.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

Staff recommends approval of the replat plat for *Lots 5 & 6, Block C, Sanger Bro. Addition,* in conformance with the following conditions of approval:

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

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

City of Rockwall

Project Plan Review History

Project Number	P2016-030	**Owner**	WHITE, JOHN R	**Applied**	6/27/2016 LM
Project Name	LOTS 5 & 6 BLOCK C, SANGER BROS.	**Applicant**	CBG SURVEYING, INC.	**Approved**	
Type	ADDITION			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	6/27/2016 LM

Site Address	City, State Zip	Zoning
703 SAM HOUSTON	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
SANGER	A-1 & N 95' OF 2	C	A-1 & N 95	4900-000C-000A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/27/2016	7/4/2016	6/27/2016		APPROVED	
ENGINEERING	Amy Williams	6/27/2016	7/4/2016	7/22/2016	25	COMMENTS	See Condition

(6/27/2016 11:18 AM AW)
Property owner/developer needs to be aware that water service will need to be tied to a water line in the street and full concrete panel replacement will be required
A new sewer service will be required for the lot that doesn't have one and there may be full concrete panel and/or sidewalk replacement for this as well.

FIRE	Ariana Hargrove	6/27/2016	7/4/2016	7/1/2016	4	APPROVED	
GIS	Lance Singleton	6/27/2016	7/4/2016	7/21/2016	24	APPROVED	

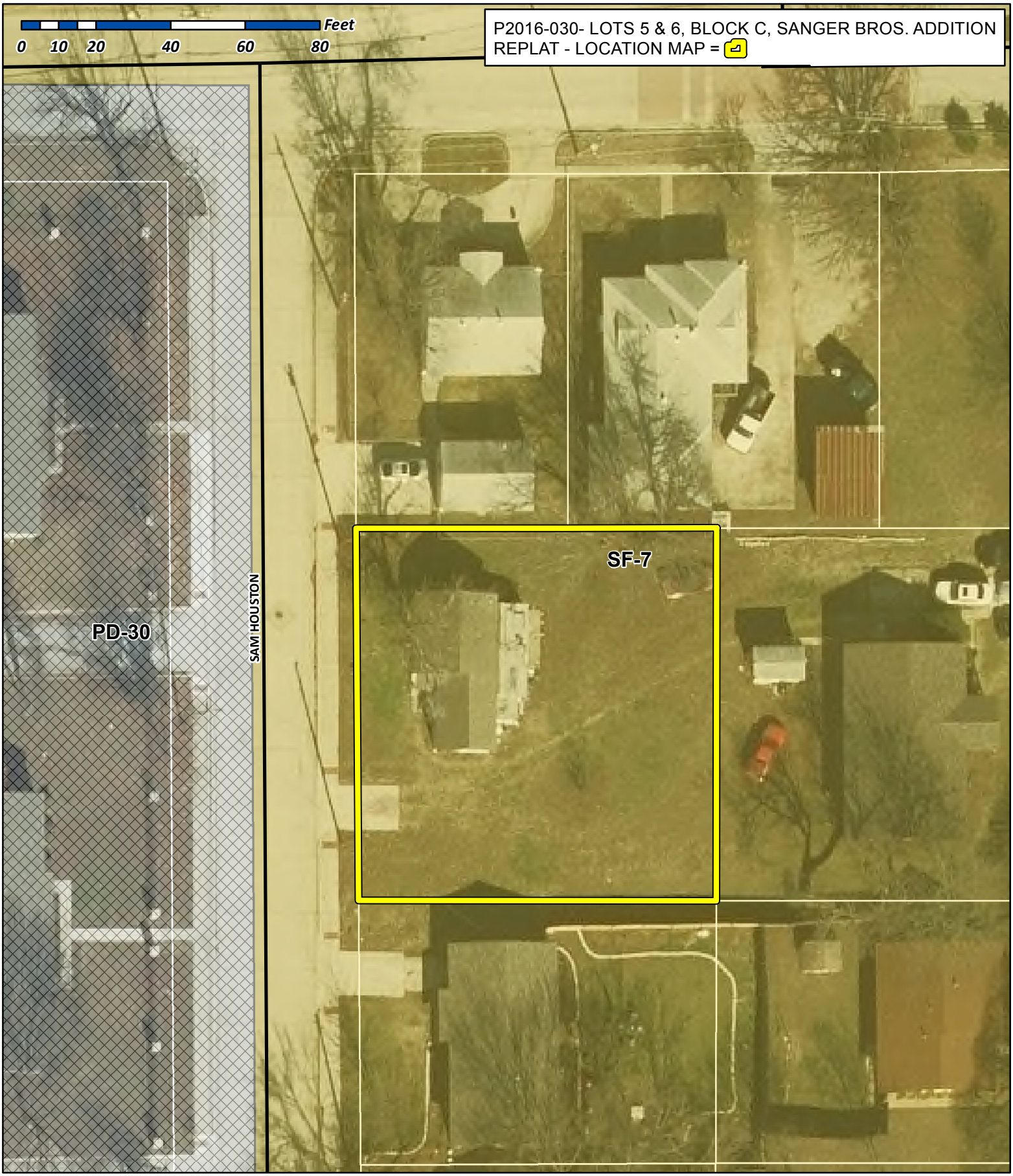
(7/21/2016 3:20 PM LS)
New assigned addresses will be:
701 Sam Houston, Rockwall, TX 75087 (north lot)
703 Sam Houston, Rockwall, TX 75087 (south lot)

PLANNING	Korey Brooks	6/27/2016	7/4/2016	7/21/2016	24	COMMENTS	Comments

P2016-030 Sanger Bros. Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2016-030) in the lower right hand corner of all pages on future submittals.
M.4 Please change Lot 2A to Lot 5 and Lot 2B to Lot 6.
M.5 Please show and label 20-foot setback adjacent to Sam Houston Street.
M.6 Please indicate the number of lots in the title block
M.7 Please indicate the Survey and Abstract No. in the Owner's dedication.

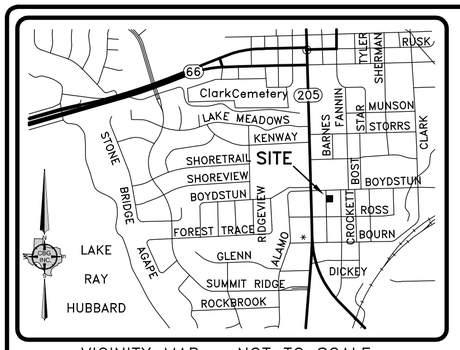
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
M.8 Please remove trees, driveways, and contours.							
M.9 Please label the dashed line on the north side of Lot 5.							
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 7, 2016. The Planning & Zoning meeting date for this case will be May 31, 2016.							
I.11 The projected City Council meeting date and subsequent approval for this plat is June 6, 2016.							



City of Rockwall

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

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

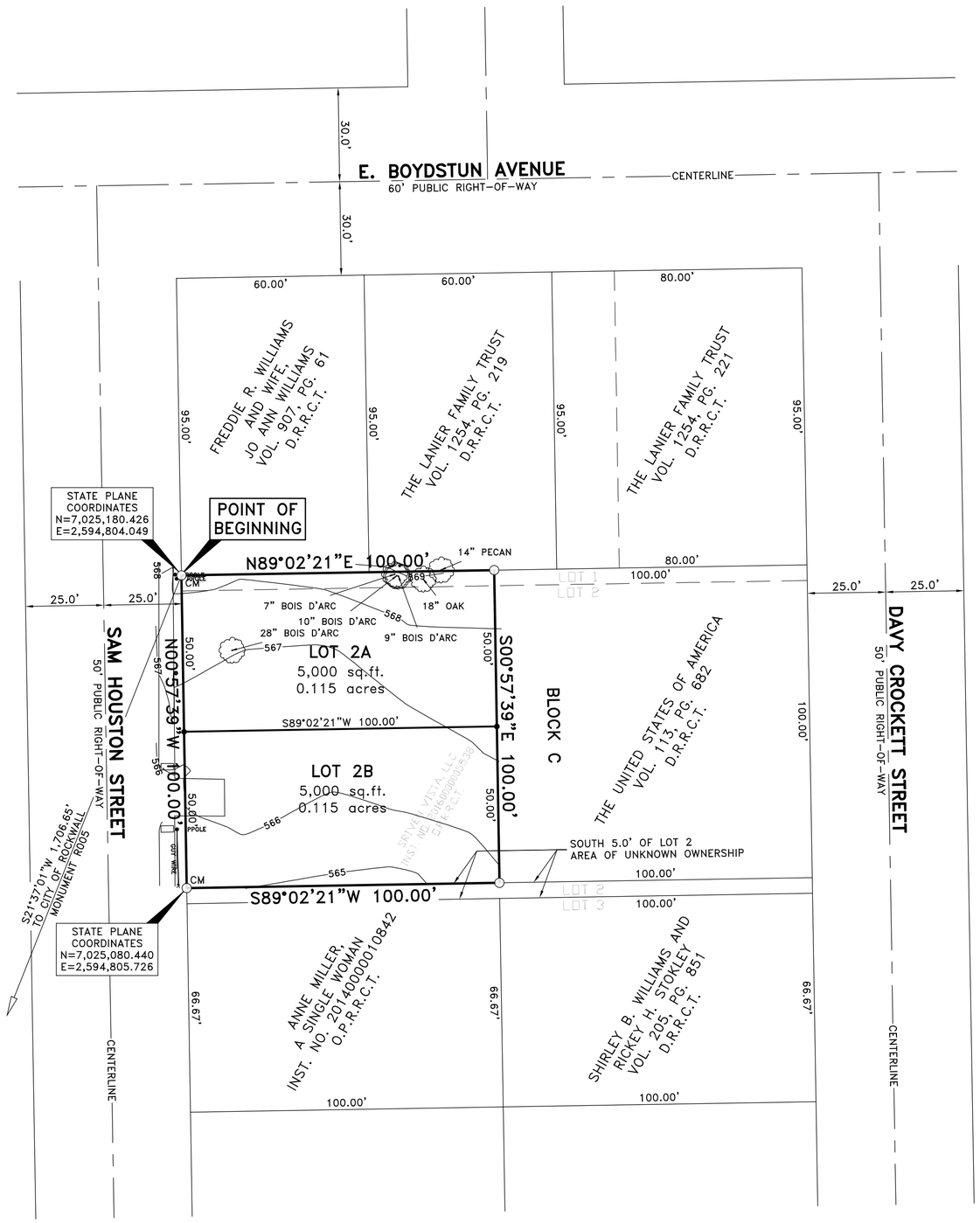


VICINITY MAP – NOT TO SCALE



30' 15' 0 30' 60'

SCALE: 1" = 30'



LEGEND:

○	1/2 INCH IRON ROD FOUND WITH YELLOW PLACTIC CAP STAMPED "CBG SURVEYING"
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.

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

4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.

5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SHEET 1 OF 2

REPLAT

SANGER BROS. ADDITION

LOTS 2A & 2B, BLOCK C

10,000 SQ.FT. / 0.23 ACRES

BEING A REPLAT OF A PORTION OF

LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION

_____ SURVEY, ABSTRACT NO. _____

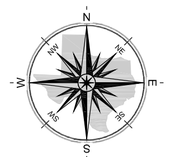
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: SRIVEN VISTA, LLC

ATTN: ANUSHA MALINENI

10401 JACKSON HOLE LANE

MCKINNEY, TEXAS 75070



CBG Surveying, Inc.

PLANNING · SURVEYING

12025 Shiloh Road · Suite 230 · Dallas, Texas 75228

P 214.349.9485 · F 214.349.2216

Firm No. 10168800

www.cbgdfw.com

SCALE: 1"=30' / DATE: MAY 26, 2016 / JOB NO. 1606688-1 / DRAWN BY: CG

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Sriven Vista, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: Sriven Vista, LLC
Being a tract of land situated in the _____ Survey, Abstract No. _____ in the City of Rockwall, Rockwall County, Texas, being the West 100 feet of the South 5 feet of Lot 1 and the West 100 feet of the North 95 feet of Lot 2, Block C, Sanger Bros. Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume Q, Page 100, Plat Records, Rockwall County, Texas, same being conveyed to Sriven Vista, LLC by deed recorded in Instrument No. 20160000005538, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner in the East line of Sam Houston Street (a 50 foot right-of-way), being North along the said East line of Sam Houston Street a distance of 5.00 feet from the common Southwest corner of said Lot 1 and the Northwest corner of said Lot 2, said point being the Southwest corner of that portion of said Lot 1 conveyed to Freddie R. Williams and wife, Jo Ann Williams by deed recorded in Volume 907, Page 61, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 02 minutes 21 seconds East, leaving the said East line of Sam Houston Street and along the South line of said Williams tract and along the South line of a tract of land conveyed to the Lanier Family Trust by deed recorded in Volume 1254, Page 219, Deed Records, Rockwall County, Texas, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Northwest corner of a tract of land conveyed to the United States of America by deed recorded in Volume 113, Page 682, Deed Records, Rockwall County, Texas;

Thence South 00 degrees 57 minutes 39 seconds East, along the West line of said United States of America tract, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Southwest corner of said United States of America tract;

Thence South 89 degrees 02 minutes 21 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the said East line of Sam Houston Street;

Thence North 00 degrees 57 minutes 39 seconds West, along the said East line of Sam Houston Street, a distance of 100.00 feet to the Point of Beginning and containing 10,000 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

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

By: _____
Sriven Vista, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, 2016.

By: _____

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2016.

RELEASED 06/10/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved Council of the City of Rockwall on the _____ day of_____ 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

_____
Mayor, City of Rockwall

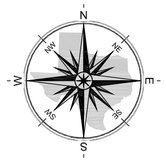
_____
City Secretary

_____
City Engineer

GENERAL NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: SRIVEN VISTA, LLC
ATTN: ANUSHA MALINENI
10401 JACKSON HOLE LANE
MCKINNEY, TEXAS 75070



SHEET 2 OF 2

REPLAT
SANGER BROS. ADDITION
LOTS 2A & 2B, BLOCK C
10,000 SQ.FT. / 0.23 ACRES
BEING A REPLAT OF A PORTION OF
LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION
_____ SURVEY, ABSTRACT NO. _____
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG Surveying, Inc.
PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

SCALE: 1"=30' / DATE: MAY 26, 2016 / JOB NO. 1606688-1 / DRAWN BY: CG

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Ray Helmberger of Our Lady of the Lake Catholic Church

AGENDA ITEM: **P2016-031;** *Lts 2&3, Blk A, Heritage Christian Academy, Phase 2*

SUMMARY:

Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [*S. Goliad Street*], and take any action necessary.

COMMENTS:

- ✓ The objective of this request is to subdivide one (1) parcel of land into two (2) parcels of land (i.e. Lot 3 [*approx. 1.901 acres*] & Lot 2 [*approx. 6.626 acres*]) for the purpose of conveying Lot 3 to Our Lady of the Lake Catholic Church. Heritage Christian Academy will also be dedicating a 60-ft wide right-of-way totaling 0.306-acres located along Damacus Road. This dedication will line up with the existing Murphy Drive (50-ft right-of-way) located in the Waterstone Estates Subdivision.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	P2016-031	**Owner**	HERITAGE, CHRISTIAN ACADEMY	**Approved**		
Project Name	Heritage Christian Academy	**Applicant**	OUR LADY OF THE LAKE CATHOLIC CHURCH	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	7/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1408 S GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HERITAGE CHRISTIAN ACADEMY ADDN	1	A	1	3858-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/15/2016	7/22/2016				
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:42 PM AW)
Show and dimension the "detention/drainage" easements
Label the floodplain cross-sections with elevations
Add verbiage to plat language "The property owner shall maintain, repair, and replace all detention system(s)"

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	APPROVED	
GIS	Lance Singleton	7/15/2016	7/22/2016				
PLANNING	David Gonzales	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See comments

Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [S. Goliad Street], and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-031" on the lower right corner on all pages of the revised plat.
3. On plat, change lot indentification numbers to Lot 2 , Block A Heritage Christian Academy Phase Two and Lot 3, Block A Heritage Christian Academy Phase Two.
4. Change Title Block to read as follows:
Final Plat

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Lot 2 & 3, Block A, Heritage Christian Academy Phase 2
2 Lots
384,773 Sq. Ft. / 8.833 Acres
Being a replat of
Lot 1
Heritage Christian Academy
Phase Two
An Addition to the
City of Rockwall, Rockwall County, Texas
Out of the
BJT Survey, Abstract No. 225
Rockwall County, Texas
5. Verify scale to plat and adjust accordingly [not 50 scale].
6. Notary Certificate for Surveyor is not necessary when plat is stamped by Surveyor.

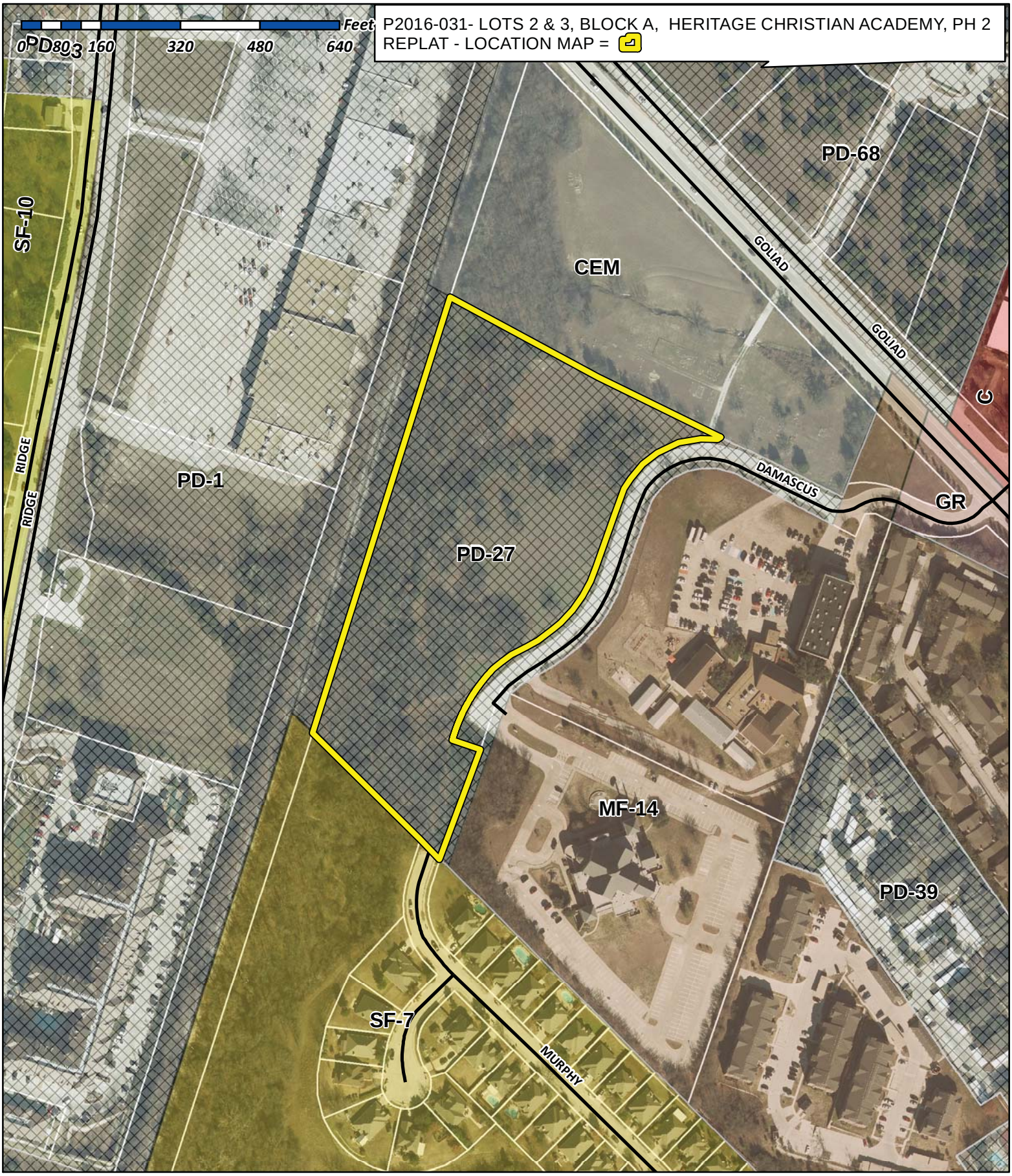
The following plans submitted with the platting package are considered to be "Not Accepted" for this plat application:
a) Overall Concept Plan - Damascus Road - Our Lady of the Lake Catholic Church

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior toplat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: July 26th, 2016 (6:00 p.m.)

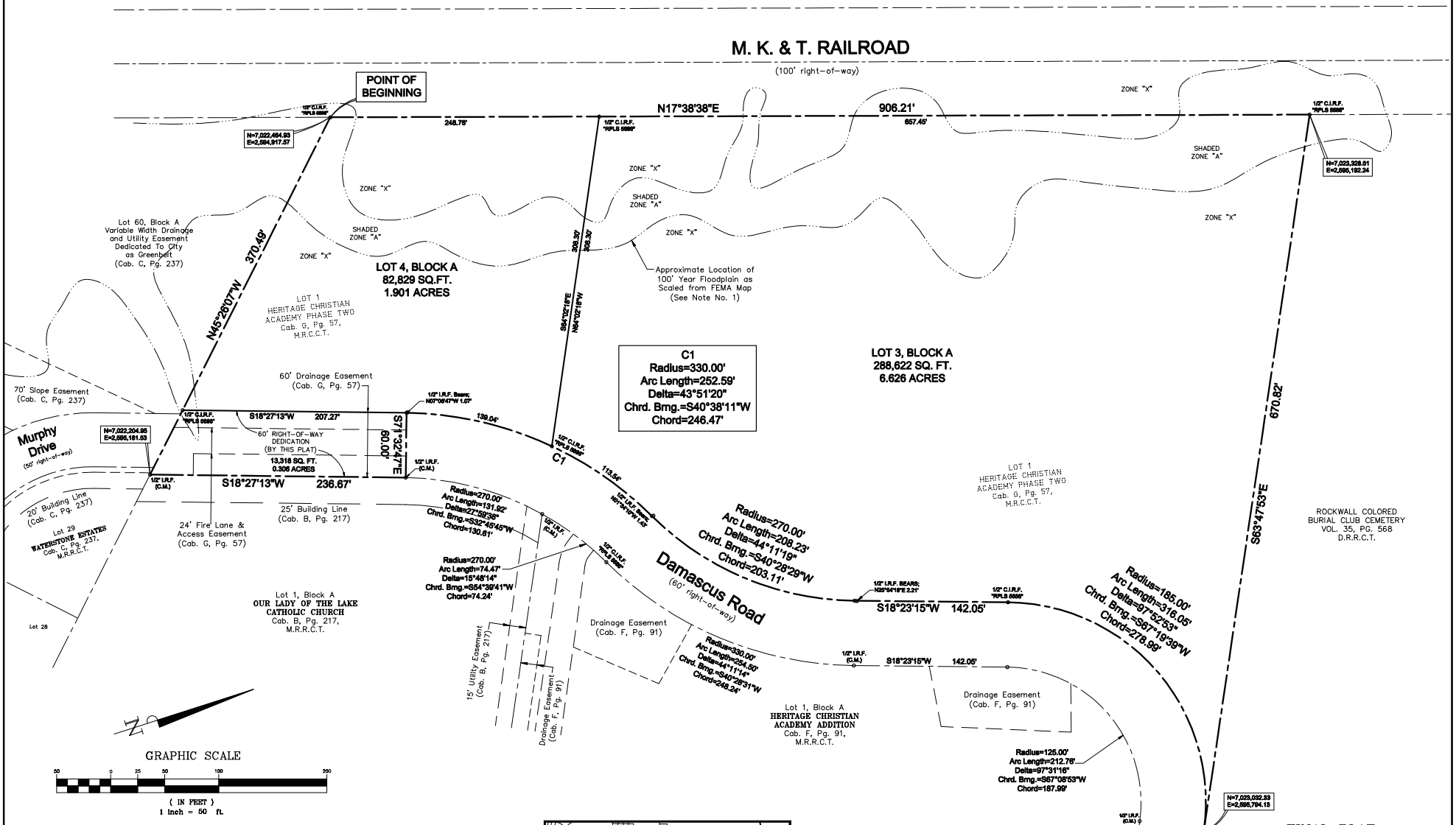
City Council - Consent Agenda: August 1, 2016 (6:00 p.m.)



City of Rockwall

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

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



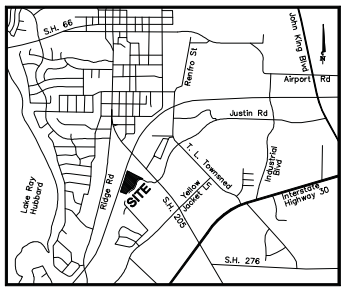
Notes:

1. According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined".

2. The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, **HERITAGE CHRISTIAN ACADEMY ADDITION**, an addition to the City of Rockwall, as recorded in Cabinet F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being, South 64°02'18" East.

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



Vicinity Map
(not to scale)

OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
Rockwall, Texas 75087
(214) 212-6512

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 Bozman Road
Wylie, Texas 75098
Contact: Randall T. Helmberger, P.E.
Phone (972) 442-7459

SURVEYOR:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
Ph. (469) 424-2074
Fax (469) 424-1997
www.northtexassurveying.com

FINAL PLAT
LOTS 3-4, BLOCK A HERITAGE CHRISTIAN ACADEMY PHASE 2
2 LOTS
384,773 SQ. Ft. / 8.833 ACRES
BEING A REPLAT OF
LOT 1
HERITAGE CHRISTIAN CADEMY
PHASE TWO
AN ADDITION
TO THE CITY OF ROCKWALL, TEXAS
OUT OF THE
B.J.T. SURVEY, ABSTRACT NO. 225
ROCKWALL COUNTY, TEXAS
SCALE: 1" = 60' Date: JUNE 2016

SHEET: 1 OF 2 | CASE NO. P2016-XXX

DATE: 06/03/2016	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2016-0054

OWNER'S CERTIFICATION:

LEGAL DESCRIPTION:

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the B.J.T. Lewis Survey, Abstract No. 225 and being all of Lot 1, of **HERITAGE CHRISTIAN ACADEMY PHASE TWO**, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Slides 57–58, of the Map Records of Rockwall County, Texas (M.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most westerly corner of said Lot 1, same being the most northerly corner of Lot 60, Block A, of WATERSTONE ESTATES, an addition to the City of Rockwall, as recorded in Cabinet C, Page 237, M.R.R.C.T., said corner also being in the southeasterly monumented line of the M. K. & T. Railroad (100' right–of–way);

THENCE North 17°38'38" East, along said southeasterly monumented line of the M. K. & T. Railroad, same being the northwesterly line of said Lot 1, a distance of 906.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most northerly corner of said Lot 1, same being the most westerly corner of the Rockwall Colored Burial Club Cemetery, as recorded in Volume 35, Page 568, of the Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 63°47'53" East, along the northeasterly line of said Lot 1, a distance of 670.82' to a 1/2" iron rod with a plastic cap stamped "R.S.C.I." found for the most easterly corner of said Lot 1, same being in the northerly monumented line of Damascus Road, said corner also being in a curve to the left, having a radius of 185.00', a central angle of 97°52'53", and a chord which bears, South 67°19'39" West, a chord distance of 278.99';

Thence along said curve to the left, in a northwesterly direction, an arc length of 316.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the end of said curve;

THENCE South 18°23'15" West, along the northwesterly monumented line of Damascus Road, a distance of 142.05' to a point for corner from which a 1/2" iron rod found bears North 25°54'18" East, a distance of 2.21', said point for corner being at the beginning of a curve to the right, having a radius of 270.00', a central angle of 44°11'19", and a chord which bears, South 40°28'29" West, a chord distance of 203.11';

Thence along said curve to the right, in a southwesterly direction, an arc length of 208.23' to a point for corner from which a 1/2" iron rod found bears, North 01°34'10" West, a distance of 1.43', said point for corner being at the beginning of a curve to the left, having a radius of 330.00', a central angle of 43°51'20", and a chord which bears, South 40°38'11" West, a chord distance of 246.47';

Thence along said curve to the left, in a southwesterly direction, an arc length of 252.59' to a point for corner, from which a 1/2" iron rod found bears, North 07°06'47" West, a distance of 1.07', said point for corner being the most westerly corner of said Damascus Road;

THENCE South 71°32'47" East, along the southwesterly monumented line of Den Road, a distance of 60.00' to a 1/2" iron rod found for corner, said corner being in the southeasterly monumented line of Damascus Road, said corner also being in the northwesterly line of Lot 1, Block A, of **OUR LADY OF THE LAKE CATHOLIC CHURCH**, an addition to the City of Rockwall, as recorded in Cabinet B, Page 217, M.R.R.C.T.;

THENCE South 18°27'13" West, along the northerly line of last said Lot 1, Block A, a distance of 236.67' to a 1/2" iron rod found for the most westerly corner of said Lot 1, Block A, same being in the northeasterly line of the aforementioned **WATERSTONE ESTATES**;

THENCE North 45°26'07" West, along the common line between said Lot 1, and **WATERSTONE ESTATES**, a distance of 370.49' to the **POINT OF BEGINNING** and containing 8.833 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HERITAGE CHRISTIAN ACADEMY, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 3–4, BLOCK A – HERITAGE CHRISTIAN ACADEMY PHASE TWO** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in **LOTS 3 AND 4, BLOCK A, HERITAGE CHRISTIAN ACADEMY PHASE TWO**, of this subdivision have been notified and signed this plat.

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

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

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

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

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

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

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

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

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

HERITAGE CHRISTIAN ACADEMY

_____

JEFFREY MATTEER

STATE OF TEXAS:
COUNTY OF ROCKWALL:

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

Given under my hand and seal of office this the_____day of_____, 2016.

_____

Notary Public in and for the STATE OF TEXAS

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby ceertify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS
REGISTERED
MICHAEL B. ARTHUR
5686
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

_____ _____ _____

Mayor, City of Rockwall City Secretary City Engineer

OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
Rockwall, Texas 75087
(214) 212–6512

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 Bozman Road
Wylie, Texas 75098
Contact: Randall T. Helmberger, P.E.
Phone (972) 442–7459

SURVEYOR:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
Ph. (469) 424–2074
Fax (469) 424–1997
www.northtexassurveying.com

FINAL PLAT
LOTS 3-4, BLOCK A HERITAGE CHRISTIAN ACADEMY PHASE 2
2 LOTS
384,773 SQ. Ft. / 8.833 ACRES
BEING A REPLAT OF
LOT 1
HERITAGE CHRISTIAN CADEMY
PHASE TWO
AN ADDITION
TO THE CITY OF ROCKWALL, TEXAS
OUT OF THE
B.J.T. SURVEY, ABSTRACT NO. 225
ROCKWALL COUNTY, TEXAS

Scale: 1" = 60' Date: JUNE 2016

SHEET: 2 OF 2 CASE NO. P2016–XXX

DATE: 06/03/2016	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2016–0054

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Chet Luegers, PE; *Pacheco Koch*

AGENDA ITEM: **P2016-032**; *Lot 1, Block B, Rockwall Technology Park, Phase IV*

SUMMARY:

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat 8.761 acres of a larger 9.73-acre tract of land (*i.e. Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125*) into one (1) parcel of land (*i.e. Lot 1, Block B, Rockwall Technology Park, Phase IV [8.761 acres]* for the purpose of establishing a regional detention pond.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

Staff recommends approval of the final plat for *Lot 1, Block B, Rockwall Technology Park, Phase IV,* in conformance with the following conditions of approval:

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

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

City of Rockwall

Project Plan Review History

				Applied	7/18/2016	LM
Project Number	P2016-032	**Owner**	ROCKWALL ECONOMIC DEVELOPMENT	**Approved**		
Project Name	Lot 1, Block B, Rockwall Tech Park, PH IV	**Applicant**	Pacheco Koch	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	7/18/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
CAPITAL BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
DATA DRIVE & CAPITAL BOULEVARD (ROW)	2/1/2001	NULL	2/1/2001	0125-0000-0002-01-1R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/18/2016	7/25/2016	7/22/2016	4	APPROVED	
ENGINEERING	Amy Williams	7/18/2016	7/25/2016	7/22/2016	4	COMMENTS	See Comments

(7/19/2016 4:20 PM AW)
See markups
Show limits of detention/drainage in an easement (a detention/drainage easement)
Show a 10' utility easement along Capital
Add verbiage to plat language "The property owner shall maintain, repair, and replace all detention system(s)"

FIRE	Ariana Hargrove	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	
GIS	Lance Singleton	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	
PLANNING	Korey Brooks	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	Comments

P2016-032 Rockwall Technology Park Phase IV Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-032) in the lower right hand corner of all pages on future submittals.

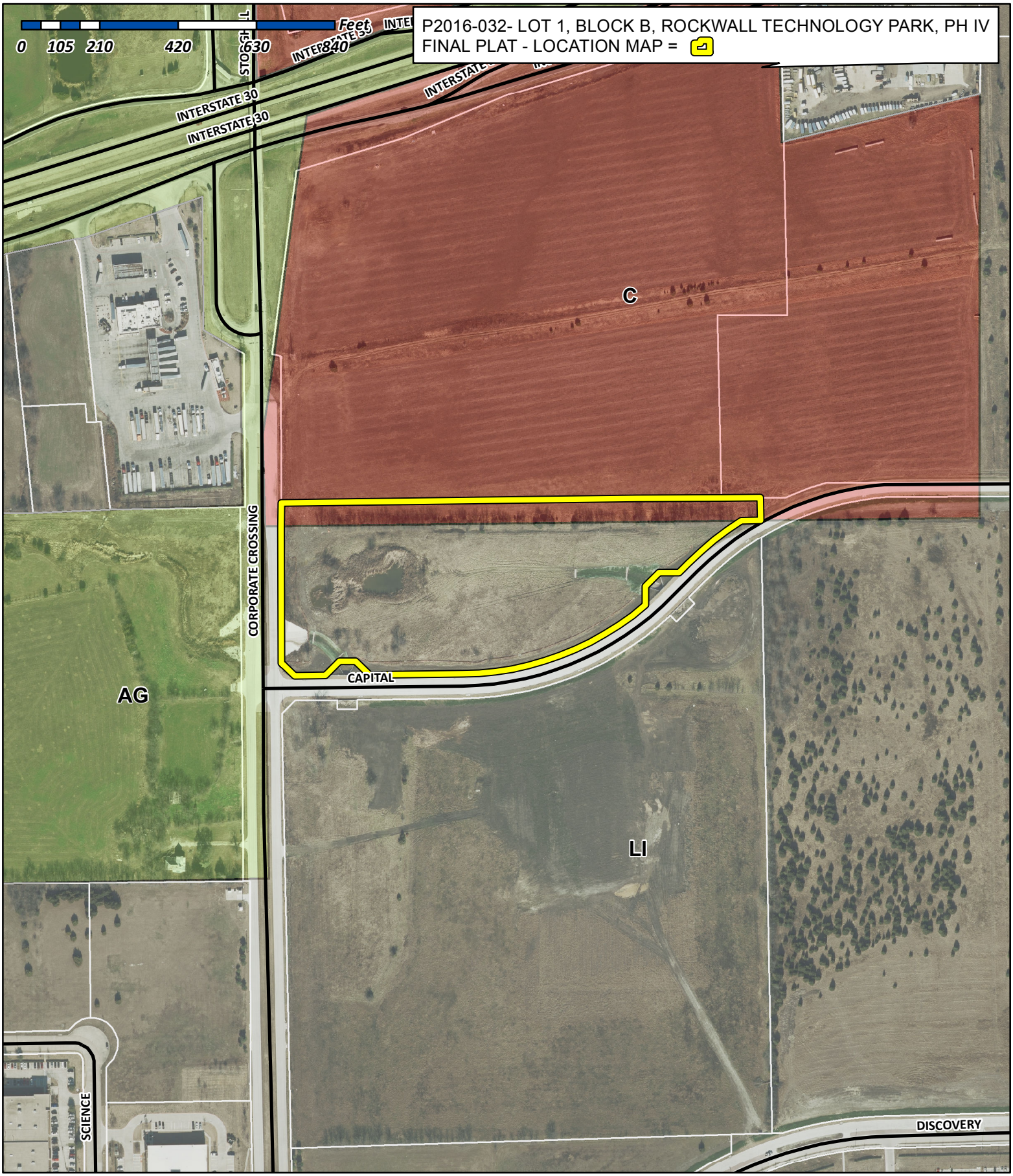
M.4 Please indicate the number of proposed lots on the final plat.

M.5 Please correct the title block with the correct acreage. Currently it shows “30.035-ACRES.” It should say “8.761-ACRES.”

M.6 Please show and label the 50-foot setback adjacent to Corporate Crossing and the 25-foot setback adjacent to Capital Boulevard.

M.7 Please include the appropriate statement of developer responsibility for storm drainage improvements (found in the application packet).

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 2, 2016. The Planning & Zoning meeting date for this case will be July 26, 2016.							
I. The projected City Council meeting date and subsequent approval for this plat is August 1, 2016							



City of Rockwall

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

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

CAPSTAR HOLDINGS CORPORATION
(INST. NO. 20140000012808)

CAPSTAR HOLDINGS CORPORATION
(INST. NO. 20140000007994)

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120 (APPROXIMATE LOCATION)

JOHN B. JONES SURVEY, ABSTRACT NO. 125 (APPROXIMATE LOCATION)

1186.61'

490.67'

60.02'

POINT FOR CORNER
(1/2-INCH IRON ROD FOUND
BEARS N 89°20' E, 0.6')

N 89°11'19" E 1231.34'

POINT FOR CORNER
IRF (C.M.)
58.80'

Δ=13°29'06"
R=770.06'
L=181.18'
T=91.04'
CB=S 51°03'47" W
CD=180.82'

NORTH TEXAS MUNICIPAL WATER DISTRICT WATER EASEMENT
(INST. NO. 2007-00377476)
(VOL. 5054, PG. 213) (ESMT. NO. 2)

N 00°43'28" W 369.50'

RIGHT-OF-WAY EASEMENT TO STATE OF TEXAS FOR DRAINAGE PURPOSES
(VOL. 42, PG. 369)
(APPROXIMATE LOCATION)

VARIABLE WIDTH UTILITY EASEMENT
(INST. NO. 20140000001149)

DRAINAGE EASEMENT
(INST. NO. 2011-00451626)
(VOL. 6477, PG. 208)

30' DRAINAGE EASEMENT
(INST. NO. 20140000001151)

40' DRAINAGE EASEMENT
(INST. NO. 20140000001152)

LOT 1, BLOCK B
8.761 ACRES
(381,629 SF)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000496918)

S 89°49'42" W 53.74'
S 44°49'42" W 52.15'
S 44°49'42" W 35.72'
S 00°10'18" E 50.26'
1/2-INCH IRON ROD FOUND
POINT FOR CORNER
L=195.63'
1,604.60'
65.59'
22.00'
68.41'
22.00'

N: 7,020,945.73
E: 2,609,470.93

S 89°17'07" W 43.38'
N 45°42'53" W 42.44'
N 45°42'53" W 53.03'
S 89°17'07" W 82.43'
S 44°17'07" W 53.03'
S 89°17'07" W 249.50'

N: 7,022,352.21
E: 2,607,777.61

Δ=39°52'02"
R=767.50'
L=534.04'
T=278.34'
CB=S 69°21'06" W
CD=523.33'

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
(INST. NO. 20140000003305)
L=611.95'

65' R.O.W.

CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

113.13'
42.43'
24.50'
53.75'
24.50'
283.43'
453.51'

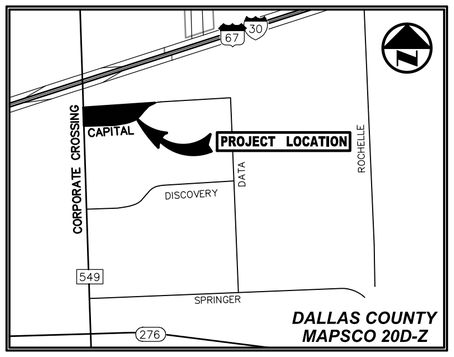
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000496918)

NORTH TEXAS MUNICIPAL WATER DISTRICT WATER EASEMENT
(INST. NO. 2007-00377477)
(VOL. 5054, PG. 224)

0 30 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

LEGEND

IRF	1/2-INCH IRON ROD W/"WIER & ASSOC INC." CAP FOUND
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE



VICINITY MAP
(NOT TO SCALE)

NOTES

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

2. *Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.*

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON

SHEET 1 OF 2

FINAL PLAT OF
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK PHASE IV

BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P_____-____

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	JPH	1"=60'	JULY 2016	3782-16.168

FINAL PLAT-LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV

MWEIR
7/13/2016 3:21 PM
M:\DWG-37\3782-16.168\DWG\SURVEY C3D 2015\3782-16.168FP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Economic Development Corporation, is the owner of an 8.761 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 8.761 acre tract of land situated in the John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Instrument No. 20130000496918 of the Official Public Records of Rockwall County, Texas; said 8.76 acre tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner at northwest end of a right–of–way corner clip at the intersection of the east right–of–way line of Corporate Crossing (a variable width right–of–way) and the north right–of–way line of Capital Boulevard (a variable width right–of–way);

THENCE, North 00 degrees, 43 minutes, 28 seconds West, along the said east line of Corporate Crossing, a distance of 369.50 feet to a point for corner; from said point a 1/2–inch iron rod found bears North 89 degrees, 20 minutes, East, a distance of 0.6 feet; said point being the southwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Capstar Holdings Corporation recorded in Instrument No. 20140000007994 of said Official Public Records;

THENCE, North 89 degrees, 11 minutes, 19 seconds East, departing the said east line of Corporate Crossing and along the south line of said Capstar Holdings Corporation tract, a distance of 1,231.34 feet to a point for corner; said point being in an angle point in the northwest line of said Capital Boulevard; said point being the beginning of a non–tangent curve to the left;

THENCE, in a southwesterly direction, along the north and northwest line of said Capital Boulevard, the following eleven (11) calls:

Along said curve to the left, having a central angle of 13 degrees, 29 minutes, 06 seconds, a radius of 770.06 feet, a chord bearing and distance of South 51 degrees, 03 minutes, 47 seconds West, 180.82 feet, an arc distance of 181.18 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found at the end of said curve;

South 44 degrees, 49 minutes, 42 seconds West, a distance of 35.72 feet to point for corner;

South 89 degrees, 49 minutes, 42 seconds West, a distance of 53.74 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 44 degrees, 49 minutes, 42 seconds West, a distance of 52.15 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 00 degrees, 10 minutes, 18 seconds East, a distance of 50.26 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner; said point being the beginning of a non–tangent curve to the right;

Along said curve to the right, having a central angle of 39 degrees, 52 minutes, 02 seconds, a radius of 767.50 feet, a chord bearing and distance of South 69 degrees, 21 minutes, 06 seconds West, 523.33 feet, an arc distance of 534.04 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found at the end of said curve;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 249.50 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

North 45 degrees, 42 minutes, 53 seconds West, a distance of 53.03 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 43.38 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 44 degrees, 17 minutes, 07 seconds West, a distance of 53.03 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 82.43 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner at the southeast end of said corner clip;

THENCE, North 45 degrees, 42 minutes, 53 seconds West, along said corner clip, a distance of 42.44 feet to the POINT OF BEGINNING;

CONTAINING: 381,629 square feet or 8.761 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/13/16.

_____
Paul Hubert Date
Registered Professional Land Surveyor
No. 1942
phubert@pkce.com

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____ , 2016.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the **LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK PHASE IV** have been notified and signed this plat.

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

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

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

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

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

_____
NAME
POSITION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2016.

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2016.

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

WITNESS OUR HANDS, this _____ day of _____ , 2016.

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

SHEET 2 OF 2

FINAL PLAT OF
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK PHASE IV
BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P_____–____

SURVERYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972–772–0025
CONTACT: MICHAEL HAMPTON

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–14439
TX REG. SURVEYING FIRM LS–10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	JPH	NONE	JULY 2016	3782–16.168

DWG FILE: 3782–16.168FP.DWG
XREF FILE: AERIAL PANELS.DWG

FINAL PLAT-LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV

MWEIR 07/13/2016 – 3:21PM
M:\DWG–37\3782–16.168\DWG\SURVEY C3D 2015\3782–16.168FP.DWG

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Chet Luegers, PE; *Pacheco Koch*

AGENDA ITEM: **P2016-033**; *Lot 1, Block A, Rockwall Technology Park, Phase IV*

SUMMARY:

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat 30.035 acres of a larger 49.85-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*) into one (1) parcel of land (*i.e. Lot 1, Block A [30.035 acres]* for the purpose of establishing an industrial facility.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

Staff recommends approval of the final plat for *Lot 1, Block A, Rockwall Technology Park, Phase IV,* in conformance with the following conditions of approval:

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

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

City of Rockwall

Project Plan Review History

				Applied	7/18/2016	LM
Project Number	P2016-033	**Owner**	ROCKWALL, ECONOMIC DEVELOPMENT CORP	**Approved**		
Project Name	Lot 1, Block A, Rockwall Tech Park, PH IV	**Applicant**	PACHECO KOCH	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	7/18/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
DISCOVERY BLVD & DATA DR (ROW)	1	NULL	1	0125-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/18/2016	7/25/2016	7/22/2016	4	APPROVED	
ENGINEERING	Amy Williams	7/18/2016	7/25/2016	7/22/2016	4	COMMENTS	See Comments

(7/19/2016 4:23 PM AW)
See markups
Add verbiage to plat language "The property owner shall maintain, repair, and replace all detention system(s)"
Need to add (label and dimension) the firelane and access easements
Show 10' utility easements along Discovery and Data
Show and label "detention/drainage" easements
All offsite easement will need to be filed prior to filing of this plat so as to have the filing information on the plat.

FIRE	Ariana Hargrove	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	see comment

(7/21/2016 2:29 PM AA)
Need to add (label and dimension) the fire lane access easements

GIS	Lance Singleton	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	See Comments

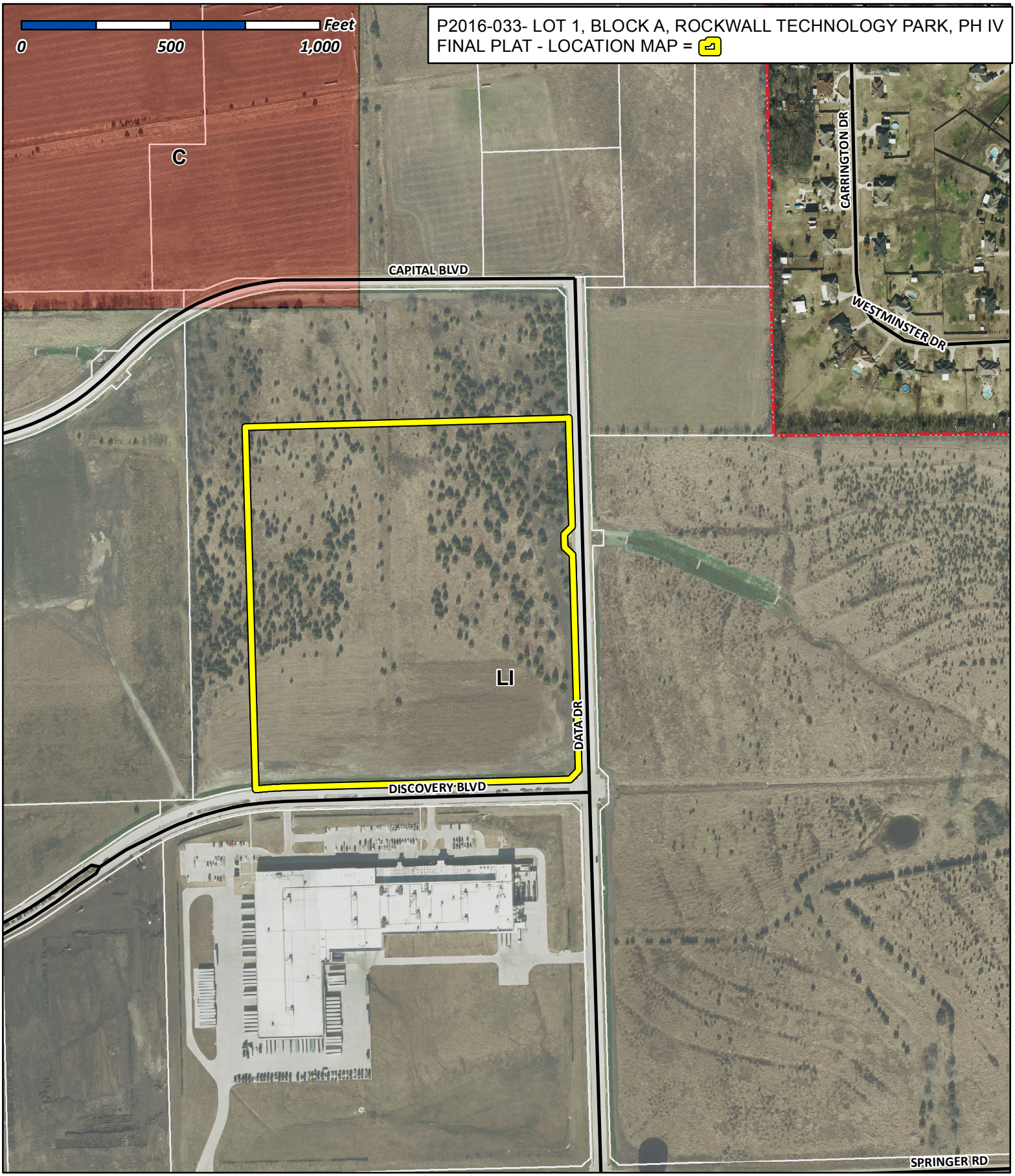
(7/21/2016 3:24 PM LS)
Assigned address will be:
3400 Discovery Blvd, Rockwall, TX 750327

PLANNING	Korey Brooks	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	Comments

(7/21/2016 2:09 PM KB)
P2016-033 Rockwall Technology Park Phase IV Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.							
M.3 For reference, include the case number (P2016-033) in the lower right hand corner of all pages on future submittals.							
M.4 Please indicate the number of proposed lots on the final plat.							
M.5 Please change the setbacks on Data Drive and Discovery Boulevard from “25-Foot Rear Setback” to “25-Foot Front Setback” or “25-Foot Setback”.							
M.6 Please include the appropriate statement of developer responsibility for storm drainage improvements (found in the application packet).							
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 2, 2016. The Planning & Zoning meeting date for this case will be July 26, 2016							
I.8 The projected City Council meeting date and subsequent approval for this plat is August 1, 2016.							



City of Rockwall

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

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

PART OF
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

15' SANITARY SEWER EASEMENT
(BY SEPARATE INSTRUMENT)

15' SANITARY SEWER EASEMENT
(BY SEPARATE INSTRUMENT)

40' TEMPORARY GRADING EASEMENT
(BY SEPARATE INSTRUMENT)

40' DRAINAGE EASEMENT
(BY SEPARATE
INSTRUMENT)

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

N 88°21'10" E 1083.68'

15' REAR YARD SETBACK

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

400.54'

426.47'

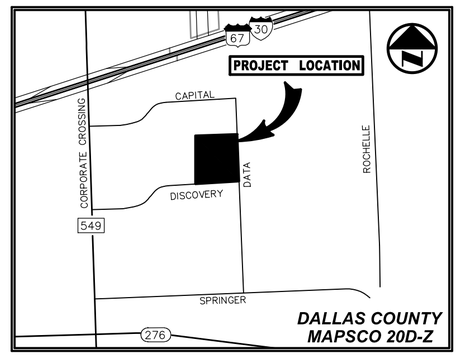
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)

S 01°41'05" E
60.00'

625.32'

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'



VICINITY MAP
(NOT TO SCALE)

20' DRAINAGE EASEMENT
(BY THIS PLAT)

15' WATER EASEMENT
(BY THIS PLAT)

N 01°38'50" W
25.00'

N 88°21'10" E 684.48'

S 88°21'10" W 669.48'

N 01°38'50" W
10.00'

S 88°21'10" W
15.00'

143.53'

N 01°36'32" W

S 01°36'32" E
135.26'

162.41'

59.41'

15'

302.51'

S 01°38'50" E

65' R.O.W.

321.34'

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 5528, PG. 194)

S 46°36'32" E
161.19'

N 46°36'32" W
161.20'

N 01°38'50" W
112.97'

20' DRAINAGE EASEMENT
(BY THIS PLAT)

S 01°38'50" E
112.97'

S 43°21'10" W
36.77'

IRF

S 46°36'32" E
34.55'

34.26'

38.50'

IRF

N 46°36'32" W
60.34'

IRF

IRF

54.36'

18.39'

IRF

IRF

38.50'

N: 7,021,971.74
E: 2,609,852.27

S 01°38'50" E
43.14'

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

S 46°38'50" E
36.77'

127.93'

LOT 1, BLOCK A

30.035 ACRES
(1,308,340 SF)

PART OF
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

N 01°38'50" W
15.00'

N 88°21'10" E 205.14'

S 88°21'10" W 205.14'

15' WATER EASEMENT
(BY THIS PLAT)

722.00'

25' REAR YARD SETBACK

S 01°38'50" E

DATA DRIVE

(INST. NO. 20140000003305)
(VARIABLE WIDTH RIGHT-OF-WAY)

742.95'

65' R.O.W.

ROCKWALL ECONOMIC
DEVELOPMENT
CORPORATION
(VOL. 5528, PG. 194)

LEGEND

IRF	1/2-INCH IRON ROD W/"WIER & ASSOC INC." CAP FOUND
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE

NOTES

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

2. *Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.*

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 20130000496918)

1604.60'

1212.90'

N 01°38'50" W

15' REAR YARD SETBACK

PART OF
ROCKWALL ECONOMIC
DEVELOPMENT
CORPORATION
(VOL. 3495, PG. 314)

N 88°21'10" E
25.00'

S 01°38'50" E
15.00'

S 88°21'10" W
10.00'

323.85'

308.85'

N 01°38'50" W

S 01°38'50" E

15' WATER EASEMENT
(BY THIS PLAT)

1/2-INCH IRON
FOUND (BENT)
(1/2-INCH IRON ROD
W/"WIER & ASSOC. INC."
CAP FOUND BEARS
S 02°41' W, 3.2')

11.53'

15'

15'x15' WATER EASEMENT
(BY THIS PLAT)

N 88°23'49" E
15.00'

N 01°36'11" W
15.00'

S 01°36'11" E
15.00'

262.24'

S 88°23'49" W 961.50'

25' REAR YARD SETBACK

S 43°22'30" W
42.41'

IRF
(C.M.)

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

**POINT OF
BEGINNING**

IRF
(C.M.)

42.44'

85.00'

1,283.62'

24.12'

L=195.60'

L=420.31'

L=422.95'

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET

65' R.O.W.

DISCOVERY BOULEVARD

(INST. NO. 20080000470030)
(VARIABLE WIDTH RIGHT-OF-WAY)

961.61'

N: 7,021,224.91
E: 2,609,899.75

IRF
(C.M.)

42.47'

42.39'

IRF

1159.82'

1160.03'

Δ=05°04'29"
R=1,042.50'
L=92.33'
T=46.20'
CB=S 85°51'35" W
CD=92.30'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

ALLEN FOODS, INC.
(VOL. 6740, PG. 138)

SHEET 1 OF 2

FINAL PLAT OF

LOT 1, BLOCK A ROCKWALL TECHNOLOGY PARK PHASE IV

BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P_____-____

SURVERYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	JPH	1"=100'	JULY 2016	3782-16.054

MWEIR
7/13/2016 2:50 PM
M:\DWG-37\3782-16.054\DWG\SURVEY C3D 2015\3782-16.054FP.DWG

FINAL PLAT-LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Economic Development Corporation, is the owner of an 30.035 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 30.035 acre tract of land situated in the John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 30.035 acre tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner at the northeast end of a right–of–way corner clip; said point being at the intersection of the west right–of–way line of Data Drive (a variable width right–of–way) and the north right–of–way line of Discovery Boulevard (a variable width right–of–way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest end of said corner clip;

THENCE, South 88 degrees, 23 minutes, 49 seconds West, along the said north line of Discovery Boulevard, a distance of 961.50 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a curve to the left;

THENCE, in a southwesterly direction, continuing along said north line of Discovery Boulevard and along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds, a radius of 1,042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and over and across said Rockwall Economic Development Corporation tract, a distance of 1,212.90 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 88 degrees, 21 minutes, 10 seconds East, continuing over and across said Rockwall Economic Development Corporation tract, a distance of 1,083.68 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner in the said west line of Data Drive;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, a distance of 60.00 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 1/2–inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a the POINT OF BEGINNING;

CONTAINING: 1,308,340 square feet or 30.035 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 7/12/16.

_____
Paul Hubert Date
Registered Professional Land Surveyor
No. 1942
phubert@pkce.com

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____ , 2016.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK PHASE IV** have been notified and signed this plat.

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

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

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

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

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

_____
NAME
POSITION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2016.

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2016.

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

WITNESS OUR HANDS, this _____ day of _____ , 2016.

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

SHEET 2 OF 2

FINAL PLAT OF
LOT 1, BLOCK A ROCKWALL TECHNOLOGY PARK PHASE IV
BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P_____–____

SURVERYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972–772–0025
CONTACT: MICHAEL HAMPTON

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–14439
TX REG. SURVEYING FIRM LS–10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	JPH	NONE	JULY 2016	3782–16.054

DWG FILE: 3782–16.054FP.DWG
XREF FILE: AERIAL PANELS.DWG

FINAL PLAT-LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV

MWEIR 07/13/2016 – 2:50PM
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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Jay Holman & Don Silverman of Rockwall 205-552, LLC

AGENDA ITEM: **P2016-034;** *Lots 1-3, Block A, Dalton Goliad Addition*

SUMMARY:

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

COMMENTS:

- ✓ The objective of the request is to subdivide a 9.323-acre tract of land into three (3) lots for the purpose of developing Lots 1 & 3. Earlier this year two (2) site plans were approved for the two (2) lots in the subdivision. Lot 1 will accommodate an 18,663 sq. ft. Aldi (*grocery store*) and Lot 3 will be an 11,310 sq. ft. retail facility. The remainder (Lot 2) of the property will continue to be vacant for future development. The final plat will establish the necessary fire lane, public access, utility, detention and drainage easements for the new developments.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-034	**Owner**	CONSTANTINE, SAMI E	**Applied**	7/18/2016	LM
Project Name	Dalton Goliad Addition	**Applicant**	ROCKWALL 205-552, LLC	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	7/18/2016	LM

Site Address	**City, State Zip**	**Zoning**
HWY205 & DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARLAN PARK PH 2	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/18/2016	7/25/2016				
ENGINEERING	Amy Williams	7/18/2016	7/25/2016	7/19/2016	1	APPROVED	
FIRE	Ariana Hargrove	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	
GIS	Lance Singleton	7/18/2016	7/25/2016				
PLANNING	David Gonzales	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	See comments

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-034" on the lower right corner on all pages of the revised plat.
3. Relabel XX-ft Firelane, Access...Easement to "XX-ft Firelane, Public Access, Drainage, and Utility Easement."
4. Change acreage on Title Block to read 9.232 Acres - [0.049 Acre ROW Dedication was not included in total acres].
5. Notary Certificate is not necessary when plat is stamped by Surveyor.

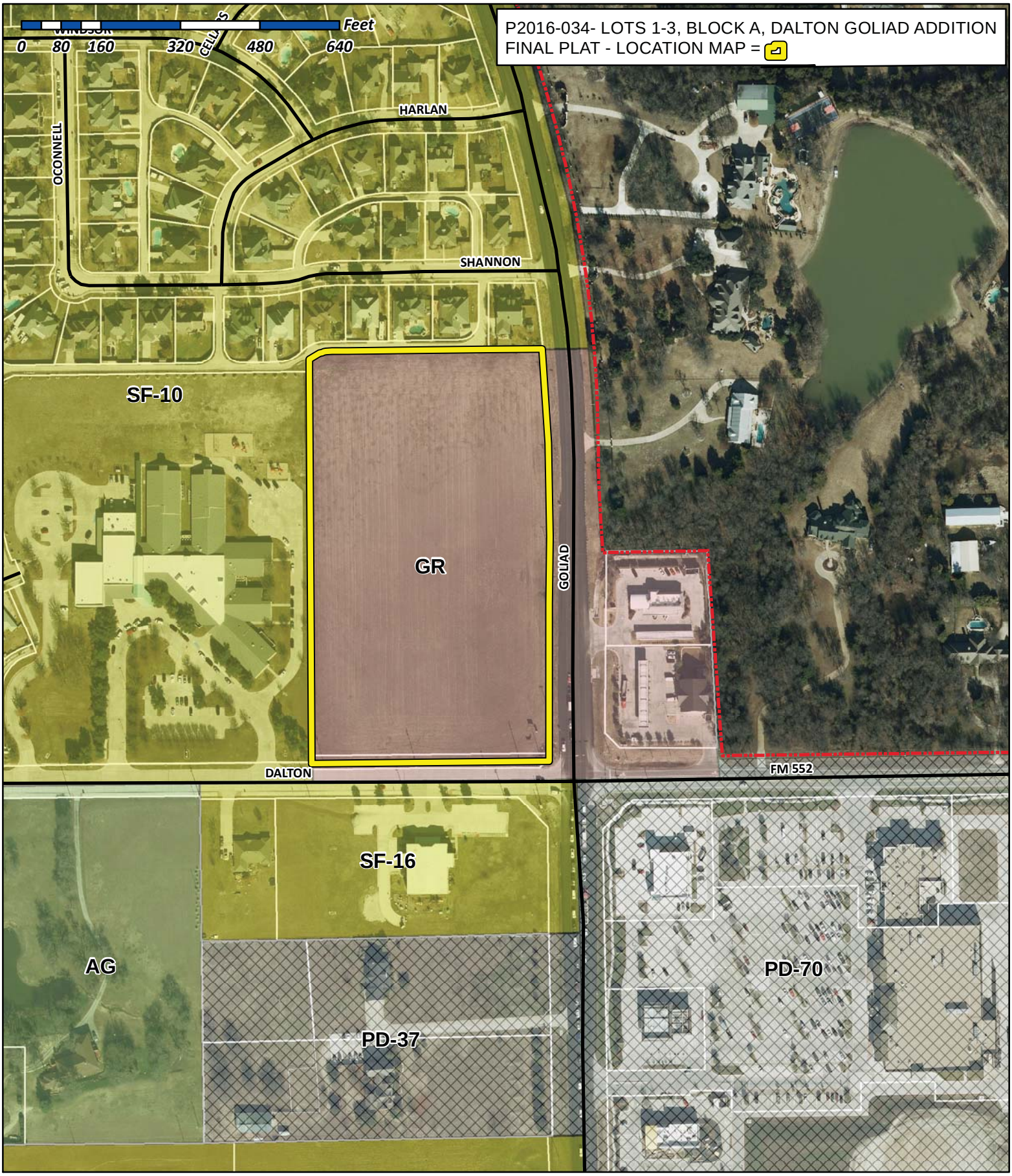
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior toplat submittal on mylar for filing purposes. **

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: July 26th, 2016 (6:00 p.m.)

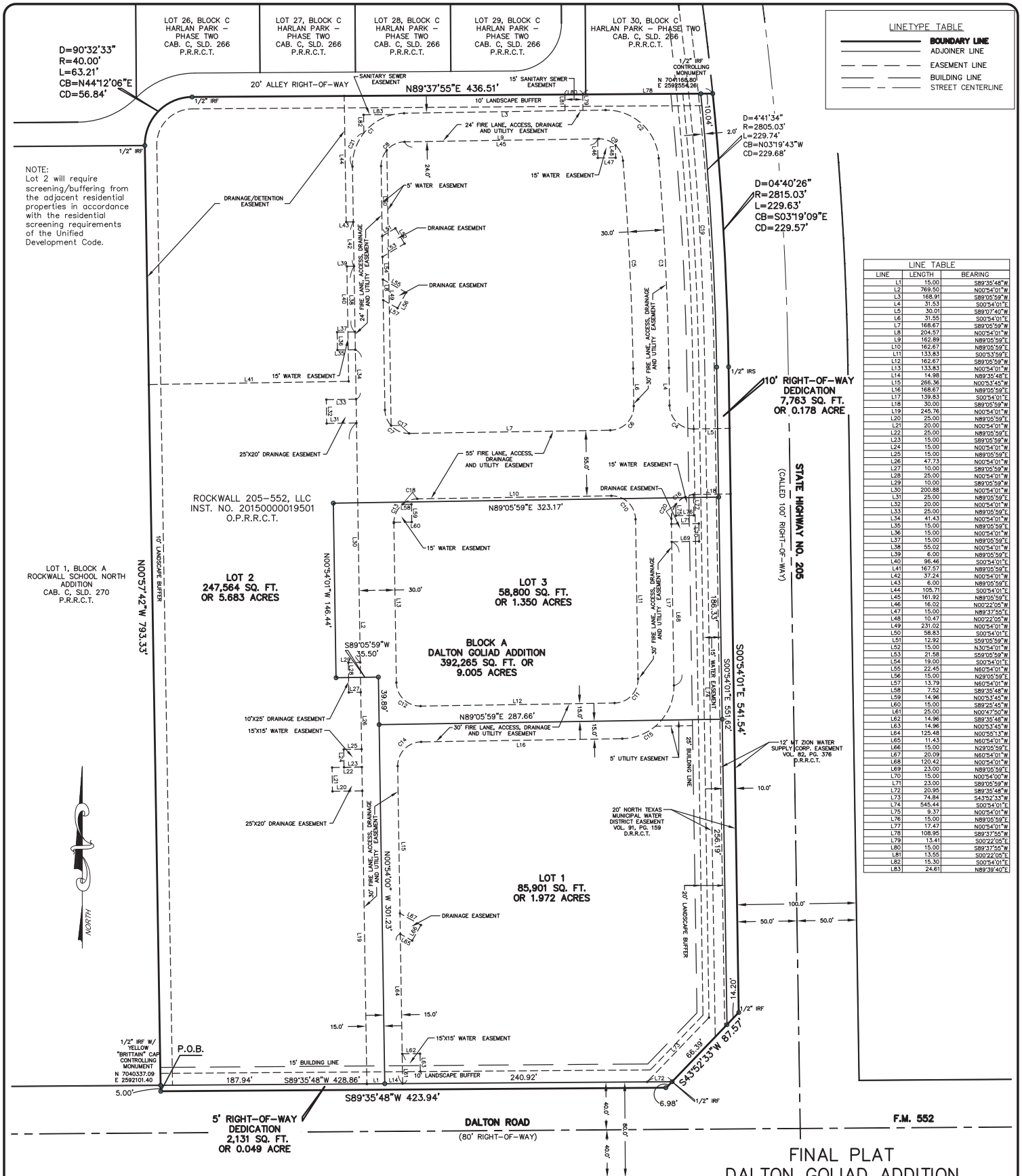
City Council - Consent Agenda: August 1, 2016 (6:00 p.m.)



City of Rockwall

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

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	S89°35'48"W
L2	769.50	N00°54'01"W
L3	168.91	S89°05'59"W
L4	31.53	S00°54'01"E
L5	30.01	S89°07'40"W
L6	31.55	S00°54'01"E
L7	168.67	S89°05'59"W
L8	204.57	N00°54'01"W
L9	162.89	N89°05'59"E
L10	162.67	N89°05'59"E
L11	133.83	S00°53'59"E
L12	162.67	S89°05'59"W
L13	133.83	N00°54'01"W
L14	14.98	N89°35'48"E
L15	266.36	N00°53'45"W
L16	168.67	N89°05'59"E
L17	139.83	S00°54'01"E
L18	30.00	S89°05'59"W
L19	245.76	N00°54'01"W
L20	25.00	N89°05'59"E
L21	20.00	N00°54'01"W
L22	25.00	N89°05'59"E
L23	15.00	S89°05'59"W
L24	15.00	N00°54'01"W
L25	15.00	N89°05'59"E
L26	47.73	N00°54'01"W
L27	10.00	S89°05'59"W
L28	25.00	N00°54'01"W
L29	10.00	S89°05'59"W
L30	200.88	N00°54'01"W
L31	25.00	N89°05'59"E
L32	20.00	N00°54'01"W
L33	25.00	N89°05'59"E
L34	41.43	N00°54'01"W
L35	15.00	N89°05'59"E
L36	15.00	N00°54'01"W
L37	15.00	N89°05'59"E
L38	55.02	N00°54'01"W
L39	6.00	N89°05'59"E
L40	96.46	S00°54'01"E
L41	167.57	N89°05'59"E
L42	37.24	N00°54'01"W
L43	6.00	N89°05'59"E
L44	105.71	S00°54'01"E
L45	161.92	N89°05'59"E
L46	16.02	N00°22'05"W
L47	15.00	N89°37'55"E
L48	10.47	N00°22'05"W
L49	231.02	N00°54'01"W
L50	58.83	S00°54'01"E
L51	12.92	S59°05'59"W
L52	15.00	N30°54'01"W
L53	21.58	S59°05'59"W
L54	19.00	S00°54'01"E
L55	22.45	N60°54'01"W
L56	15.00	N29°05'59"E
L57	13.79	N60°54'01"W
L58	7.52	S89°35'48"W
L59	14.96	N00°53'45"W
L60	15.00	S89°28'45"W
L61	25.00	N00°47'50"W
L62	14.96	S89°35'48"W
L63	14.96	N00°53'45"W
L64	125.48	N00°55'13"W
L65	11.43	N60°54'01"W
L66	15.00	N29°05'59"E
L67	20.09	N60°54'01"W
L68	120.42	N00°54'01"W
L69	23.00	N89°05'59"E
L70	15.00	N00°54'00"W
L71	23.00	S89°05'59"W
L72	20.95	S89°35'48"W
L73	74.84	S43°52'33"W
L74	545.44	S00°54'01"E
L75	9.37	N00°54'01"W
L76	15.00	N89°05'59"E
L77	17.47	N00°54'01"W
L78	108.95	S89°37'55"W
L79	13.41	S00°22'05"E
L80	15.00	S89°37'55"W
L81	13.55	S00°22'05"E
L82	15.30	S00°54'01"E
L83	24.61	N89°39'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	69.12	44.00	90°00'00"	S44°05'59"W	62.23'
C2	66.25	44.00	86°16'14"	N07°45'54"W	60.17'
C3	176.03	2765.03	03°38'52"	N02°48'21"W	176.00'
C4	31.41	20.00	89°58'18"	S45°53'10"E	28.28'
C5	174.52	2735.03	03°39'21"	N02°48'36"W	174.49'
C6	31.42	20.00	90°00'01"	N44°05'59"E	28.28'
C7	31.42	20.00	90°00'00"	S45°54'01"E	28.28'
C8	31.42	20.00	9000'00"	S44°05'59"W	28.28'
C9	30.11	20.00	86°15'44"	N47°46'09"W	27.35'
C10	31.42	20.00	90°00'00"	N45°54'01"W	28.28'
C11	31.42	20.00	90°00'01"	N44°05'59"E	28.28'
C12	31.42	20.00	90°00'00"	S45°54'01"E	28.28'
C13	31.42	20.00	90°00'00"	S44°05'59"W	28.28'
C14	31.41	20.00	89°59'44"	S44°06'07"W	28.28'
C15	69.12	44.00	90°00'01"	N44°05'59"E	62.23'
C16	31.42	20.00	90°00'01"	S44°05'59"W	28.28'
C17	16.96	20.00	48°35'25"	S66°36'18"E	16.46'
C18	13.55	20.00	38°48'39"	S69°44'32"W	13.29'
C19	229.91	2790.03	04°43'17"	N03°20'34"W	229.84'
C20	12.71	20.00	36°24'50"	S17°18'21"W	12.50'
C21	30.26	44.00	39°24'02"	S18°48'00"W	29.66'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 1–3, BLOCK A

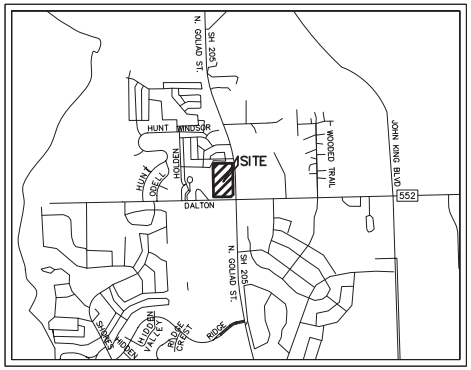
BEING 9.183 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2016

P2016-004

JOB NO.:	15-1216
DATE:	1/14/2016
REV:	5/27/2016
	6/01/2016
	6/21/2016
	6/27/2016
SCALE:	1" = 50'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

VICINITY MAP
N.T.S.



NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. – Point of Beginning.
5. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
6. D.R.C.C.T. – Deed Records, Collin County, Texas.
7. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
8. Lots 3 and 4 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.
9. SLD. – SLIDE
10. CAB. – CABINET

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

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

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

06/27/2016
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

_____
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

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

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

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

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

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

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

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2016

ROCKWALL 205–552, LLC

_____

By: OWNER

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205–552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land conveyed to ROCKWALL 205–552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point for the Southwest corner of said Rockwall 205 tract, same being in the North right–of–way line of Dalton Road (80 foot right–of–way);

THENCE North 00 deg. 57 min. 42 sec. West, along the west line of said Rockwall 205 tract, passing at a distance of 5.00 feet, a 1/2 inch iron rod with yellow "Brittain" cap found, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, and continuing along the common line of said Rockwall 205 tract and said Rockwall School North Addition, a total distance of 793.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Rockwall 205 tract, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park – Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Rockwall 205 tract and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 436.51 feet to a 1/2 inch iron rod found for the Northeast corner of said Rockwall 205 tract, same being the Southeast corner of said Block C, same being in the westerly right–of–way line of State Highway No. 205 (called 100' right–of–way), same being the beginning of a non–tangent curve to the right, having a radius of 2815.03 feet, a central angle of 04 deg. 40 min. 26 sec., and a chord bearing and distance of South 03 deg. 19 min. 09 sec. East, 229.57 feet;

THENCE along the common line of said Rockwall 205 tract and said State Higwhay No. 205 as follows:

Along said non–tangent curve to the right, an arc distance of 229.63 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 541.54 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Rockwall 205 tract, same being the North end of a corner clip in the intersection of said State Highway No. 205 and aforesaid Dalton Road;

THENCE South 43 deg. 52 min. 33 sec. West, along the common line of said Rockwall 205 tract and said corner clip, passing at a distance of 80.59 feet, a 1/2 inch iron rod found, and continuing a total distance of 87.57 feet to a point for the most southerly Southeast corner of said Rockwall 205 tract, same being the South end of said corner clip;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Rockwall 205 tract and said Dalton Road, a distance of 423.94 feet to the POINT OF BEGINNING and containing 402,160 square feet or 9.232 acre of computed land, more or less.

FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 1–3, BLOCK A
BEING 9.183 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2016
P2016–004

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
ROCKWALL 205–552, LLC
1408 QUORUM DRIVE
SUITE 160
DALLAS, TX 75254

JOB NO.:	15–1216
DATE:	1/14/2016
REV:	5/27/2016
	6/01/2016
	6/21/2016
	6/27/2016
SCALE:	1" = 50'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
tmankin@peisersurveying.com FIRM No. 100999–00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 2

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Sandra Peterson

AGENDA ITEM: **Z2016-020;** 509 Sunset Hill Drive (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary.

BACKGROUND INFORMATION

The applicant, Sandra Peterson is requesting a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum rear yard setback requirements stipulated in Section 2.1.2, *Residential and Lodging Use Conditions,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC). According to this section the minimum depth of rear yard setback is ten (10) feet for properties located in a Single Family 10 (SF-10) District. The applicant is proposing to construct the carport 8-feet from the street. According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code, (UDC), carports that do not meet the minimum rear yard setbacks can apply for a Specific Use Permit (SUP) to be approved by the City Council. The proposed carport will stand approximately ten (10) feet in height and will have a building footprint of approximately 24-feet x 22-feet or 530 square feet. The carport will be located behind the main residential structure and attach to the existing home where the garage is located. The carport will be constructed of metal and will not visible from the street.

NOTIFICATION:

Staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve HOA, which is the only HOA/Neighborhood Organization that is within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received five (5) notices returned in favor of the carport.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The carport be subject to the operational conditions contained in the SUP ordinance, which are as follows:

A. The carport shall generally conform to the approved site plan depicted in Exhibit 'B' of the SUP ordinance;

B. The carport shall not exceed 530 square feet in area;

C. The carport shall not exceed a maximum height of 10 feet;

D. The carport shall not encroach the 7’5” utility easement.

E. The carport is subject to administrative review in the event that the Subject Property is sold or conveyed in any manner to another party, subdivided, or re-platted.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	Z2016-020	**Owner**	PETERSON, BRYCE M & SANDRA	**Approved**		
Project Name	509 Sunset Drive	**Applicant**	PETERSON, BRYCE M & SANDRA	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	6/17/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
509 SUNSET HILL DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 2A	10	D	10	4575-000D-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	6/24/2016	6/24/2016	7	APPROVED	
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	6/21/2016	4	COMMENTS	See Comment
(6/21/2016 7:53 AM AW) No structures in easements							
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	6/21/2016	4	APPROVED	
PLANNING	Korey Brooks	6/17/2016	6/24/2016	6/24/2016	7	COMMENTS	See Comments

(6/24/2016 9:42 AM KB)
Z2016-020 SUP for Carport:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-020) in the lower right hand corner of all pages on future submittals.
M.4 Please review the attached draft ordinance prior to the July 12, 2016 Planning & Zoning Commission meeting.
M.5 Please provide rendering of how the carport will look.
M.6 Please be sure to stay out of the easement. We do not allow structures or overhangs in easements.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 6, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 28, 2016.
I.8 The projected City Council meeting dates for this case will be July 18, 2016 [1st Reading] & August 1, 2016 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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

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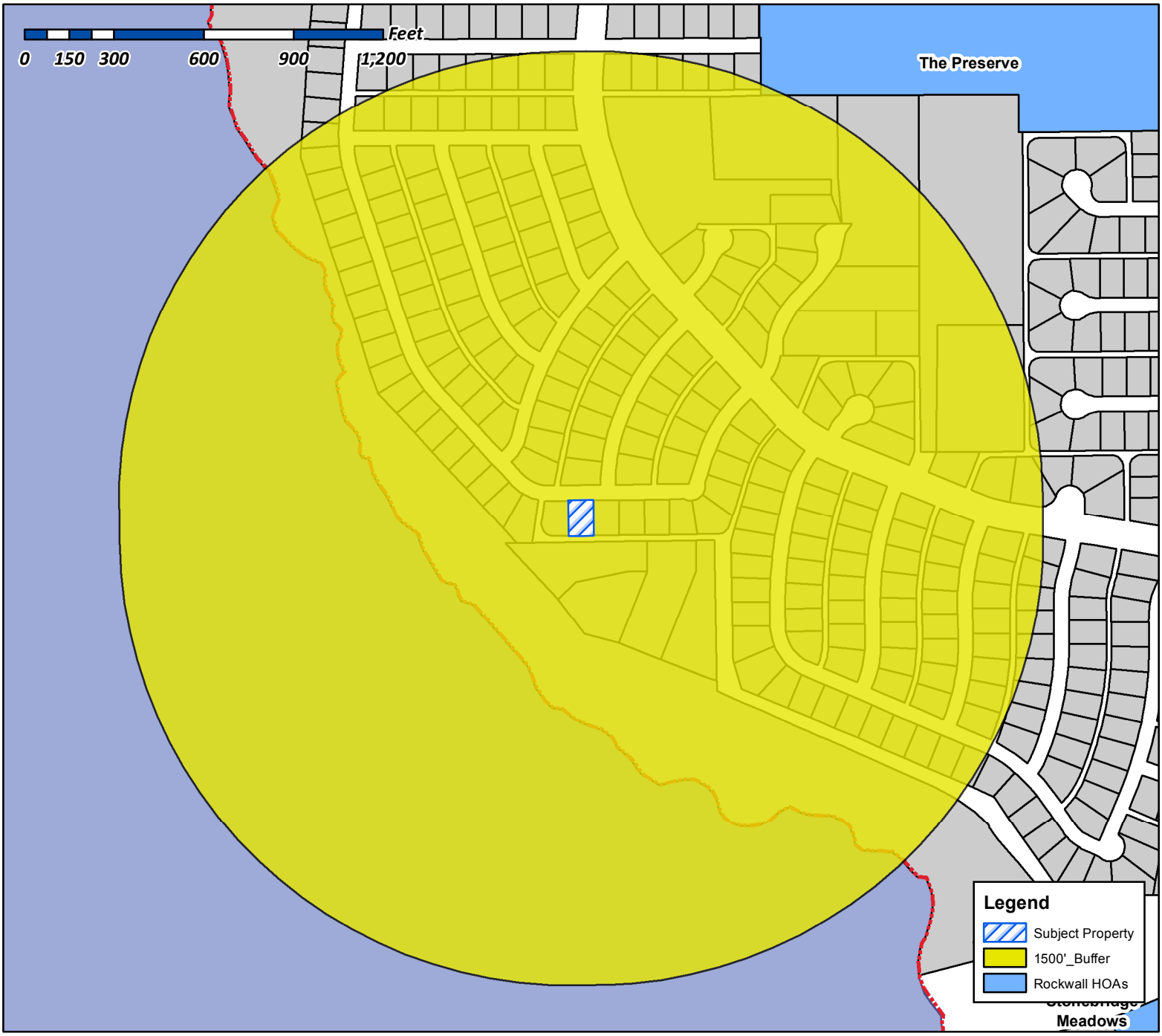
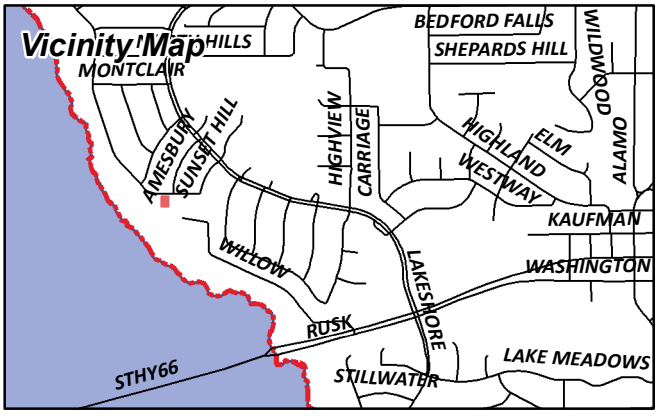


Case Number: Z2016-020
Case Name: 509 Sunset Hill Drive
Case Type: Specific Use Permit
Zoning: SF-10
Case Address: 509 Sunset Hill Drive

Date Created: *06/17/2016*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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Case Number: Z2016-020
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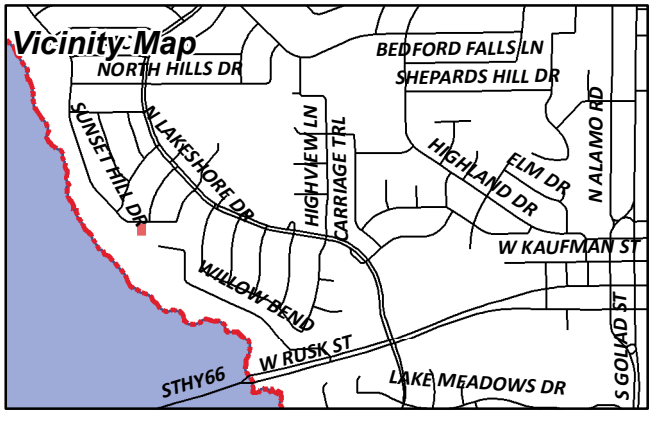
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1 SOAPBERRY LN
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN
1131 BAYSHORE DR
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D
1133 BAYSHORE DR
ROCKWALL, TX 75087

MARTIN JESSIE L
1135 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1137 BAYSHORE DR
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M
1139 BAYSHORE DR
ROCKWALL, TX 75087

REDMOND BRIAN C & NICOLE L
1475 PLUMMER DR
ROCKWALL, TX 75087

HANNA ANNA CHRISTINE
1602 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1603 SUNSET HILL DR
ROCKWALL, TX 75087

STIEGELMAR DIXIE L
1604 SUNSET HILL DR
ROCKWALL, TX 75087

KLUTTS NORMA A
1605 SUNSET HILL DR
ROCKWALL, TX 75087

LEE-GRAHAM WENDY
1606 AMESBURY LN
ROCKWALL, TX 75032

MULDER LINDA FAYE
1606 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1607 STONEYBROOK DR
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F
1607 AMESBURY LN
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX
1607 SUNSET HILL DR
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY
1608 AMESBURY LN
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA
1608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 SUNSET HILL DR
ROCKWALL, TX 75087

BARTENSTEIN WILLIAM
1609 AMESBURY LN
ROCKWALL, TX 75087

CASE DAVID L ETUX
1609 STONEYBROOK DR
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K
1610 AMESBURY LN
ROCKWALL, TX 75087

SCAMPERINO CHARLES
1611 AMESBURY LN
ROCKWALL, TX 75087

SARVER WANDA & DONALD
1611 STONEYBROOK DR
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE
1612 AMESBURY LN
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J
1613 AMESBURY LN
ROCKWALL, TX 75087

HOLLY MARK A
1613 STONEYBROOK DR
ROCKWALL, TX 75087

LYNCH PATRICIA A
1614 AMESBURY LN
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE
1615 AMESBURY LN
ROCKWALL, TX 75087

CATHEY KITA
1615 STONEYBROOK DR
ROCKWALL, TX 75087

OFFUTT DENNIS O & GLENDA K
1616 AMESBURY LN
ROCKWALL, TX 75087

HATHEWAY RICHARD J & CAROL J
1617 STONEYBROOK DR
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND
2 SOAPBERRY
ROCKWALL, TX 75087

HAWKINS RONALD T & JENIREE R
2950 FM 1504
WILLS POINT, TX 75169

RASH ROBERT D
3 SOAPBERRY LN
ROCKWALL, TX 75087

RASH RANDALL L & KAREN
4 SOAPBERRY LN
ROCKWALL, TX 75087

FERRENTINO WAYNE J
501 SUNSET HILL DR
ROCKWALL, TX 75087

BELLER JONATHAN G AND
503 SUNSET HILL DRIVE
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J
507 SUNSET HILL DR
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA
509 SUNSET HILL DR
ROCKWALL, TX 75087

KING MARILYN
511 SUNSET HILL DR
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE
601 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHRIES GEORGE ETUX DARLENE
603 SUNSET HILL DR
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST
605 SUNSET HILL DR
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY
607 KNOLLWOOD DR
ROCKWALL, TX 75087

HEARD JOHN D & PATRICIA
607 SUNSET HILL DR
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C
608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SUNSET HILL DR
ROCKWALL, TX 75087

OBRIEN DANIEL F & MARY ANN
609 KNOLLWOOD DR
ROCKWALL, TX 75087

SILVA IRMA
610 SUNSET HILL DR
ROCKWALL, TX 75087

LINDER & MILES FAMILY LIVING TRUST
611 SUNSET HILL DR
ROCKWALL, TX 75087

FLOURA EDWARD
612 SUNSET HILL
ROCKWALL, TX 75087

RASH MARTHA PLUMMER LIFE ESTATE
JOAN RASH & JACK STANLEY PAPPA 0
ROCKWALL, TX 75087

ADAMS LYNWOOD D
PO BOX 2286
ROWLETT, TX 75030

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-020: 509 Sunset Drive

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/12/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/18/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **7/18/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-020: 509 Sunset Drive

Please place a check mark on the appropriate line below:

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

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

Name: PATRICIA A. LYNCH Patricia A. Lynch

Address: 1614 AMESBURY LN RKWL, TX 75087

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

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

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

UPDATED NOTICE

To Whom It May Concern:

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

Case No. Z2016-020: 509 Sunset Drive

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/26/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/1/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **7/18/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-020: 509 Sunset Drive

Please place a check mark on the appropriate line below:

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

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

THERE ARE ALREADY CARPORTS BEHIND HOMES IN THE SAME ALLEY. WHY NOT ALLOW THE PETERSONS THE SAME OPPORTUNITY.

Name: G. GREGORY HUMPHRIES
Address: 603 SUNSET HILL DRIVE

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

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

Brooks, Korey

From: Planning
Sent: Tuesday, July 12, 2016 8:44 AM
To: Brooks, Korey
Subject: FW: Case#Z2015-020 509 Sunset

From: Sharon McCallum [mailto:sharonmccallum59@gmail.com]
Sent: Tuesday, July 05, 2016 9:47 PM
To: Planning
Subject: Case#Z2015-020 509 Sunset

We have no objections to the proposed carport.

Sharon & Darrell McCallum
#1 Soapberry Lane
Rockwall, TX 75087
214.533.9445

PLEASE RETURN THE BELOW FORM

Case No. Z2016-020: 509 Sunset Drive

Please place a check mark on the appropriate line below:

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

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

Name: Timothy S. Snyder

Address: 503 Sunset Hill DR Rockwall, TX 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-020: 509 Sunset Drive

Please place a check mark on the appropriate line below:

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

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

Providing the carport will be in back of home accessed by alley.
- These homeowners maintain this property beautifully as always!

Name: Patricia C. Linder

Address: 611 Sunset Hill Dr, Rockwall, TX 75087

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

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

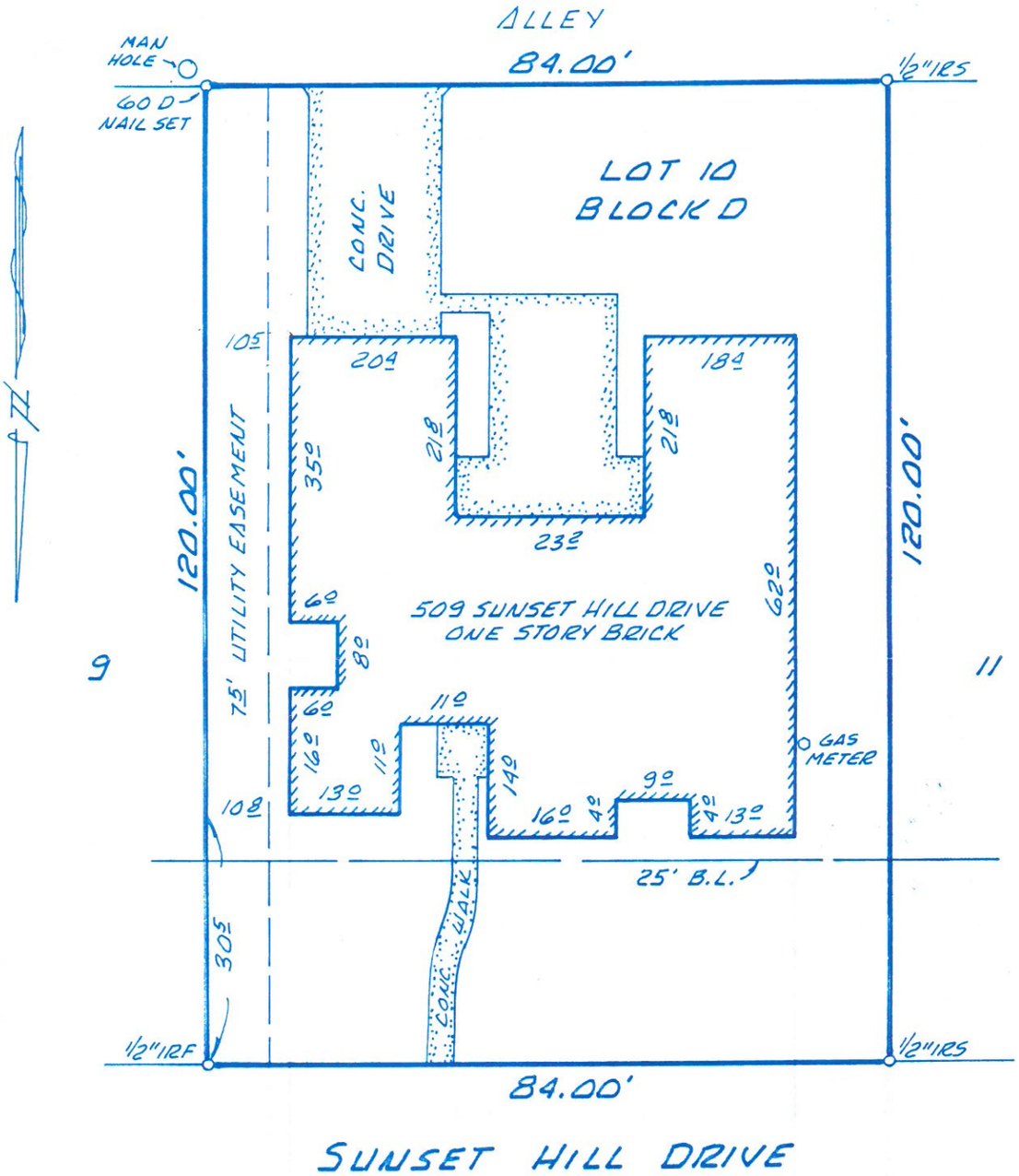
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE , MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 509 SUNSET HILL DRIVE IN THE CITY OF ROCKWALL, TEXAS

DESCRIBED AS FOLLOWS:

BEING LOT TEN (10), BLOCK D, OF NORTHSHORE PHASE 2-A, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 112 - 114, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.



TO: SAFECO TITLE

THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET, OR ROAD, IS AS SHOWN ON SAID PLAT

THERE ARE NO ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN

STATE OF TEXAS
REGISTERED
MICHAEL R. GLOVER
4476
PROFESSIONAL
LAND SURVEYOR

MICHAEL R. GLOVER, R.P.L.S.
NO. 4476

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 480547 0005 C, DATED JUNE 16, 1992

SCALE: 1" = 20'
DATE: 12-9-93
G.F. NO. 93 R 11165
NAME: PETERSON
JOB NO. 931418

SURVICE
SURVEYING COMPANY
15790 Dooley Rd., #218-B
Addison, Texas 75244
214.980.0883













CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT DOES NOT CONFORM TO THE REQUIREMENTS AS STIPULATED BY SECTION 2.1.2, RESIDENTIAL AND LODGING USE CONDITIONS, OF ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT CODE, BEING A 0.231-ACRE TRACT OF LAND, ZONED SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT, AND ADDRESSED AS 509 SUNSET HILL DRIVE, AND IDENTIFIED AS LOT 10, BLOCK D OF NORTHSHORE, PHASE 2A ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A' OF THIS ORDINANCE*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a *Carport* that does not conform to the requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], being a 0.231-acre tract of land, zoned Single-Family Residential (SF-10) District, and identified Lot 10, Block D, of Northshore, Phase 2A Addition, City Rockwall, Rockwall County, Texas, addressed as 509 Sunset Hill Drive and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Carport* that does not conform to the requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a property within a Single Family Residential (SF-10) District and

DRAFT ORDINANCE 7.26.16

more specifically described as the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) granted herein and shall be subject to the conditions set forth in *Article IV, Permissible Uses, Sec. 2.1.2 Residential and Lodging Uses* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the future, and shall be subject to the additional following conditions:

1) The carport generally conforms to the approved site plan depicted in *Exhibit 'B'* of this ordinance;

2) The carport shall not exceed 530 square feet in area;

3) The carport shall not exceed a maximum height of 10 feet;

4) The carport shall not encroach the 7'5" utility easement;

5) The carport is subject to administrative review in the event that the *Subject Property* is sold or conveyed in any manner to another party, subdivided, or re- platted.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF AUGUST, 2016.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 07.26.2016

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

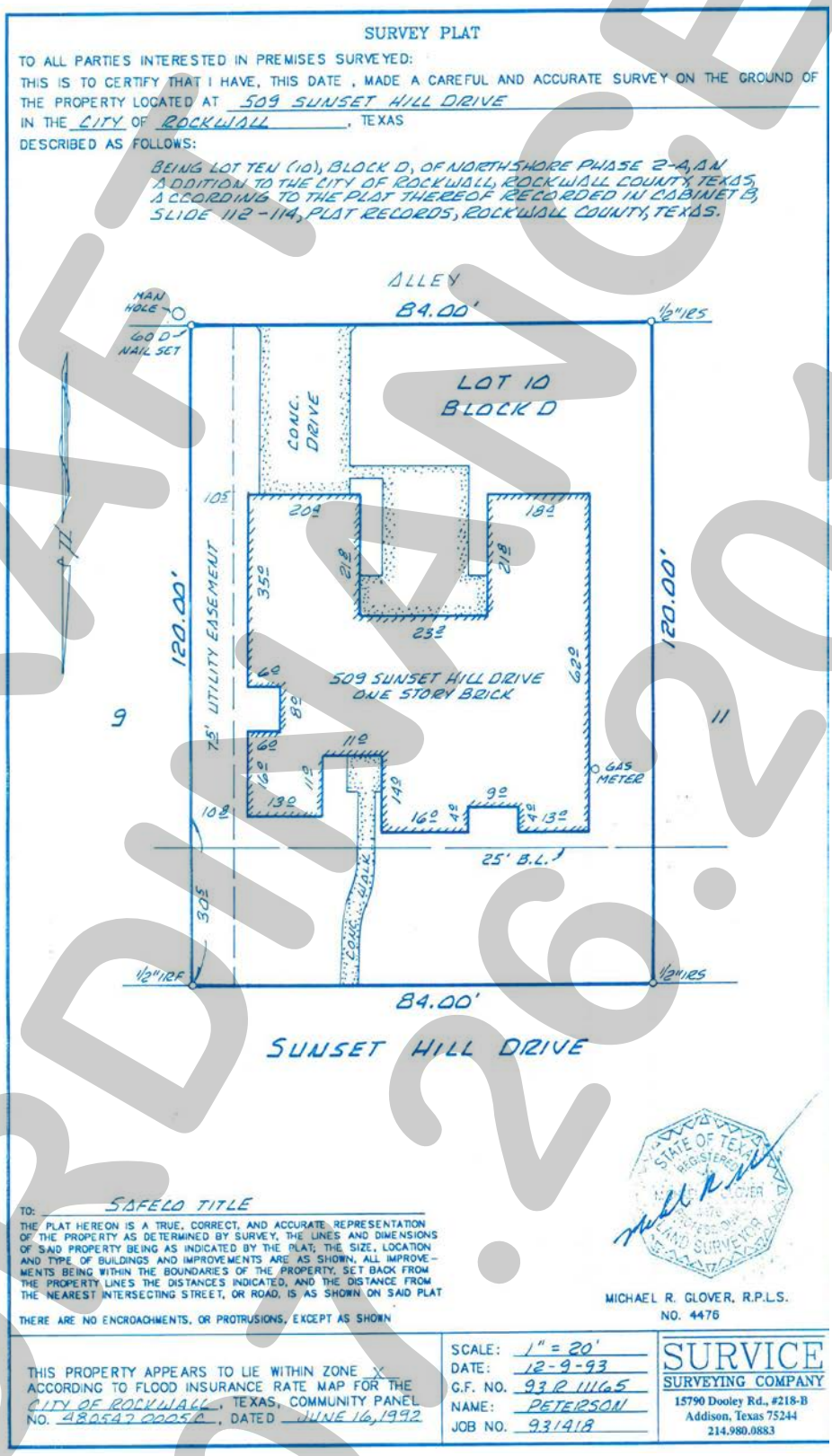
_____
Frank J. Garza, *City Attorney*

1st Reading: *July, 18, 2016*

2nd Reading: *August 1, 2016*

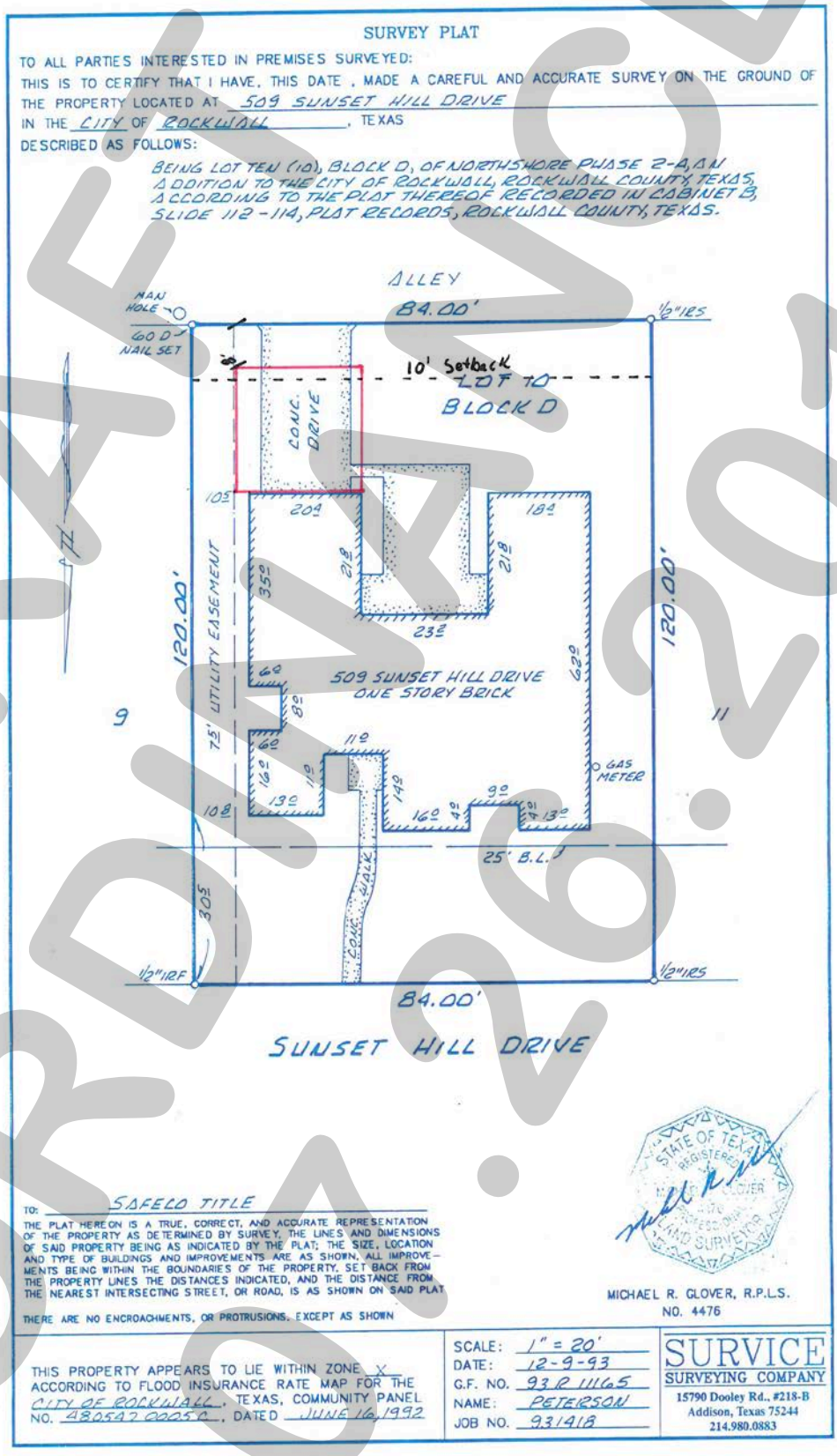
DRAFT
ORDINANCE
07.26.2016

Exhibit 'A'
Survey/Legal Description



DRAFT ORDINANCE 01.26.2016

Exhibit 'B'
Site Plan



DRAFT ORDINANCE 09.26.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/26/2016

APPLICANT: Mike Hogue

AGENDA ITEM: **Z2016-021**; Hogue Townhouse *(PD Amendment)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On June 17, 2016 the applicant, Mike Hogue, submitted an application requesting a zoning amendment to Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] for the purpose of allowing *Townhomes* on a 2.048-acre tract of land. The development will consist of eleven (11) single-family (*attached)* townhomes. The subject property has an underlying zoning of Heavy Commercial (HC) District, is located at the intersection of E. Boydstun Avenue and S. Clark Street, and addressed as 703, 705, & 709 E. Boydstun Avenue.

The Conceptual Site Plan submitted by the applicant indicates the 2.048-acre development will be sub-divided into twelve (12) lots for the purpose of constructing eleven (11) single-family "attached" homes [*townhomes*] and providing a park and open space. Based on the Conceptual Site Plan, each home site will share at least one (1) common wall; however, five (5) of the townhomes will have common walls on both sides. The ordinance will establish a minimum lot size of 24-ft x 75-ft, and a total minimum lot area of 1800 sq. ft.

The applicant intends to build three (3) story, two (2) bedroom townhomes consisting of 2,258 sq.-ft. of air conditioned space on each lot. The conceptual rendering (*photo*) provides a perspective of a traditional attached three (3) story home site that will incorporate a mixture flat and pitched roofs with gabled elements, articulated entry features, and balconies. Each townhome will be identified as a separate unit. Anti-monotony standards have been incorporated within the ordinance. The overall minimum masonry requirement for this development will be calculated at 90% masonry material(s), excluding windows and doors. Hardy Plank or a similar cementaceous material may be used up to 70 percent of the masonry requirement on units that do not have a cementaceous material on the adjoining property façade. This will help maintain the traditional design and style the applicant is attempting to create. Each townhome will also have a two (2) car garage located to the rear of each property.

In addition, the applicant will provide a minimum of a 10-foot landscape buffer along S. Clark Street and Boydstun Avenue with large canopy trees planted at 50-ft intervals. Additional landscaping for each property will be provided as depicted on the concept plan.

A summary of the requested density and dimensional requirements is as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***Townhouse***
Minimum Lot Width	24'
Minimum Lot Depth	75'
Minimum Lot Area	1,800 SF
Minimum Front Yard Setback [2]	15'
Minimum Side Yard Setback	0'
Minimum Side Yard Setback (Adjacent to a Street)	20'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [3]	39'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,200 SF
Maximum Lot Coverage	75%
Permitted Encroachment into Required Setbacks [5]	5'

General Notes:

[2]: The location of the Front Yard Building Setback as measured from the front property line.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home.

[4]: As measured from the rear yard property line.

[5]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks where appropriate for such use and shall not encroach into public right-of-way.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are existing single family homes zoned for Duplex (Two Family) Residential (2F) District land uses.

South: Directly south of the subject property is non-residential land uses zoned Planned Development No. 52 (PD-52) for Heavy Commercial (HC) District land uses.

East: Directly east of the subject property are single family homes zoned for Single Family 7 (SF-7) District land uses.

West: Directly west of the subject property are single family homes zoned for Zero Lot Line Residential (ZL-5) District land uses.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Mr. Hogue's property is located within Planned Development No. 52 (PD-52) District, which allows for Heavy Commercial (HC) land uses. Adjacent to and within the vicinity of his property are Commercial (C), Duplex Residential (2F), and Single-Family Residential (SF-7) land uses. The Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial/Industrial land uses. However, due to the adjacent land uses (i.e. Single-Family) this property could be utilized as a transitional zone if approved by City Council. According to the Comprehensive Plan, "(h)igh density residential (uses) should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." The zoning change proposed by the applicant would require this designation to be amended to a *High Density Residential* designation. This has been added as a condition of approval for this case.

It should be pointed out that according to the *Comprehensive Plan* the applicant is not required to provide 20% open space since the site is less than five (5) acres in total area; however, the concept plan indicates that an 1.64-acre park and open space area will be provided in the northern portions

of the property adjacent to the flood plain area. This area is heavily treed and represents 80% of the total property. With this being said, the proposed amendment to PD-52 to allow for townhomes as depicted on the Conceptual Site Plan is a discretionary decision for the City Council.

NOTIFICATION:

On July 1, 2016, staff mailed 250 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Park Place Homeowner's Associations (HOA), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign adjacent to the subject property along Boydstun Avenue and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received six (6) notices "in favor of" and four (4) notices "opposed to" the request.

RECOMMENDATIONS:

Should the Planning & Zoning Commission and City Council approve the applicant's request, staff recommends the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the all conditions contained within the Planned Development District ordinance;

2) The applicant shall adhere to Fire Department standards as follows:
   a) Fire sprinkler system is required.
   b) All fire code requirements shall be met including:
      i) Fire hydrant and Fire Lane Coverage. Location of fire hydrant and fire lane will be dependent upon location of fire department connections (FDC's). Discuss locations with Fire Marshal.

3) That a replat of the proposed townhome development be required prior to the issuance of a building permit;

4) Development of the proposed eleven (11) lots shall generally conform with the intent of the PD Development Standards, Conceptual Site Plan, and the Conceptual Rendering as depicted and attached to the PD Ordinance;

5) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Heavy Commercial* designation to a *High Density Residential* designation; and,

6) Prior to acceptance of a Final Plat application, a PD Site Plan must be submitted and approved by the Planning and Zoning Commission, and;

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

City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	Z2016-021	**Owner**	HOGUE, ALLEN	**Approved**		
Project Name	Hogue Townhomes	**Applicant**	HOGUE, ALLEN	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD		REVISED COMMENTS - HIGHLIGHTED	**Status**	6/17/2016	LM
Status	STAFF REVIEW					

Site Address	City, State Zip	Zoning
703 E BOYSTUN AVE	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
B F BOYDSTON	1	1	1	3995-0001-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/21/2016	6/28/2016	6/21/2016		APPROVED	
ENGINEERING	Amy Williams	7/20/2016	7/27/2016	7/21/2016	1	APPROVED	See Conditions
(7/20/2016 1:00 PM AW) Need to show and label detention area Parallel arking to be 22'x9' Show minimum drive aisles to be 24' wide Show minimum of 15' behind last parking/garage (see markup)							
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	see Conditions
(6/21/2016 7:54 AM AW) All engineering requirements must be met Detention required							
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	6/23/2016	6	APPROVED	see comments
(6/21/2016 4:25 PM AA) Fire sprinkler system is required. All fire code requirements shall be met.							
FIRE	Ariana Hargrove	7/21/2016	7/28/2016	7/21/2016		APPROVED	See Conditions
(7/21/2016 2:26 PM AA) Fire sprinkler system is required. All fire code requirements shall be met including: Fire hydrant and Fire Lane Coverage. Location of fire hydrant and fire lane will be dependent upon location of fire department connections (FDCs). Discuss locations with Fire Marshal.							
PLANNING	David Gonzales	6/17/2016	6/24/2016	6/21/2016	4	COMMENTS	See comments
Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F.							

Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

Planning Staff General Comments:

1. Submittal and approval of a site plan and plat are required for the proposed development prior to issuance of a building permit.
2. Development of the proposed property must meet the intent of the PD Conceptual Site Plan and the PD Conceptual Building Elevations as attached to the PD Ordinance.
3. The development shall adhere to the city's engineering and fire department standards as established.
4. Waiver required from City Council for not meeting the street frontange requirements.
5. Once a draft PD Ordinance has been written and provided to you, please review and make any corrections/additions you feel are appropriate for your development.

The following staff comments are to be addressed and resubmitted no later than Tuesday, July 5, 2016 (three large copies FOLDED and one PDF version) for subsequent/final review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future plan submittals please include the Case Number (Z2016-021) in the lower right hand corner.

• Adherence to the Parks Board Recommendations for Park District No. 21.

Please make the following corrections/additions to the Conceptual Site Plan:

1) Provide a label (i.e. BLOCK A & BLOCK B) delineating the townhouse lots (e.g. 10 lot area) from the remainder of the total lot area (i.e. open space, park area, road section, etc.). Also, label each separate lot within the townhouse area (e.g. Lot 1, Lot 2,..., Lot 10).
2) Provide and label 10-ft landscape buffers adjacent to E. Boydstun Ave and S. Clark St. Also indicate large canpoy trees (min. 3 caliper inch) spaced 50-ft apart along those streets.
3) Provide and label a 10-ft front building setback line for the townhouse lots only (BLOCK A).
4) Remove the labels and lines indicating the 15-ft and 50-ft building lines.
5) Make adjustments and redraw lots # 1 & # 10 - those portions of the lot corners are not to be encroaching onto the street section.
6) Delineate/provide dimensions to the park area. Also, what amenities will be offered for the park?
7) Although not a requirement, how much open space will remain within the development (net acreage and/or percentage of total area).
8) Relabel the Site Plan submitted as "Conceptual Site Plan."

Please make the following corrections/additions to the Conceptual Building Elevations:

1) Provide an exterior materails type and calculation for each elevation.
2) Provide the overall height of the building.

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The comp plan requires higher standards for residential design and that townhomes should differ in appearance through the use of varying entry features, use of

detail and trim, use of materials, articulation and setback. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

• Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by July 5,2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible. All outstanding items may be listed or considered as conditions ofapproval should the request be approved by City Council.

• Please mark your calendar for the scheduled meeting dates as follows:

1) Planning and Zoning Work Session: June 28, 2016

2) Planning and Zoning Public Hearing: July 12, 2016

2) City Council dates: a) July 18, 2016 [Public Hearing - 1st Reading] and b) August 1, 2016 [2nd Reading (if approved at 1st Reading)].

PLANNING | David Gonzales | 7/21/2016 | 7/28/2016 | 7/21/2016 | | COMMENTS | See comments

Planning Staff General Comments:

1. Submittal and approval of a site plan and plat are required for the proposed development prior to issuance of a building permit.
2. Development of the proposed property must generally meet the intent of the PD Conceptual Site Plan and the PD Conceptual Rendering as attached to the PD Ordinance.
3. The development shall adhere to the city's engineering and fire department standards as established.
4. Once a draft PD Ordinance has been written and provided to you, please review and make any corrections/additions you feel are appropriate for your development.

The following staff comments are to be addressed and resubmitted no later than Wednesday, July 27, 2016 (three large copies FOLDED and one PDF version) for subsequent/final review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• Adherence to the Parks Board Recommendations for Park District No. 21.

Please make the following corrections/additions to the Conceptual Site Plan:

1) Provide and label 10-ft landscape buffers adjacent to E. Boydstun Ave and S. Clark St. and indicate large canpoy trees (min. 3 caliper inch) spaced 50-ft apart along both streets.

Please provide the following for the Conceptual Building Elevations:

1) Provide an exterior materails type and calculation for each elevation.
2) Provide the overall height of the building.

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The comp plan requires higher standards for residential design and that townhomes should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

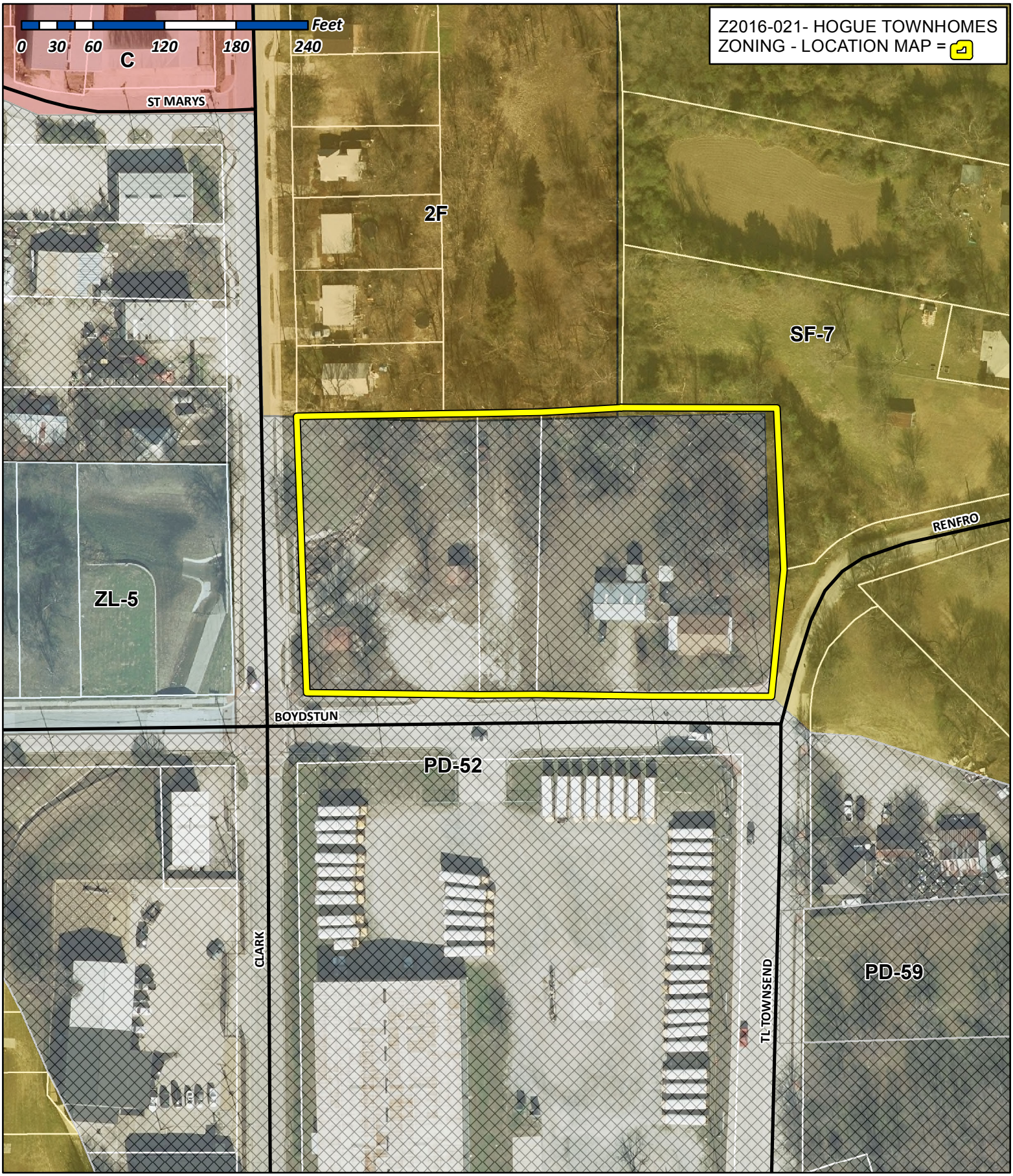
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

All outstanding items may be listed or considered as conditions of approval should the request be approved by City Council.

• Please mark your calendar for the scheduled meeting dates as follows:

1) Planning and Zoning Public Hearing: July 26, 2016

2) City Council dates: a) August 1, 2016 [Public Hearing - 1st Reading] and b) August 15, 2016 [2nd Reading (if approved at 1st Reading)].



City of Rockwall

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

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

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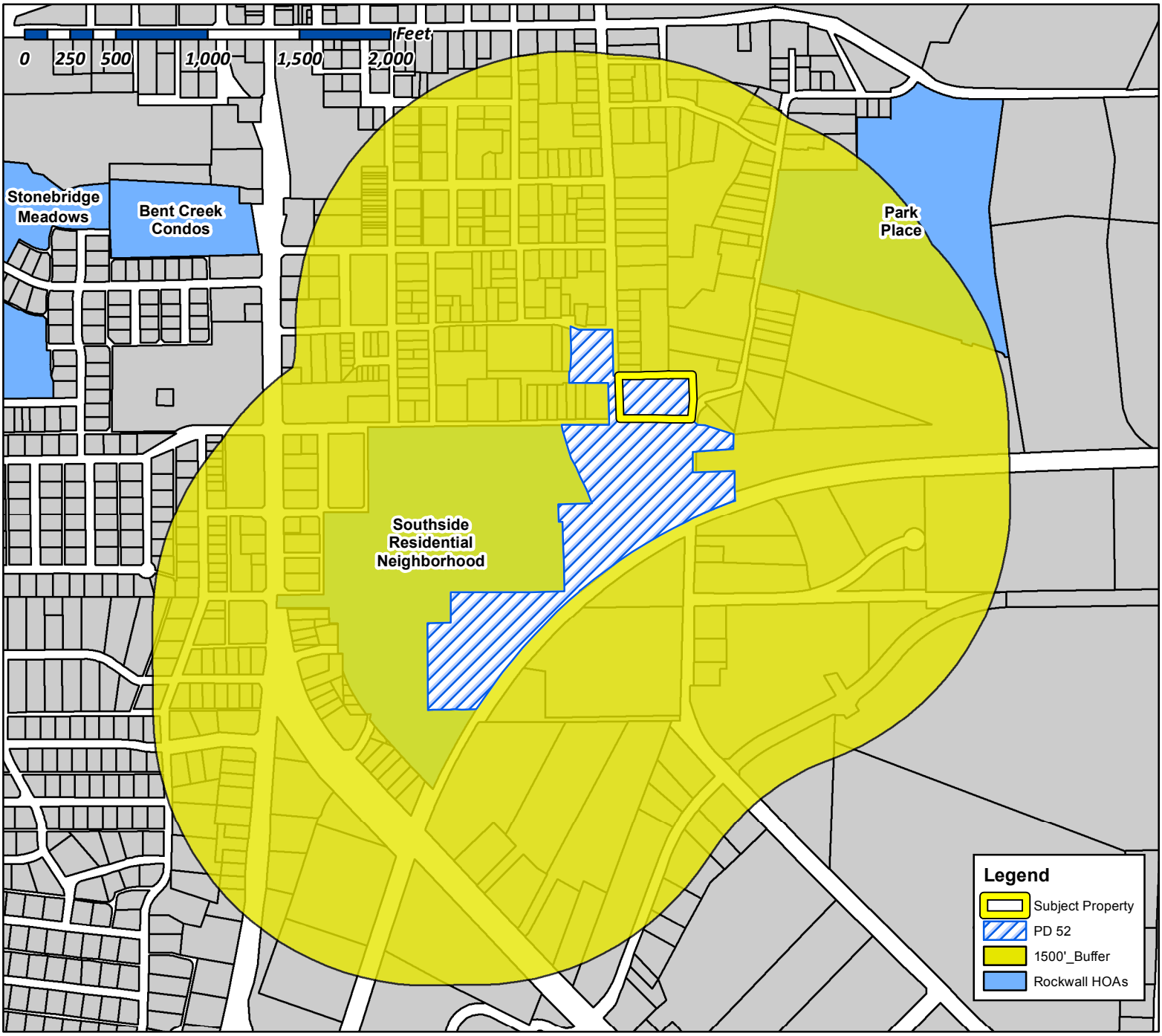
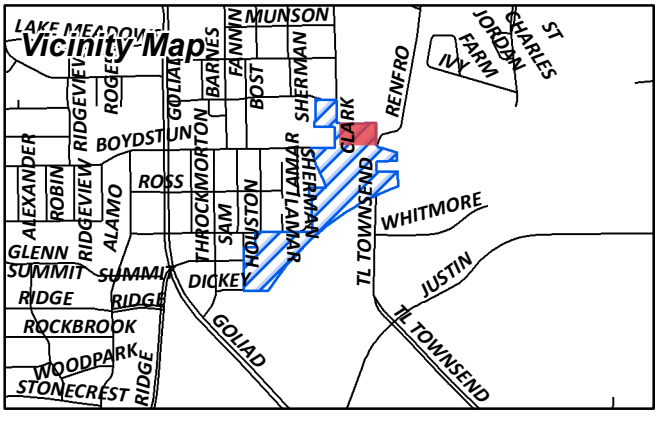


Case Number: Z2016-021
Case Name: Hogue Townhomes
Case Type: Zoning
Zoning: PD-52 District
Case Address: Northeast Corner of S. Clark St. and E. Boydstun Ave.

Date Created: *06/17/2016*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, June 24, 2016 4:49:12 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2016-021-Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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

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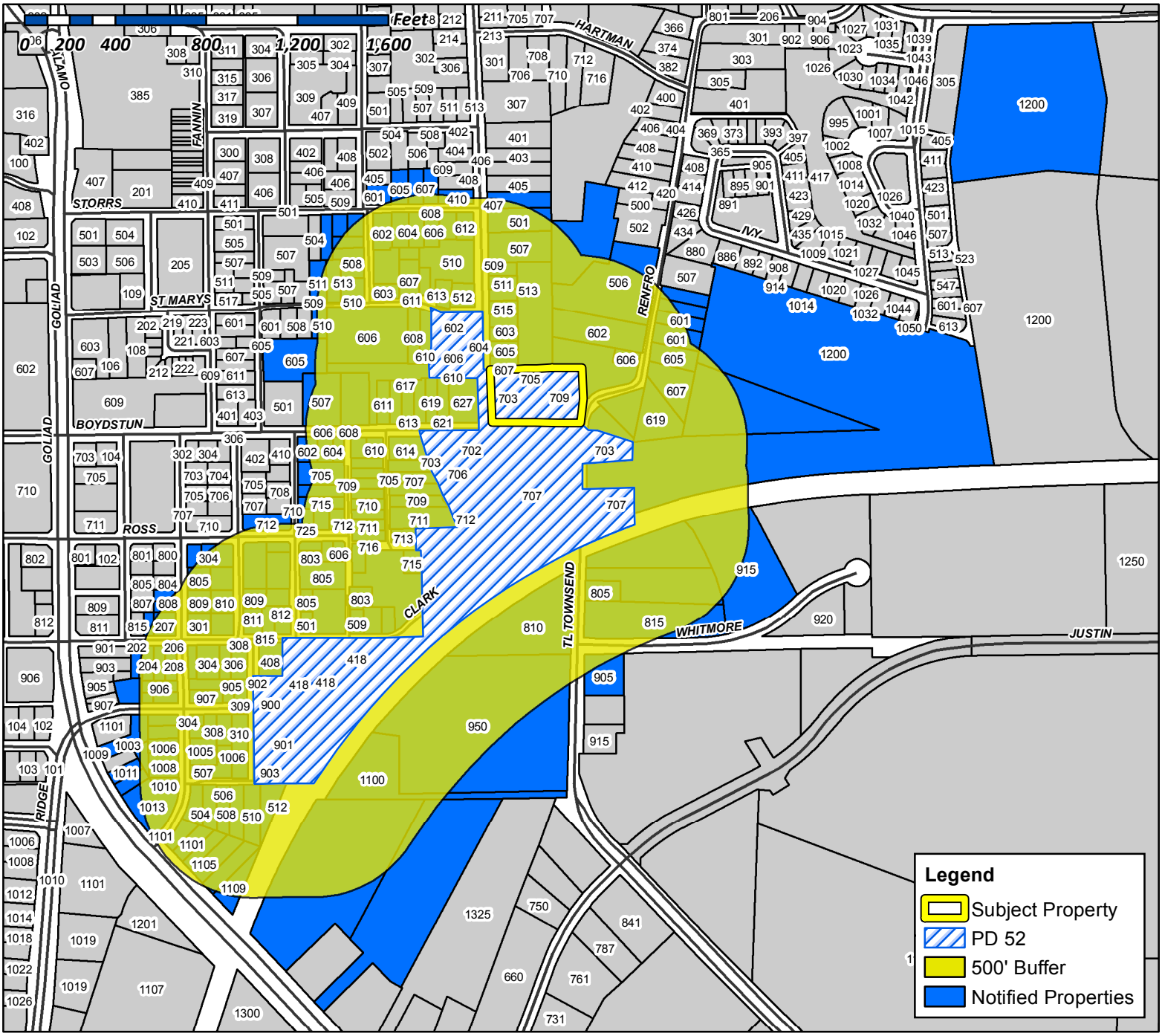
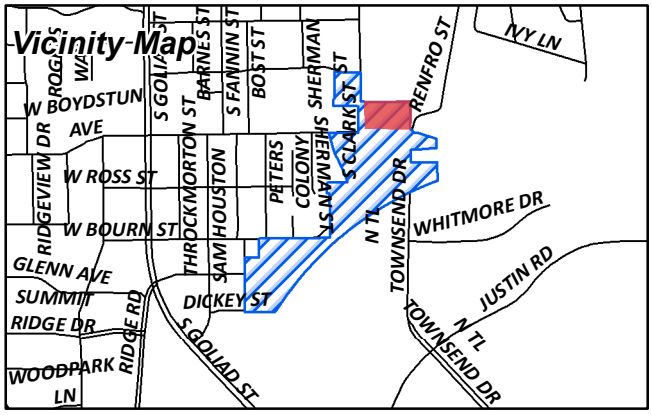


Case Number: Z2016-021
Case Name: Hogue Townhomes
Case Type: Zoning
Zoning: PD-52
Case Address: Northeast Corner of S. Clark and E. Boydstun Ave.

Date Created: *06/17/2016*
For Questions on this Case Call (972) 771-7745



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

UPDATED NOTICE

To Whom It May Concern:

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

Case No. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/26/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/1/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **7/18/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-021: Hogue Townhomes

Please place a check mark on the appropriate line below:

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

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

Name:	
Address:	

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

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

GARRETT A A
C/O GERRY B GARRETT
1000 E YELLOW JACKET LN
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
1003 S GOLIAD
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
1005 SAM HOUSTON
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
1006 SAM HOUSTON
ROCKWALL, TX 75087

PRICE ALVIN
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
1007 SAM HOUSTON
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
1008 SAM HOUSTON
ROCKWALL, TX 75087

JONES EVELYN
1008 DAVY CROCKETT ST
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 W RUSK ST
ROCKWALL, TX 75087

ROGERS MICHAEL W
1010 SAM HOUSTON
ROCKWALL, TX 75087

DORRIS CHARLES E
1011 S GOLIAD
ROCKWALL, TX 75087

ROGERS MIKE
1012 SAM HOUSTON
ROCKWALL, TX 75087

ROGERS MICHAEL W
1013 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
1101 S GOLIAD
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

ROQUEMORE TOMMIE
1105 S GOLIAD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

LOSANES LOU & RUBY
1180 CRESTCOVE DR
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
1200 E WASHINGTON
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O RAILAMERICA TAX DEPARTMENT
13901 SUTTON PARK DR S 0
JACKSONVILLE, FL 32224

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

HOYT MICHAEL A & CAROLYN A
1412 ENGLEWOOD DR
ROYSE CITY, TX 75189

SMITH CHARLES ELLIOT
1421 COASTAL DR
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

COLEMAN JACQUELYN W
15320 BITTERSWEET RD
BROOKFIELD, WI 53005

MCCALLUM DARRELL
1535 E INTERSTATE 30
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

WHITE ORCHID HOLDING CO
16970 DALLAS PKWY 0
DALLAS, TX 75248

SCROGGS CHARLES
1748 BISON MEADOW LN
HEATH, TX 75032

BATRES SALVADOR SR
202 E BOURN ST
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

MOTON R T
203 E BOURN ST
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

HECKARD ALLEN
207 BOURN AVE
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
208 LAKEVIEW DR
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
210 GLENN AVE
ROCKWALL, TX 75087

HUMPHREY ELDORA B &
DERRILL DELOYD
2310 BERWICK AVE
DALLAS, TX 75203

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

DABNEY TERESA A
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
LINDA HARRIS INDEPENDENT EXECUTOR
301 MEADOWDALE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO ST
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
304 BOURN
ROCKWALL, TX 75087

LOSANES LOU & RUBY G
304 EMMA JANE
ROCKWALL, TX 75087

DAVIDSON JEFFREY LEE & MELIZA IBARRA
304 E ROSS AVE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LRG GROUP LLC
306 BOURN AVE
ROCKWALL, TX 75087

JONES ARCHIE & JUANITA
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

JONES LENA EST
310 EMMA JANE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
3150 HAYS LN
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

CHERRY JOHN T
407 S CLARK ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

COBURN SHARON S
410 S CLARK ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

SAUCEDO RAUL &
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

HAMM MARY ALICE
506 RENFRO ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MOORE JAMES L
508 SHERMAN ST
ROCKWALL, TX 75087

BROWN GEORGIA AND
FLORIDA TAYLOR
508 DICKEY ST
ROCKWALL, TX 75087

BUFFINGTON LEE SAMUEL ETAL
509 E BOURN ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

HUMPHREY ELDORA B &
510 DICKEY ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
510 SHERMAN ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

WALKER LESA C
511 SAINT MARY ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

JOHNSON TIMOTHY ALLEN
513 ST MARYS ST
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
515 S CLARK ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

JACOBS J D JR & OLLIE M
5961 CONNIE LN
ROCKWALL, TX 75032

WARDELL JOHN P & JULIE C
601 RENFRO ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
601 S CLARK ST
ROCKWALL, TX 75087

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M
LIFE ESTATE
602 RENFRO ST
ROCKWALL, TX 75087

DEAN GREG
602 S CLARK ST
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W & LESLIE A BARRETT
602 STORRS STREET
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

LANGLEY RONALD SHANE
603 ST MARYS STREET
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK ST
ROCKWALL, TX 75087

DABNEY TERESA A
604 S ROSS
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

GENTRY P J ETUX
605 BOST ST
ROCKWALL, TX 75087

MACON JACKIE L
605 E ROSS ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
606 RENFRO ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
606 ROSS
ROCKWALL, TX 75087

GAMEZ DAVID & REFUGIO & PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

HISER AMY MICHELE
606 STORRS STREET
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

HOYT MICHAEL A & CAROLYN A
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

HAMANN BRENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

HUBBARD CURTIS L & ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

SPENCER NEFAME
6138 SINGING HILLS DR
DALLAS, TX 75241

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

ASCOT INVESTORS LLC
621 E BOYDSTUN AVE
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
627 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUGLAS A
627 SORITA CIRCLE
HEATH, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

KAUFMANN PROPERTIES LLC
702 S CLARK ST
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
703 TOWNSEND DR
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

TOWNSEND PROFESSIONAL CENTRE LLC
703 MCKINNEY AVE
DALLAS, TX 75202

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

SLATER RODNEY E
705 PETERS COLONY
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
706 S CLARK ST
ROCKWALL, TX 75087

KATELY CHARLES LEE & THELMA S
706 SHERMAN ST
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
707 TOWNSEND
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

DIAZ MAGDALENA MARIA GALVAN
708 SHERMAN ST
ROCKWALL, TX 75087

ASCOT INVESTORS LLC
709 B WEST RUSK #580
ROCKWALL, TX 75087

DARLING MARJORIE A
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

HOLLAND ROBIN
709 SHERMAN ST
ROCKWALL, TX 75087

JONES HELEN
710 SHERMAN ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE CIR
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

WRIGHT ALVIN
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
711 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
712 CLARK ST
ROCKWALL, TX 75087

JOHNSON PAMELA
712 SHERMAN ST
ROCKWALL, TX 75087

GARRETT MAMIE W
C/O TONY ELLIS
712 HAWTHORN DR
CEDAR HILL, TX 75104

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL OLIVER
712 PETERS COLONY
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
713 SHERMAN ST
ROCKWALL, TX 75087

STRANGE EMERSON JR
715 SHERMAN ST
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
716 SHERMAN ST
ROCKWALL, TX 75087

BALL JUSTIN
725 PETERS COLONY
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
7475 SANDY LAKE RD
QUINLAN, TX 75474

JONES HELEN
7835 MILITARY PKWY APT 208
DALLAS, TX 75227

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

COBURN SHARON S
798 HOOMAEMAE ST
PEARL CITY, HI 96782

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
805 SAM HOUSTON
ROCKWALL, TX 75087

TOWNSEND PROFESSIONAL CENTRE LLC
805 TOWNSEND
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

CLARK MICHAEL
808 SAM HOUSTON
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

ROCKWALL COUNTY
810 HIGH SCHOOL
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

VARNER ROBERT R JR &
815 TOWNSEND
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND
ROCKWALL, TX 75087

CLARK MICHAEL
8305 CONCORD DR
ROWLETT, TX 75089

CLARK MICHAEL
8305 CONCORD DR
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

TURBO MOTOR SALES
C/O HENRY PATRICK ETUX
901 DAVY CROCKETT ST
ROCKWALL, TX 75087

WHITE ORCHID HOLDING CO
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

MELTON J D
903 DAVY CROCKETT
ROCKWALL, TX 75087

HEFLIN JERRY
905 T L TOWNSEND
ROCKWALL, TX 75087

PRICE BARBARA N
905 SAM HOUSTON ST
ROCKWALL, TX 75087

VALENCIA MONICA L
906 SAM HOUSTON
ROCKWALL, TX 75087

ANDERSON ALLEN
907 SAM HOUSTON
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
915 WHITMORE
ROCKWALL, TX 75087

ROCKWALL COUNTY
950 TOWNSEND RD
ROCKWALL, TX 75087

PANNELL CHRYSTAL
990 CORNELIUS RD
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

GENTRY P J ETUX
PO BOX 1073
ROCKWALL, TX 75087

SAUCEDO RAUL &
REYNA ENRIQUEZ
PO BOX 1093
ROCKWALL, TX 75087

ROCKWALL SOUTHSIDE NEIGHBORHOOD
COALITION
C/O TONY RIOS
PO BOX 1262
ROCKWALL, TX 75087

DORRIS CHARLES
PO BOX 216
ROCKWALL, TX 75087

DORRIS CHARLES E
PO BOX 216
ROCKWALL, TX 75087

JOHNSON TIMOTHY ALLEN
PO BOX 2423
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

CANALES FRANCISCO R
PO BOX 291
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
PO BOX 8333
GREENVILLE, TX 75404

MELTON JEFFREY G
PO BOX 884
ROCKWALL, TX 75087

MELTON J D
PO BOX 884
ROCKWALL, TX 75087

Gonzales, David

From: Planning
Sent: Tuesday, July 12, 2016 8:45 AM
To: Gonzales, David
Subject: FW: Case No. Z2016-021: Hogue Townhomes

From: Sherri Johnston [mailto:sherri1955mt@yahoo.com]
Sent: Friday, July 08, 2016 2:16 PM
To: Planning
Subject: Case No. Z2016-021: Hogue Townhomes

As a Rockwall resident and homeowner I do have a few concerns in reference to Case No. Z2016-021: Hogue Townhomes.

- Parking availability at each townhome. This is a busy area with the RISD bus barn located right across the street. If there is not ample parking on each townhome lot, vehicles will be parking in a street that is already heavily traveled, especially when school is in session.

- Will there be any open space requirements that Mr. Hogue will have to comply with?

- What will the landscaping requirements be? There are several large trees on this property. Hopefully they will be able to be saved should this development move forward.

- What type of street lighting will be required for this area?

- How will the drainage be affected in this area? There is a large creek that runs behind this property.

I am opposed to this request as it will add to the traffic in our area which is already busy as Clark Street is used by many as a cut through to Hwy. 66.

Sherri Johnston
610 Storrs Street
Rockwall, Tx. 75087
214-533-3938
sherri1955mt@yahoo.com

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/12/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/18/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **7/18/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-021: Hogue Townhomes

Please place a check mark on the appropriate line below:

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

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

Name: Jeff Davidson

Address: 304 E. Ross St Rockwall TX 75087

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

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

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

UPDATED NOTICE

To Whom It May Concern:

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

Case No. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/26/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/1/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **7/18/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-021: Hogue Townhomes

Please place a check mark on the appropriate line below:

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

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

I don't think a high density lot near the bus parking lot and industrial area, is going to attract the type of residents we want to promote in downtown rockwall

Name: Paul Hejl
Address: 709 Peters Colony

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

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

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2016-021: Hogue Townhomes

Please place a check mark on the appropriate line below:

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

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

Because of Town Homes on Storrs St.
It's a revolving door, people move in & out.
To many cars & trash cans left out

Name: Peggy Jones

Address: 604 Storrs St

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

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

UPDATED NOTICE

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

1) Good for the Community - Enhances Visibility & Property Values
2) Offers the Possibility of Affordable Housing

Name: Jean Allen
Address: 711 Sherman St. Rockwall, TX 75087

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

It will help improve the area

Name: Robbie Lee Hale V.P.
Address: 509 Bourn

SHEPHERD PLACE HOMES, INC.
dba ROBBIE HALE HOMES
972-475-1100
620 ROWLETT RD.
GARLAND, TX 75043-3703

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

There Are school buses across the street.
This would be no issue.

Name: H & M Tool & Die

Address: 601 St Mary St. Rockwall, TX 75087

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Name: RICHARD HARRIS
Address: 210 GLENN AVE. ROCKWALL, TX 75087

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

Name: J.D. Jacobs

Address: 5961 Cunningham Rockwall, Tx 75032

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

More good rental properties are needed in Rockwall

Name: Jim Moore

Address: 604 Clark St. Rockwall, Tex. 75087

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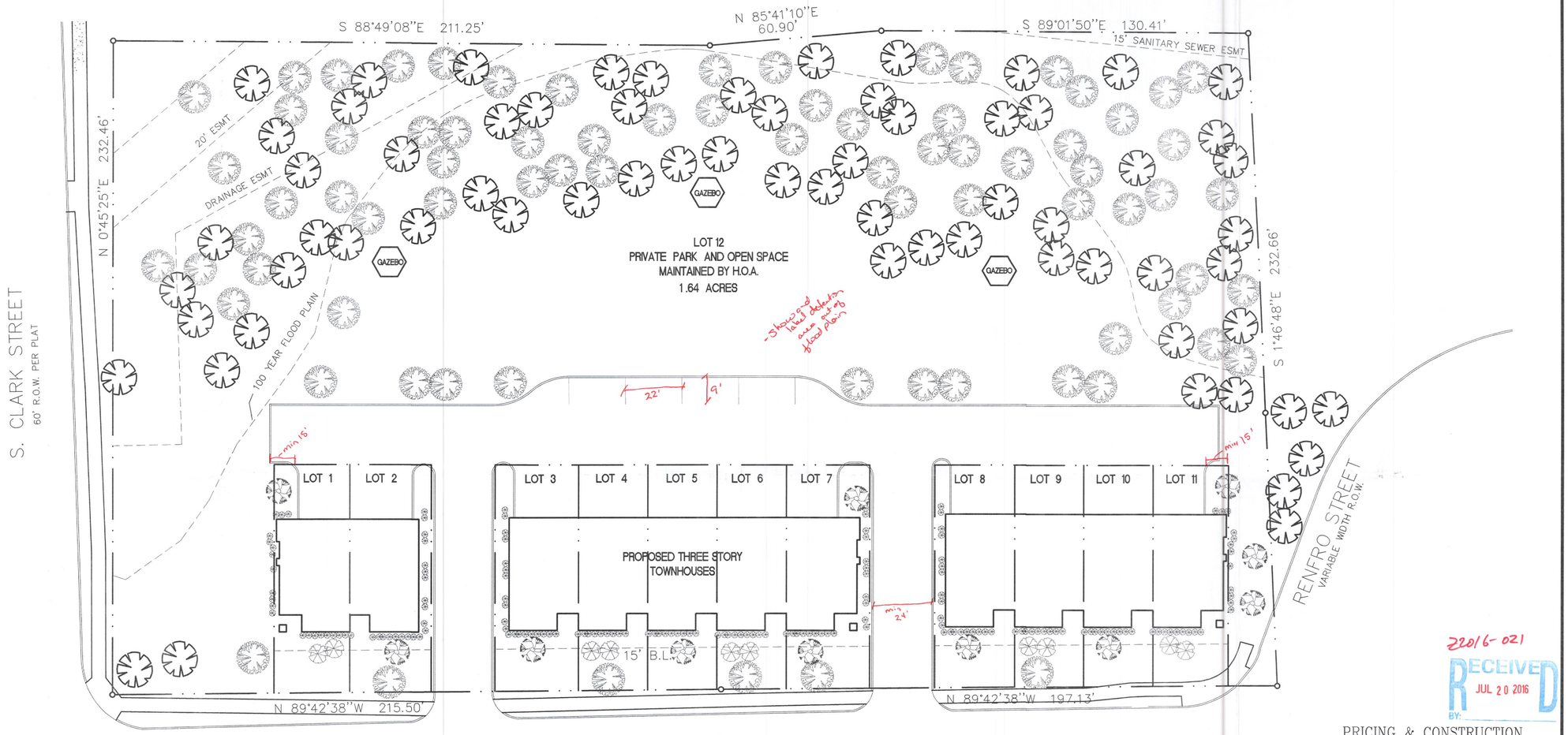
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



22016-021

RECEIVED
JUL 20 2016
BY:

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

PARKING DATA

TOWNHOUSE 11 - 2 BEDROOM UNITS
26 PARKING SPACES PROVIDED

HOGUE TOWNHOMES

BEING A 2.048 AC. TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION AND LOTS 67 & 68, BLOCK B,B.F. OF THE BOYDSTON ADDITION IN THE CITY OF ROCKWALL, TEXAS. ADDRESSED AS 703,705,& 709 E. BOYDSTON AVENUE.

NORTH

0 10 20 40
SCALE IN FEET

CASE # (22016-021)

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RESIDENTIAL RESTAURANTS
MEDICAL COMMERCIAL INSTITUTIONAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

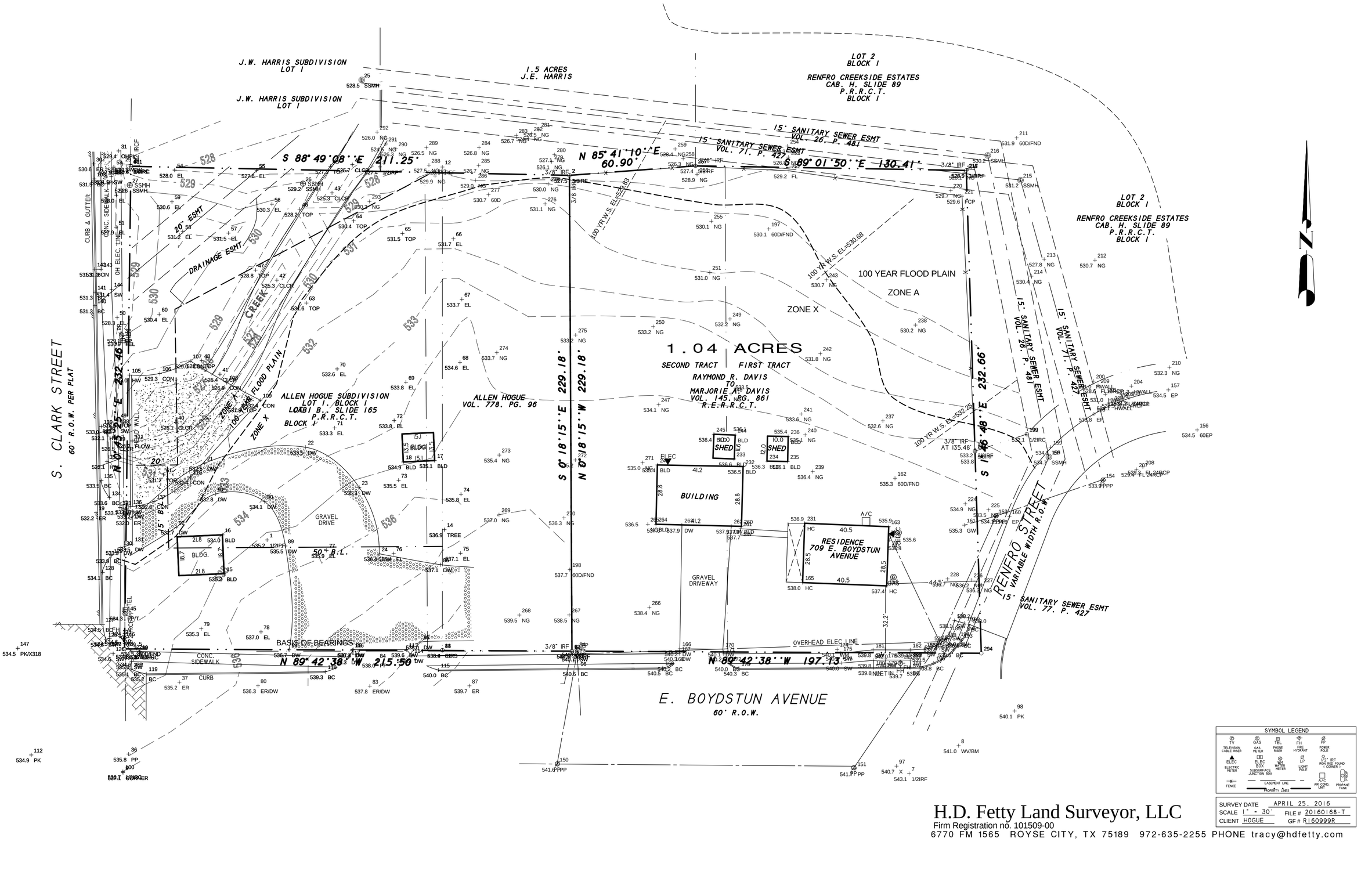
No.	Date	Revision	By

HOGUE TOWNHOUSE
ROCKWALL, TEXAS

CONCEPTUAL SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	160301
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 3



SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND T CORNER
FENCE	EASEMENT LINE / PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE APRIL 25, 2016
SCALE 1" = 30'
FILE # 20160168-T
CLIENT HOGUE
GF # R160999R

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

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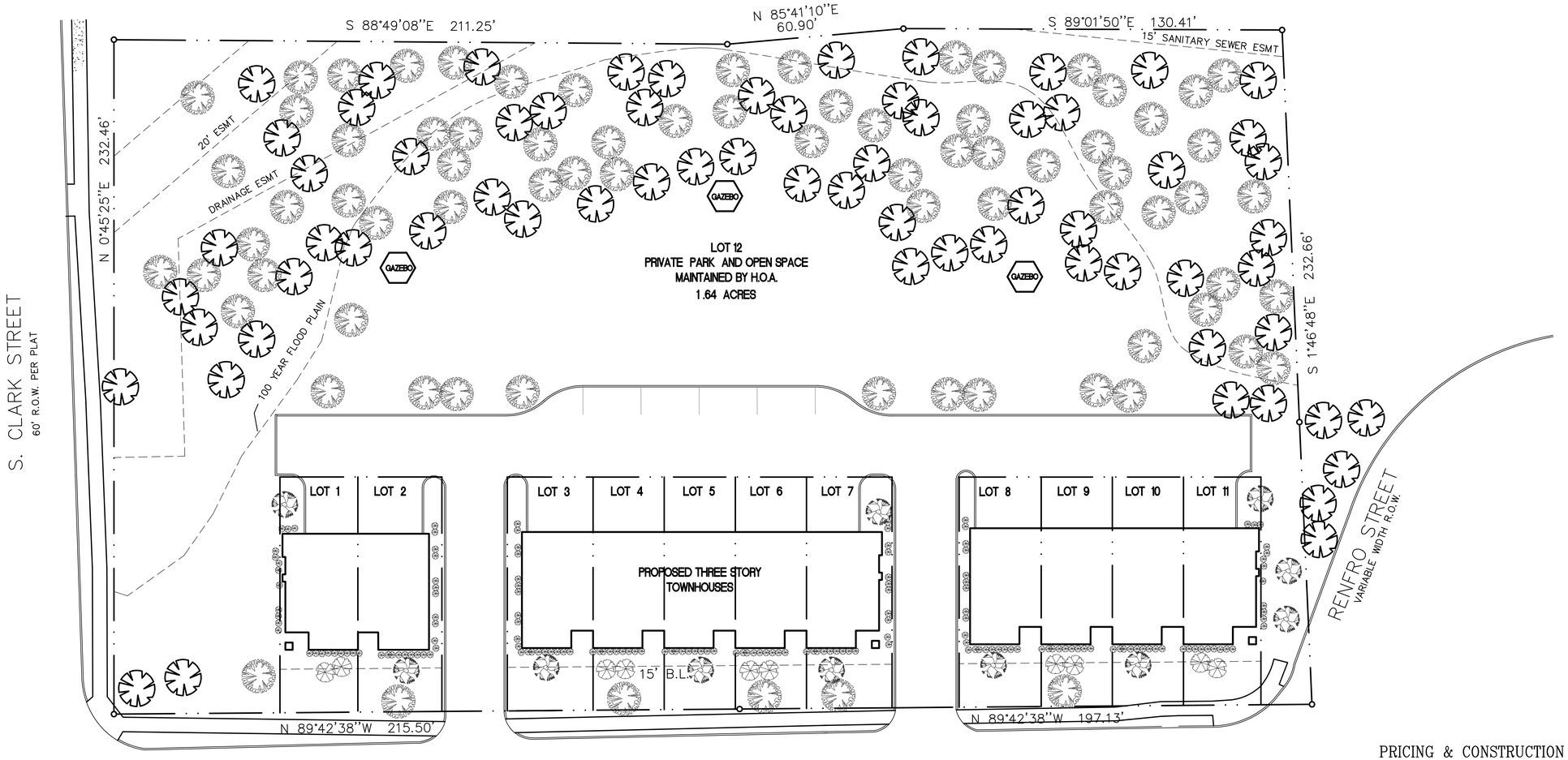

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No.	Date	Revision	By

HOGUE TOWNHOUSE
ROCKWALL, TEXAS

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Date:	MM/DD/YEAR
Project No.:	160301
Designed:	GW
Drawn:	GW
Checked:	WM

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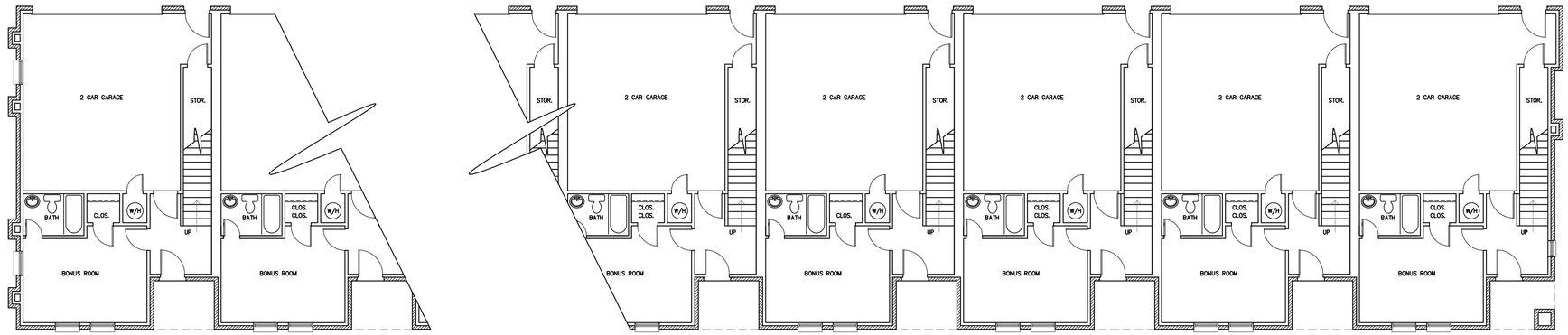
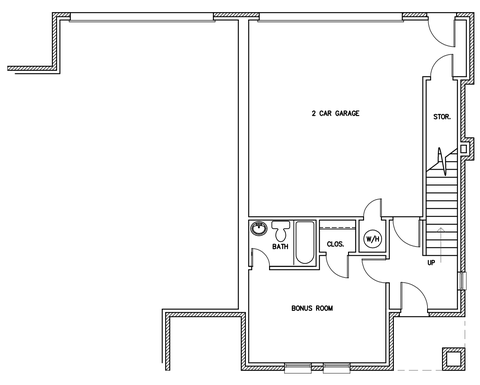
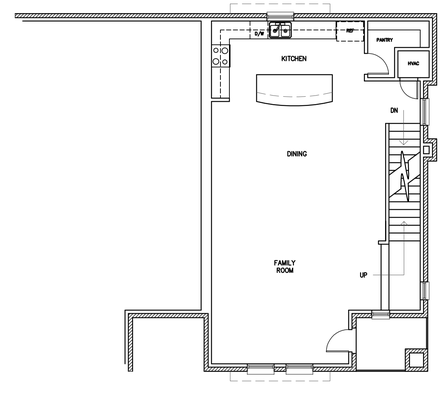


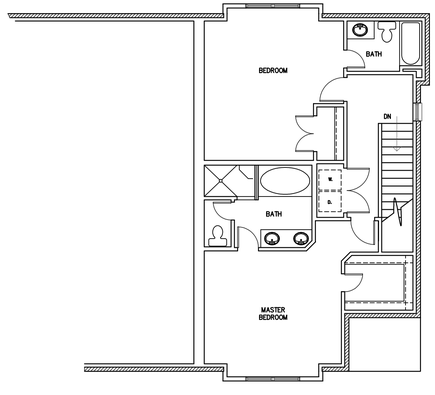
10 UNIT FIRST FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SQUARE FOOTAGE (2BDRM)

FIRST FLOOR	376
SECOND FLOOR	960
THIRD FLOOR	922
TOTAL AC	2258
GARAGES	584
PORCH	48
BALCONY	48
TOTAL	2938

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PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

HOGUE TOWNHOUSE
ROCKWALL, TEXAS

FLOOR PLANS

Scale:	1/8" = 1'-0"
Date:	MM/DD/YY
Project No.:	160301
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF 3



City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	Z2016-019	**Owner**	PNEUMA, VENTURES LTD	**Approved**		
Project Name	JPI Condominiums	**Applicant**	JPI	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/21/2016	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	7/24/2016				
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

(7/19/2016 4:44 PM AW)
See markup
All parking adjacent to the building to be 20'x9' and all parallel parking to be 22'x9'
Need to adhere to all engineering requirements.

FIRE	Ariana Hargrove	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

(7/21/2016 2:43 PM AA)
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads. The two entry points shall be accessable during all phaese of constrcution.

Approved fire apparatus access roads shall be provided for every portion of a building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft. Review aa builidngs for coverage.

PLANNING	Ryan Miller	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

Z2016-019 (JPI Apartments [LI to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-019) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.

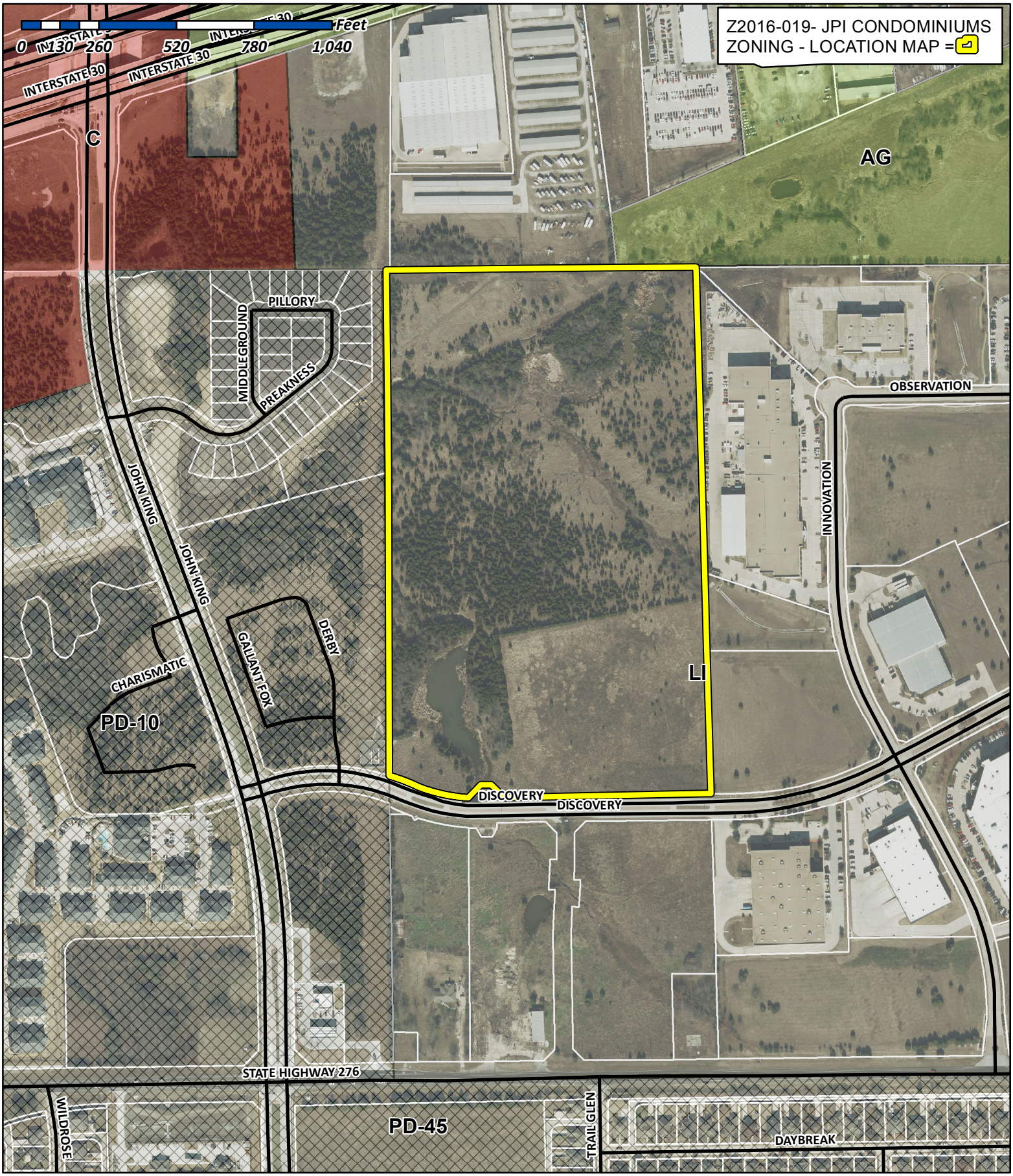
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

I.5 If approved an open space master plan will need to be submitted with the final plat laying out all proposed amenities on the site. This will require a recommendation from the Parks Board prior to approval by the City Council with the final plat.

I.6 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning & Zoning Meeting.

I.8 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 [2nd Reading].



City of Rockwall

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

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

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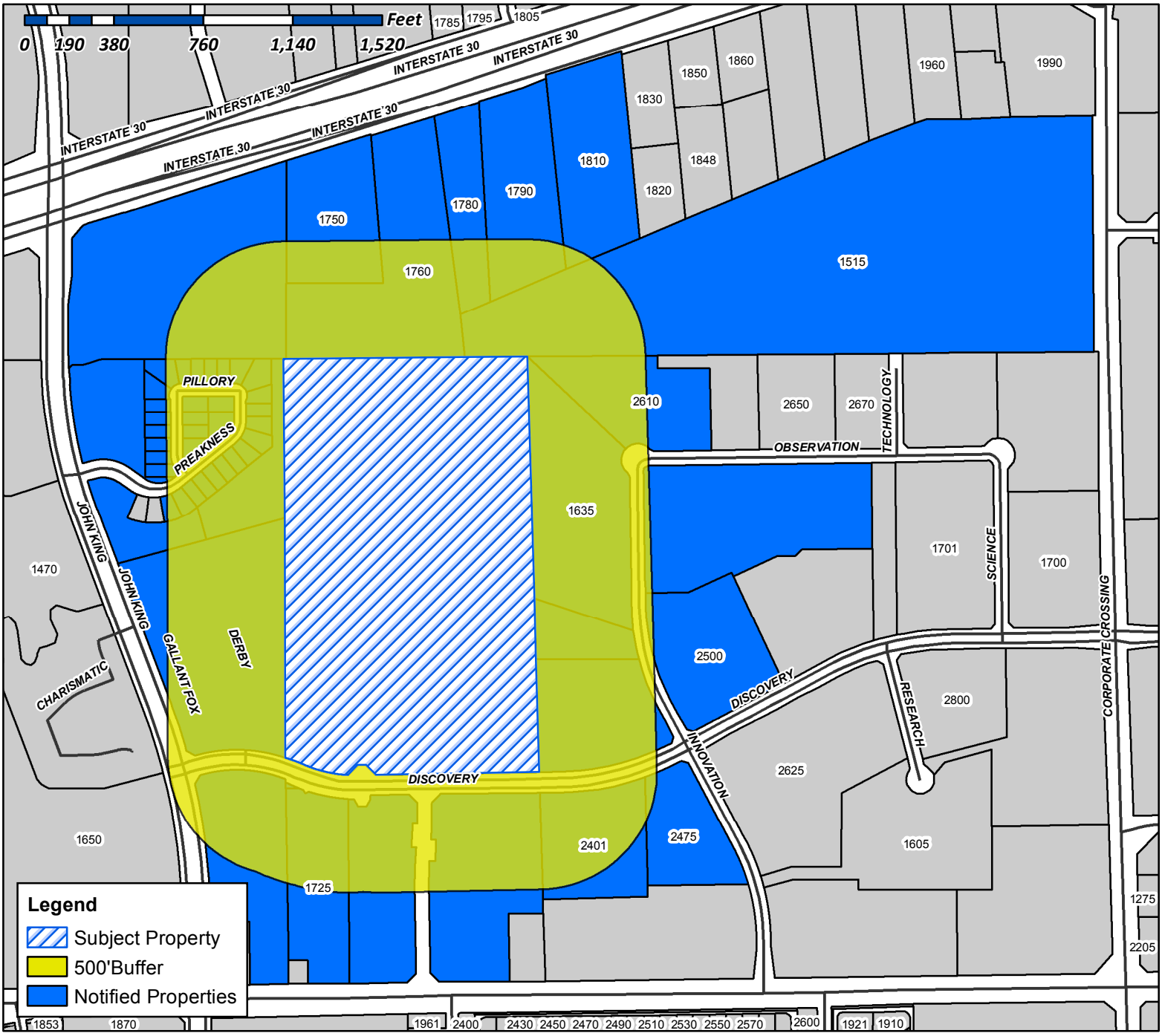
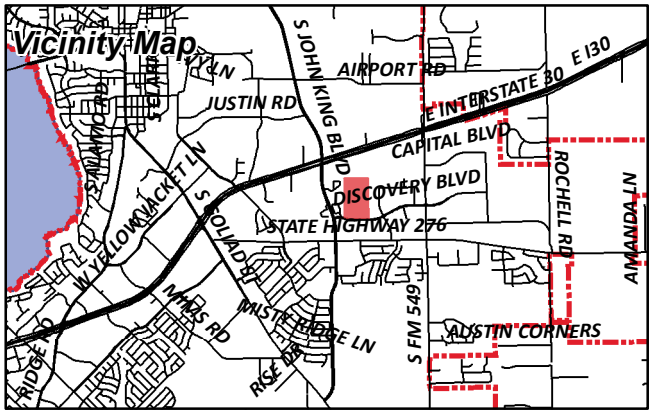


Case Number: Z2016-019
Case Name: JPI Condominiums
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd. North of Discovery Blvd.



Date Created: *06/14/2016*

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

MLRP 1635 INNOVATON LP
1 PIERCE PL STE 450
ITASCA, IL 60143

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1725 HWY276
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS
2401 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2475 DISCOVERY DR
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC
2475 DISCOVERY BLVD
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

SECURITY HOLDINGS INC
2601 NETWORK BLVD STE 202
FRISCO, TX 75034

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY SUITE 440
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

U V REAL ESTATE LP
8131 LYNDON B JOHNSON FWY SUITE 770
DALLAS, TX 75251

CAMBRIDGE PROPERTIES INC
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

MCKEOWN REVOCABLE TRUST
THOMAS L BELAUSTEGUI 1515 CUMBERLAND
TYLER, TX 75703

City of Rockwall

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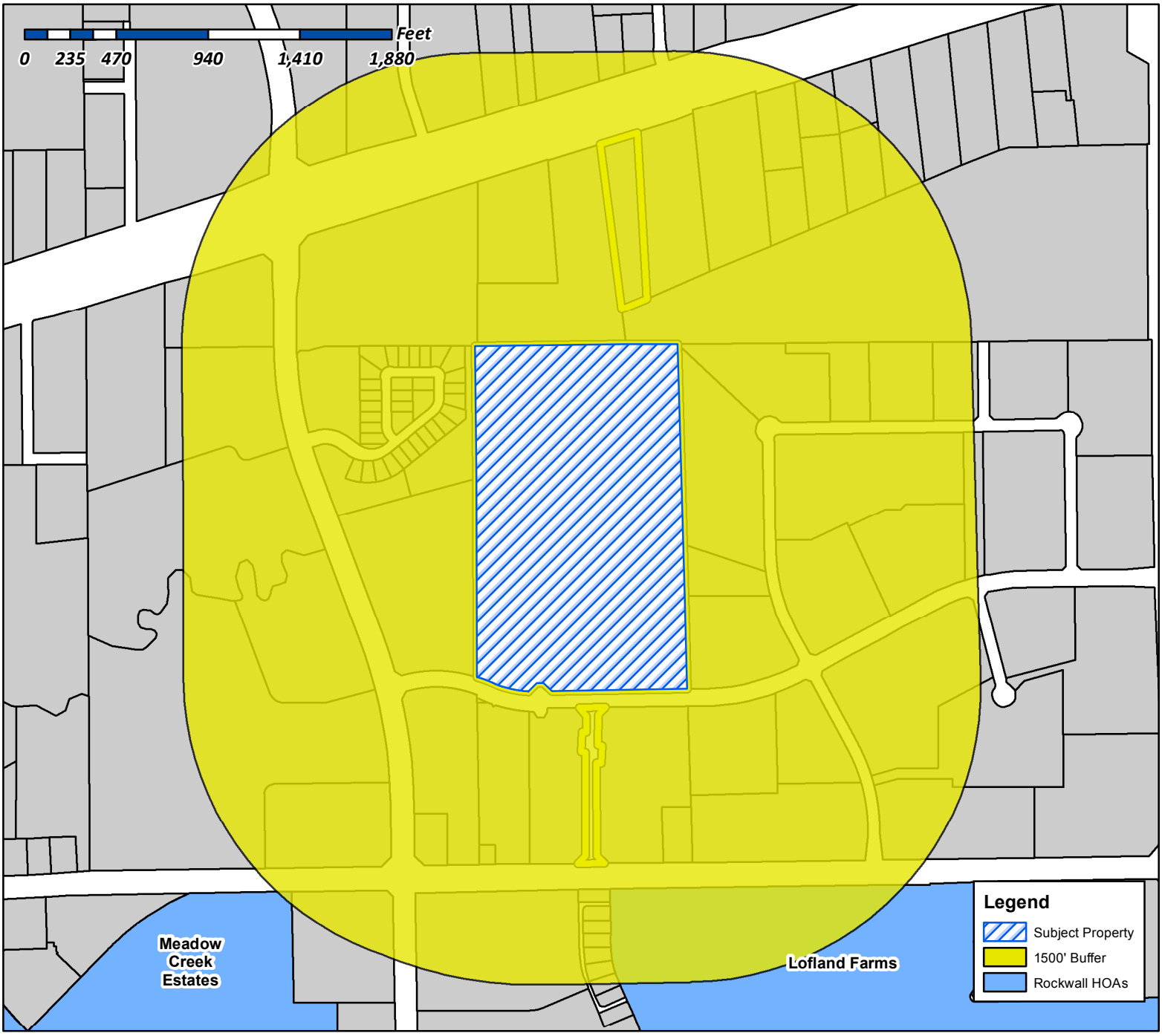
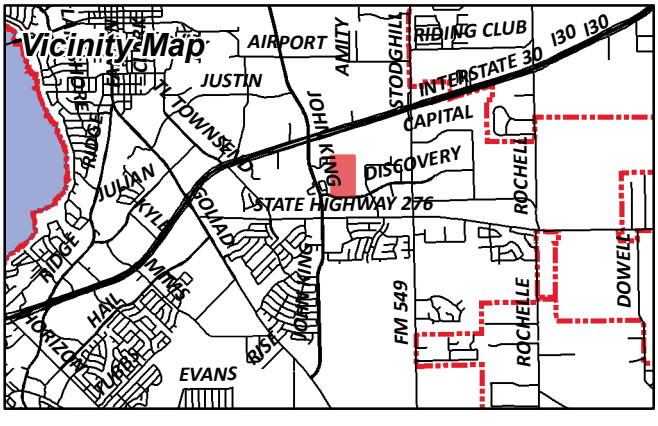


Case Number: Z2016-019
Case Name: JPI Condominiums
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd North of Discovery Blvd.

Date Created: *06/16/2016*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, July 20, 2016 11:21:51 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-019- Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

Kimley»Horn

July 14, 2016

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

RE: ***Zoning Submittal Application Letter of Explanation***

Planning and Zoning:

The purpose of this zoning application is to change the zoning district for the subject property from Light Industrial (LI) to a Planned Development District with a base zoning of MF-14. The attached development standards and concept plan define the parameters requested in the development application.

Sincerely,

Kimley»Horn

Peyton McGee, P.E.
Kimley-Horn | 106 West Louisiana Street McKinney, TX 75069
Direct: 469-301-2595

TX F-928

LEGAL DESCRIPTION
42.55 ACRES

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures, L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way);

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet, a chord bearing and distance of North 75°37'03" West, 210.45 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West, 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development, LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North

89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.55 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures, L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PD Development Standards/Rockwall Project

These PD Development Standards apply to the property (the "Property") described on Exhibit "A" attached hereto and made a part hereof for all purposes.

1. Flood Plain as Open Space. The Flood Plain will be maintained as private open space by an Owner/Property Management Company.

2. Site Plan. A Site Plan shall be submitted and approved prior to any application for a building permit. Site Plan shall conform to the requirements of this Ordinance, the City's Engineering Standards, and Fire Code. Modifications may be made to the Concept Plan attached to these standards, provided the modifications meet the requirements of this Ordinance, do not exceed the maximum number of allowable units, meet minimum setbacks provided by MF-14 requirements, and meet Fire Codes.

3. Architectural Review. All projects within the PD shall receive Architectural Review as part of the approval of Site Plans.

4. Conformity with Other Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City that are in effect at the time of this Ordinance.

5. Streetscape.

Discovery Boulevard

a. **Landscape Buffer.** The landscape buffer along Discovery Boulevard shall be a minimum of twenty (20) feet wide along the entire length of the street frontage. Sidewalk shall be allowed within the buffer as an access easement.

b. **Landscape Buffer Plantings**: Three (3) canopy trees, along with two (2) accent trees shall be required per one hundred (100) feet of right of way along Discovery Boulevard. Canopy trees, accent trees, and shrubs shall be as defined in the City of Rockwall landscape ordinance requirements in effect at the time of this Ordinance.

6. Screening Walls. No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.

7. Lighting. No light poles shall exceed 20 feet in height. All lighting fixtures shall focus light downward and be contained on site.

8. Land Uses. Multi-Family and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential shall be the only uses allowed. However, a temporary on-site Real Estate Sales Office shall be allowed provided that it and all the other uses meet the city's ordinance requirements at the time they are permitted.

9. Density. Maximum number of units.

a. Multi-Family. No more than 750 units.

10. **Open Space.** A minimum of 20% of the gross site area, including the floodplain, shall be open space. Open space contributing to this requirement may occur anywhere on the site, floodplain area may count up to 50% of the 20% requirement. No required percentage of open space has to occur in front or alongside buildings, or street frontages.

11. **Masonry Requirement**. Building facades shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco.

12. **Building Height** Building height shall not exceed 60 feet and 3 stories.

13. **Unit Sizes.** The average unit size shall be greater than 900 s.f. and no unit shall be less than 600 s.f.

14. **Parking.** A minimum of 1.5 parking spaces per unit shall be required.



PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

UNIT AREA TABULATION

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	100	68000
A2	781	57	44517
A3	863	40	34520
A4	820	24	19680
TOTAL A		221	166717

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
B1	1125	41	46125
B2	1223	26	31798
B3	1143	9	10287
B4	1241	3	3723
B5	1299	30	38970
TOTAL B		109	130903

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
C1	1455	9	13095
C2	1575	3	4725
C3	1474	18	26532
TOTAL C		30	44352
TOTAL NET S. F.			341972
AVERAGE S. F.			950
TOTAL UNIT COUNT			360

CLUB	8500

ROCKWALL MF
ROCKWALL, TEXAS
JPI

ARCHITECTURE **DEMAREST**

CONCEPTUAL SITE PLAN

SCALE: 1" = 60'-0"

0 60' 120' 240'

07/14/2016



ROCKWALL MF
ROCKWALL, TEXAS
JPI

ARCHITECTURE **DEMAREST**

CONCEPTUAL 3D RENDERINGS

07/13/2016

ROCKWALL MF
ROCKWALL, TEXAS
JPI

CONCEPTUAL 3D RENDERINGS

ARCHITECTURE **DEMAREST**

07/13/2016

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 42.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-4 OF THE J. M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 01.26.16

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Renderings*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City

DRAFT ORDINANCE 07.26.16

Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

DRAFT ORDINANCE 07.26.2016

Exhibit 'A':
Legal Description

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures , L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) ;

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet , a chord bearing and distance of North 75°37'03" West , 210.45 feet ;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West , 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development , LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition , an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North 89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.55 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures , LTD recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County , Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey , and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DRAFT ORDINANCE 07.25.2016

Exhibit 'B':
Concept Plan



UNIT AREA TABULATION - PHASE I				
UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770
B1	1125	80	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38970
TOTAL B		130	155731
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475
UNIT TOTAL		360	
TOTAL NET S. F.			359976
AVERAGE S. F.			1000
CLUB			8500

PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

UNIT AREA TABULATION - PHASE II			
UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770
B1	1125	80	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38970
TOTAL B		130	155731
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475
UNIT TOTAL		360	
TOTAL NET S. F.			359976
AVERAGE S. F.			1000
CLUB			8500

PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

CONCEPTUAL SITE PLAN

SCALE: 1" = 60'-0" 0 60' 120' 240'

07/21/2016

ROCKWALL MF
ROCKWALL, TEXAS
JPI

ARCHITECTURE **DEMAREST**

DRAFT

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 1B* below; however, in no case should the average net unit area decrease below 950 SF for *Phases I* & *II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 680 SF for *Phase I* and 600 SF for *Phase II*.

Table 1A: Unit Composition for Phase I

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)*	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*One (1) Bedroom*	680 SF	38	25,840 SF	7%
A2	*One (1) Bedroom*	781 SF	62	48,422 SF	13%
A3	*One (1) Bedroom*	863 SF	76	65,588 SF	18%
A4	*One (1) Bedroom*	830 SF	24	19,920 SF	6%
B1	*Two (2) Bedrooms*	1125 SF	50	56,250 SF	16%
B2	*Two (2) Bedrooms*	1223 SF	38	46,474 SF	13%
B3	*Two (2) Bedrooms*	1143 SF	9	10,287 SF	3%
B4	*Two (2) Bedrooms*	1250 SF	3	3,750 SF	1%
B5	*Two (2) Bedrooms*	1299 SF	30	38,970 SF	11%
C1	*Three (3) Bedrooms*	1455 SF	9	13,095 SF	4%
C2	*Three (3) Bedrooms*	1580 SF	3	4,740 SF	1%
C3	*Three (3) Bedrooms*	1480 SF	18	26,640 SF	7%
		Average Net Unit Area:		*1,000 SF*	
		Total Units:	*360*		*100.00%*

Table 1B: Unit Composition for Phase II

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)*	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*One (1) Bedroom*	680 SF	38	25,840 SF	7%
A2	*One (1) Bedroom*	781 SF	62	48,422 SF	13%
A3	*One (1) Bedroom*	863 SF	76	65,588 SF	18%
A4	*One (1) Bedroom*	830 SF	24	19,920 SF	6%
B1	*Two (2) Bedrooms*	1125 SF	50	56,250 SF	16%
B2	*Two (2) Bedrooms*	1223 SF	38	46,474 SF	13%
B3	*Two (2) Bedrooms*	1143 SF	9	10,287 SF	3%
B4	*Two (2) Bedrooms*	1250 SF	3	3,750 SF	1%
B5	*Two (2) Bedrooms*	1299 SF	30	38,970 SF	11%
C1	*Three (3) Bedrooms*	1455 SF	9	13,095 SF	4%
C2	*Three (3) Bedrooms*	1580 SF	3	4,740 SF	1%
C3	*Three (3) Bedrooms*	1480 SF	18	26,640 SF	7%
		Average Net Unit Area:		*1,000 SF*	
		Total Units:	*360*		*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 By-Pass Overlay (SH205 BY-OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed ***18*** dwelling units per gross acre of land; however, in no case should the proposed development exceed ***750*** units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

DRAFT ORIGINAL 07.26.2016

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [(1)]	60'
Maximum Lot Coverage	45%
Minimum Landscape	20%

General Notes:

[1]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

4. *Parking and Loading Standards.* A minimum of 1.5 parking spaces per unit shall be required with a minimum of 20% of the unit count being provided as covered parking spaces.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit* 'D' of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

   (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90% (*excluding windows and doors*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% stone is required on all building façades.

   (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 By-Pass Overlay (SH205 BY-OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

DRAFT ORDINANCE 07-25-16

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Discovery Boulevard.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Open Space.* The development shall consist of a minimum of 20% open space (or a minimum of 8.5-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain acreage may count for up to 50% of the 20% open space requirement. All open space and floodplain shall be maintained as private open space by the owner/property management company.

9. *Screening Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.*

10. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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ORDINANCE
07-25-16

Exhibit 'D':
Concept Building Renderings



CONCEPTUAL 3D RENDERINGS

07/13/2016

ROCKWALL MF
ROCKWALL, TEXAS
JPI

ARCHITECTURE **DEMAREST**

DRAFT ORDINANCE 07.13.2016

Exhibit 'D':
Concept Building Renderings



DRAFT
ORDINANCE
2016

City of Rockwall

Project Plan Review History

				Applied	7/14/2016	LM
Project Number	Z2016-022	**Owner**	SPR PACKAGING	**Approved**		
Project Name	SUP for SPR Packaging	**Applicant**	PROSS DESIGN GROUP, INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/14/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1480 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPR PACKAGING	1	A	1	5045-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/14/2016	7/21/2016				
ENGINEERING	Amy Williams	7/14/2016	7/21/2016	7/19/2016	5	APPROVED	
FIRE	Ariana Hargrove	7/14/2016	7/21/2016	7/21/2016	7	APPROVED	
PLANNING	David Gonzales	7/14/2016	7/21/2016	7/21/2016	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approva of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 2016. Please provide three large copies [24" X 36" FOLDED] of the building elevations and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-021) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The structure must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a building permit is required prior to consturction of the high bay expansion for extruders.
3. The high bay expansion will generally comply with the approved site plan and building elevations.
4. The high bay expansion area as depicted on the building elevations and site plan is generally not to exceed an over all height of 70 feet.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/o

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

enforced by the state and federal government.

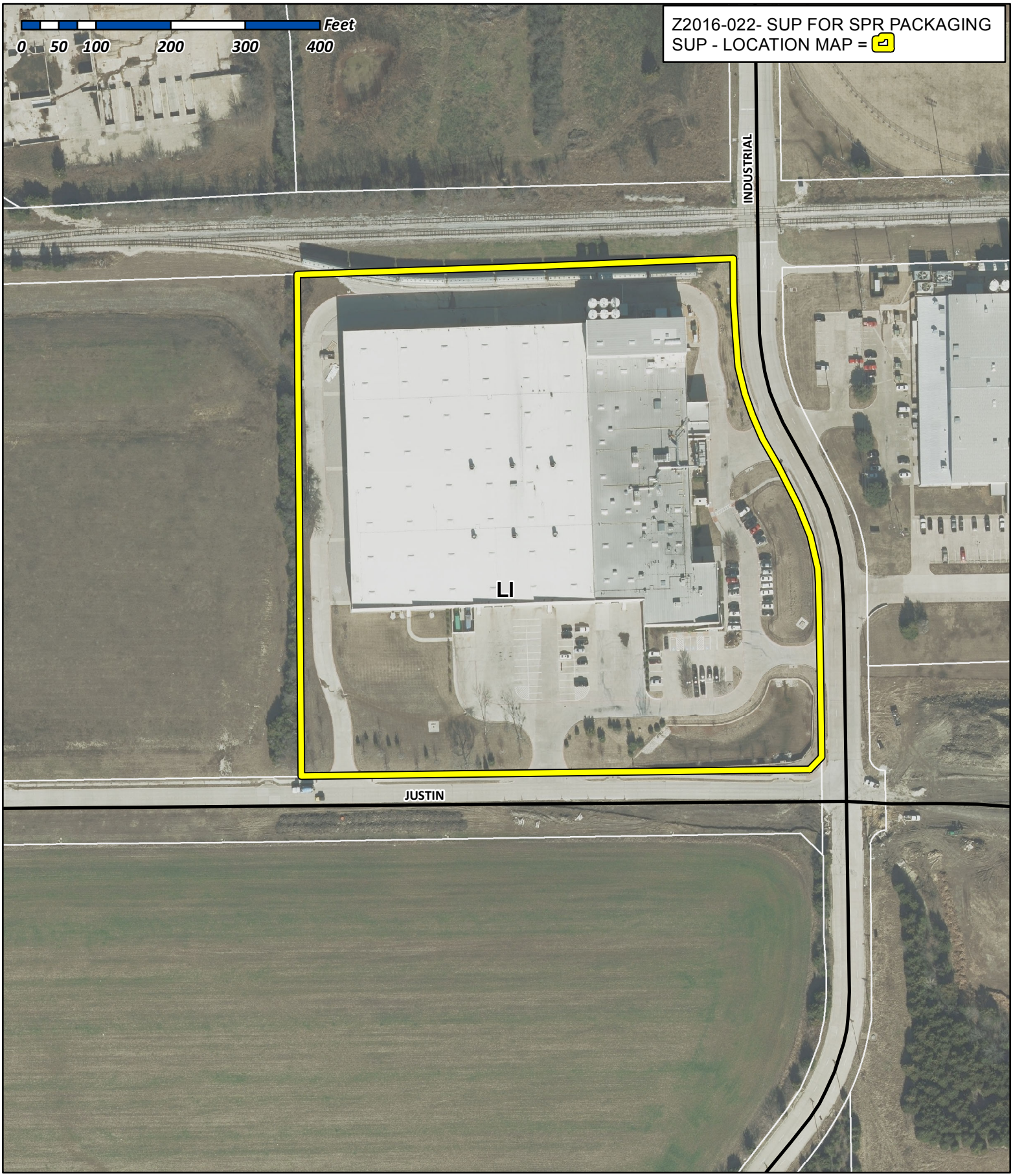
You and/or your representative(s) are required to be in attendance for the following scheduled meetings. All meetings will begin at 6:00 p.m. in the City's Council Chambers.

• Please mark your calendar for the scheduled meeting dates as follows:

Planning - Work Session: July 26, 2016 (Presentation/discussion by applicant)

Planning - Public Hearing: August 9, 2016

City Council - Public Hearing: August 15, 2016 [First Reading of Ordinance]
City Council -2nd Reading (if approved): September 6, 2016 (Tuesday)



City of Rockwall

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

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

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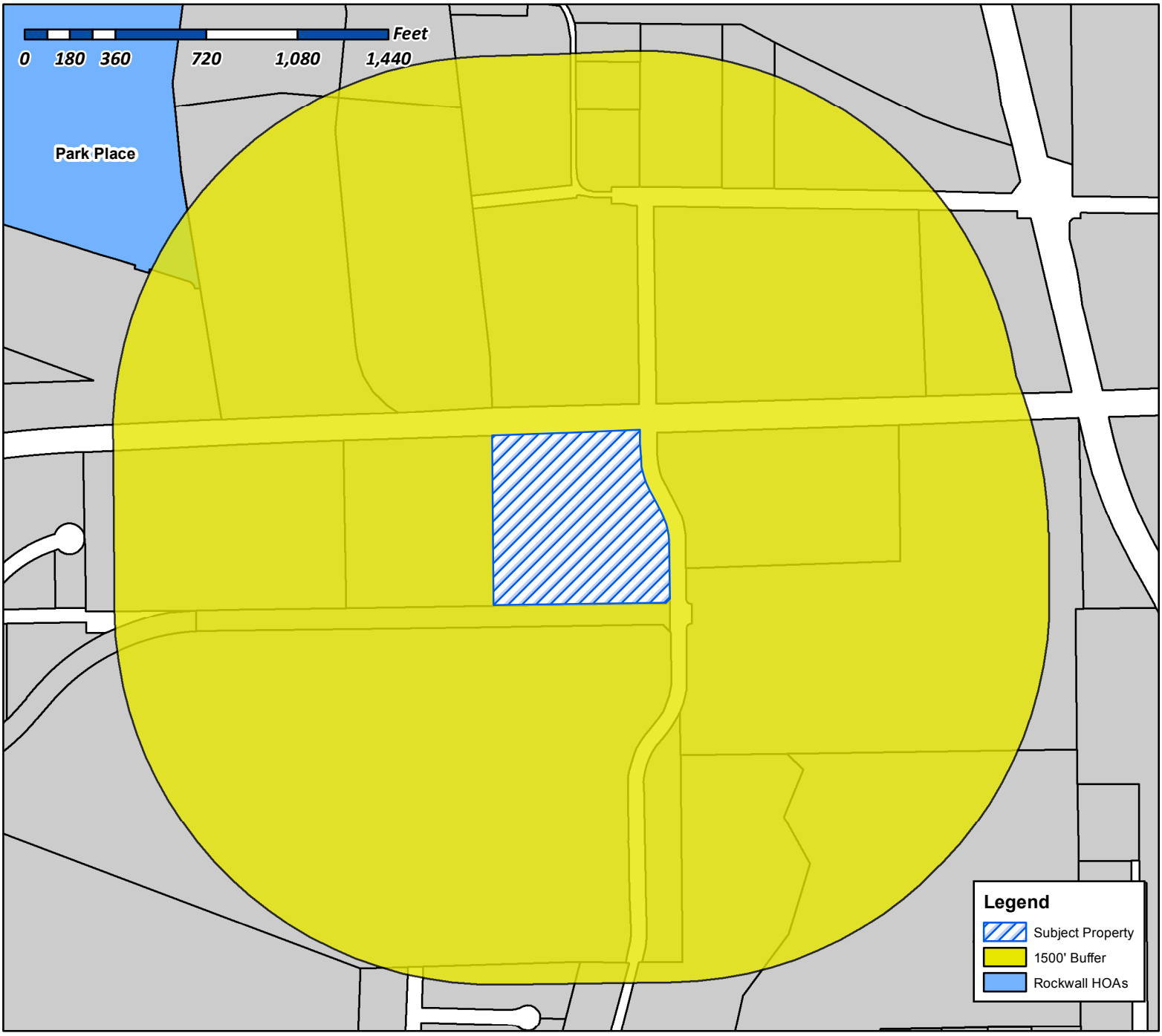
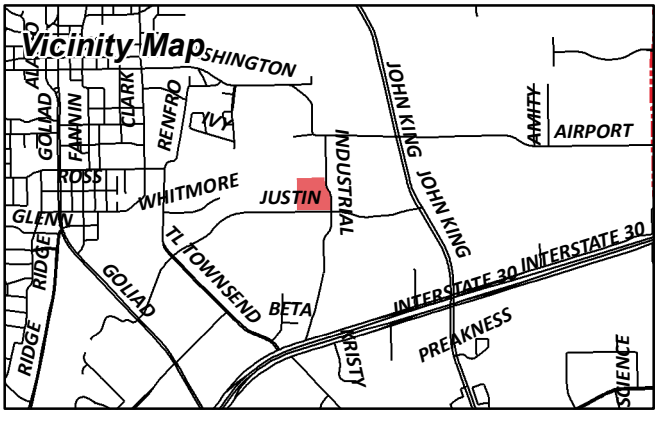


Case Number: Z2016-022
Case Name: SUP for SPR Packaging
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 1480 Justin Road



Date Created: 07/14/2016
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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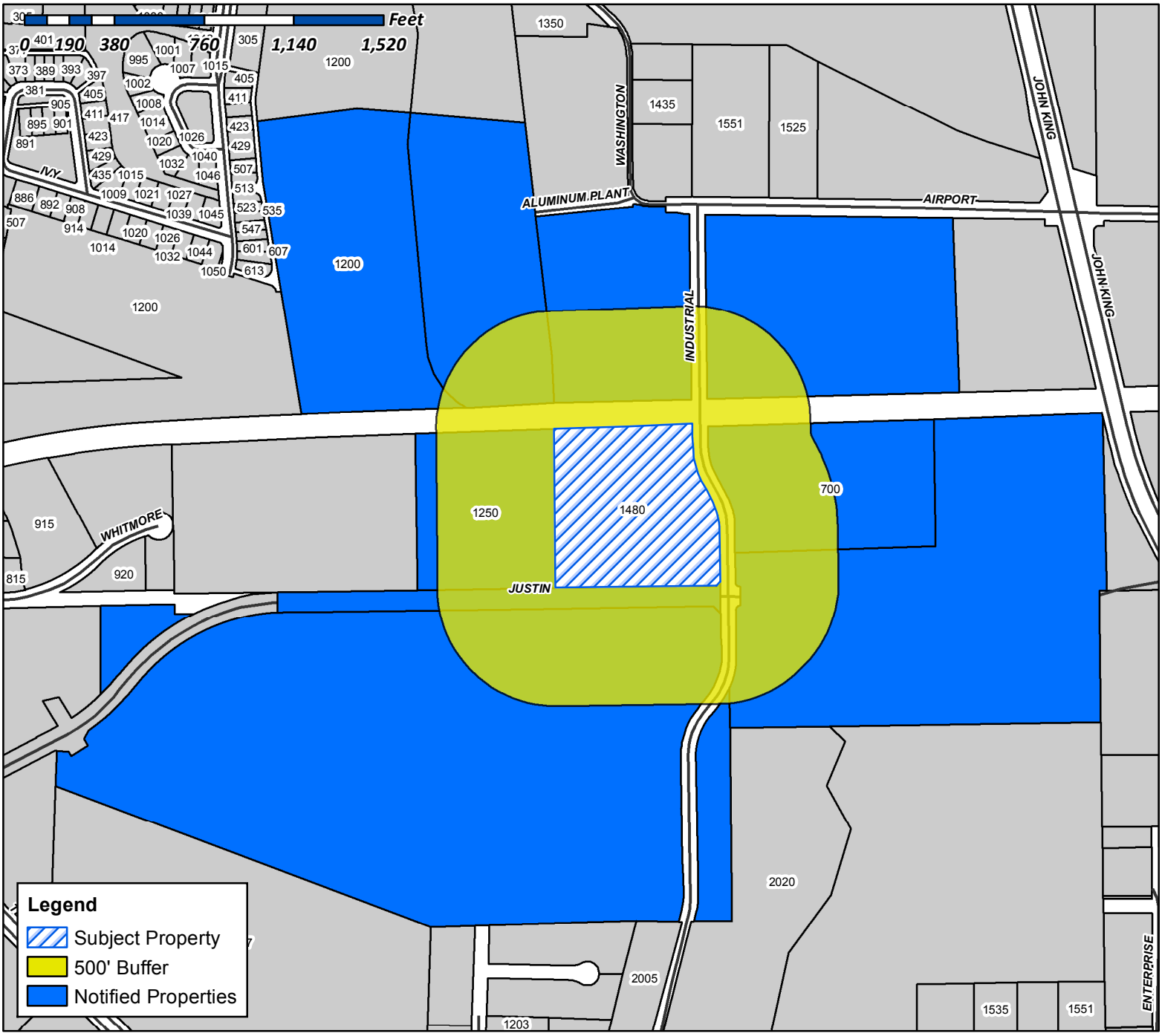

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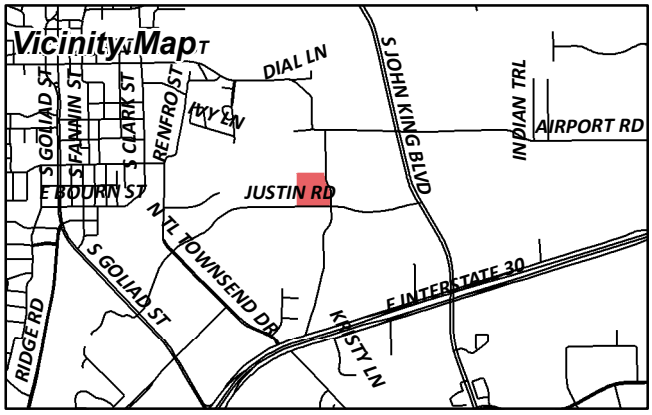

Date Created: 07/14/2016
For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-022: SUP for SPR Packaging

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/9/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/15/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **8/15/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-022: SUP for SPR Packaging

Please place a check mark on the appropriate line below:

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

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

Name:	
Address:	

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

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

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

FLEXLAND LP
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
GRAHAM PACKAGING PET TECH INC
2401 PLEASANT VALLEY RD
YORK, PA 17402

COLUMBIA EXTRUSION CORP
ATTN: BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMERCIAL PROPERTY
MANAGEMENT LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

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5:17:33 PM
7/12/2016
s:\drgw\1620 SPR High-Bay Extruder Room Expansion\CDs\1620A1-0.sht

SOUTHERN PACIFIC RAIL ROAD

S 88° 52' 39" E 584.6'

HIGH-BAY EXPANSION
AREA OF WORK

NO WORK ON SITE
PAVING, GRADING
OR DRAINAGE

EXISTING WAREHOUSE

ESFR
SPRINKLER
SYSTEM

FF=572.0

N 2° 30' 21" E 673.168'

INDUSTRIAL BLVD.

N 87° 51' 50" W 671.5'

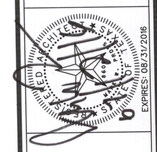
JUSTIN ROAD

NORTH

1 SITE PLAN
SCALE: 1"=40'-0"

drawn: BD
checked MARK W. PROSS
date: 07/12/2016

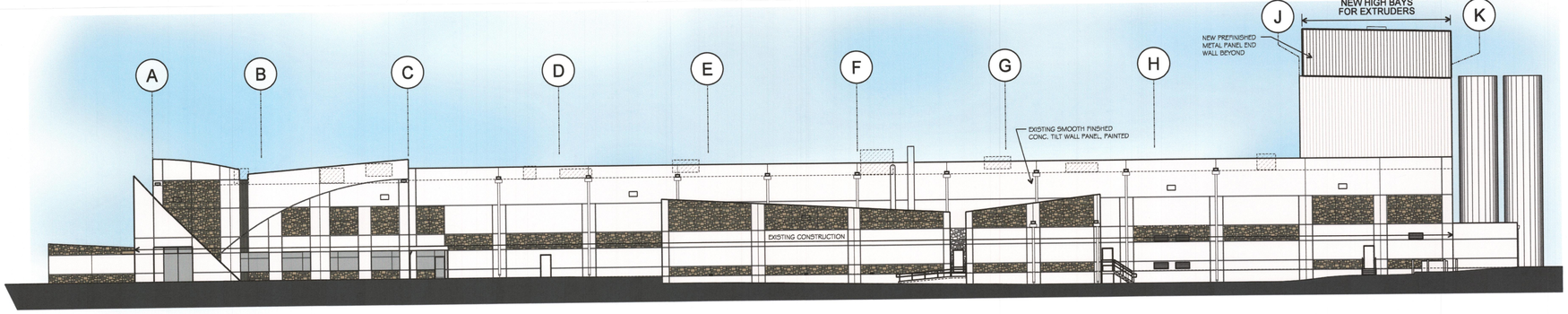
SPR PACKAGING



pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/788-1400

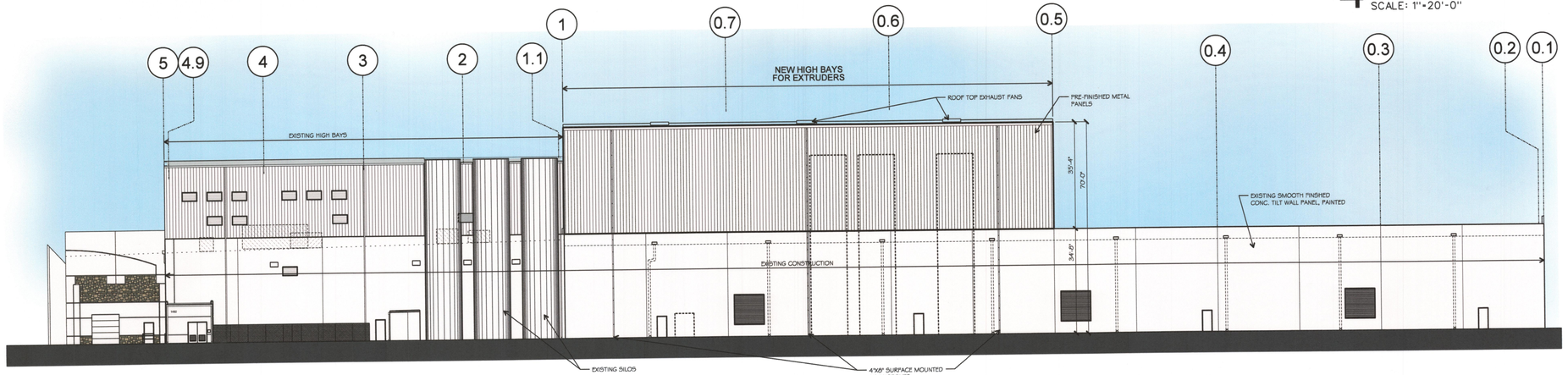
SPR EXTRUDER TOWER
HIGH BAY EXPANSION
ROCKWALL, TEXAS

job no 1620
sheet A1.0



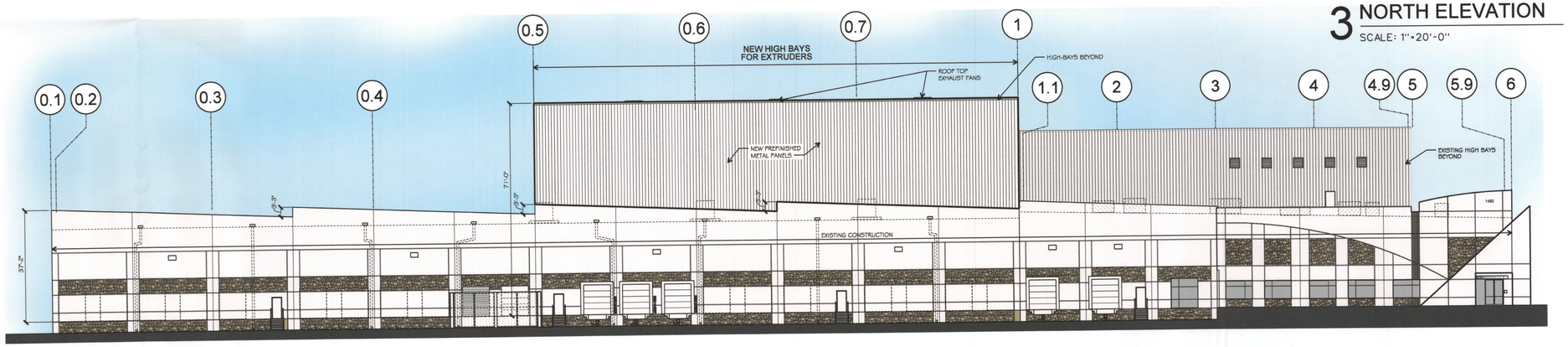
4 EAST ELEVATION

SCALE: 1"=20'-0"



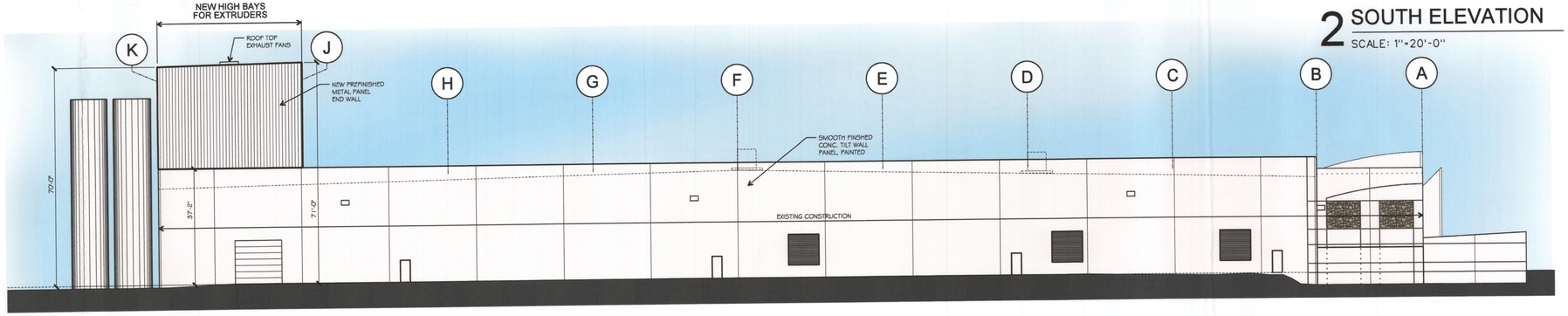
3 NORTH ELEVATION

SCALE: 1"=20'-0"



2 SOUTH ELEVATION

SCALE: 1"=20'-0"



1 WEST ELEVATION

SCALE: 1"=20'-0"

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$TIME$
$DATE$
$FILE$

drawn:
BD
checked
MARK W. PROSS
date
07/12/2016

SPR PACKAGING

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/769-1400

SPR EXTRUDER TOWER
HIGH BAY EXPANSION
ROCKWALL, TEXAS

job no
1620
sheet
A3.0C

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-024	**Owner**	OSEE, PROPERTY MANAGEMENT LLC	**Approved**		
Project Name	Zoning Change C to HC	**Applicant**	DYNAMIC ENGINEERING CONSULTANTS, PC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
S HWY205	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ESTEP SUBDIVISION	3-13	NULL	3-13	0026-0000-0003-13-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/22/2016	7/29/2016	7/22/2016		APPROVED	
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/22/2016	7	COMMENTS	See Conditions

(7/19/2016 4:37 PM AW)
See markups
No double stacking of parking
All parking shall be 20'x9' unless it is not head to head and adjacent to the building
Dedication of SH 205 right-of-way (60' from center line)
Pro-rata $379.24/acre
All engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/22/2016	7	COMMENTS	

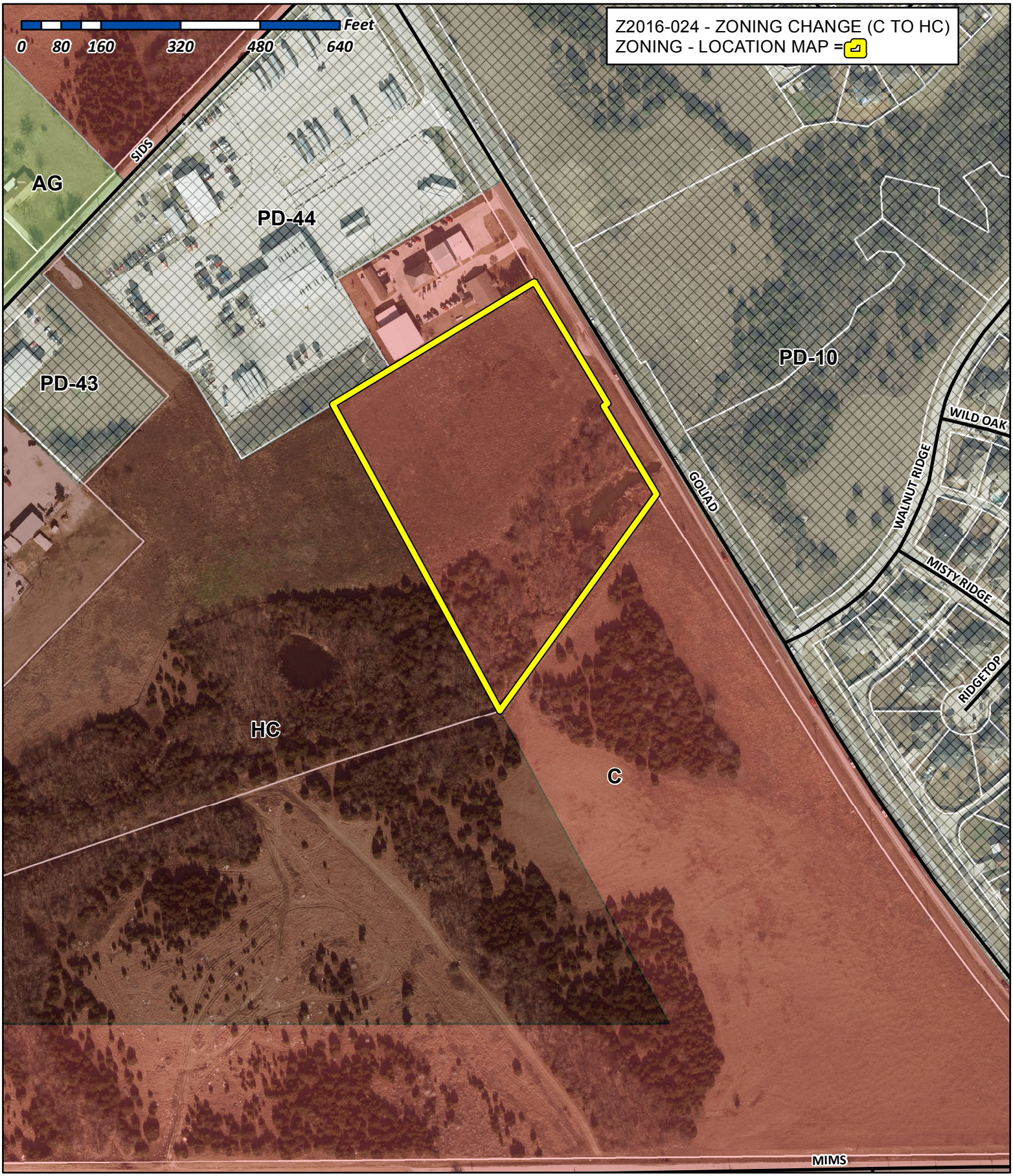
(7/21/2016 2:45 PM AA)
Shall comply with fire apparatus roadway coverage , fire hydrant coverage, and Needed Fire Flow requirements.

PLANNING	Korey Brooks	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	Comments

Z2016-024 Zoning Change C to HC:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [S. Goliad Street].
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
I.3 Please review the attached draft ordinance prior to the August 9, 2016 Planning & Zoning Commission meeting.
I.4 The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Commercial/Industrial land uses, which is defined as a district with intensive commercial/industrial uses and large volumes of retail traffic. This designation is in conformance with the applicant's request to rezone the subject property to a Heavy Commercial (HC) District.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.5 The proposed use, major auto repair garage, is permitted by right in a Heavy Commercial (HC) District.							
I.6 The Planning and Zoning Worksession for this case will be July 26, 2016. The Planning and Zoning Meeting will be August 9, 2016. The projected City Council meeting dates for this case will be August 15, 2016 [1st Reading] & September 6, 2016 [2nd Reading].							



City of Rockwall

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

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

City of Rockwall

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

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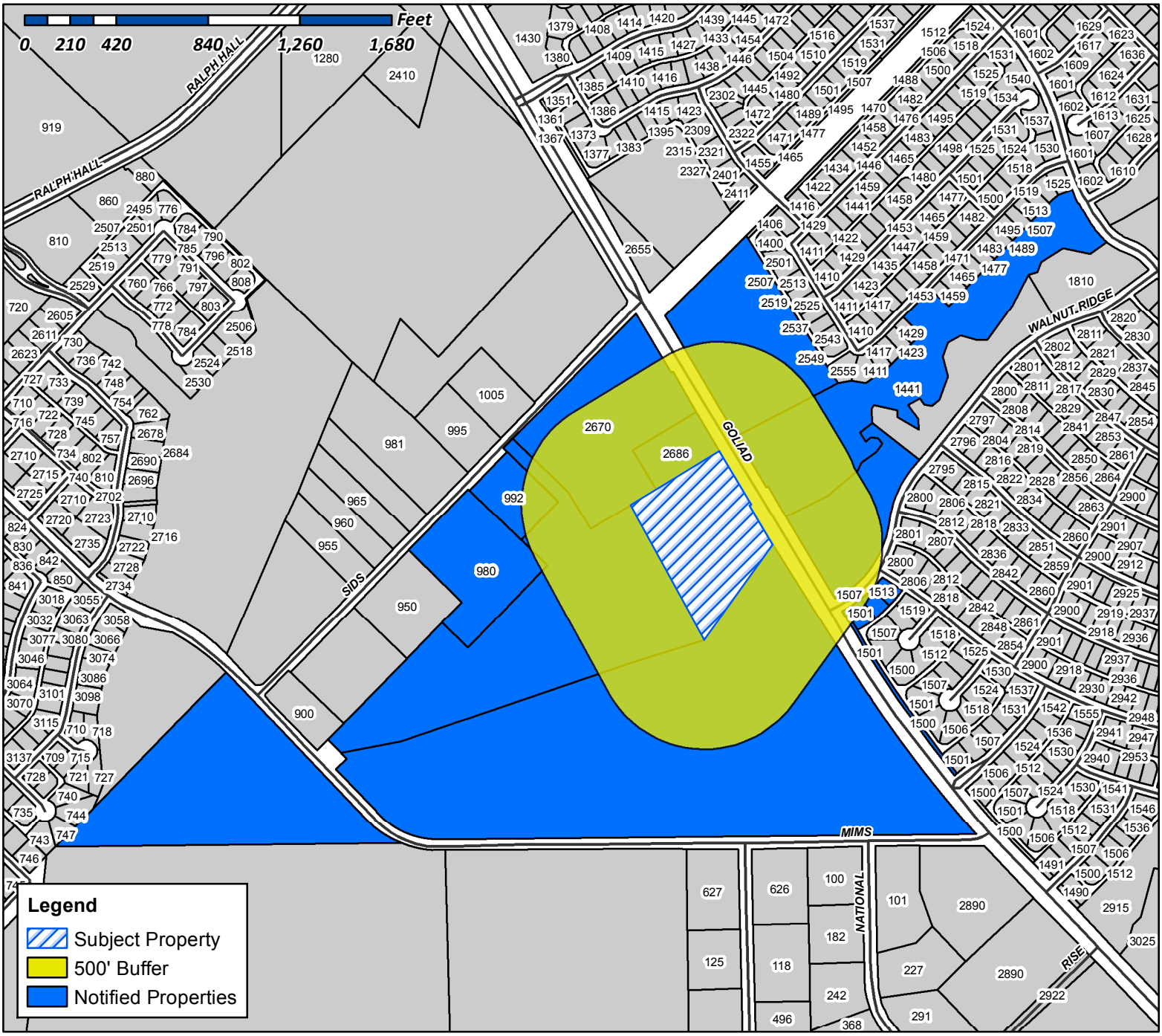
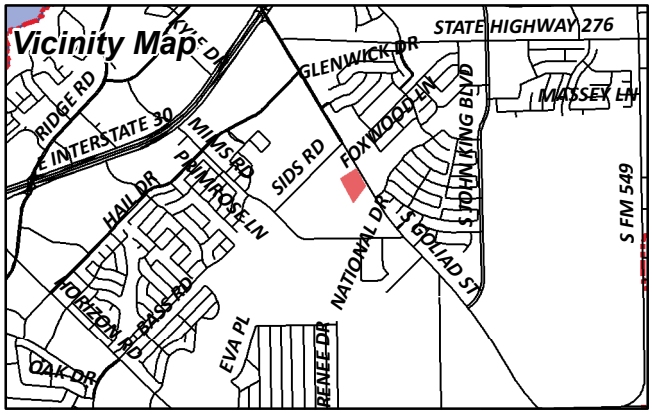


Case Number: Z2016-024
Case Name: Zoning Change (C to HC)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the Intersection of Sids Road and SH-205



Date Created: 07/20/2016

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

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75087

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75087

BT COLE ONE LLC
1530 PB LANE S4158
WICHITA FALLS, TX 76302

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

CURRENT RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75087

STAGLLANO VINCENT J
5501 SAINT ANDREWS CT
PLANO, TX 75093

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY 0
DALLAS, TX 75243

205 AND 276 PARTNERS
8750 N CENTRAL EXPY 0
DALLAS, TX 75231

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

OSEE PROPERTY MANAGEMENT LLC
PO BOX 59106
DALLAS, TX 75229

City of Rockwall

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

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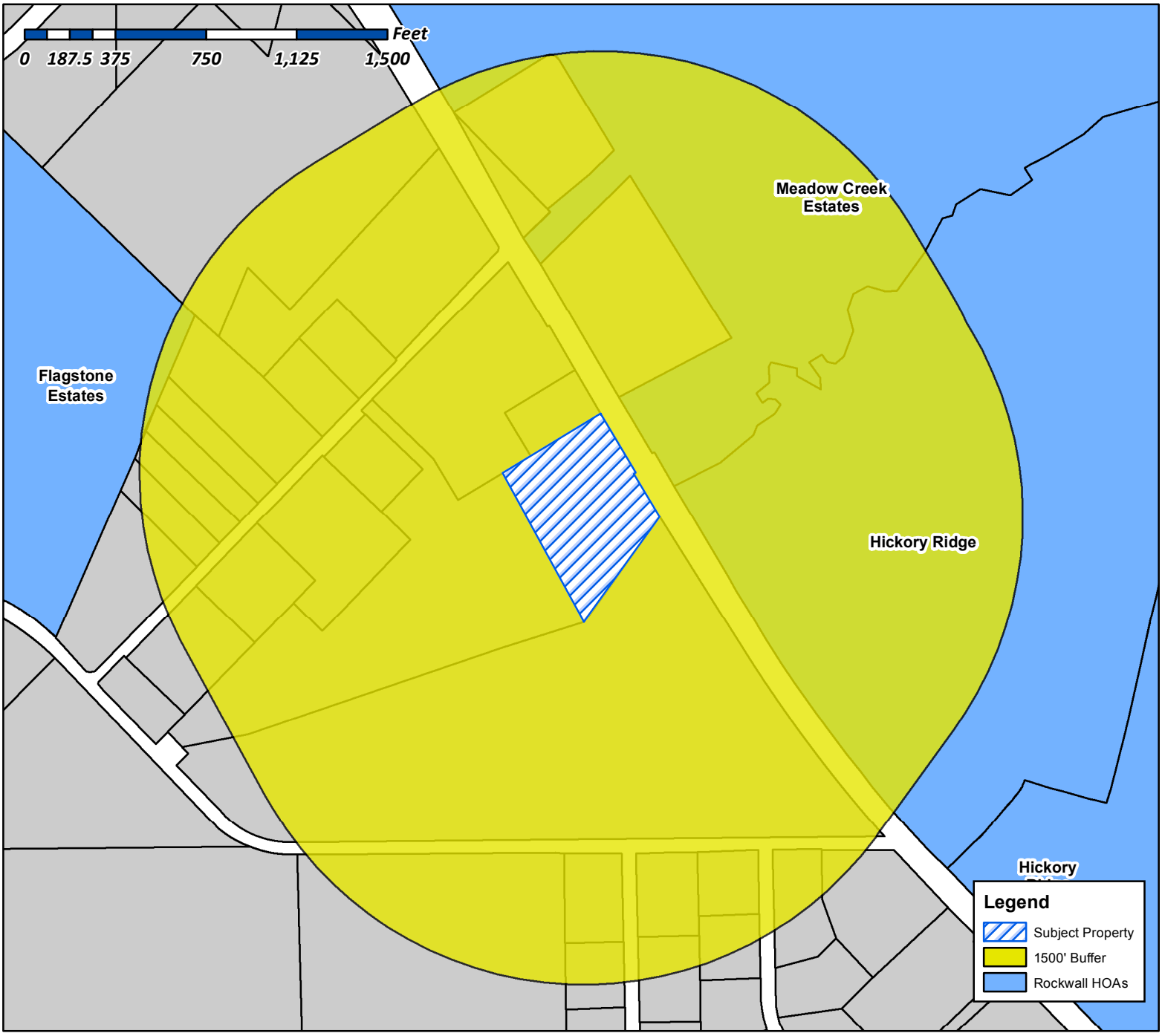
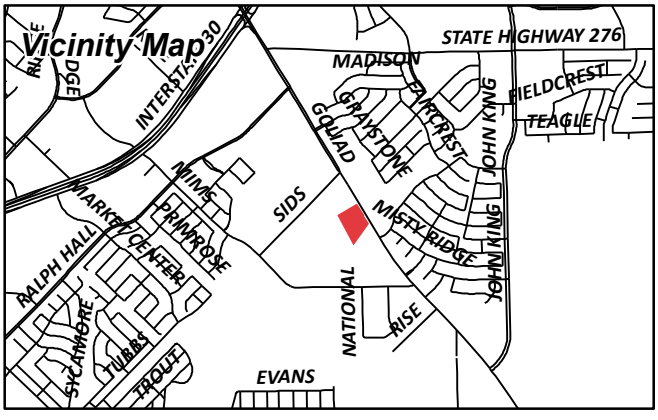


Case Number: Z2016-024
Case Name: Zoning Change (C to HC)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the Intersection of Sids Road and SH-205

Date Created: *07/20/2016*

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



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, July 20, 2016 11:22:11 AM

To whom it may concern:

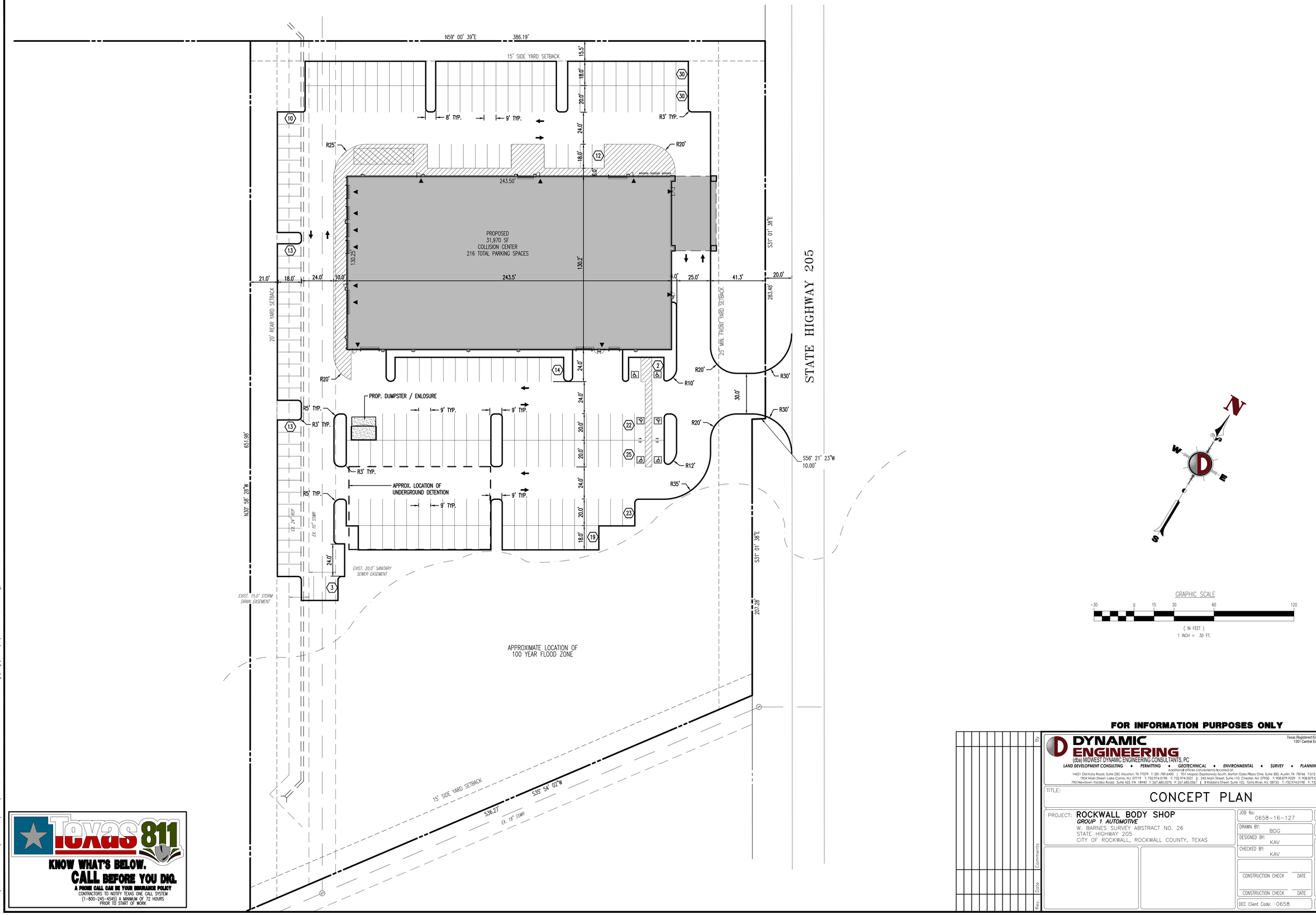
Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-024- Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a five (5) acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [*S. Goliad Street*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com



FOR INFORMATION PURPOSES ONLY

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Texas Registered Engineering Firm No. F-13660
1301 Central Expressway South - Suite 210
Allen, TX 75013
T: 972.534.2100
www.dynamicec.com
Additional offices conveniently located at:
14521 Old Katy Road, Suite 250, Houston, TX 77079 T: 281.789.6400 | 901 Mopac Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 T:512.646.2646
1904 Main Street, Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 | 245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222
790 Newtown Yardley Road, Suite 425, PA 18940 T: 267.685.0276 F: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521

TITLE: CONCEPT PLAN

PROJECT: ROCKWALL BODY SHOP
GROUP 1 AUTOMOTIVE
W. BARNES SURVEY ABSTRACT NO. 26
STATE HIGHWAY 205
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB No:	0658-16-127
DATE:	7/14/16
DRAWN BY:	BDG
SCALE: (H) 1"=30' (V)	
DESIGNED BY:	KAV
SHEET No:	1 OF 1
CHECKED BY:	KAV
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
DEC Client Code:	0658
Rev. #	X

Rev. | Date | Comments | By

Texas 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
A PHONE CALL CAN IN YOUR INSURANCE POLICY
CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM
(1-800-245-4545) A MINIMUM OF 72 HOURS
PRIOR TO START OF WORK

Plotted: 07/14/16 - 3:30 PM, By: bgaudin, - Product Ver: 20.1s (LMS Tech)
File: P:\DEC\PC PROJECTS\0658 Group1Auto\16-127 Rockwall TX Tomlinson Tract Re-zoning\Dwg\Concept\0658161127KCO.dwg, ---> 24x36 Title Block

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
www.dynamicec.com
1301 Central Expressway South, Suite 210
Allen, TX 75013
T. 972-534-2100

July 14, 2016

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

RE: Zoning Change Application
Letter of Explanation
SH-205 between Sids Rd. & Mims Rd.
City of Rockwall
Rockwall County, Texas

To Whom It May Concern,

This letter of explanation is in connection with the Zoning Change Application submitted today, July 14th, 2016 for the property located approximately 765 feet southeast of the intersection of Sids Road and State Highway 205. The current property in question is undeveloped and totals approximately 25 acres with a portion of this area on the south property line within the floodplain. The majority of this site, approximately 20 acres is currently zoned Heavy Commercial (HC) and the remaining five (5) acres, which fronts State Highway 205 is zoned as Commercial (C). This zoning request is being requested to convert the front five (5) acres to Heavy Commercial (HC).

The purpose of the request from Commercial (C) to Heavy Commercial (HC) is to accommodate the development of an Automotive Body Shop for Rockwall Ford, which is currently not allowed within the Commercial district. This facility would be developed as an additional building for Rockwall Ford located at 990 East I-30. The addition of this building will allow the dealership to relocate their current body repair area and free up more space either in their service area or showroom to service more customers at their main facility.

In reviewing the surrounding properties to this re-zoning case, the neighbor to the north is TransAm Trucking which is a freight company that utilizes large trucks and trailers to move goods. On the south side, as described above, the site is bordered by flood plain and heavy tree cover. The west side of the property, which extends back to Sids Road, is currently zoned as Heavy Commercial (HC) as well, which would match with the proposed re-zoning request.

Due to the existing uses and tenants surrounding this site, it's expected that large trucks will often be coming and going nearby the property where the proposed Automotive Body Shop would be located. This truck traffic would not be disruptive to a heavy commercial business like an Automotive Body Shop, but would be disruptive to any retail shop if the property were to remain zoned for commercial use. Additionally, the City of Rockwall Future Land Use Map (11/25/2014) shows the site being used for commercial/industrial purposes, which allows for the development of an Automotive Body Shop.

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
www.dynamicec.com
1301 Central Expressway South, Suite 210
Allen, TX 75013
T. 972-534-2100

Should there be any questions related to this letter of explanation or re-zoning request please do not hesitate to contact me. My phone number is 972-534-2100 and my email is jedge@dynamicec.com. Thank you for your attention to this request.

Sincerely,

Josh Edge, PE
Dynamic Engineering Consultants, PC
Branch Manager/Principal

RECORD LEGAL DESCRIPTION

5 acres more or less out of the W Barnes Survey Abstract #26, Rockwall County, Texas and being a part of the property described in the Warranty Deed recorded in Volume 5556, Page 93, Real Estate Records of Rockwall County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found on the southerly line of Sids Road (a variable width public right-of-way), said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recoded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 46 degrees 11 minutes 22 seconds East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a point for corner;

THENCE South 31 degrees 11 minutes 43 seconds East, along the southwest line of Helwig Addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron rod found for corner (controlling monument);

THENCE North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig Addition, a distance of 301.87 feet to the POINT OF BEGINNING;

THENCE North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig Addition and the Estep Addition, and addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 386.19 feet to a 1/2" iron rod found for corner in the westerly right-of-way line of State Highway No. 205 (a variable width public right-of-way);

THENCE along the westerly right-of-way line of State Highway No. 205 the following bearings and distances:

South 31 degrees 01 minutes 38 seconds East, a distance of 283.48 feet to a point for corner;

South 56 degrees 21 minutes 23 seconds West, a distance of 10.00 feet to a point for corner;

South 31 degrees 01 minutes 38 seconds East, a distance of 207.28 feet to a 1/2" iron rod found for corner being the northerly corner of a tract as conveyed to Stagliano Family Trust, as recorded in Instrument No. 20150000018059, Deed Records, Rockwall County, Texas;

THENCE South 35 degrees 45 minutes 02 seconds West, along the northwesterly line of said Stagliano Family Trust tract, a distance of 408.91 feet to a point for corner;

THENCE North 31 degrees 01 minutes 38 seconds West, a distance of 651.72 feet to the POINT OF BEGINNING, and containing 217,821.6 square feet or 5.0005 acres, more or less.

The above description describes the same property described in Title Commitment GF No. #######, issued by XXXX Title Insurance Company with an effective date of XXXXX ##, 2016 at 8:00 a.m.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

G.F. No. G749810; 7800340-2-78

EXHIBIT "A"

Legal Description

EXHIBIT "A"

Legal Description

BEING a tract of land situated in the W. Barnes Survey Abstract No. 26, City of Rockwall, Rockwall County, Texas and being part of that tract as conveyed to Edward B. Tomlinson, II, trustee as recorded in Volume 173, Page 984, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1\2" iron stake found on the southerly line of Sids Road, said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recorded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE, S. 46 deg. 11 min. 22 sec. East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a 1/2 " iron stake found for corner.

THENCE, S. 31 deg. 11 min. 43 sec. East, along the southwest line of said Helwig Addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron stake found for corner.

THENCE, N. 59 deg. 00 min. 39 sec. East, along the southeast line of said Helwig tract and the Estep Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 687.70 feet to the east corner of said Estep Addition and on the southwest right of way of State Highway 205, a 1/2 inch iron stake found for corner;

THENCE, along the southwest R.O.W. line of State Highway No. 205 the following;

S. 31 deg. 01 min. 38 sec. East, a distance of 283.48 feet to a 1/2" iron stake set for corner
S. 56 deg. 21 min. 23 sec. West, a distance of 10.00 feet to a 1/2" iron stake set for corner
S. 31 deg. 01 min. 38 sec. East, a distance of 207.28 feet to a 1/2" iron stake set for corner

THENCE, leaving State Highway 205 and along the northerly line of a sanitary sewer easement as conveyed to the City of Rockwall the following;

S. 35 deg. 54 min. 02 sec. West, a distance of 536.27 feet to a 1/2" iron stake set for corner
S. 72 deg. 32 min. 39 sec. West, a distance of 356.75 feet to a 1/2" iron stake set for corner
S. 71 deg. 09 min. 59 sec. West, a distance of 1106.75 feet to a 1/2" iron stake set for corner
S. 79 deg. 18 min. 43 sec. West, a distance of 276.11 feet to a 1/2" iron stake set for corner
N. 43 deg. 21 min. 38 sec. West, a distance of 84.73 feet to a 1/2" iron stake set for corner

THENCE, N. 44 deg. 08 min. 53 sec. East, along the southwest line of conveyed to Richard E. Slaughter, Jr. as recorded in Volume 1531 Page 145 and the southwest line of a tract as conveyed to Rayburn County Elec. Coop. as recorded in Volume 731 page 263, a distance of 742.10 feet to a 1/2" iron stake found for corner.

This commitment is invalid unless the insuring provisions and Schedules A, B, C are attached.

Countersigned at: Forney, Texas
RANGER TITLE CO.

Authorized Countersignature

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 6.588-ACRE PORTION OF A LARGER 24.818-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-13 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Vrla for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* and described as *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.7, "Heavy Commercial (HC) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the

DRAFT ORDINANCE 09.06.16

zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

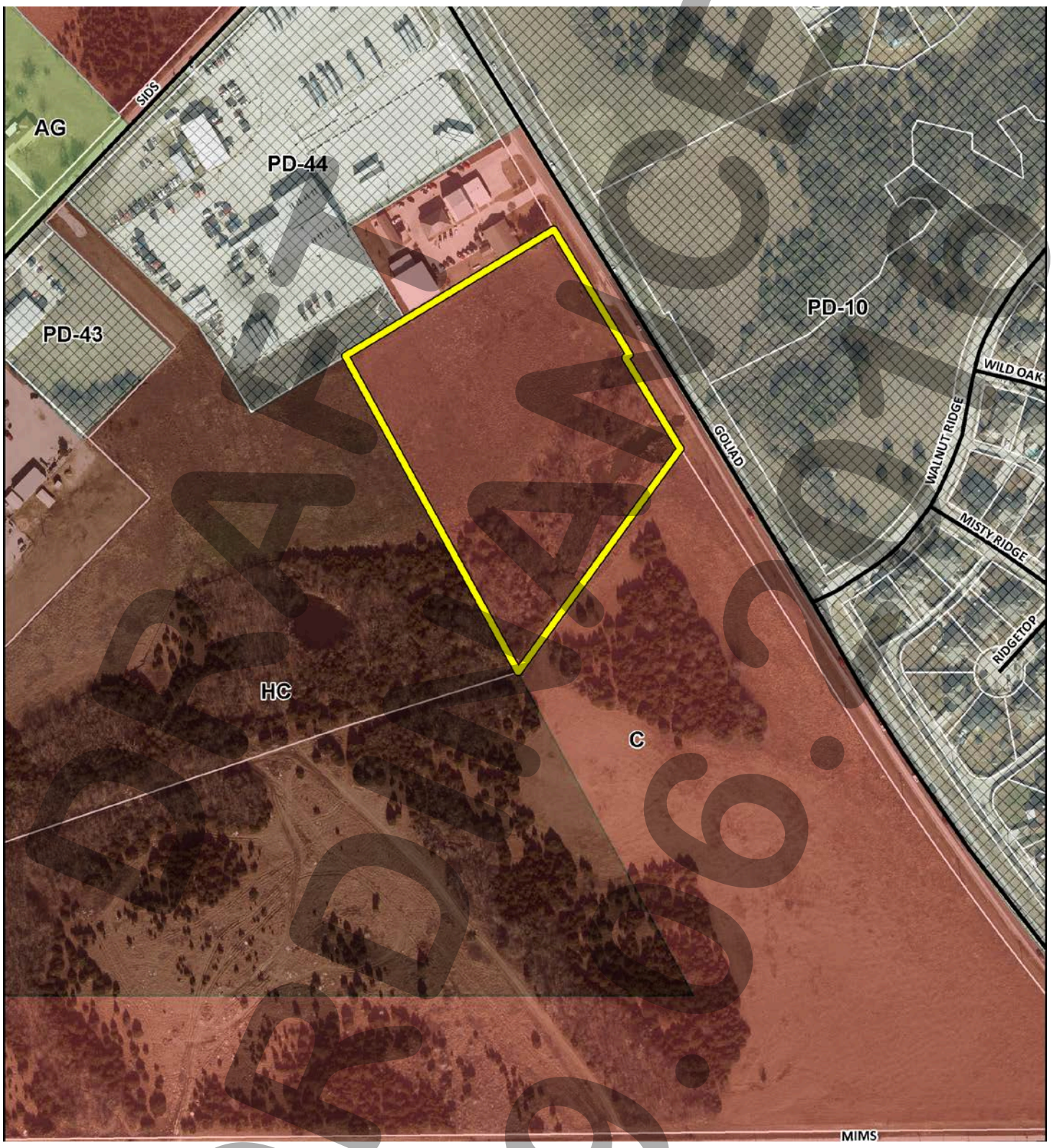
Frank J. Garza, *City Attorney*

1st Reading: *August, 15, 2016*

2nd Reading: *September, 6, 2016*

DRAFT ORDINANCE 09.06.2016

Exhibit “A”



DRAFT 09.06.2016

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

G.F. No. G749810; 7800340-Z-78

EXHIBIT "A"

Legal Description

EXHIBIT "A"

Legal Description

BEING a tract of land situated in the W. Barnes Survey Abstract No. 26, City of Rockwall, Rockwall County, Texas and being part of that tract as conveyed to Edward B. Tomlinson, II, trustee as recorded in Volume 173, Page 984, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1\2" iron stake found on the southerly line of Sids Road, said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recorded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE, S. 46 deg. 11 min. 22 sec. East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a 1/2 " iron stake found for corner.

THENCE, S. 31 deg. 11 min. 43 sec. East, along the southwest line of said Helwig Addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron stake found for corner.

THENCE, N. 59 deg. 00 min. 39 sec. East, along the southeast line of said Helwig tract and the Estep Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 687.70 feet to the east corner of said Estep Addition and on the southwest right of way of State Highway 205, a 1/2 inch iron stake found for corner;

THENCE, along the southwest R.O.W. line of State Highway No. 205 the following;

S. 31 deg. 01 min. 38 sec. East, a distance of 283.48 feet to a 1/2" iron stake set for corner
S. 56 deg. 21 min. 23 sec. West, a distance of 10.00 feet to a 1/2" iron stake set for corner
S. 31 deg. 01 min. 38 sec. East, a distance of 207.28 feet to a 1/2" iron stake set for corner

THENCE, leaving State Highway 205 and along the northerly line of a sanitary sewer easement as conveyed to the City of Rockwall the following;

S. 35 deg. 54 min. 02 sec. West, a distance of 536.27 feet to a 1/2" iron stake set for corner
S. 72 deg. 32 min. 39 sec. West, a distance of 356.75 feet to a 1/2" iron stake set for corner
S. 71 deg. 09 min. 59 sec. West, a distance of 1106.75 feet to a 1/2" iron stake set for corner
S. 79 deg. 18 min. 43 sec. West, a distance of 276.11 feet to a 1/2" iron stake set for corner
N. 43 deg. 21 min. 38 sec. West, a distance of 84.73 feet to a 1/2" iron stake set for corner

THENCE, N. 44 deg. 08 min. 53 sec. East, along the southwest line of conveyed to Richard E. Slaughter, Jr. as recorded in Volume 1531 Page 145 and the southwest line of a tract as conveyed to Rayburn County Elec. Coop. as recorded in Volume 731 page 263, a distance of 742.10 feet to a 1/2" iron stake found for corner.

This commitment is invalid unless the insuring provisions and Schedules A, B, C are attached.

Countersigned at: Forney, Texas
RANGER TITLE CO.

Authorized Countersignature

DRAFT ORDINANCE 09.06.16

RECORD LEGAL DESCRIPTION

5 acres more or less out of the W Barnes Survey Abstract #26, Rockwall County, Texas and being a part of the property described in the Warranty Deed recorded in Volume 5556, Page 93, Real Estate Records of Rockwall County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found on the southerly line of Sids Road (a variable width public right-of-way), said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recoded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 46 degrees 11 minutes 22 seconds East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a point for corner;

THENCE South 31 degrees 11 minutes 43 seconds East, along the southwest line of Helwig Addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron rod found for corner (controlling monument);

THENCE North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig Addition, a distance of 301.87 feet to the POINT OF BEGINNING;

THENCE North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig Addition and the Estep Addition, and addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 386.19 feet to a 1/2" iron rod found for corner in the westerly right-of-way line of State Highway No. 205 (a variable width public right-of-way);

THENCE along the westerly right-of-way line of State Highway No. 205 the following bearings and distances:

South 31 degrees 01 minutes 38 seconds East, a distance of 283.48 feet to a point for corner;

South 56 degrees 21 minutes 23 seconds West, a distance of 10.00 feet to a point for corner;

South 31 degrees 01 minutes 38 seconds East, a distance of 207.28 feet to a 1/2" iron rod found for corner being the northerly corner of a tract as conveyed to Stagliano Family Trust, as recorded in Instrument No. 20150000018059, Deed Records, Rockwall County, Texas;

THENCE South 35 degrees 45 minutes 02 seconds West, along the nor-hwesterly line of said Stagliano Family Trust tract, a distance of 408.91 feet to a point for corner;

THENCE North 31 degrees 01 minutes 38 seconds West, a distance of 651.72 feet to the POINT OF BEGINNING, and containing 217,821.6 square feet or 5.0005 acres, more or less.

The above description describes the same property described in Title Commitment GF No. #######, issued by XXXX Title Insurance Company with an effective date of XXXXX ##, 2016 at 8:00 a.m.

DRAFT ORDINANCE 09.06.2016

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-025	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Harbor Urban Center Condominiums	**Applicant**	ATTICUS ROCKWALL LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:55 PM AW)
Need public street per PD-32 plan
Storm water pro-rata $7226.59/acre
Meet all engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

(7/21/2016 4:11 PM AA)
Fire Apparatus Access Roadway:
Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads . Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Fire Hydrant Coverage:
All portions of the exterior walls of the first story of the building shall be within 600-ft. of a fire hydrant as measured by an approved route around the exterior of the facility or building.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.

PLANNING	Ryan Miller	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

Z2016-025 (PD Development Plan for the Harbor Urban Center Condominiums): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

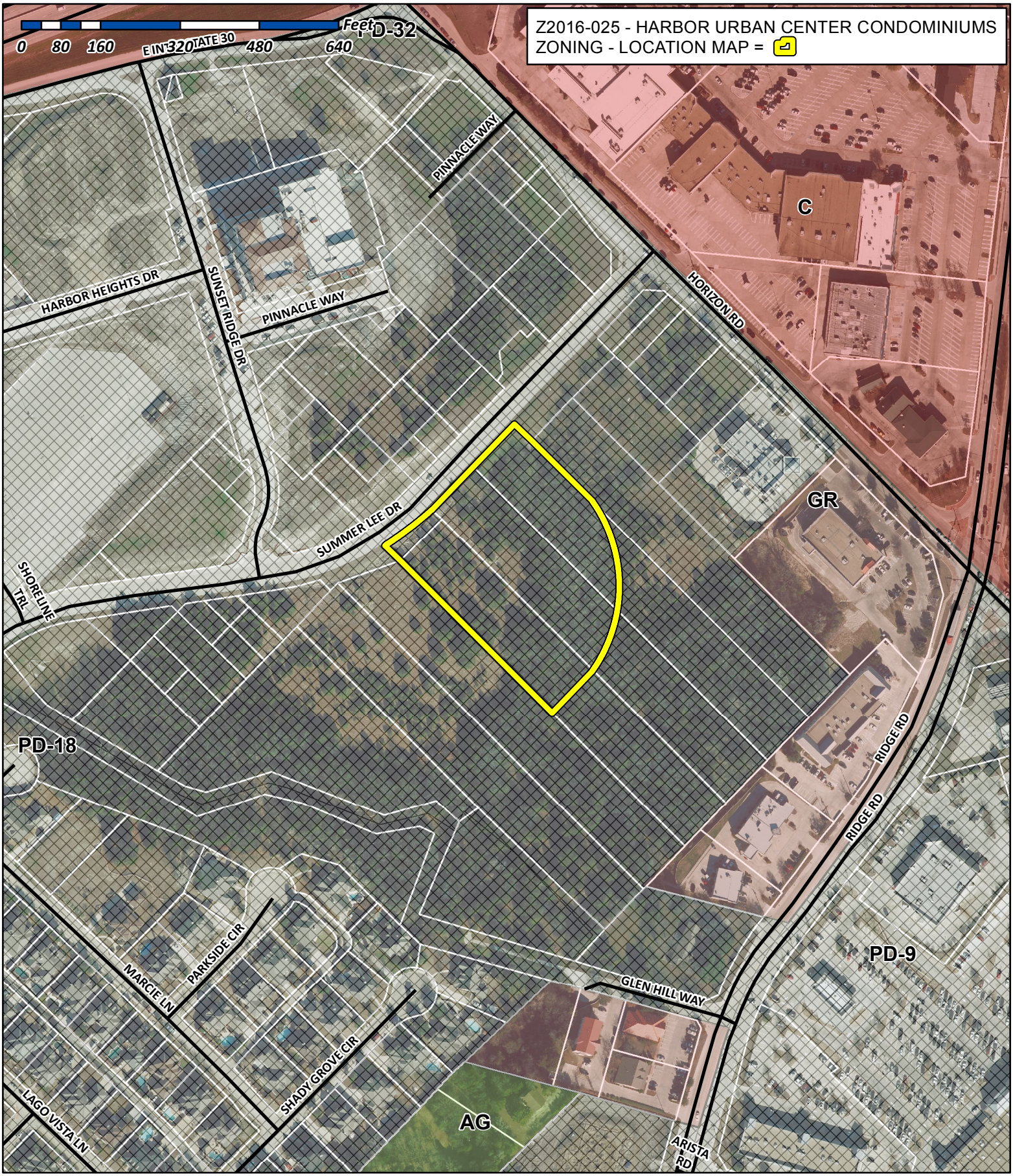
I.1 This case is for the PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, and located north of the intersection of Ridge Road [FM-740] and Glen Hill Way.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-025) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.
M.5 A legal description covering the area of the townhomes will be required to be submitted prior to the first City Council meeting.
I.6 Per conversations on July 21, 2016, it is staff's understanding that a public roadway ranging from 36 – 40 feet will be established, extending from Summer Lee Drive to the southwestern corner of the subject property.
M.7 Provide a site plan that better delineates the requested development (i.e. remove the townhome data on the right side of the page and the line work not relating to this project).
M.8 Submit four (4) sided elevations of the proposed condominium building. These will be placed in the PD Development ordinance to ensure general conformance is met at the time of site plan (Update 07/21/2016: The applicant stated that the building may be five [5] stories in height. This is permitted but must be established on the submitted building elevations. In addition, the building rendering will need to be updated).
I.9 Please note that the minimumbuilding height for the first floor is 15-feet. This is intended to provide a commercial look to the first floor of the building. It should also be noted that the Planned Development District does allow for mixed use building should the proposed development wish to incorporate commercial or office uses/flex space on the first floor (Note: most commercial and retail uses require the approval of a Specific Use Permit).
I.10 Per Ordinance No. 10-21 all elevations shall be required to be reviewed by the Architectural Review Board (ARB). This review will be required at the time of site plan approval.
I.11 If approved, an open space master plan will be required to be reviewed by the Parks Board prior to City Council approval.
I.12 If approved, the applicant will be required to submit a site plan and final plat for the subject property.
M.13 Based on the applicant's submittal staff would make the following recommendations concerning the proposed townhome development:

1) The development plan should look to incorporate a pedestrian way as required by the Interior Subdistrict's standards. See Page 4 of Resolution No. 10-40 for details on pedestrian ways.
2) The applicant should incorporate streetscape elements into the condominium development. Staff will require a streetscape plan at the time of site plan.
3) With regard to the two (2) interior courtyards depicted on the concept plan please see Page 8 of Resolution No. 10-40 for opportunities to add further amenities to the development.
4) If any portion of the parking garage is going to be visible please be aware that there are requirements contained in Planned Development District 32 (PD-32) to reduce the impact of the exposed parking areas. Additional guidelines are contained on Page 10 of Resolution No. 10-40.

All recommendations are intended to bring the plan closer into conformance with the City's Comprehensive Plan and with the intent of Planned Development District 32 (PD-32).

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning & Zoning Meeting.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.15 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 (Tuesday) [2nd Reading].							



City of Rockwall

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

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

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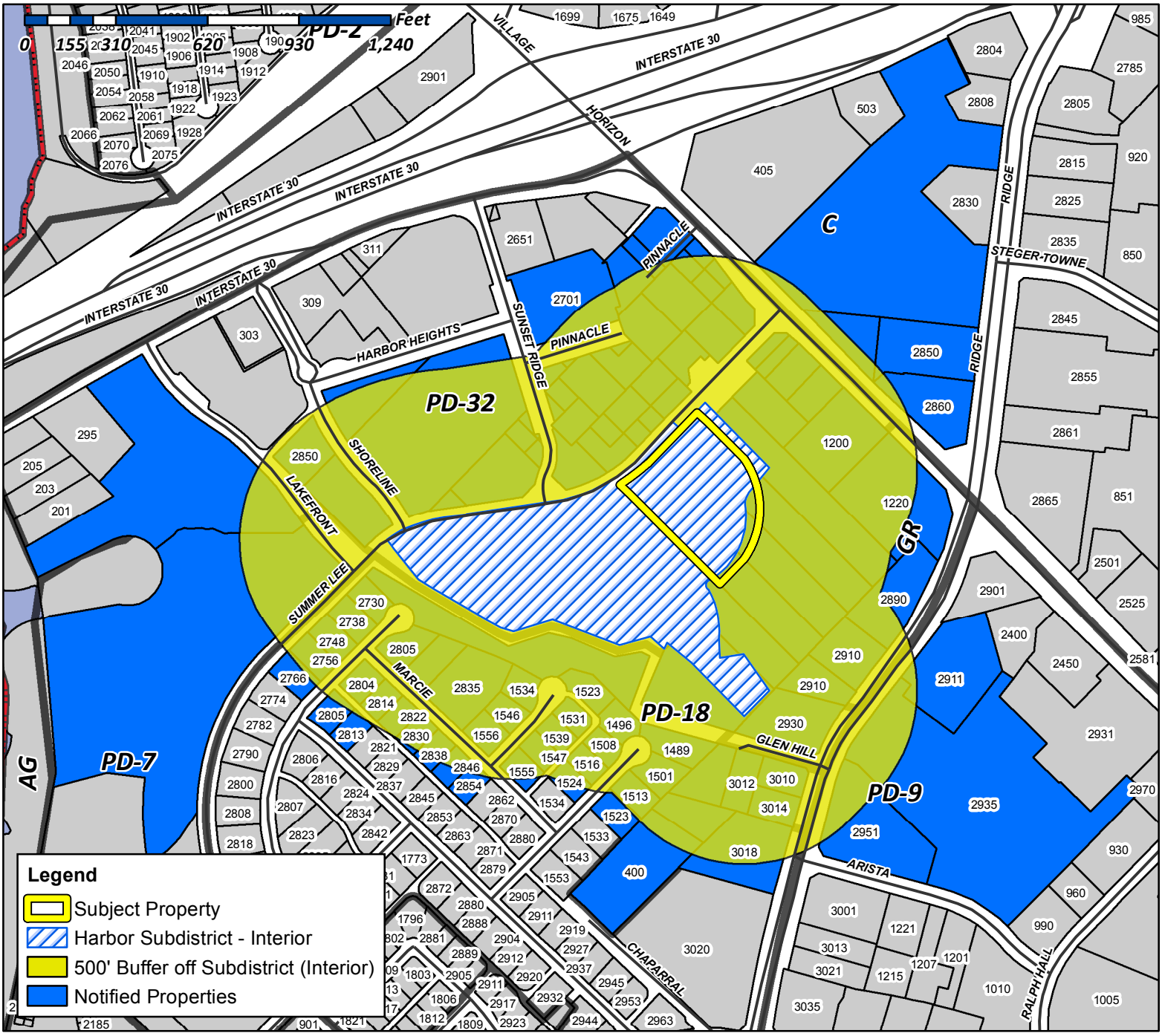
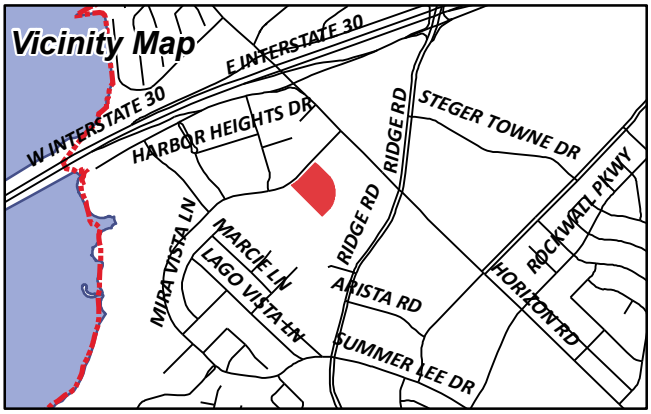


Case Number: Z2016-025
Case Name: Harbor Urban Center Condominiums
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SW Intersection of Horizon Road and Summer Lee Drive

Date Created: *07/19/2016*

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



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROV E CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

STURTZEL GILBERT J III & JEAN A
1523 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

DIETZ ROBERT E & NANCY M
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
2 N RIVERSIDE PLAZA #1250
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC
201 LAURENCE DR PMB 111
HEATH, TX 75032

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

BRISCOE TOM R/JENNIFER
2323 STEVENS RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

SAPP PATRICK & SUSIE P
2805 MARCIE LN
ROCKWALL, TX 75032

SON KWANG W & BONG N
2813 LAGO VISTA LN
ROCKWALL, TX 75032

PAULY DEVIN & JULIE L
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

JANOWSKI KEVIN C AND
ELIZABETH A CLINE
2846 MARCIE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &
MIKE SEALOCK (31%)
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

WANG LIN YU
3023 E I-30 #D500
ROCKWALL, TX 75087

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

GLEN HILLS CEMETERY
C/O INEZ GIBSON
3830 FRANK ST
DALLAS, TX 75210

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

CLAYTON FAMILY TRUST
GARY R CLAYTON TRUSTEE
6915 WINTERWOOD
DALLAS, TX 75248

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

TF HARBOR, LLC
C/O CREDIT UNION LIQUIDITY SERVICES LLC
777 E CAMPBELL RD STE 650
RICHARDSON, TX 75081

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

City of Rockwall

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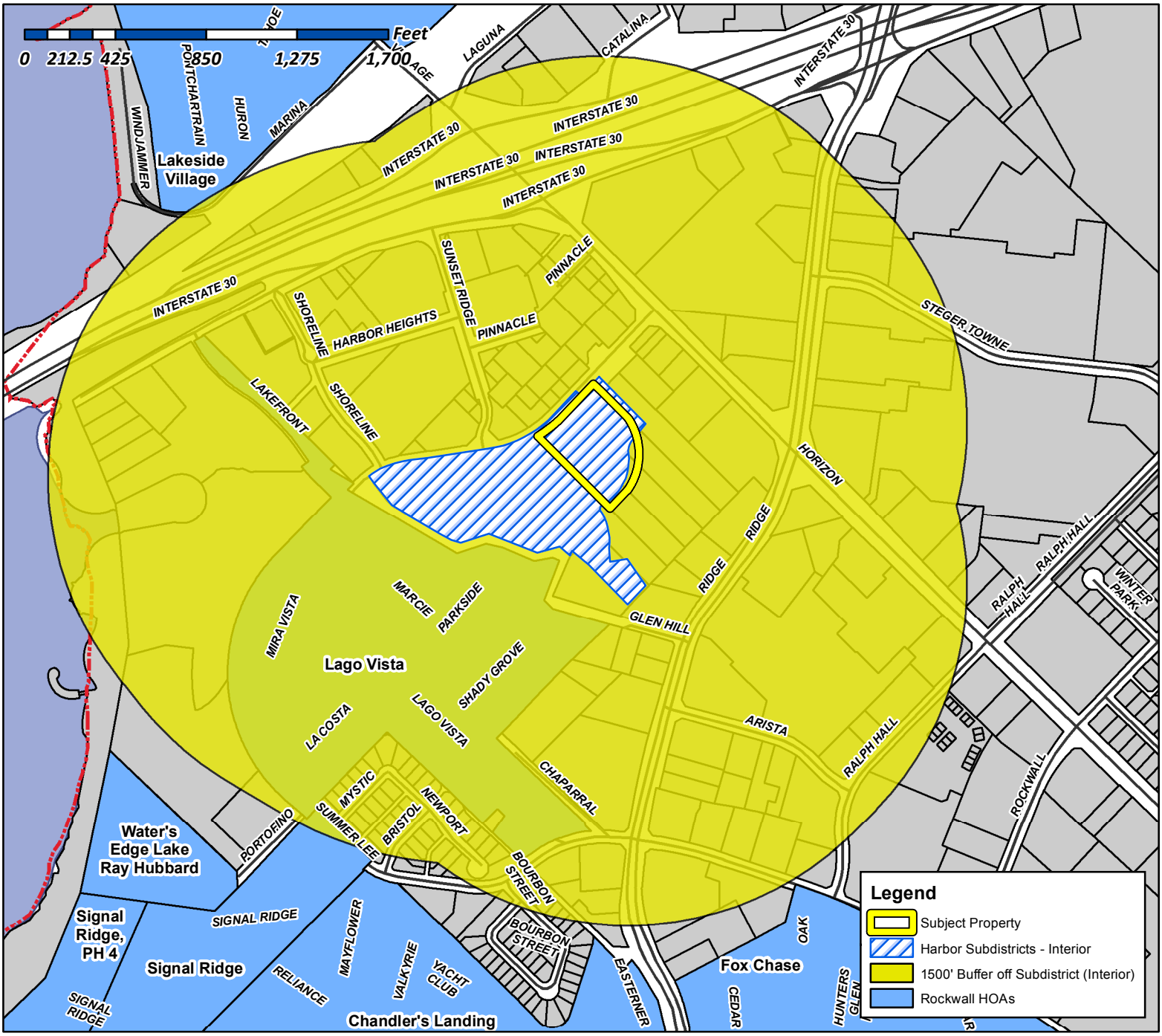

Case Number: Z2016-025
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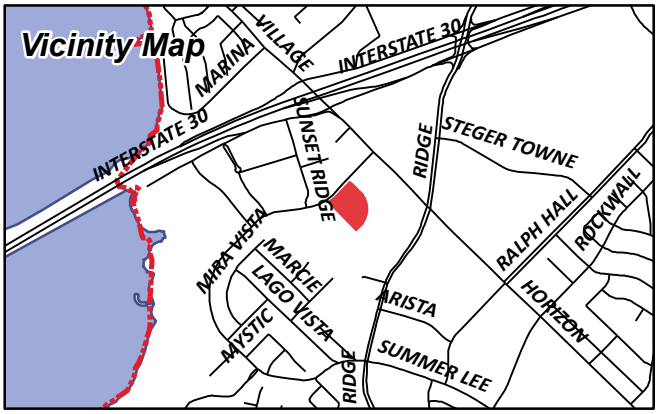


From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, July 20, 2016 11:22:20 AM

To whom it may concern:

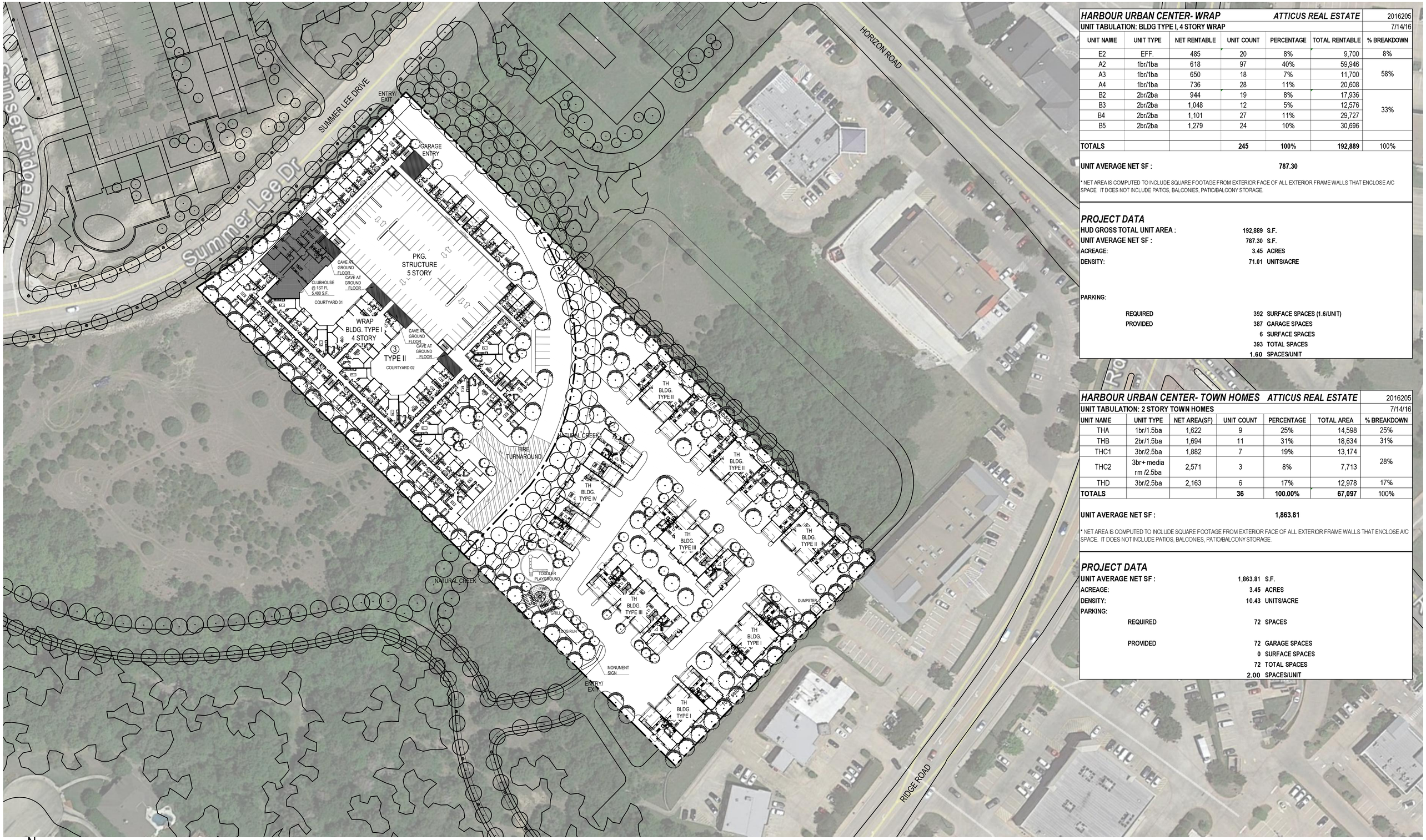
Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-025- Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com



HARBOUR URBAN CENTER- WRAP		ATTICUS REAL ESTATE				2016205
UNIT TABULATION: BLDG TYPE I, 4 STORY WRAP						7/14/16
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF.	485	20	8%	9,700	8%
A2	1br/1ba	618	97	40%	59,946	58%
A3	1br/1ba	650	18	7%	11,700	
A4	1br/1ba	736	28	11%	20,608	
B2	2br/2ba	944	19	8%	17,936	33%
B3	2br/2ba	1,048	12	5%	12,576	
B4	2br/2ba	1,101	27	11%	29,727	
B5	2br/2ba	1,279	24	10%	30,696	
TOTALS			245	100%	192,889	100%

UNIT AVERAGE NET SF : 787.30

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

HUD GROSS TOTAL UNIT AREA :	192,889	S.F.
UNIT AVERAGE NET SF :	787.30	S.F.
ACREAGE:	3.45	ACRES
DENSITY:	71.01	UNITS/ACRE

PARKING:

REQUIRED	392	SURFACE SPACES (1.6/UNIT)
PROVIDED	387	GARAGE SPACES
	6	SURFACE SPACES
	393	TOTAL SPACES
	1.60	SPACES/UNIT

HARBOUR URBAN CENTER- TOWN HOMES		ATTICUS REAL ESTATE				2016205
UNIT TABULATION: 2 STORY TOWN HOMES						7/14/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
THA	1br/1.5ba	1,622	9	25%	14,598	25%
THB	2br/1.5ba	1,694	11	31%	18,634	31%
THC1	3br/2.5ba	1,882	7	19%	13,174	28%
THC2	3br+ media rm /2.5ba	2,571	3	8%	7,713	
THD	3br/2.5ba	2,163	6	17%	12,978	17%
TOTALS			36	100.00%	67,097	100%

UNIT AVERAGE NET SF : 1,863.81

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,863.81	S.F.
ACREAGE:	3.45	ACRES
DENSITY:	10.43	UNITS/ACRE

PARKING:

REQUIRED	72	SPACES
PROVIDED	72	GARAGE SPACES
	0	SURFACE SPACES
	72	TOTAL SPACES
	2.00	SPACES/UNIT

N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

A201

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ARCHITECTURAL SITEPLAN

July 14, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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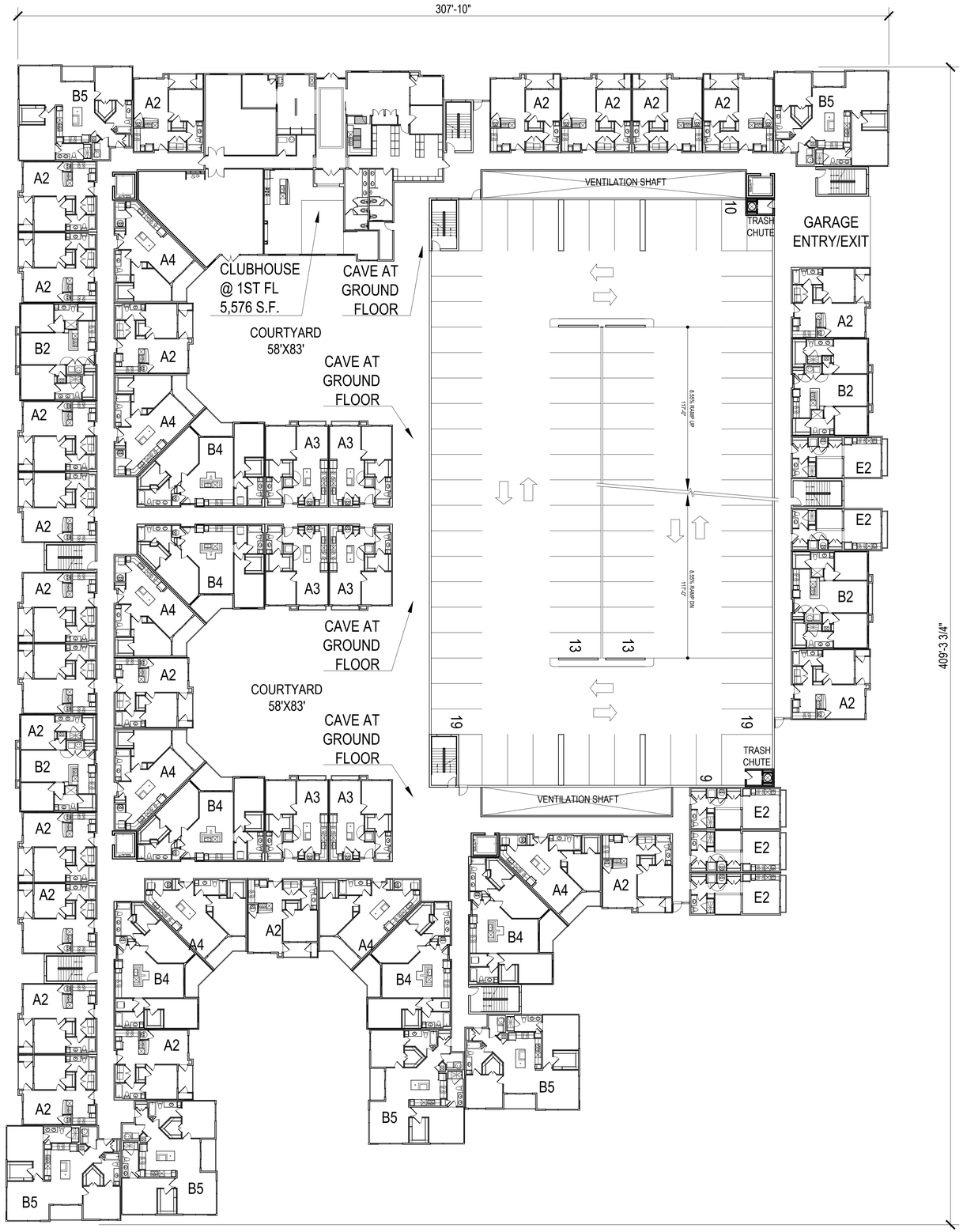

N

SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

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WRAP BLDG. FIRST FLOOR PLAN

July 14, 2016

A410

HARBOUR URBAN CENTER

Rockwall, TX

HPA# 16205

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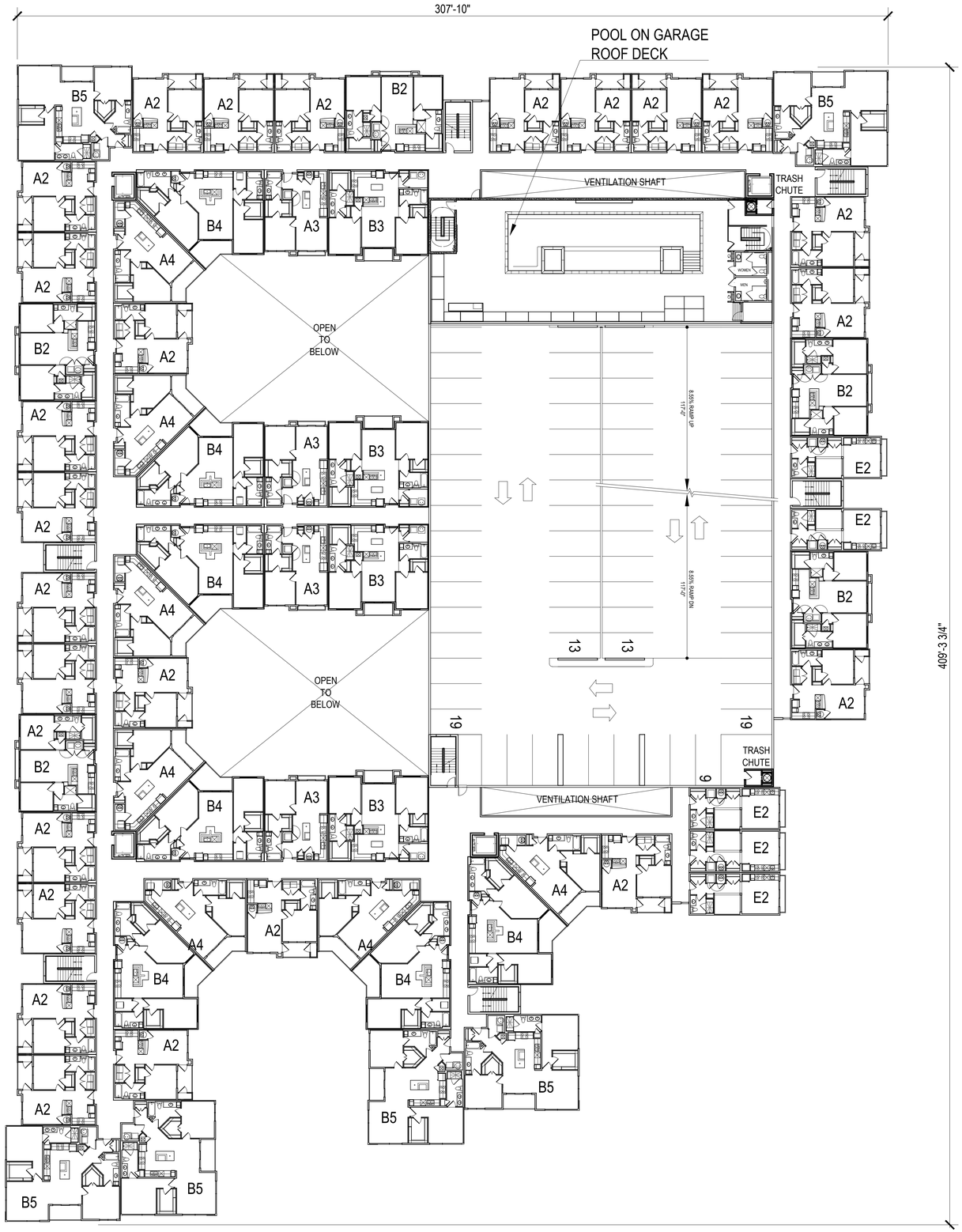

N

SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

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WRAP BLDG. TYPICAL FLOOR PLAN

July 14, 2016

A411

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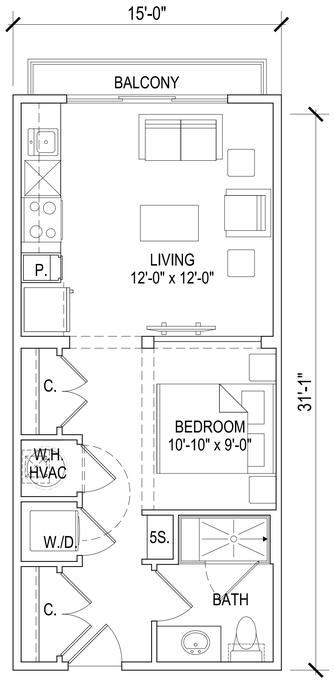
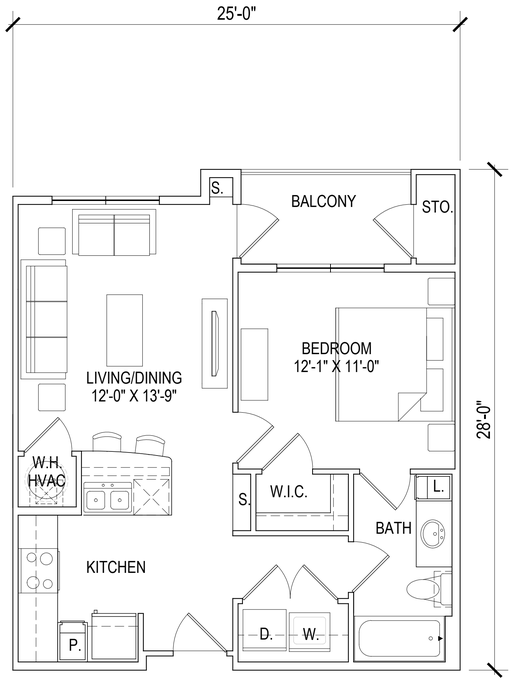


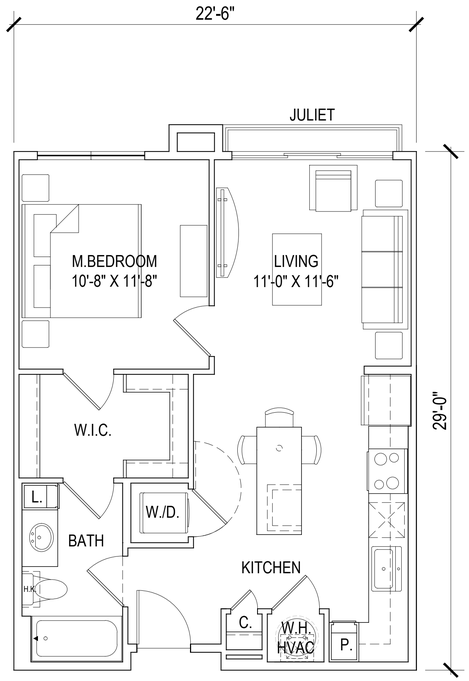
UNIT E2

NET AREA - 485 SQ. FT.



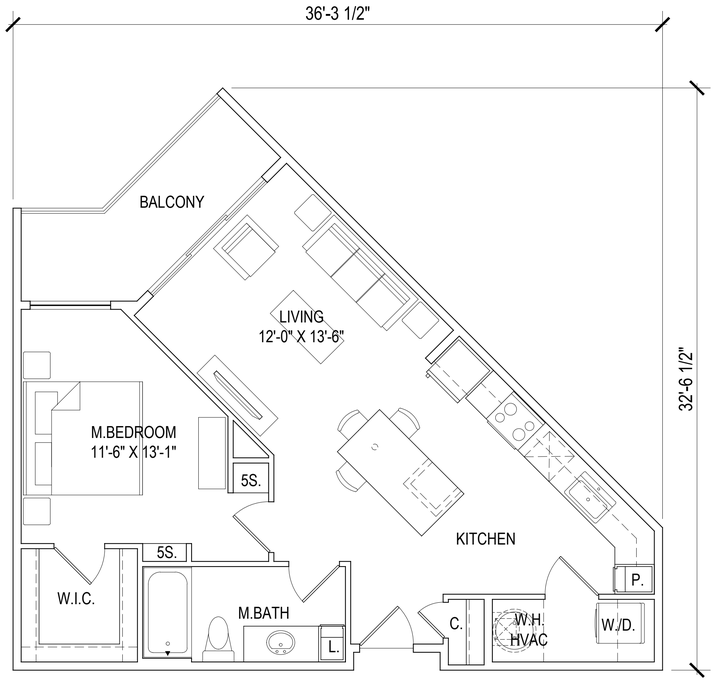
UNIT A2

NET AREA - 618 SQ. FT.



UNIT A3

NET AREA - 650 SQ. FT.



UNIT A4

NET AREA - 736 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
WRAP BLDG.
July 14, 2016

A301

HARBOUR URBAN CENTER
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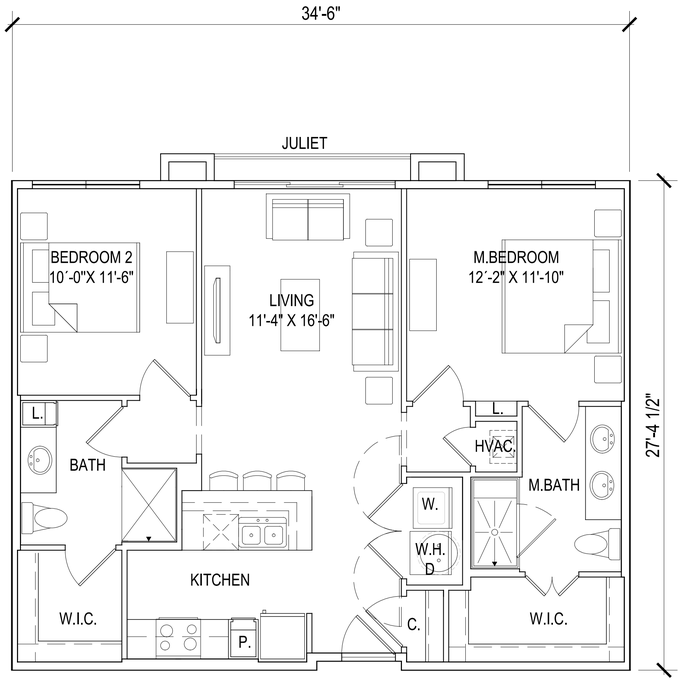
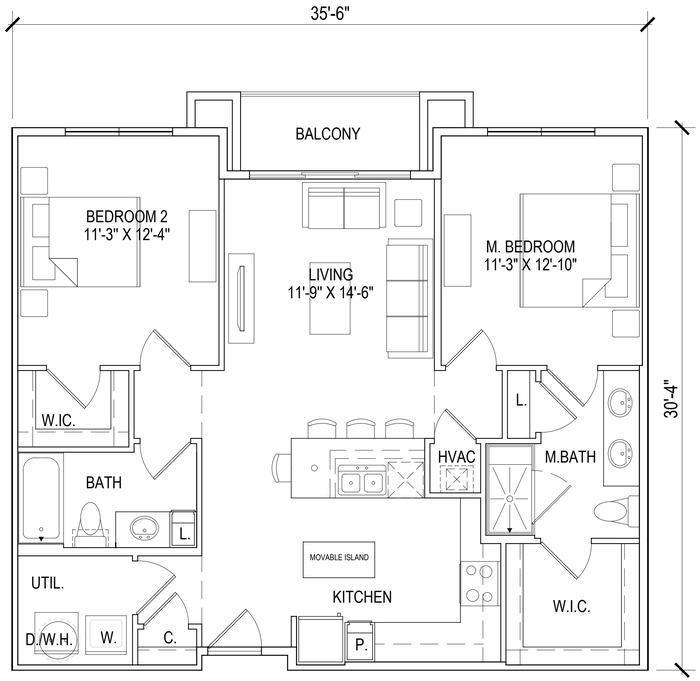


UNIT B2

NET AREA - 944 SQ. FT.



UNIT B3

NET AREA - 1048 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
WRAP BLDG.
July 14, 2016

A302

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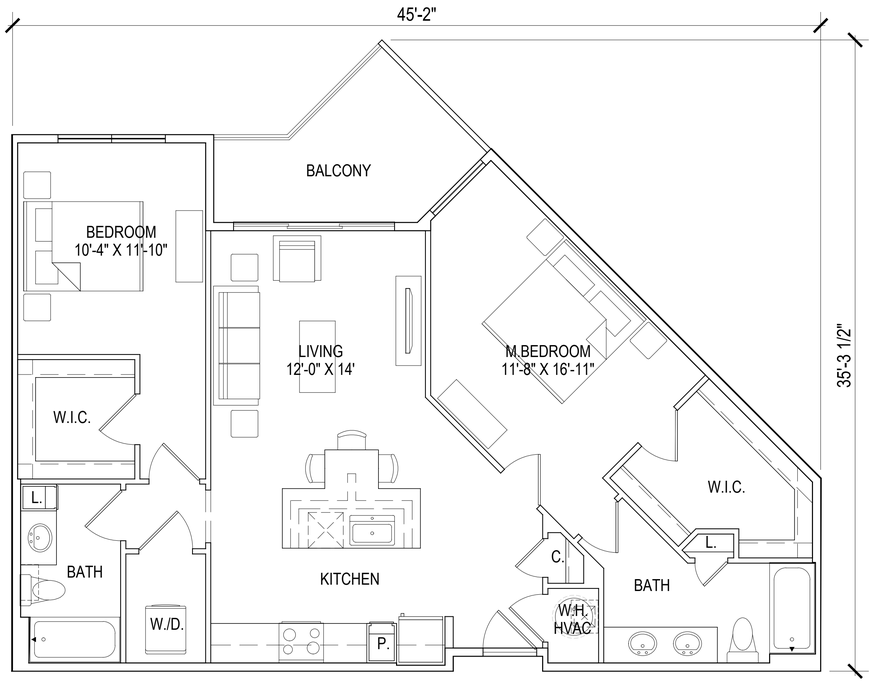
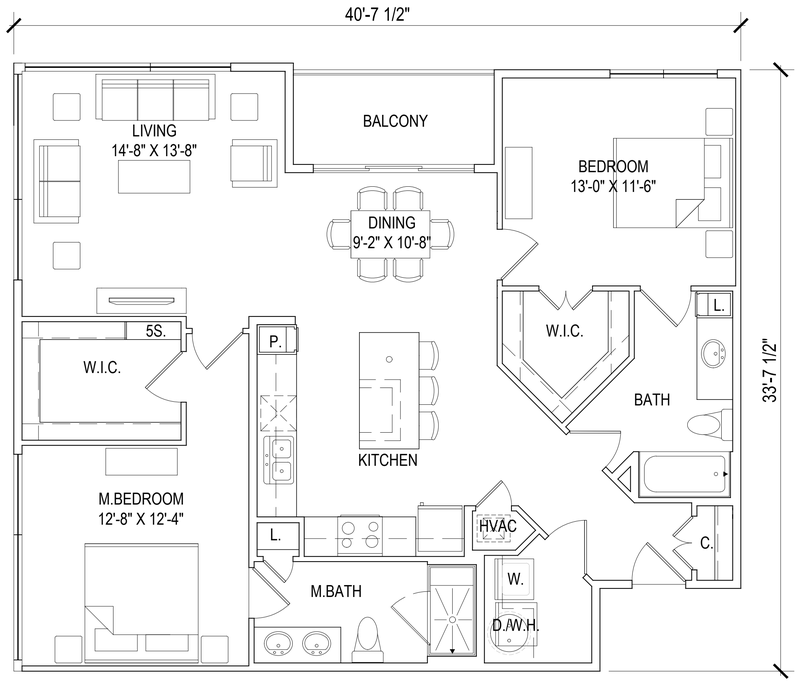


UNIT B4

NET AREA- 1101 SQ. FT.



UNIT B5

NET AREA - 1279 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
WRAP BLDG.
July 14, 2016

A303

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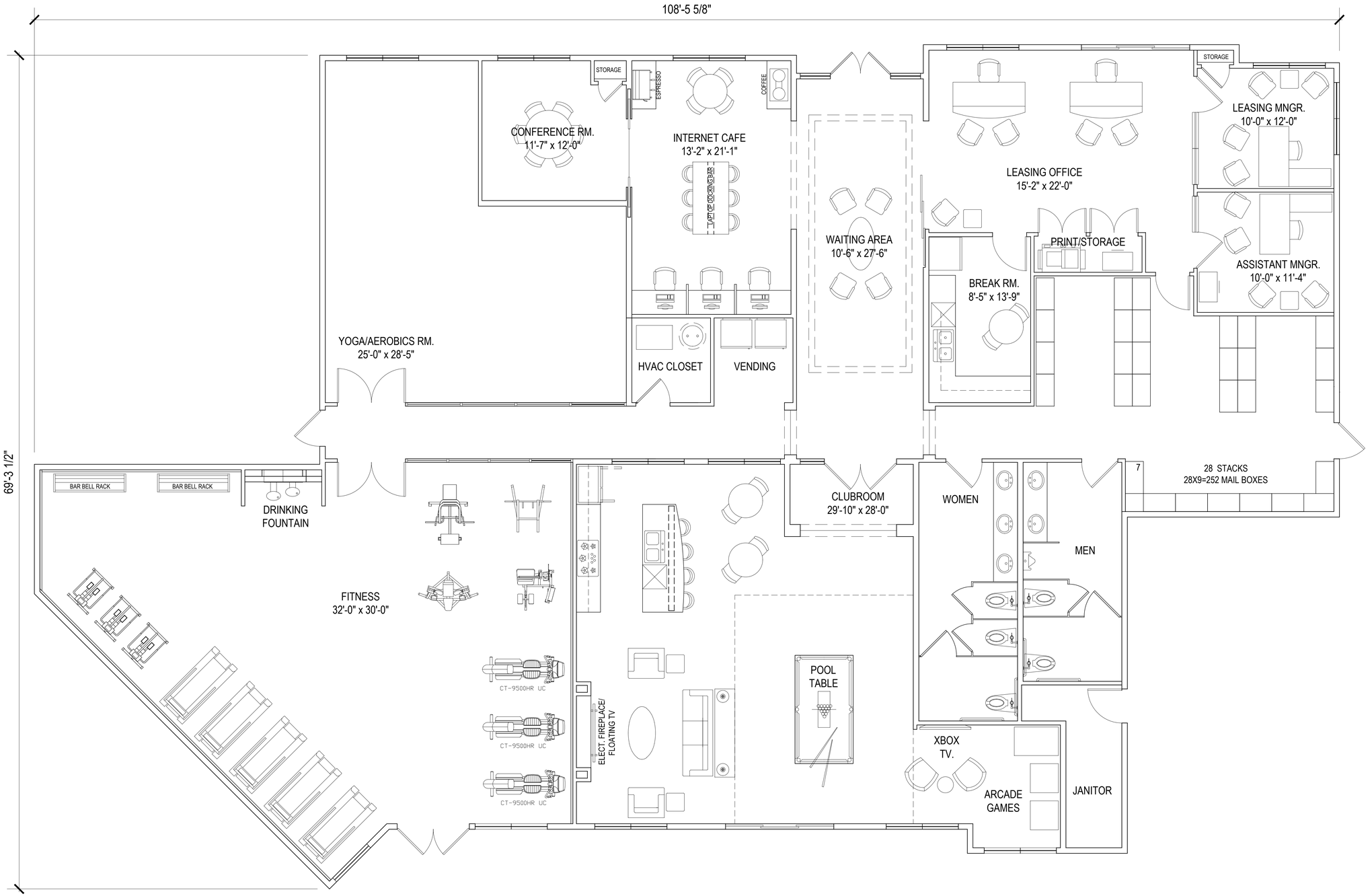

CLUBHOUSE

NET AREA - 5576 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

A801

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CLUBHOUSE FLOOR PLAN

July 14, 2016

HARBOUR URBAN CENTER

Rockwall, TX

HPA# 16205

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FRONT ELEVATION (scale: 1/16´´=1´)



FRONT ELEVATION (scale: 1/8´´=1´)



FRONT ELEVATION CONTINUED (scale: 1/8´´=1´)

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WRAP BLDG. ELEVATIONS

July 14, 2016

A412

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HPA# 16205

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FRONT ELEVATION - SCALE: 3/32´´=1´

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WRAP BLDG. ELEVATIONS
July 11, 2016

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City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-026	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Harbor Urban Center Townhomes	**Applicant**	ATTICUS ROCKWALL LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/21/2016	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:55 PM AW)
Need public street per PD-32 plan
Storm water pro-rata $7226.59/acre
Meet all engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

(7/21/2016 4:13 PM AA)
Fire Apparatus Access Roadway:
Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft.

Fire Hydrant Coverage:
All portions of the exterior walls of the first story of the building shall be within 600-ft of a fire hydrant as measured by an approved route around the exterior of the facility or building.

Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.

PLANNING	Ryan Miller	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

Z2016-026 (PD Development Plan for the Harbor Urban Center Townhomes): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A,

Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, and located north of the intersection of Ridge Road [FM-740] and Glen Hill Way.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-026) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.
M.5 A legal description covering the area of the townhomes will be required to be submitted prior to the first City Council meeting.
I.6 According to Ordinance No. 10-21, "…adequate access necessary to serve that development in conformance with the streetscape plan for the Sub-District or with Exhibit C-4 [Streetscape Map] shall be constructed." In this case, the development does not conform to the streetscape map for the district and reduces access for the property to the north. Due to this and the proposed use not conforming to the intent of the Residential Sub-District, staff is requiring a PD Development Plan. According to the use charts contained in PD-32 townhomes require a Specific Use Permit; however, since the project will require City Council to approve a PD Development Plan, which will change the intent of the Sub-District the Specific Use Permit will not be required. Please see staff's recommendations below for strategies to reduce impact within the Sub-District.
M.7 Provide a site plan that betterdelineates the requested development (i.e. remove the condominium data on the right side of the page and the line work not relating to this project -- the roadway that would connect this project to Summer Lee Drive should remain on the plan [roadway referenced below]).
M.8 Submit four (4) sided elevations of the proposed townhomes. These will be placed in the PD Development ordinance to ensure general conformance is met at the time of site plan.
I.9 The submitted rendering does not seem to match the submitted concept plan. The elevation shown on the rendering does not include garages and all buildings adjacent to the roadway have garages [this is also true with regard to the submitted building elevations].
I.10 Per Ordinance No. 10-21 all elevations shall be required to be reviewed by the Architectural Review Board (ARB). This review will be required at the time of site plan approval.
I.11 If approved, an open space master plan will be required to be reviewed by the Parks Board prior to City Council approval at the time of final plat..
I.12 If approved, the applicant will be required to submit a site plan and final plat for the subject property.
M.13 Are these townhomes on individual lots? If they are on individual lots please submit a subdivision plan showing how the development will be subdivided and indicating minimum .lot width and depth. If the development is intended to be one (1) lot please indicate how ownership will be calculated (i.e. as a share of the total development or other). This is needed to establish conformance with the intent of the Sub-District.
M.14 Based on the applicant's submittal staff would make the following recommendations concerning the proposed townhome development:

1) The applicant should consider incorporating alleyways with rear-facing garages. According to the City's Comprehensive Plan "Townhouses should have a minimum required square footage of livable space (e.g. 1,200 SF), with no maximum size … Townhouses mustalso have rear-entry garages."
2) The streets within the development should be public streets to allow connectivity for adjacent properties. Currently, the applicant's plan limits the connectivity of the adjacent property (i.e. the property directly northeast of the subject property), and changes the adjacent property owners ability to conform to the plan (Update 07/21/2016: The applicant has stated that a cross access easement with a stub out to the adjacent property to the north will be provided. This should provide sufficient cross access).
3) The townhome property should connect to the roadway extending adjacent to the condominium project in order to increase connectivity and access to the site. It should also be pointed out that under the current development scheme the townhome site would not be able to be developed until the adjacent properties construct future roadways.
4) The applicant should consider patterning the internal streets of the development off the mew concept contained on Page 5 of Resolution No. 10-40. Staff will review the streetscape elements with the site plan.
5) The applicant should consider incorporating parallel or niche parking to accommodate visitors.
6) The applicant should incorporate streetscape elements into the townhome development. Staff will require a streetscape plan at the time of site plan.

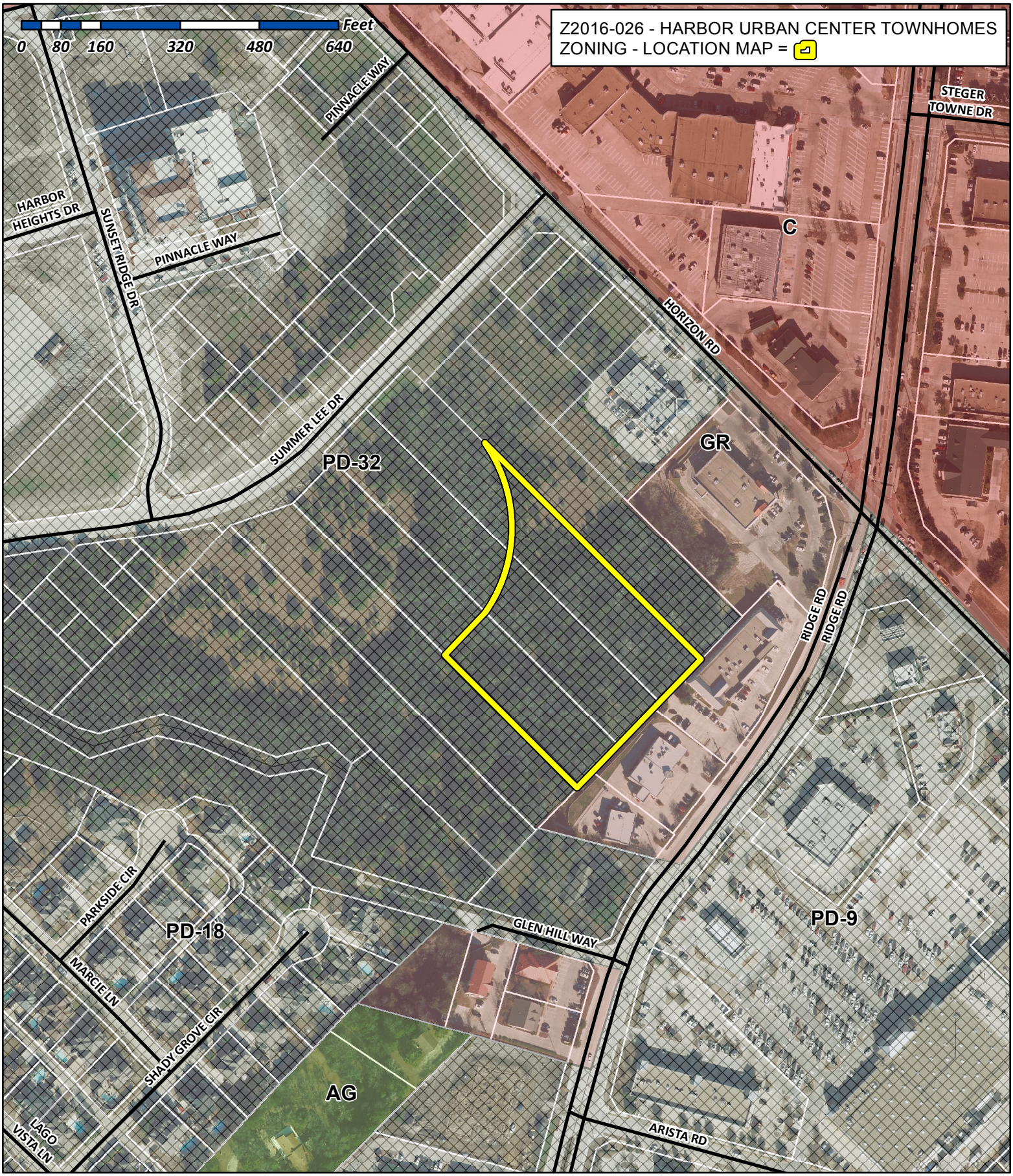
All recommendations are intended to bring the plan closer into conformance with the City's Comprehensive Plan and with the intent of Planned Development

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

District 32 (PD-32).

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning &Zoning Meeting.

I.16 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 (Tuesday) [2nd Reading].



City of Rockwall

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

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City of Rockwall

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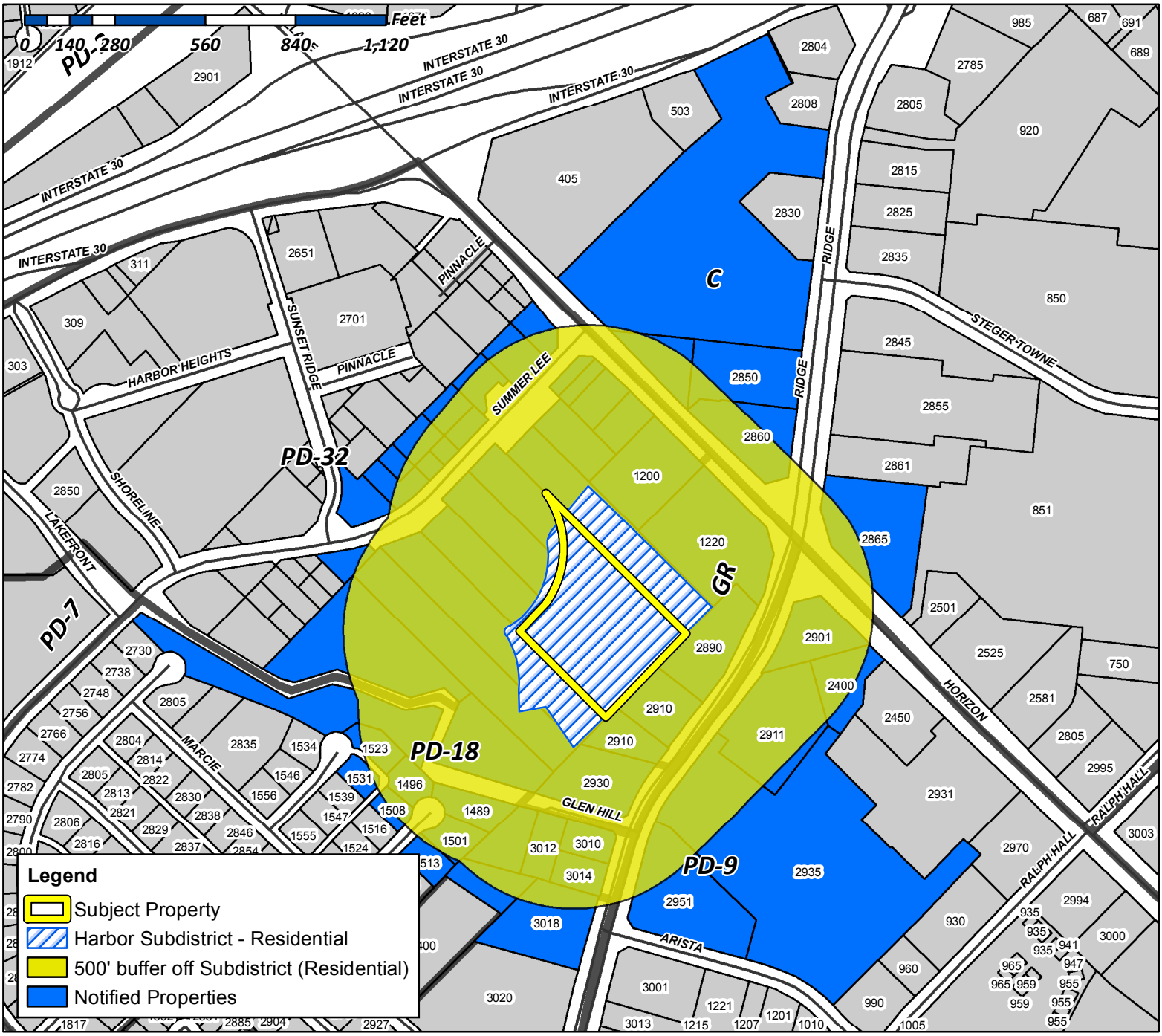
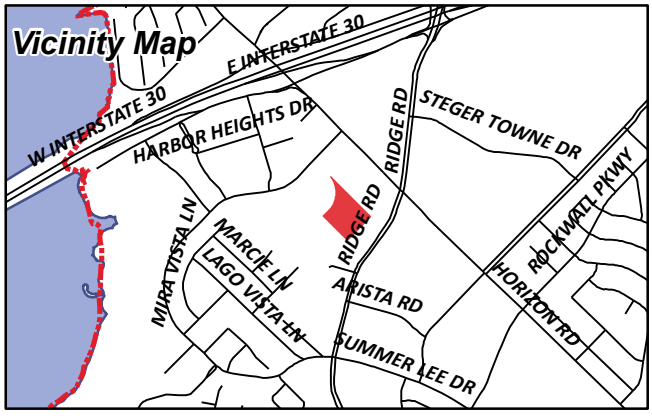


Case Number: Z2016-026
Case Name: Harbor Urban Center Townhomes
Case Type: PD Development Plan
Zoning: PD-32
Case Address: Intersection of Ridge Road and Glen Hill Way

Date Created: *07/19/2016*
For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROV E CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
2 N RIVERSIDE PLAZA #1250
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC
201 LAURENCE DR PMB 111
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &
MIKE SEALOCK (31%)
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

GLEN HILLS CEMETERY
C/O INEZ GIBSON
3830 FRANK ST
DALLAS, TX 75210

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

City of Rockwall

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

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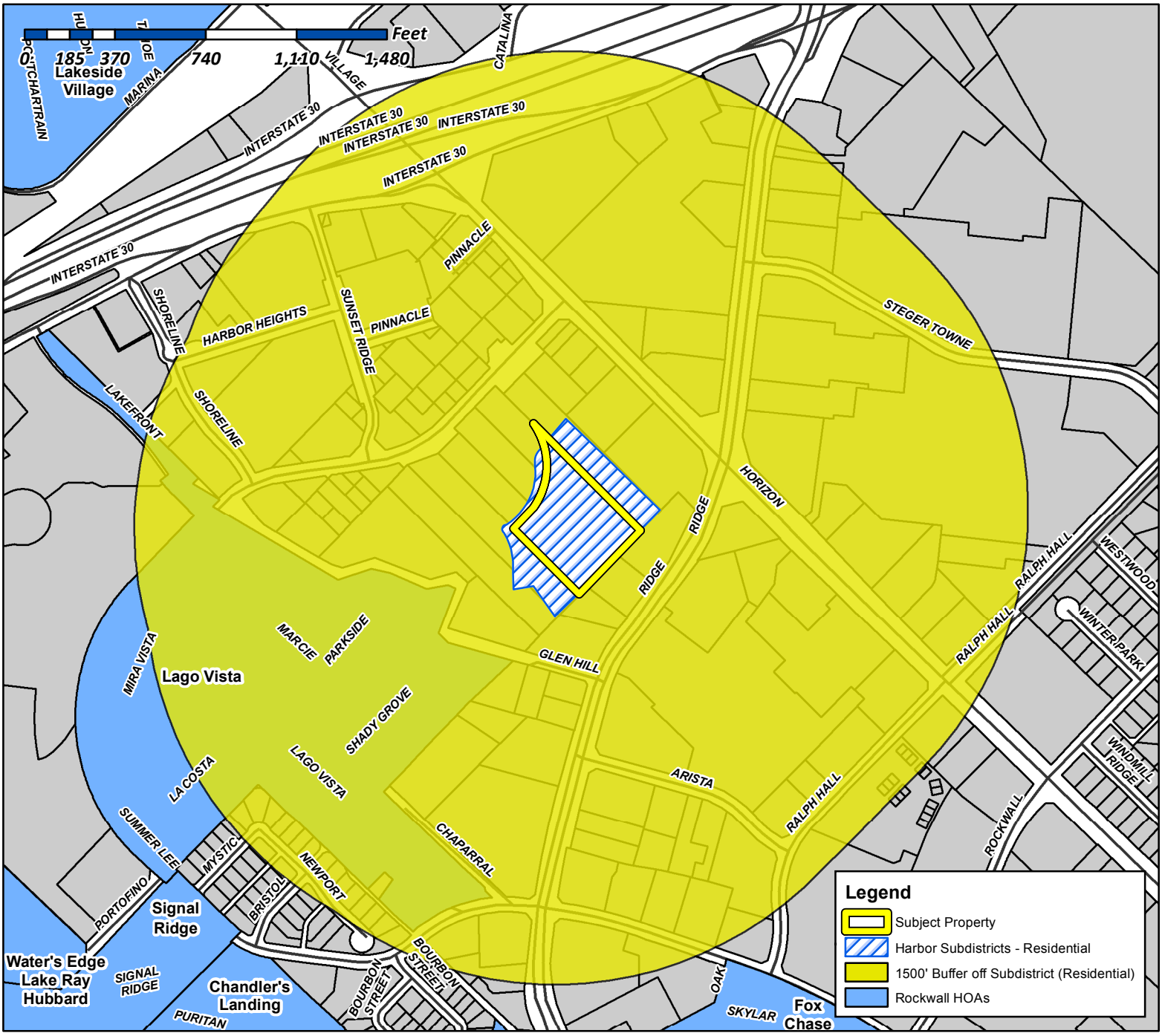
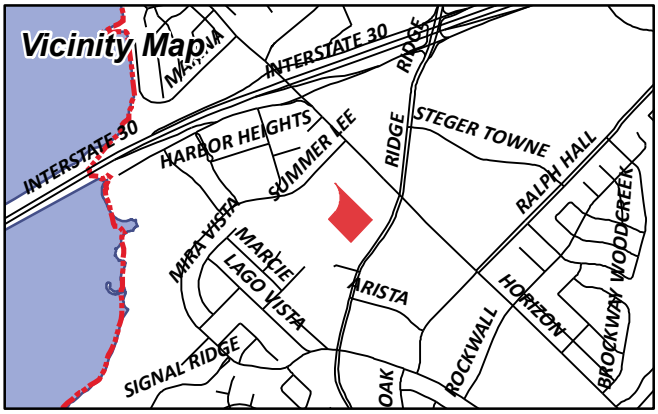


Case Number: Z2016-026
Case Name: Harbor Urban Center Townhomes
Case Type: PD Development Plan
Zoning: PD-32
Case Address: North of Intersection of Ridge Road and Glen Hill Way

Date Created: *07/19/2016*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, July 20, 2016 11:22:32 AM

To whom it may concern:

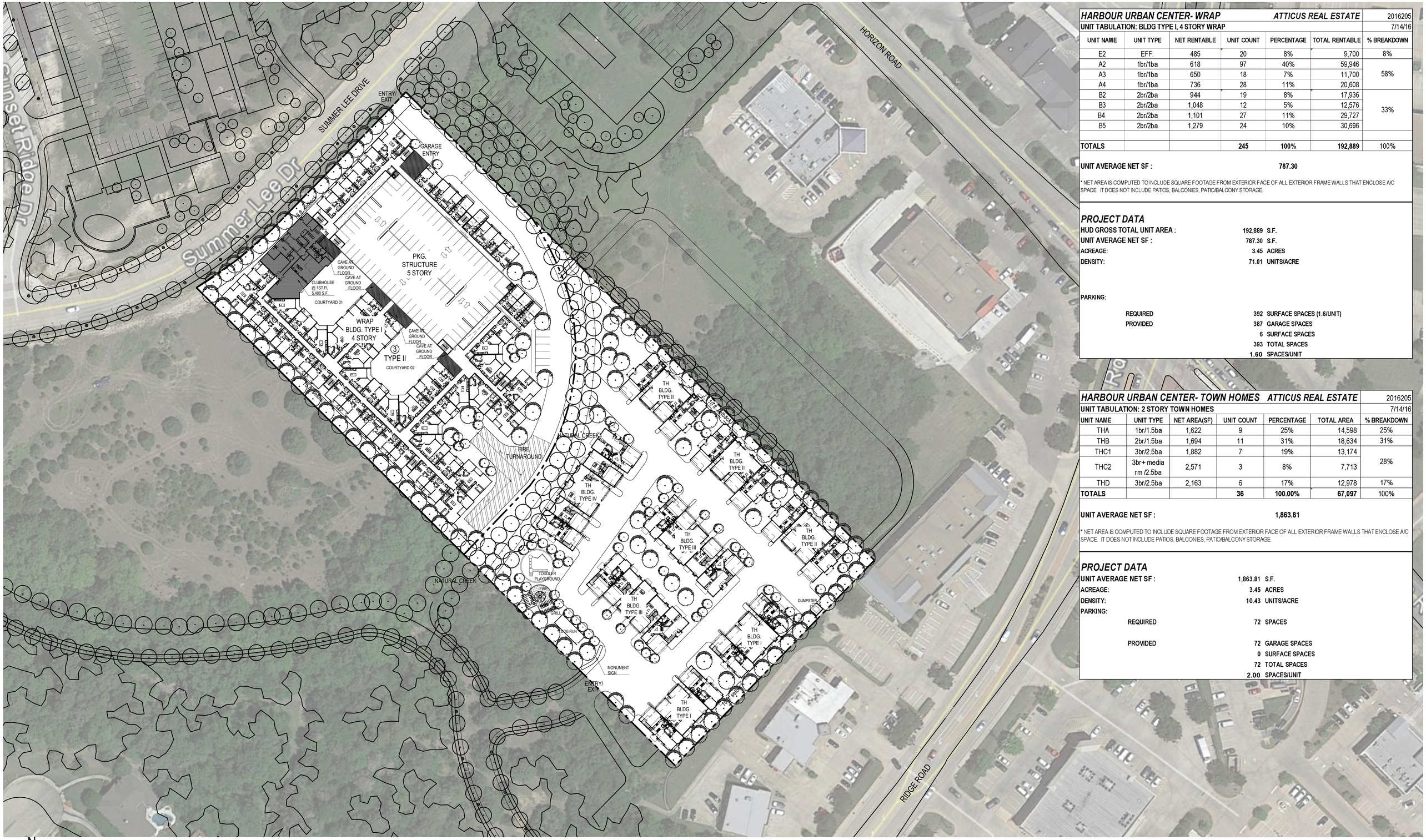
Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-026- Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com



HARBOUR URBAN CENTER- WRAP		ATTICUS REAL ESTATE				2016205
UNIT TABULATION: BLDG TYPE I, 4 STORY WRAP						7/14/16
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF.	485	20	8%	9,700	8%
A2	1br/1ba	618	97	40%	59,946	58%
A3	1br/1ba	650	18	7%	11,700	
A4	1br/1ba	736	28	11%	20,608	
B2	2br/2ba	944	19	8%	17,936	33%
B3	2br/2ba	1,048	12	5%	12,576	
B4	2br/2ba	1,101	27	11%	29,727	
B5	2br/2ba	1,279	24	10%	30,696	
TOTALS			245	100%	192,889	100%

UNIT AVERAGE NET SF : 787.30

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

HUD GROSS TOTAL UNIT AREA :	192,889	S.F.
UNIT AVERAGE NET SF :	787.30	S.F.
ACREAGE:	3.45	ACRES
DENSITY:	71.01	UNITS/ACRE

PARKING:

REQUIRED	392	SURFACE SPACES (1.6/UNIT)
PROVIDED	387	GARAGE SPACES
	6	SURFACE SPACES
	393	TOTAL SPACES
	1.60	SPACES/UNIT

HARBOUR URBAN CENTER- TOWN HOMES		ATTICUS REAL ESTATE				2016205
UNIT TABULATION: 2 STORY TOWN HOMES						7/14/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
THA	1br/1.5ba	1,622	9	25%	14,598	25%
THB	2br/1.5ba	1,694	11	31%	18,634	31%
THC1	3br/2.5ba	1,882	7	19%	13,174	28%
THC2	3br+ media rm /2.5ba	2,571	3	8%	7,713	
THD	3br/2.5ba	2,163	6	17%	12,978	17%
TOTALS			36	100.00%	67,097	100%

UNIT AVERAGE NET SF : 1,863.81

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,863.81	S.F.
ACREAGE:	3.45	ACRES
DENSITY:	10.43	UNITS/ACRE

PARKING:

REQUIRED	72	SPACES
PROVIDED	72	GARAGE SPACES
	0	SURFACE SPACES
	72	TOTAL SPACES
	2.00	SPACES/UNIT

N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

A201

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ARCHITECTURAL SITEPLAN

July 14, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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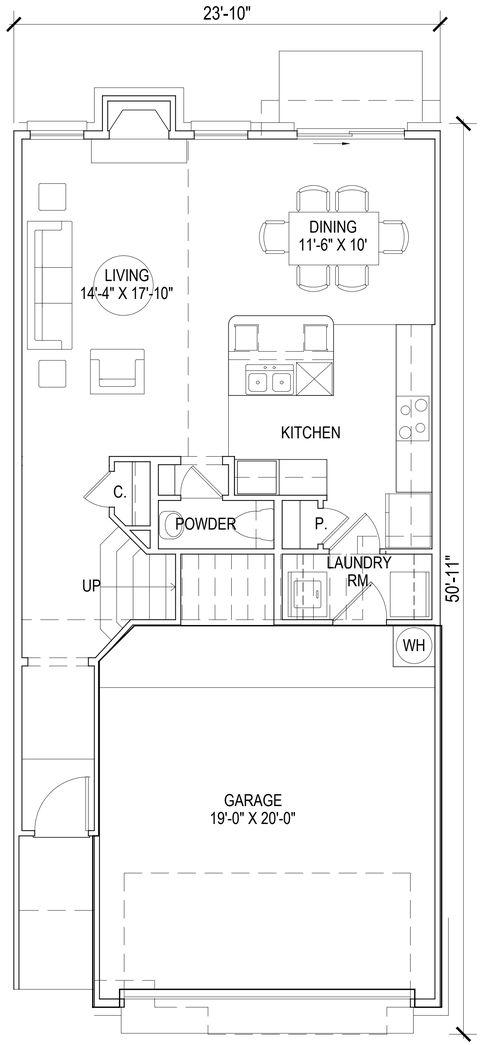


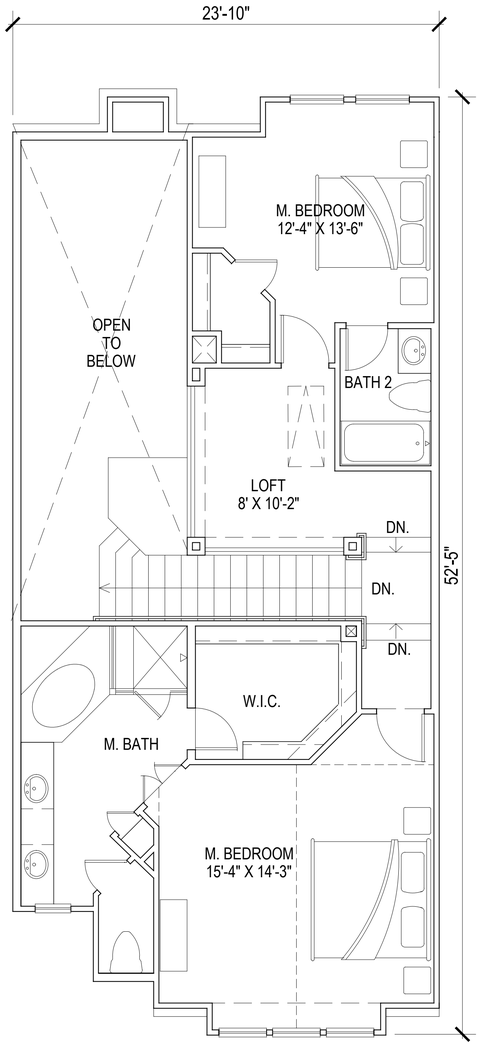
THA-L

NET - 728 SQ. FT.

TOWNHOME A

LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.

TOTAL: 1622 SF.



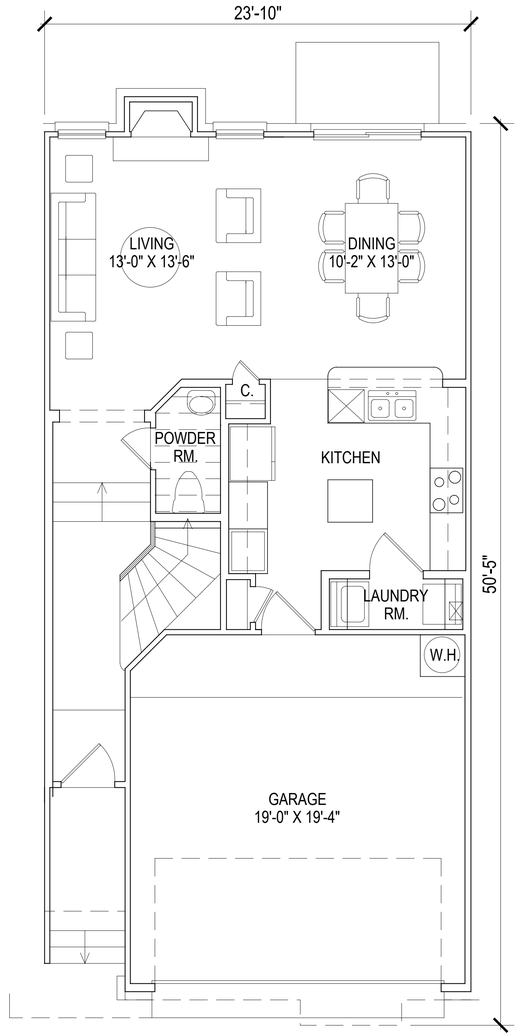
THA-U

NET - 894 SQ. FT.

TOWNHOME A

LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.

TOTAL: 1622 SF.



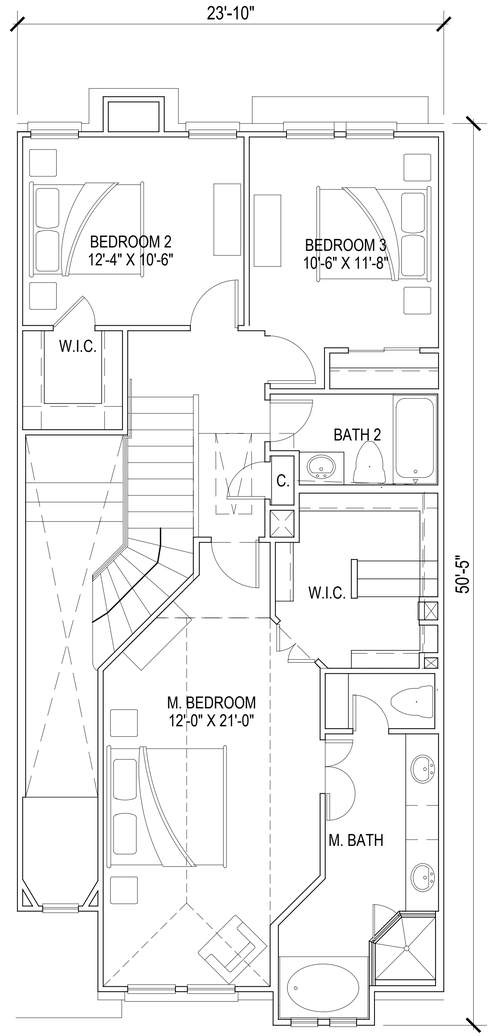
THB-L

NET - 724 SQ. FT.

TOWNHOME B

LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.

TOTAL: 1,694 SF.



THC1-L

NET - 970 SQ. FT.

TOWNHOME B

LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.

TOTAL: 1,694 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
July 14, 2016

A304

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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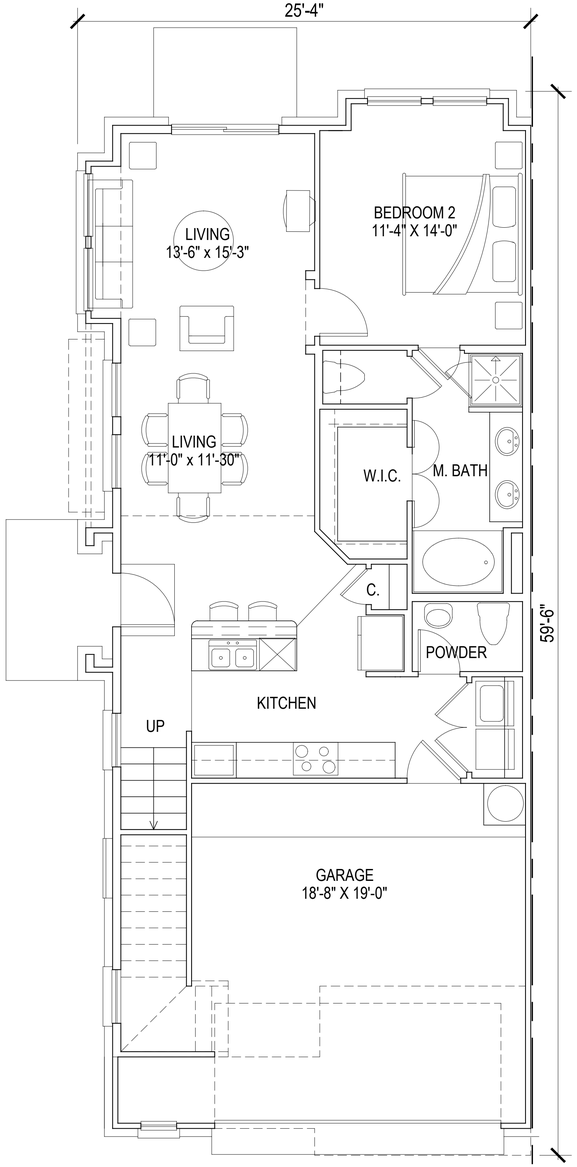


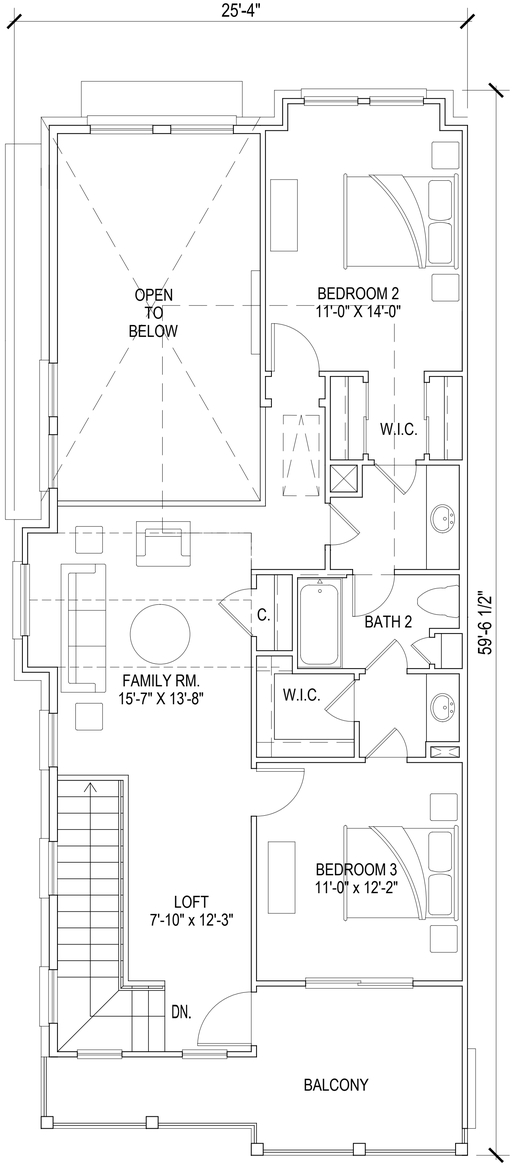
THC1-L

NET - 911 SQ. FT.

TOWNHOME C1

LOWER LEVEL: 911 SF.
UPPER LEVEL: 971 SF.

TOTAL: 1,882 SF.



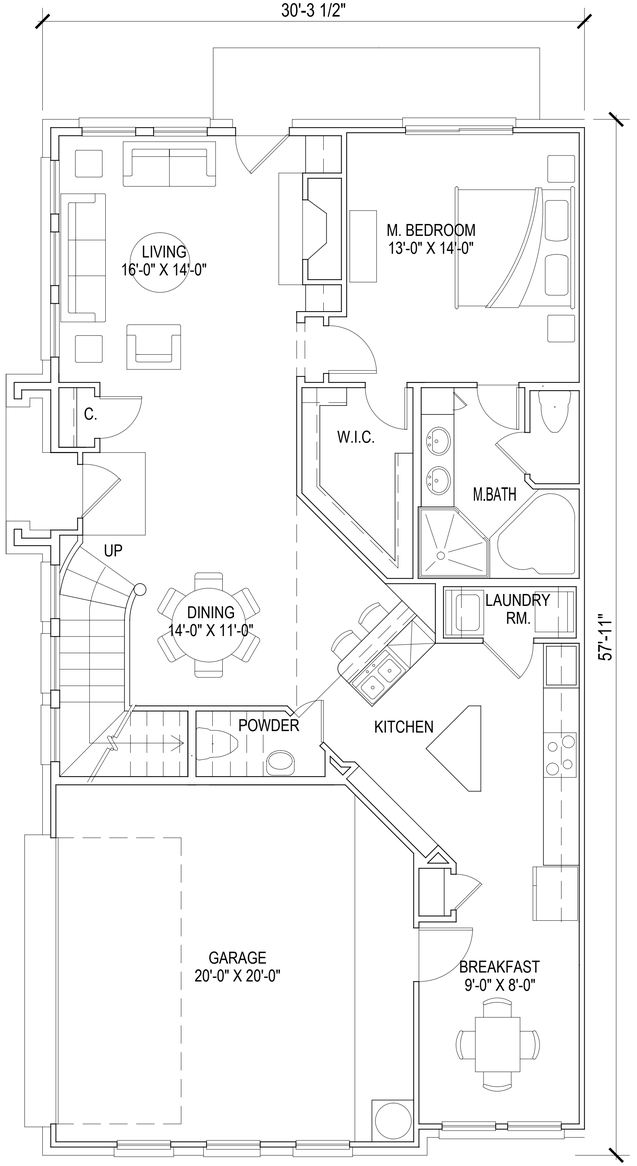
THC1-U

NET - 971 SQ. FT.

TOWNHOME C1

LOWER LEVEL: 911 SF.
UPPER LEVEL: 971 SF.

TOTAL: 1,882 SF.



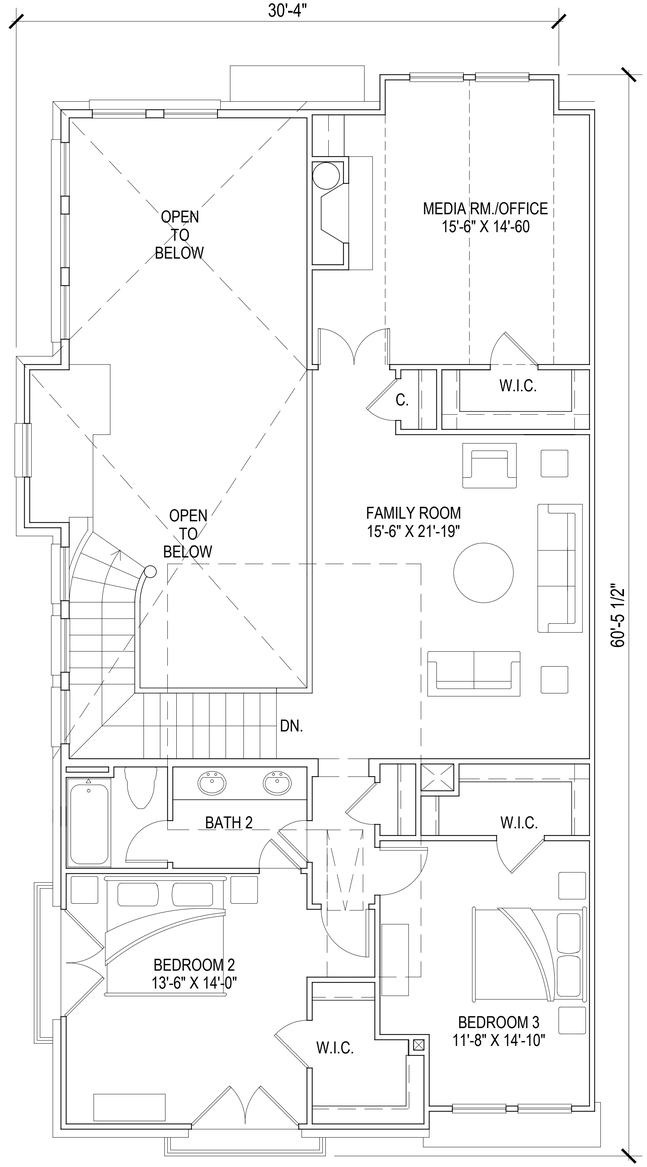
THC2-L

NET - 1314 SQ. FT.

TOWNHOME C-2

LOWER LEVEL: 1,314 SF.
UPPER LEVEL: 1,257 SF.

TOTAL: 2,571 SF.



THC2-U

NET - 1,257 SQ. FT.

TOWNHOME C-2

LOWER LEVEL: 1,314 SF.
UPPER LEVEL: 1,257 SF.

TOTAL: 2,571 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
July 14, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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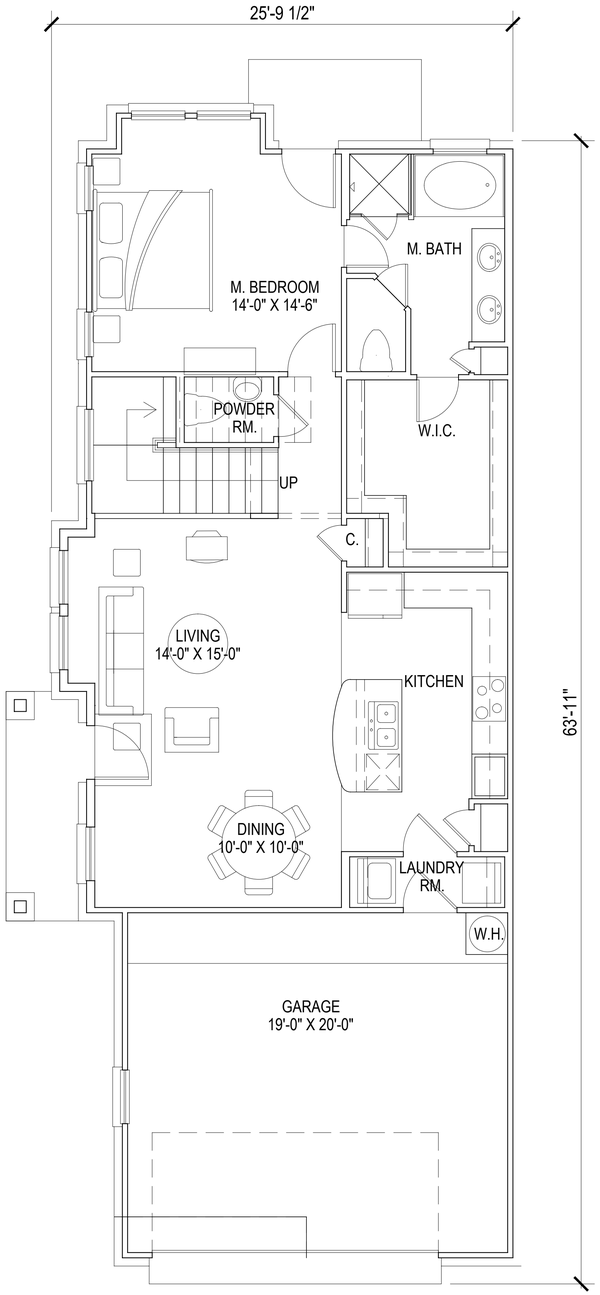
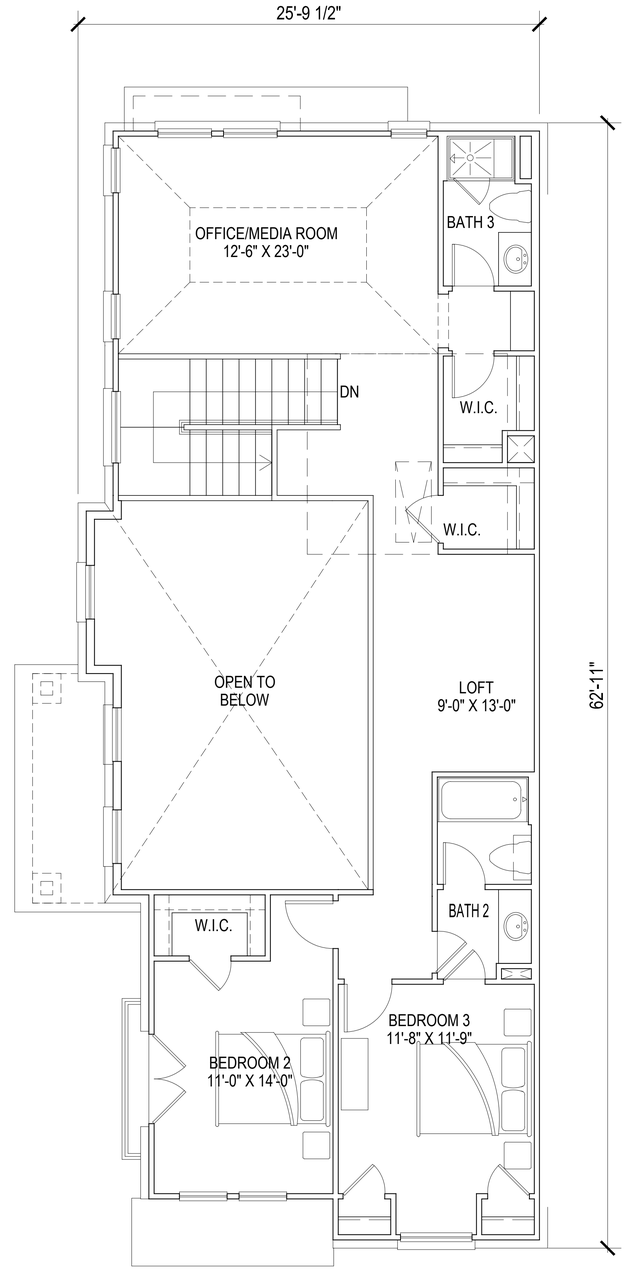


TH. D-LOWER

NET - 1083 SQ. FT.

TOWNHOME D

LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1.080 SF.
TOTAL: 2,163 SF.



TH. D-UPPER

NET - 1080 SQ. FT.

TOWNHOME D

LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1,080 SF.
TOTAL: 2,163 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
July 14, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A306

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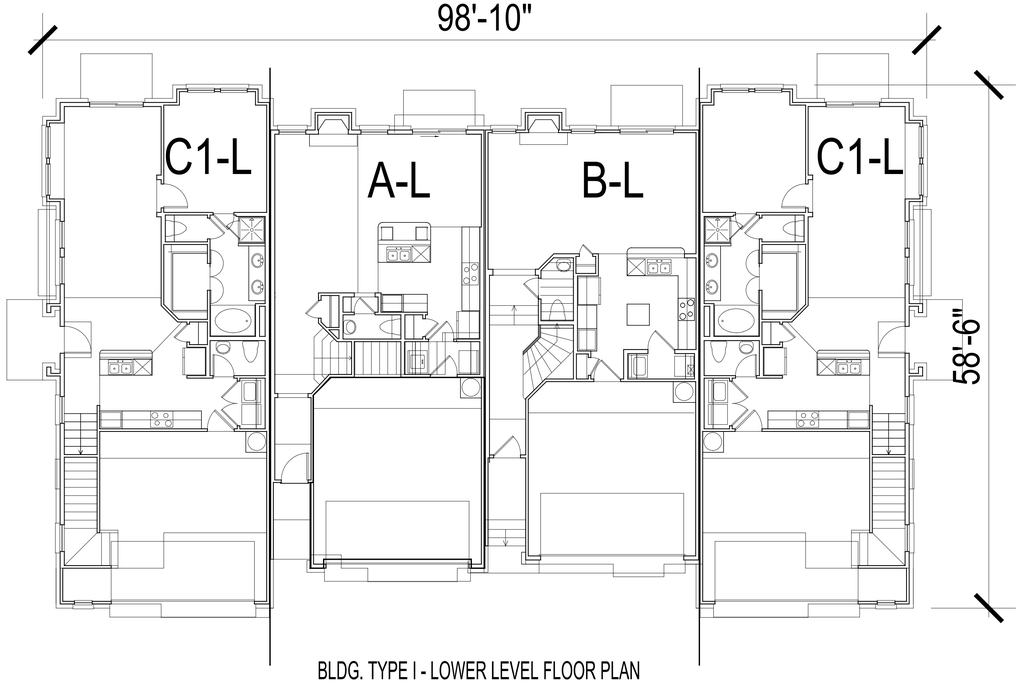
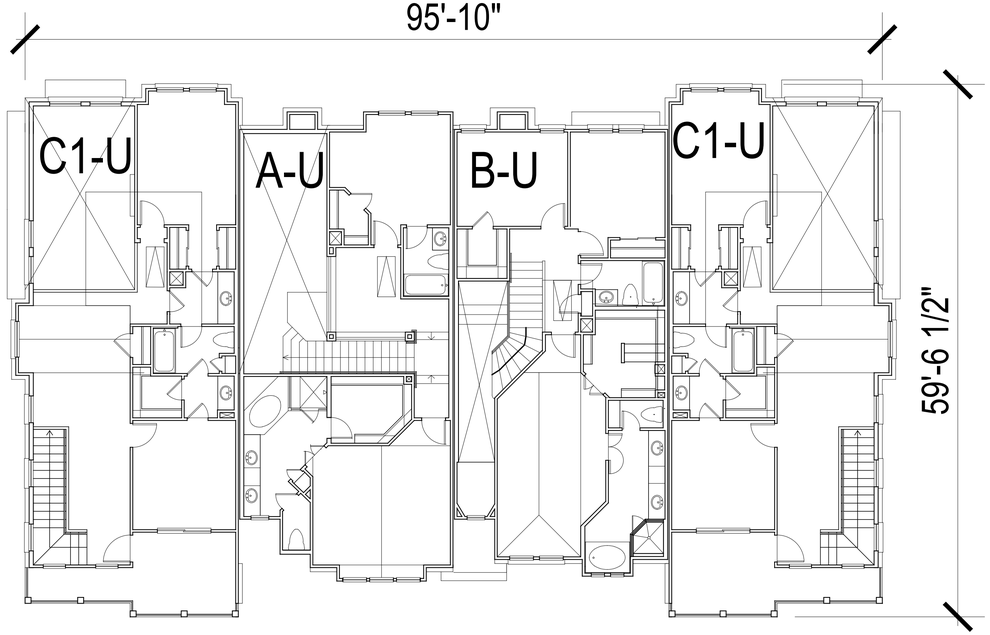


BLDG. TYPE I - LOWER LEVEL FLOOR PLAN



BLDG. TYPE I - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE I, FLOOR PLANS

July 14, 2016

A420

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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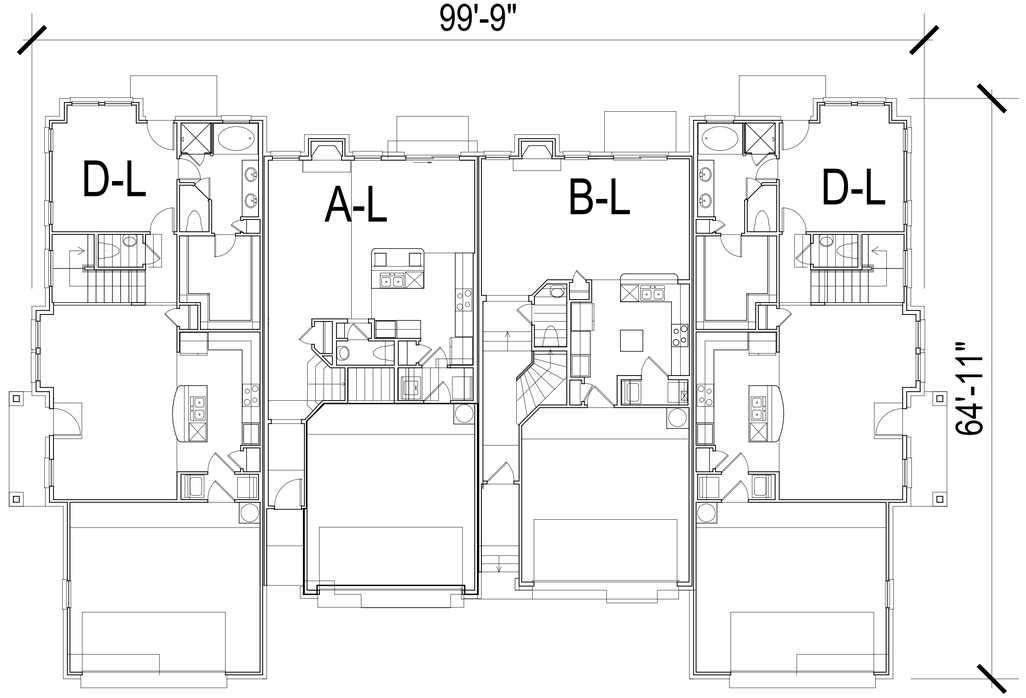
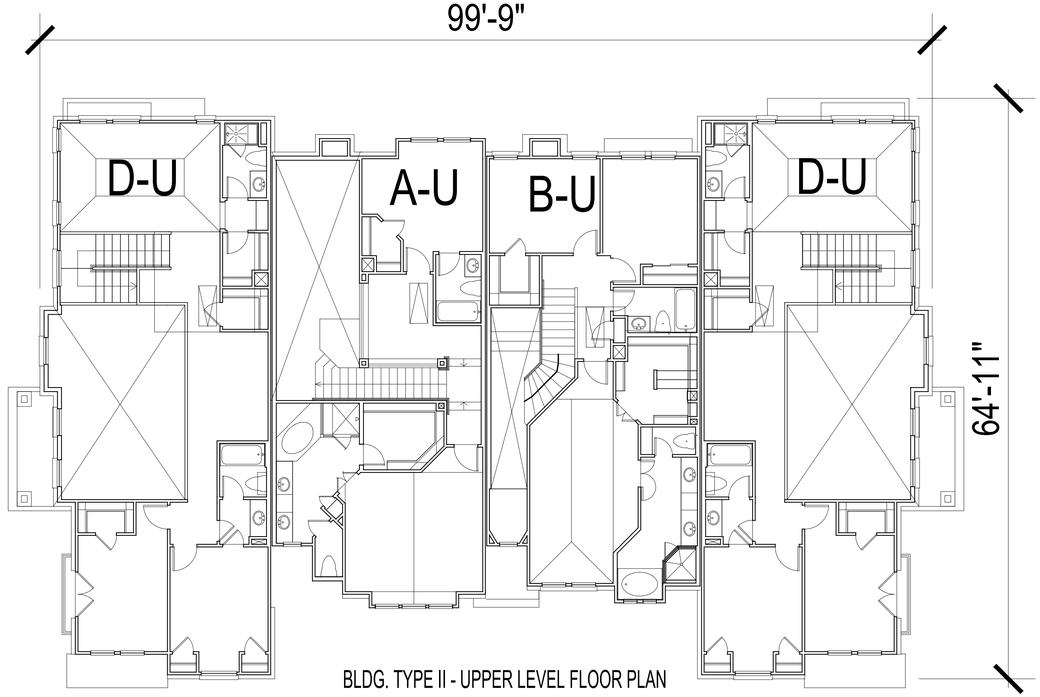


BLDG. TYPE II - LOWER LEVEL FLOOR PLAN



BLDG. TYPE II - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE II, FLOOR PLANS

July 14, 2016

A422

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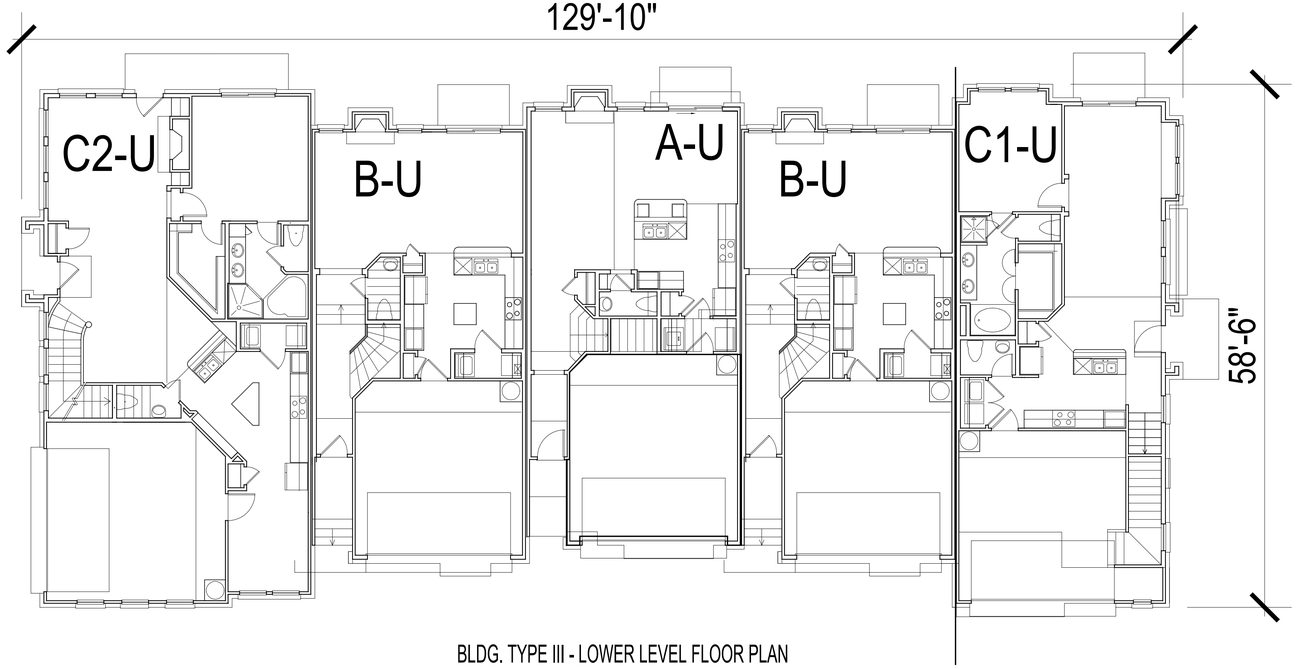
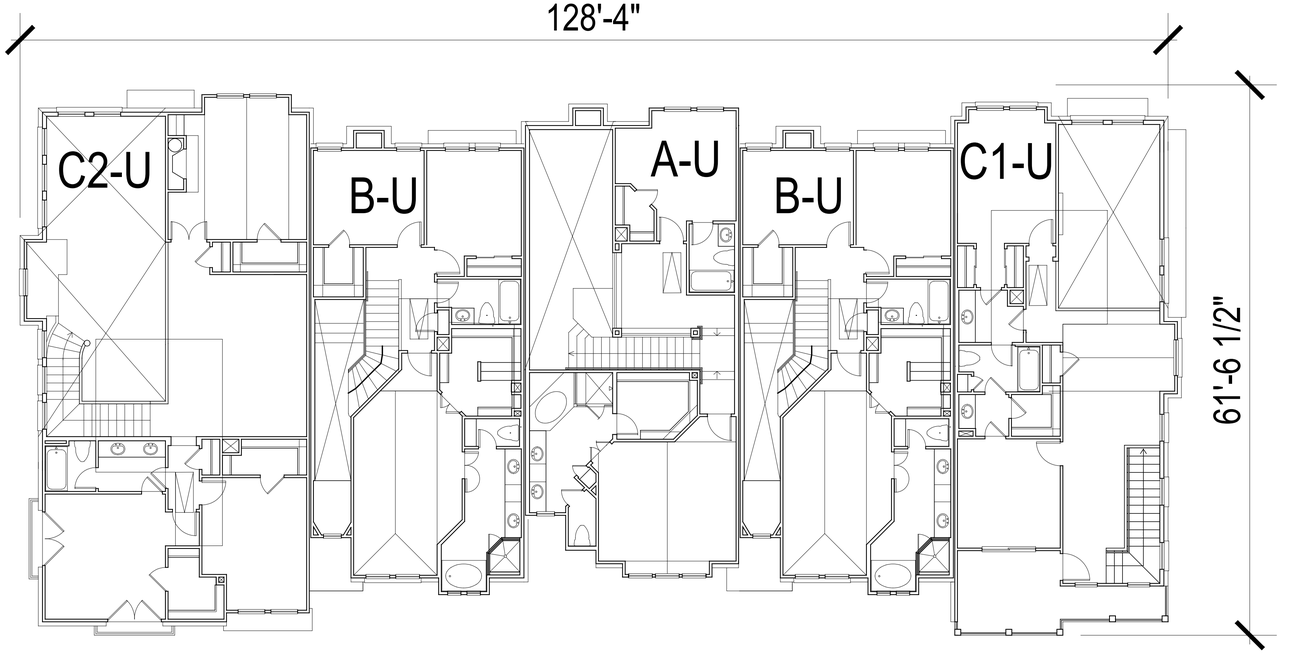


BLDG. TYPE III - LOWER LEVEL FLOOR PLAN



BLDG. TYPE III - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS

TOWNHOUSE BLDG. TYPE III, FLOOR PLANS

July 14, 2016

A424

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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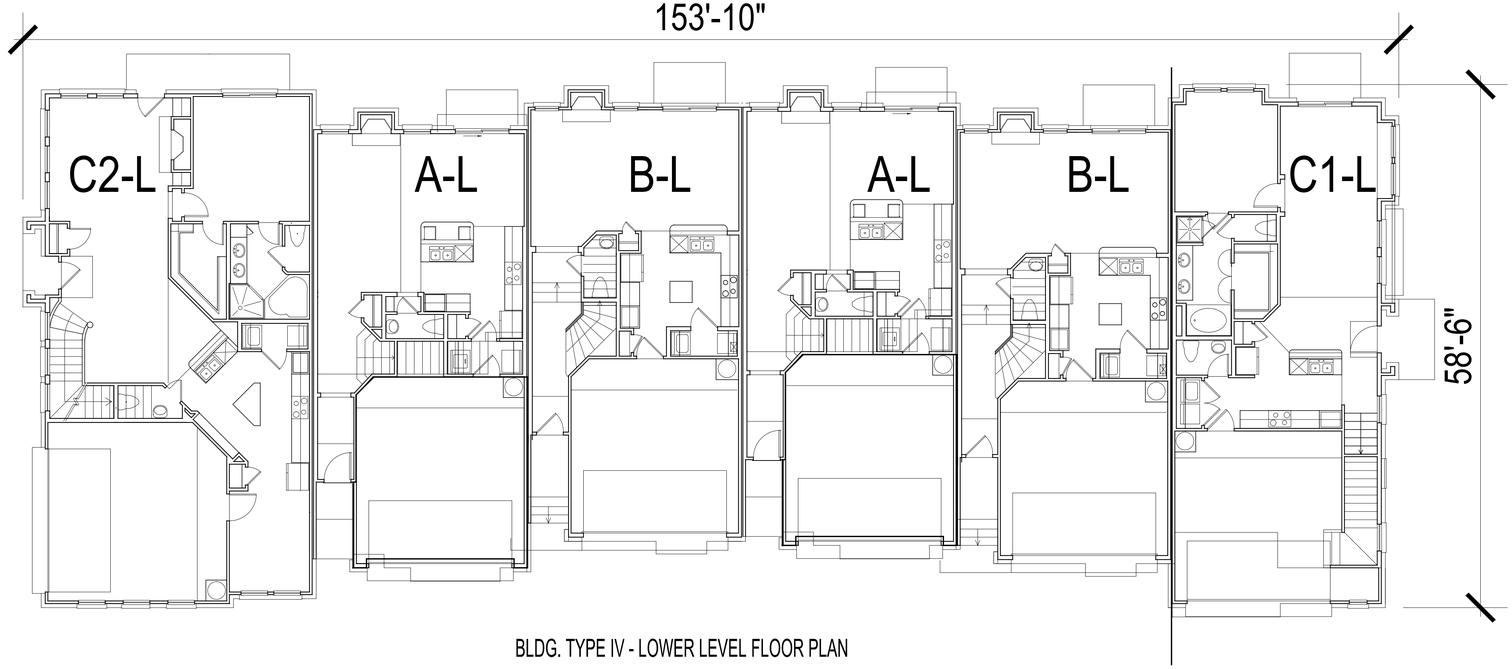
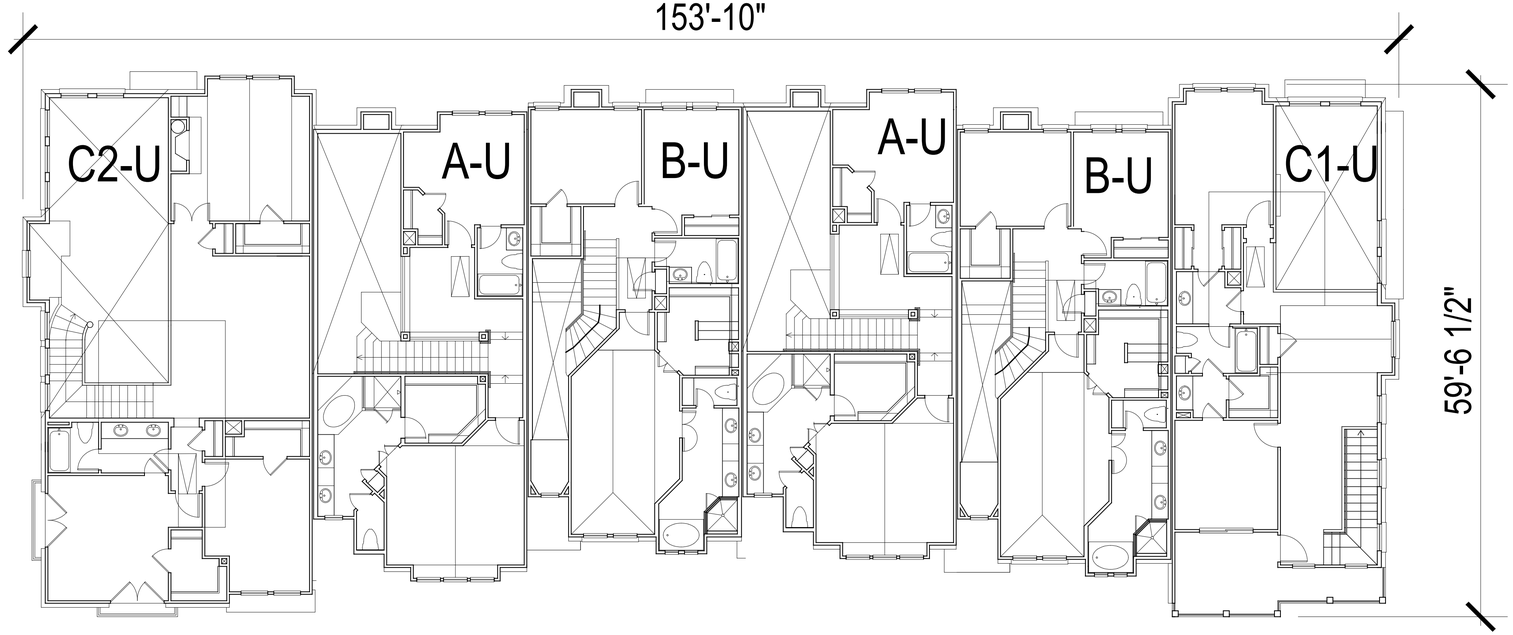


BLDG. TYPE IV - LOWER LEVEL FLOOR PLAN



BLDG. TYPE IV - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A426

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TOWNHOUSE BLDG. TYPE IV, FLOOR PLANS

July 14, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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FRONT ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TH BLDG I. ELEVATIONS

July 14, 2016

A421

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: July 26, 2016

SUBJECT: Z2016-027; *Amendment to the Minimum Square Footage Requirements*

On July 5, 2016, the City Council directed staff to prepare a text amendment increasing the minimum square footage requirements for dwelling units in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts. In addition, the Council directed staff to establish a minimum square footage requirement for dwelling units in the Agriculture (AG) District. Specifically, the motion by the City Council directed staff to establish the following:

- ☑ Single Family 16 (SF-16) District: 2,400 SF
- ☑ Single Family 10 (SF-10) District: 2,200 SF
- ☑ Agricultural (AG) District: 1,600 SF

This motion passed by a vote of 5-2, with Council Members White and Lewis dissenting. In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Staff has included a comparison of comparable city's square footage requirements in similar zoning districts for the Planning and Zoning Commission's review. In addition, staff has prepared a summary of all residential zoning districts density and dimensional requirements -- *with the proposed modifications* -- for the Planning and Zoning Commission's review. Staff has also attached a preliminary version of the draft ordinance that will be brought forward during the public hearing process. The anticipated schedule for this text amendment is as follows:

Planning and Zoning Work Session: July 26, 2016
Planning and Zoning Public Hearing: August 9, 2016
City Council Public Hearing [*1st Reading*]: August 15, 2016
City Council [*2nd Reading*]: September 6, 2016

Staff will has sent out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. The anticipated publish date for this notice is *Friday, July 22, 2016*.

City of Rockwall
The New Horizon

Residential and Agricultural Zoning Districts Development Standards

		Single-Family Estate			Single-Family One	Single-Family Residential (16)	Single-Family Residential (10)	Single-Family Residential (8.4)	Single-Family Residential (7)	Zero Lot Line Residential	Duplex (Two-Family) Residential	Agricultural District
Abbreviation		SF-E/1.5	SF-E/2.0	SF-E/4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	*N/A*
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	1.0
Minimum Dwelling Unit (Square Feet)		2,000	2,200	2,500	2,500	~~1,800~~ 2,400	~~1,500~~ 2,200	1,500	1,100	1,000	800	~~N/A~~ 1,600
Minimum Lot Requirements	**Area (Square Feet)**	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet)[2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	**Front (Feet)**	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet)[3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces[7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

Notes:

[1]: Public and private open space. Unless otherwise provided by the UDC, a minimum of 20 percent of the gross land area within the entire SF-1 District over five acres shall be devoted to open space, except where floodplain shall count for up to 50% of the 20% open space requirement and shall be consistent with the open space requirements of the city's parks and open space plan. Open space requirements for SF-1 District may be satisfied by public open space shall be dedicated to the city, and shall be approved by the parks board and city council during the platting process. The open space requirement is in addition to the landscaping and buffering requirements.

[2]: Frontage on a Public Street.

[3]: Side on street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district: five feet (this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20 feet. Carports and garages are required to be an additional 20 feet behind the front façade of the primary structure.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, Parking and Loading, of the UDC.

[9]: Plus a two car garage.

[10]: Two off-street parking spaces plus one garage parking space for each dwelling unit.

Zoning District Comparable Cities Zoning Districts Rockwall Zoning Districts	Minimum Lot Size (SF)	Minimum SF of Dwelling Units for Comparable Cities																		
		Rockwall	Allen	Burleson	Cedar Hill	Coppell	Frisco	Grapevine	Keller	Lancaster	Mesquite	Pflugerville	Plano	Rowlett	Southlake	Sunnyvale	Wylie	Average	Median (Middle #)	Mode (Most Reoccuring #)
Townhouse (TH) [Allen]	2,160		1,200															1,200	1,200	
Single Family Attached (SF-A) [Plano]	2,250												800					800	800	
Single Family Attached (SF-A) [Burleson]	2,500			1,000			800					900						900	900	
Townhouse District (TH) [Frisco]	2,500						650											650	650	
Townhouse District (TH)-w/o side yard [Wylie]	3,000																1,200	1,200	1,200	
Townhouse District (TH)-w/ side yard [Wylie]	3,500																1,000	1,000	1,000	
Patio Home District (PH) [Plano]	4,000												800					800	800	
Original Town Residential District (OTR) [Frisco]	4,500						800											800	800	
Urban Residential (UR) [Plano]	5,000												800					800	800	
Zero Lot Line (ZZL-5) District	5,000	1,000		1,000								1,100		1,500				1,150	1,050	1,000
Single Family Residential (R-6) [Allen]	6,000			1,200									800					1,000	1,000	
Single Family Residential (SF-R) [Pflugerville]	6,250											1,400						1,400	1,400	
Two-Family (2F) District	7,000	800																800	800	
Single Family 7 (SF-7) District	7,000	1,100		1,100	1,500	1,200	800						800	1,500				1,143	1,100	1,100
Single Family Residential (R-2A) [Mesquite]	7,200										1,700							1,700	1,700	
Single Family Residential (R-3) [Mesquite]	7,200										1,500							1,500	1,500	
Single Family Residential (R-5) [Allen]	7,500		1,600					1,200				1,400						1,400	1,400	
Single Family Residential (R-1A) [Mesquite]	8,250										2,000							2,000	2,000	
Single Family Residential (R-2) [Mesquite]	8,250										1,700							1,700	1,700	
Single Family Residential 10 (SF-10) [Rowlett]	8,000													1,800				1,800	1,800	
Single Family 8.4 (SF-8.4) District	8,400	1,500							1,400									1,450	1,450	
Single Family 1 (SF-1) District	8,400	2,500																2,500	2,500	
Single Family Residential (SF-8.5) [Cedar Hill]	8,500				1,700		800											1,250	1,250	
Single Family Residential (R-4) [Allen]	9,000		1,600			1,600						1,400	800	1,800				1,440	1,600	1,600
Single Family 10 (SF-10) District	10,000	1,500		1,500	1,900		800		1,600					2,100			2,400	1,686	1,600	1,500
Single Family Residential (R-1) [Mesquite]	11,000										2,000							2,000	2,000	
Single Family Residential (R-3) [Allen]	12,000		1,800			1,800			1,800									1,800	1,800	1,800
Single Family Residential 12.5 (SF-12.5) [Frisco]	12,500						800	1,400										1,100	1,100	
Single Family Residential (SF-15) [Cedar Hill]	15,000				2,000				2,000					2,100				2,033	2,000	2,000
Single Family 16 (SF-16) District	16,000	1,800		1,800			800											1,467	1,800	1,800
Single Family Residential (R-2) [Allen]	18,000		2,000			2,000												2,000	2,000	2,000
Single Family District (R-20) [Grapevine]	20,000							1,600	2,200				800	2,400	1,800			1,760	1,800	
Single Family District (SF-20B) [Southlake]	20,000														1,500		2,600	2,050	2,050	
Single Family Estate (SFE) [Pflugerville]	21,780											1,400						1,400	1,400	
Single Family Residential (SF-22) [Cedar Hill]	22,000				2,200													2,200	2,200	
Single Family Residential 4 (SF-4) [Sunnyvale]	24,000															2,000		2,000	2,000	
Single Family Residential 25 (SF-25) [Keller]	25,000								2,400									2,400	2,400	
Single Family Residential (R-1.5) [Allen]	30,000		2,400						2,400						1,800			2,200	2,400	2,400
Single Family Residential (SF-36) [Keller]	36,000								2,400									2,400	2,400	
Single Family Residential (R-1) [Allen]	40,000		2,400											2,400				2,400	2,400	2,400
Agricultural (AG) District	43,560	*N/A*									2,500							2,500	2,500	
Single Family Estate (SF-E) [Cedar Hill]	43,560			1,800	2,500	2,400	800						800		2,000			1,717	1,900	800
Single Family Residential District (SF1-B) [Southlake]	43,560														1,500	2,200	1,900	1,867	1,900	
Single Family Estate 1.5 (SFE 1.5) District	65,340	2,000																2,000	2,000	
Agricultural (A) District [Plano]	85,000												800					800	800	
Single Family Estate 2.0 (SFE 2.0) District	87,120	2,200					800									2,200	3,000	2,050	2,200	2,200
Agricultural (A) District [Pflugerville]	130,680											1,400						1,400	1,400	
Single Family Estate 4.0 (SFE 4.0) District	174,240	2,500																2,500	2,500	

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 2.1, *AGRICULTURE (AG) DISTRICT*; SECTION 3.3, *SINGLE-FAMILY RESIDENTIAL (SF-16) DISTRICT*; AND SECTION 3.4, *SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, FOR THE PURPOSE OF INCREASING THE MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE SINGLE FAMILY 10 (SF-10) & SINGLE FAMILY 16 (SF-16) DISTRICTS AND ESTABLISHING A MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE AGRICULTURE (AG) DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Sections 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16) District*; and Section 3.4, *Single-Family Residential (SF-10) District* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of increasing the minimum square footage per dwelling unit in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts, and establish a minimum square footage per dwelling unit in the Agriculture (AG) District; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 2.1, *Agriculture (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That Section 3.3, *Single-Family Residential (SF-16) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance.

Section 3. That Section 3.4, *Single-Family Residential (SF-10) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in

DRAFT ORDINANCE 07.26.16

Exhibits 'C' of this ordinance.

Section 4. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 5. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

DRAFT ORDINANCE 07.26.2016

Section 2.1. Agriculture (AG) District.

A. *Purpose.* The Agricultural District is a reserved area in which the future growth of the city might *occur. It is the intent of this district that agricultural land be held in that use for as long as is* practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined. The zone is also to be used:

1. To protect those areas that are unsuitable for development because, of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.

2. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.

B. *Permitted Uses*. In general, farming and ranching-related activities and accessory uses, including the owner's single-family dwelling on more than ten acres, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements.*

1. Minimum lot area: 43,560 square feet (one acre).
2. Minimum lot frontage on a public street: 100 feet.
3. ***Minimum square footage per dwelling unit: 1,600 square feet.***
4. Minimum lot depth: 200 feet.
5. Minimum depth of front setback: 40 feet.
6. Minimum depth of rear setback: ten feet.
7. Minimum width of side setback.

    a. Internal lot: six feet.

8. Minimum distance between buildings on the same lot or parcel of land: 12 feet.
9. Minimum length of driveway pavement from the public right-of-way on a side or rear yard: 20 feet.
10. Maximum building coverage as a percentage of lot area: N/A.
11. Maximum height of structures: 36 feet.
12. Minimum number of off-street parking spaces required for:

    a. One single dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. All other uses: see article VI, *Parking and Loading*.

DRAFT ORDINANCE 07-26-2016

Section 3.3. Single-Family Residential (SF-16) District.

A. *Purpose.*

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [*of this Unified Development Code*], *Permissible Uses*.

C. *Development Standards.*

1. Minimum lot area: 16,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: ~~***1,800***~~ ***2,400*** square feet.
4. Minimum lot frontage on a public street: 90 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 25 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

    a. Internal lot: eight feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

    a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

DRAFT ORDINANCE 07-26-2016

Section 3.4. Single-Family Residential (SF-10) District.

A. *Purpose.*

1. This district comprises a major portion of the existing single-family dwelling development of the city. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [*of this Unified Development Code*], *Permissible Uses*.

C. *Development Standards.*

1. Minimum lot area: 10,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: ~~***1,500***~~ ***2,200*** square feet.
4. Minimum lot frontage on a public street: 80 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

    a. Internal lot: six feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

    a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

DRAFT ORDINANCE 07.26.2016

City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	SP2016-015	**Owner**	ZAPH & ATH PROPERTIES, LLC	**Approved**		
Project Name	Adventure Sports Facility	**Applicant**	MONK CONSULTING	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	6/17/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1505 AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
COLUMBIA PARK	4-1	NULL	4-1	0020-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	6/24/2016	7/22/2016	35	APPROVED	
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	7/19/2016	32	COMMENTS	See Comments
(7/19/2016 4:17 PM AW) See markups Give distance between driveways (proposed to proposed and existing to proposed) Pro-rata for sewer $105.18/lf of Airport Road Check dimension at the back (see markup) See question on markup regarding sewer Impact fees 4% engineering fees							
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	7/21/2016	34	COMMENTS	see comments
(7/21/2016 4:20 PM AA) Fire Hydrant Coverage: All portions of the exterior walls of the first story of the building shall be within 600-ft. of a fire hydrant as measured by an approved route around the exterior of the facility or building. Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.							
GIS	Lance Singleton	6/17/2016	6/24/2016	7/20/2016	33	COMMENTS	See Comments
(7/20/2016 10:51 AM LS) New Address Assignment will be: 1505 Airport Rd, Rockwall TX 75087 *The future front lot will be 1501 and the rear lot will be 1509. Please delete the old address of 1551 from all documents since location has changed.							
PLANNING	David Gonzales	6/17/2016	6/24/2016	7/22/2016	35	COMMENTS	See comments

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-015" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:
1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% for metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:

1. Will there be three separate lots developed? If so, provide a lot/phasing plan. Also, this lot and the rear (north) lot will require lot frontage. A minimum of 60-ft width required to create a flag lot for each.
2. Remove the label (By Plat) where indicated.
3. Relabel 24-ft Firelanes as "24-ft Firelane, Public Access & Utility Easement"
4. Dumpster Enclosure: What is the exterior material of the enclosure? The exterior material is to match the primary structure with an opaque gate. Provide a self latching mechanism for the dumpster enclosure gate.

Landscape Plan:
1. Meets the intent of the UDC and is OK as submitted.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
3. All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
4. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

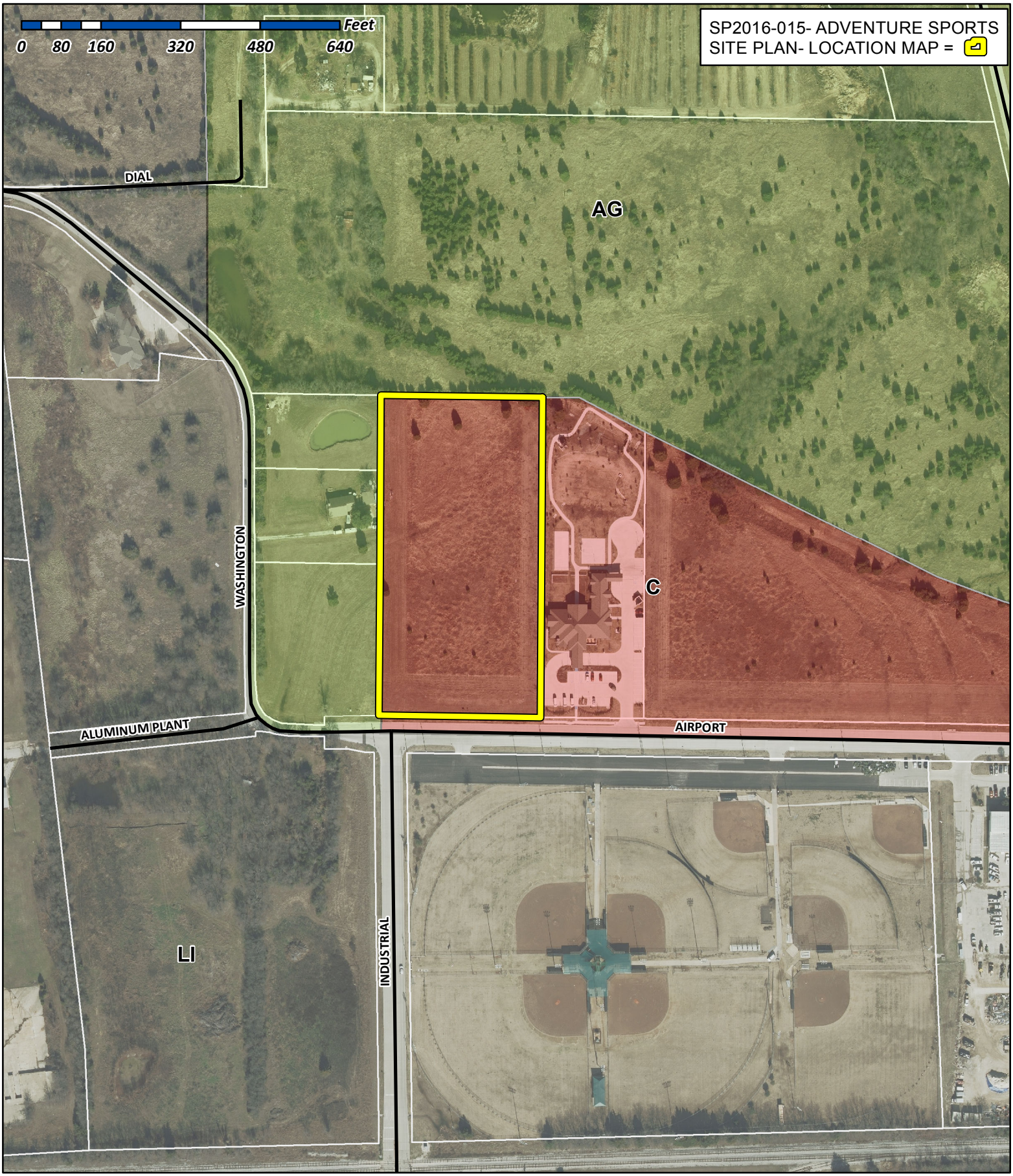
Building Elevations:
1. Provide exterior material percentage calculations for each exterior material and for each elevation (north, south, east, & west).
2. Label the north facing elevation - there are two south elevations.
3. Approval of exceptions by City Council as indicated above.

The following are scheduled meetingdatesthat you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: July 26, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]
Planning - Action: August 9, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

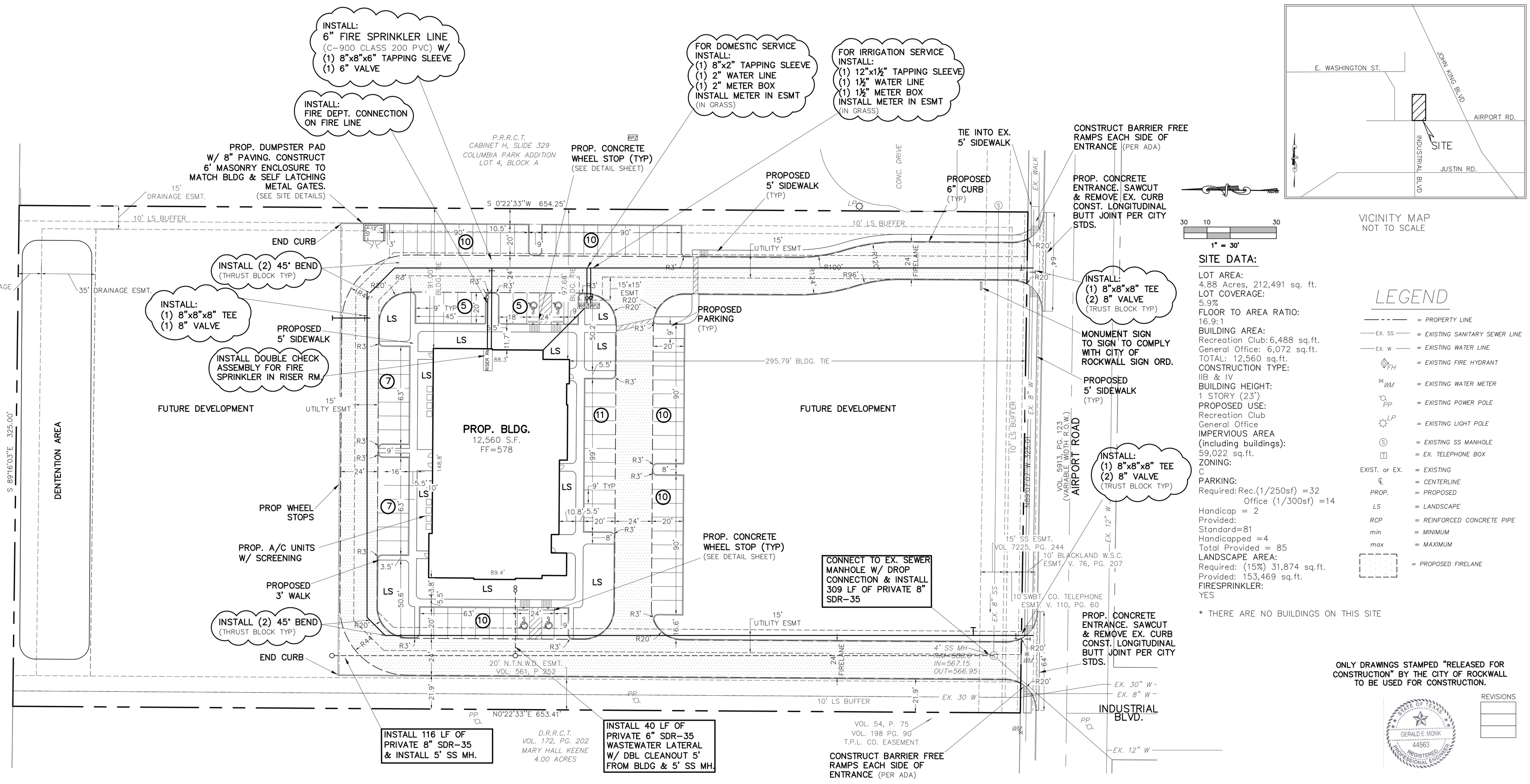
City Council - Action: August 15, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]



City of Rockwall

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

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



VICINITY MAP
NOT TO SCALE

30 10 30
1" = 30'

SITE DATA:

LOT AREA:
4.88 Acres, 212,491 sq. ft.
LOT COVERAGE:
5.9%
FLOOR TO AREA RATIO:
16.9:1
BUILDING AREA:
Recreation Club: 6,488 sq.ft.
General Office: 6,072 sq.ft.
TOTAL: 12,560 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 STORY (23')
PROPOSED USE:
Recreation Club
General Office
IMPERVIOUS AREA
(including buildings):
59,022 sq.ft.
ZONING:
C
PARKING:
Required: Rec.(1/250sf) =32
Office (1/300sf) =14
Handicap = 2
Provided:
Standard=81
Handicapped =4
Total Provided = 85
LANDSCAPE AREA:
Required: (15%) 31,874 sq.ft.
Provided: 153,469 sq.ft.
FIRESPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

LEGEND

———	= PROPERTY LINE
—— EX. SS ——	= EXISTING SANITARY SEWER LINE
—— EX. W ——	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
S	= EXISTING SS MANHOLE
	= EX. TELEPHONE BOX
EXIST. or EX.	= EXISTING
℄	= CENTERLINE
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRELANE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED
PROFESSIONAL ENGINEER

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY LAND SURVEYOR** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

CASE #:

SITE PLAN

ADVENTURE SPORTS FACILITY

1551 AIRPORT ROAD
4.88 ACRES
City of Rockwall, Rockwall County, Texas

owner
Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, TX 75087-6007
Contact: Steve Arze arze@mac.com

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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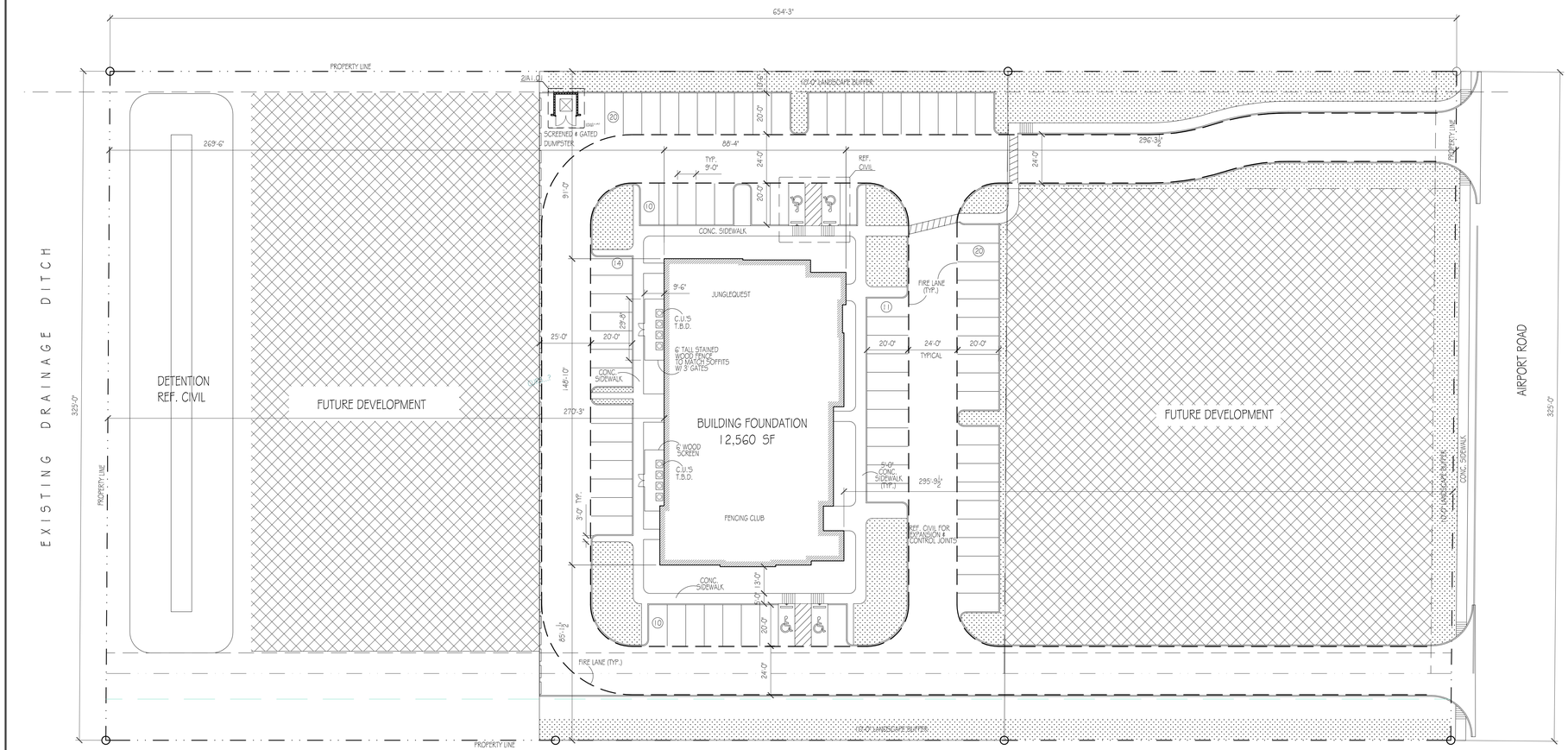
PROJECT NO.: 2016-07 REG. NO.: F-2567

date:	scale:	sheet:
7/14/16	1"=30'	C101



1 PROPERTY / SITE PLAN
SCALE: 1" = 30'-0"

SITE NOTES:

1. TOTAL LOT / SITE AREA = 212,487 SF.
   PHASE 1 AREA = 72,430 SF / 1.66 ACRES
2. IMPERVIOUS AREA = 59,022 SF.
3. PERVIOUS / LANDSCAPE = 141,675 SF. OR 20%

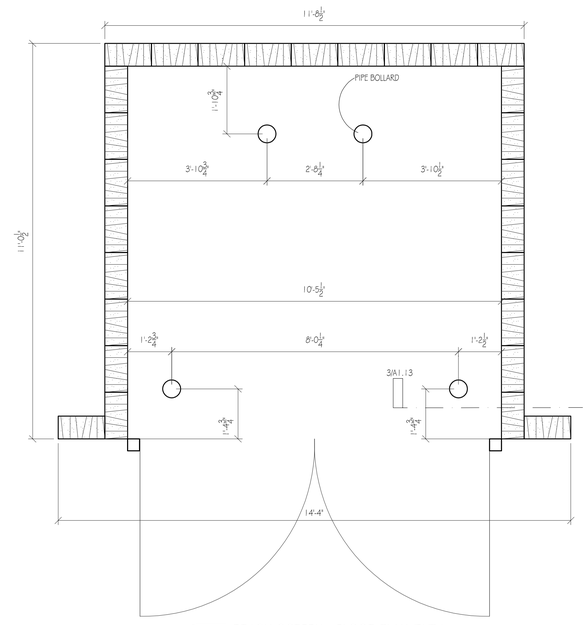
	TOTAL # REQ. / USE	TOTAL # REQ. H.C.	TOTAL # PROV.
REC. CLUB	32	-	81
GEN. OFF.	14	-	4 H.C.
			85 TOTAL

1. OFFICE PORTION TO BE WOOD FRAME CONSTRUCTION.
2. SPORTS CLUB AREA TO BE PRE-ENGINEERED METAL BUILDING CONSTRUCTION.

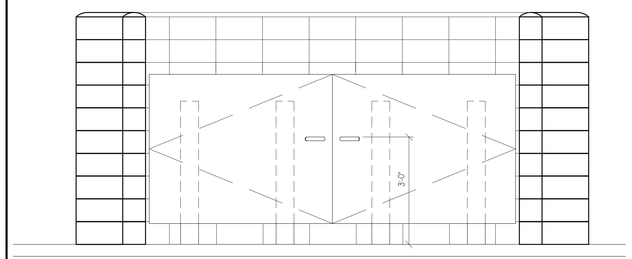
** REF. LP-1 FOR LANDSCAPING & IRRIGATION

TYPICAL SPACE DIMENSIONS: 180 SF.

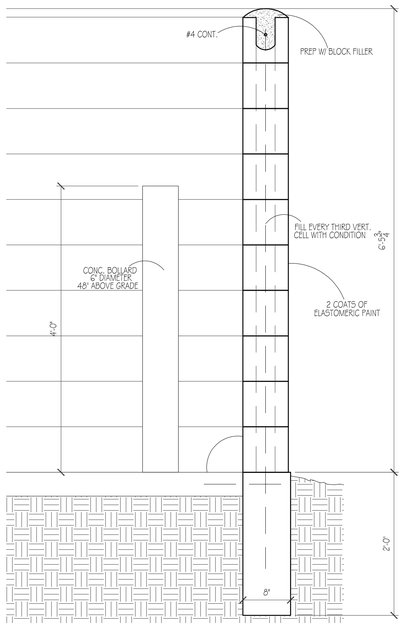




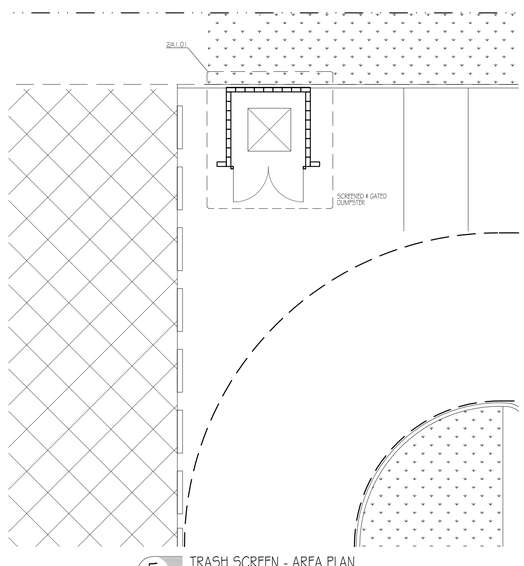
2 TRASH SCREEN - FLOOR PLAN (TYP.)
SCALE: 1/2" = 1'-0"



3 TRASH SCREEN - FRONT ELEV.
SCALE: 1/2" = 1'-0"



4 TRASH SCREEN - SECTION
SCALE: 1/2" = 1'-0"



5 TRASH SCREEN - AREA PLAN
SCALE: 1" = 10'

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REAL ESTATE
CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

New Construction of Adventure Sports Facility

New Construction of Adventure Sports Facility

1551 Airport Rd.
Rockwall, Texas 75087

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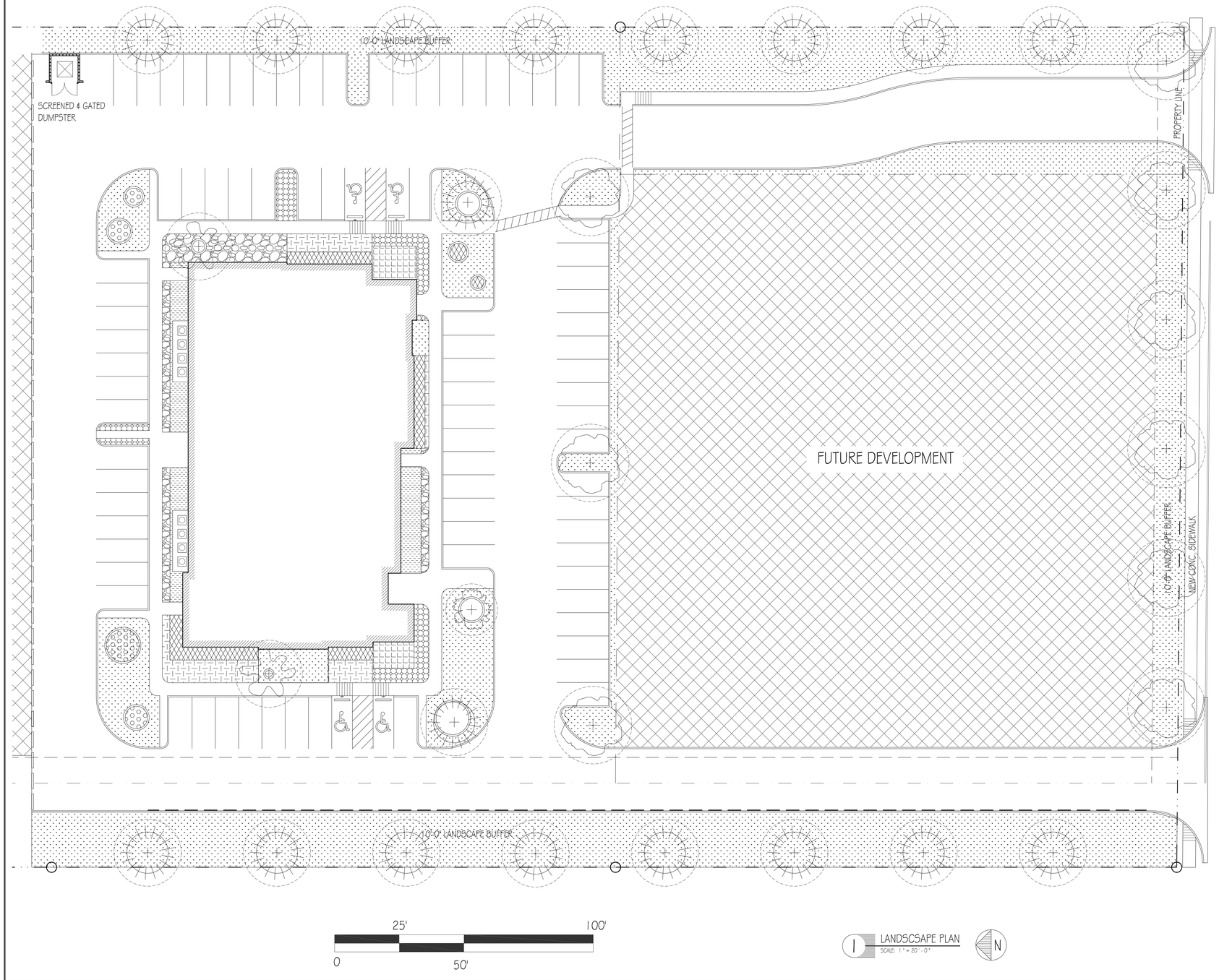
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16

SITE PLAN

SHEET NUMBER

SP.01



LANDSCAPE KEY:

- MEXICAN FEATHERGRASS
  1 GALLON. 24" O.C. INSTALL HEIGHT ~12". MATURE HEIGHT ~24".
- DWARF BOTTLEBRUSH
  3 GALLON. 36" O.C. INSTALL HEIGHT ~24". MATURE HEIGHT ~36".
- VARIEGATED SHELL GINGER
  3 GALLON. 48" O.C. INSTALL HEIGHT ~36". MATURE HEIGHT ~60".
- BLOOD BANANA PLANT
  3 GALLON. 48" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~96".
- MEXICAN BEACH PEBBLES
  3" COVERAGE OVER WEED BARRIER. RANDOM SIZES.
- JAPANESE YEW
  3 GALLON. 60" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~144".
- CLUMPING BAMBOO
  3 GALLON. 72" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~200".
- TURF: (ZOYSIA JAMMER SOD ADJACENT TO BUILDING)
  (BERMUDA HYDROMULCH ELSEWHERE)
- BALD CYPRESS: (STREET TREE)
  100 GALLON. 50' O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~30'.
- TEXAS SABOL PALM
  100 GALLON. 50' O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~30'.
- TEXAS REDBUD
  100 GALLON. INSTALL HEIGHT ~8'. MATURE HEIGHT ~18'.
- LITTLE GEM MAGNOLIA
  100 GALLON. INSTALL HEIGHT ~12'. MATURE HEIGHT ~24'.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED TO "UDC" REQUIREMENTS.

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

N

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CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

New Construction of Adventure Sports Facility

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1551 Airport Rd.

Rockwall, Texas 75087

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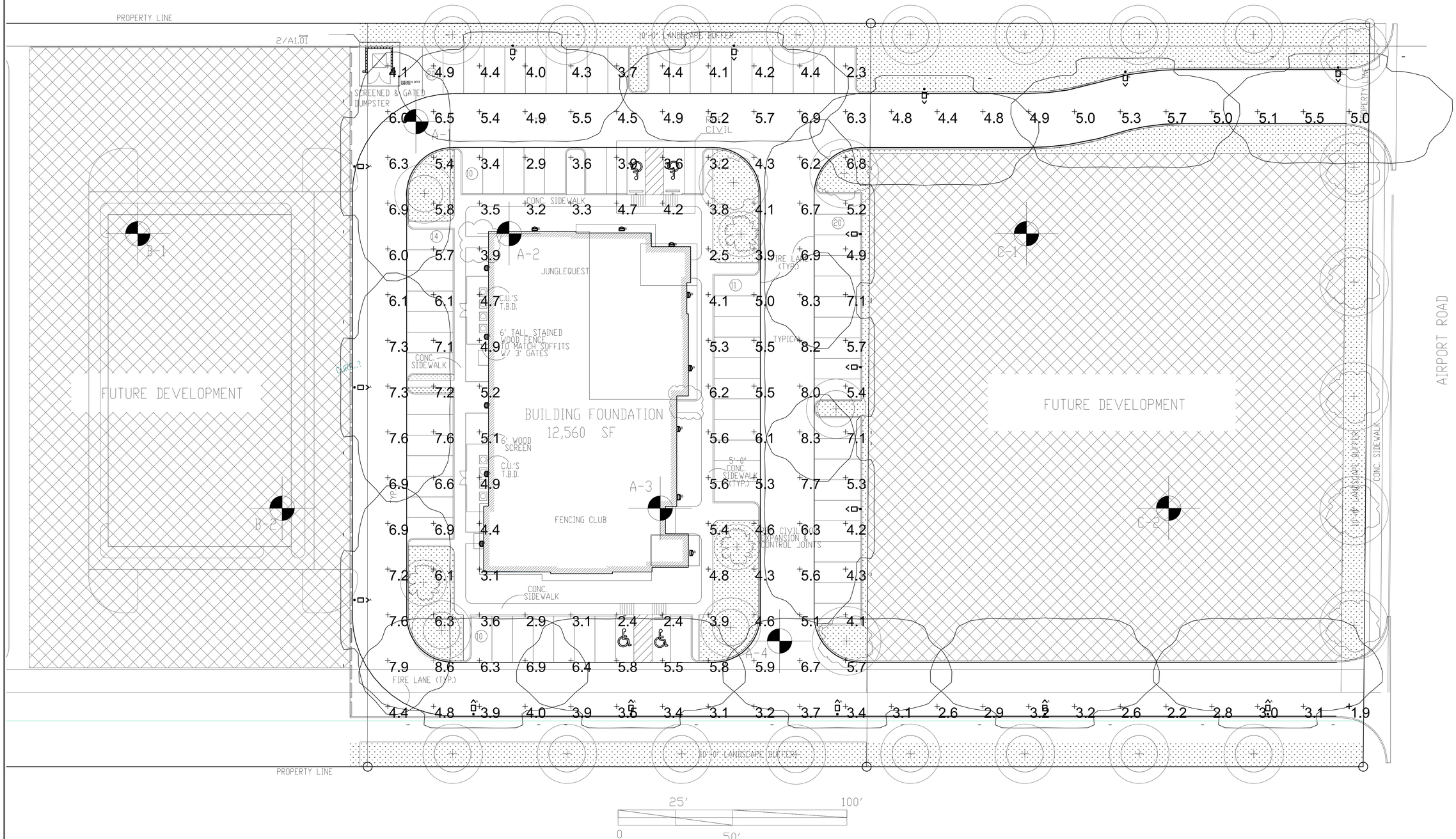
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16

LANDSCAPE PLAN

SHEET NUMBER

LP.01



N

I PHOTOMETRICS / SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

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CONSTRUCTION

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TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

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Rockwall, Texas 75087

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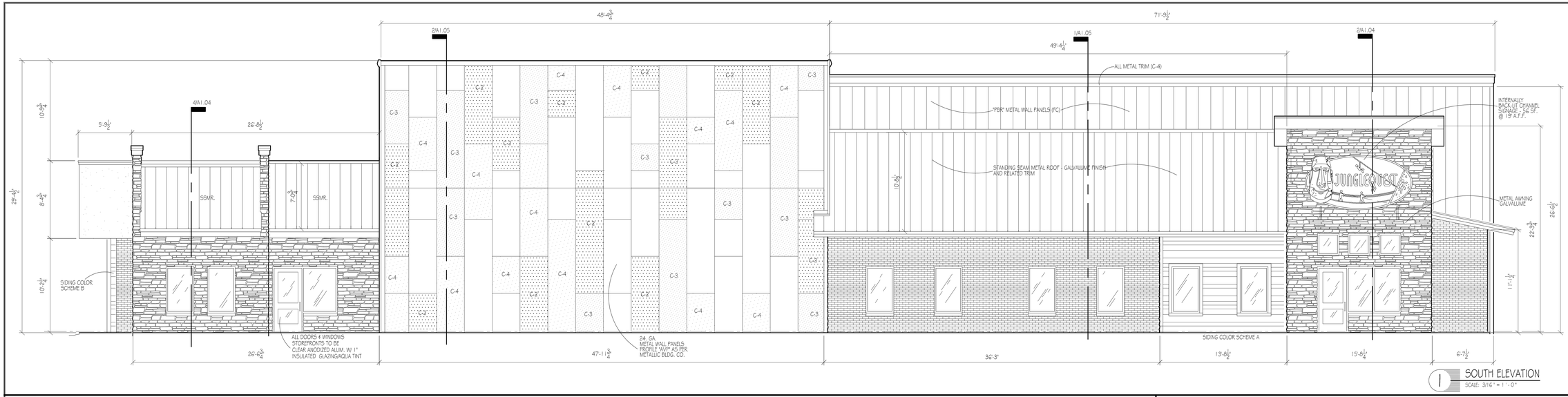
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16

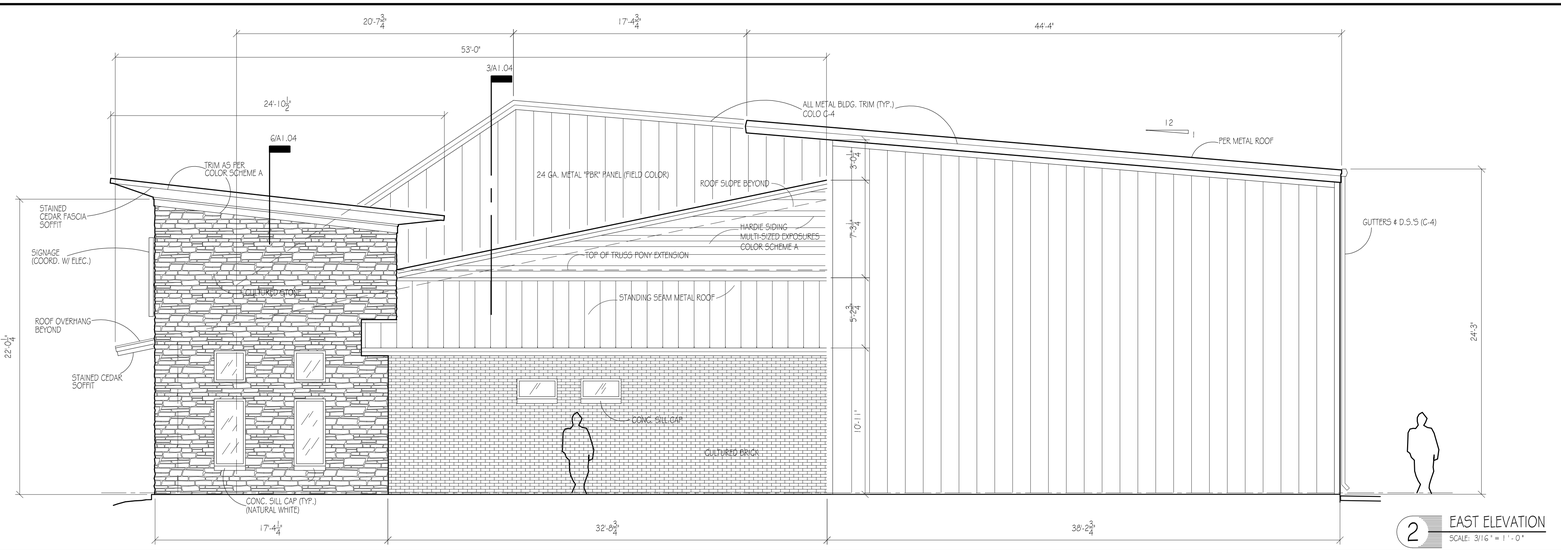
PHOTOMETRICS / SITE LIGHTING PLAN

SHEET NUMBER

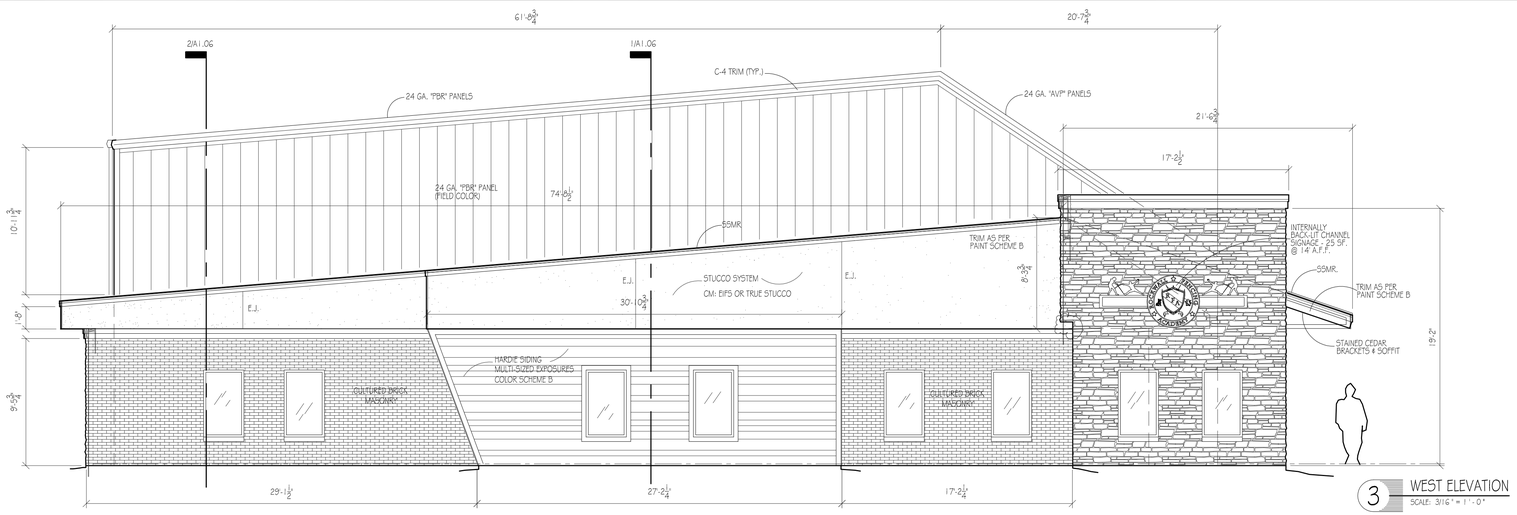
PH.01



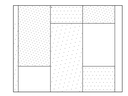
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



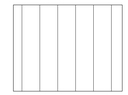
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"


METAL WALL PANELS
MULTI-COLORED

FIELD COLOR (FC) - "ALMOND"
COLOR 2 (C-2) - "NATURAL PATINA"
COLOR 3 (C-3) - "SADDLE TAN"
COLOR 4 (C-4) - "DESERT SAND"


METAL WALL PANEL

FIELD COLOR (FC) - "ALMOND"

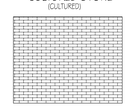

STANDING SEAM
(GALVALUME METAL)

STANDING SEAM ROOF - "GALVALUME"
"COLORS & PROFILES BY METALLIC BLDG. CO.


CULTURED STONE
(CULTURED)

CORONADO STONE PRODUCTS
LEDGESTONE SERIES
EASTERN MOUNTAIN LEDGE
"GREY QUARTZITE"
GREY MORTAR

* STAINED CEDAR SOFFITS "HICKORY"


CULTURED BRICK

C.S.P.
THIN BRICK SERIES
BELGIAN BRICK
"ESAR GREEK"
DARK MORTAR


STUCCO

COLOR TO MATCH METAL PANEL
"FIELD COLOR ; STD. MEDIUM FINISH


FIBER CEMENT SIDING
(MULTI-COLORED)

JAMES HARDIE
"SMOOTH" LAP SIDING W/ VARIED EXPOSURES
(5", 7", 10")

SCHEME "A"		SCHEME "B"	
P-1	BEHR - NATURES GIFT N410-4	P-1	BEHR - NATURES GIFT N410-4
P-2	NORTH WOODS N410-7	P-2	BEHR MARQUEE - OCEAN ABYSS
P-3	THAI TEAL M460-6	P-3	THAI TEAL M460-6
TRIM	BEHR MARQEE - OCEAN ABYSS	TRIM	NORTH WOODS N410-7

4 MATERIALS LEGEND
SCALE: 3/16" = 1'-0"

ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7 -15 - 16

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EXPIRES: 3/31/17

New Construction of Adventure Sports Facility

New Construction of Adventure Sports Facility

1551 Airport Rd.

Rockwall, Texas 75087

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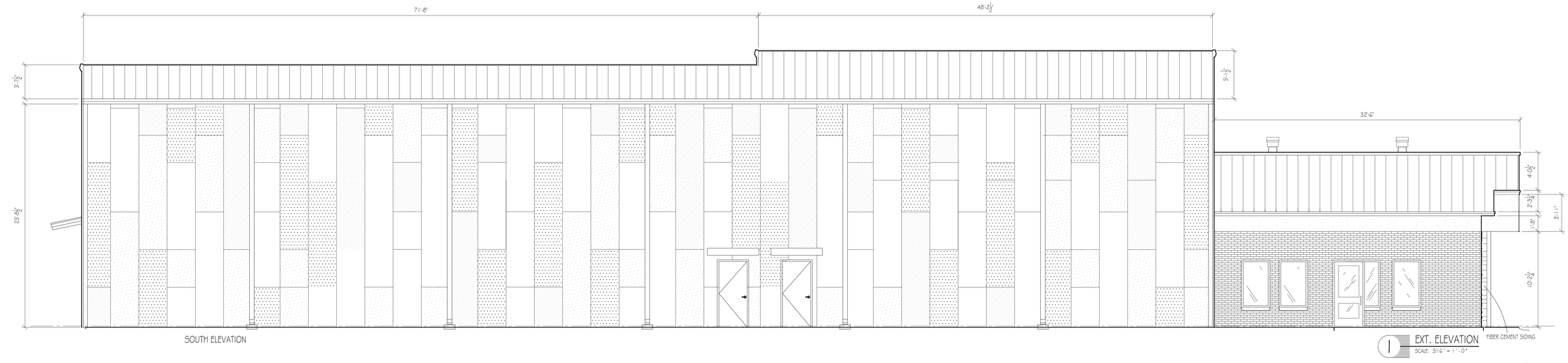
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16

EXT. ELEVATIONS

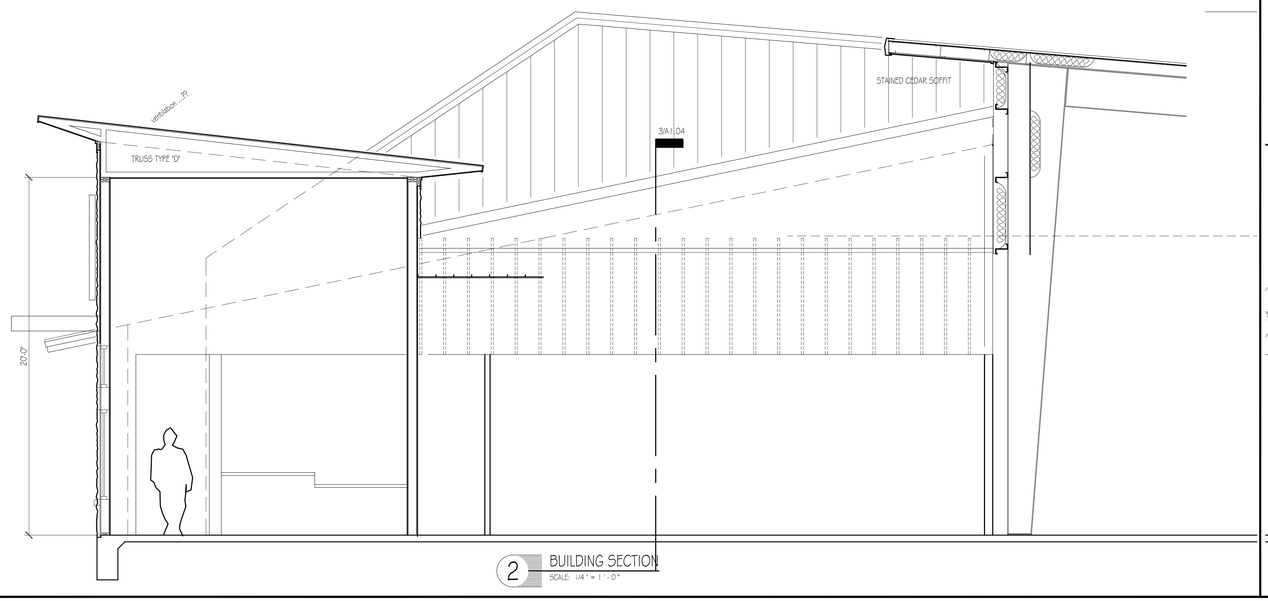
SHEET NUMBER

A1.03



SOUTH ELEVATION

1 EXT. ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION
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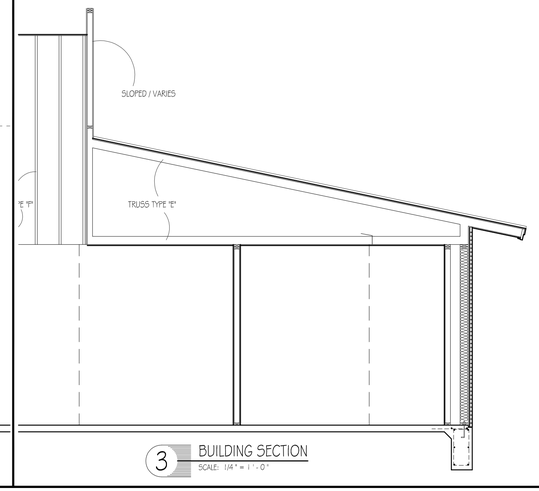

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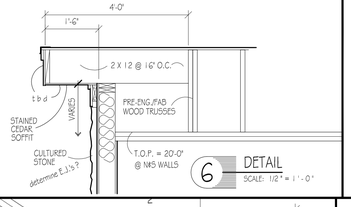

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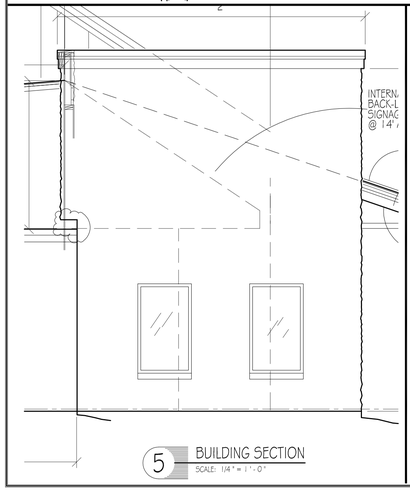

5 BUILDING SECTION
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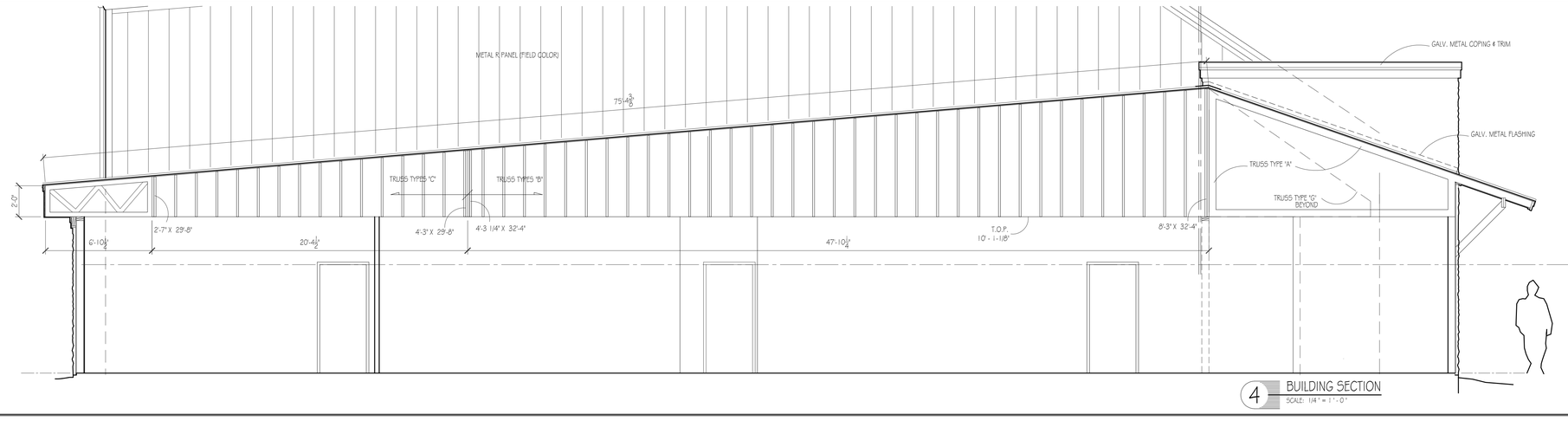

4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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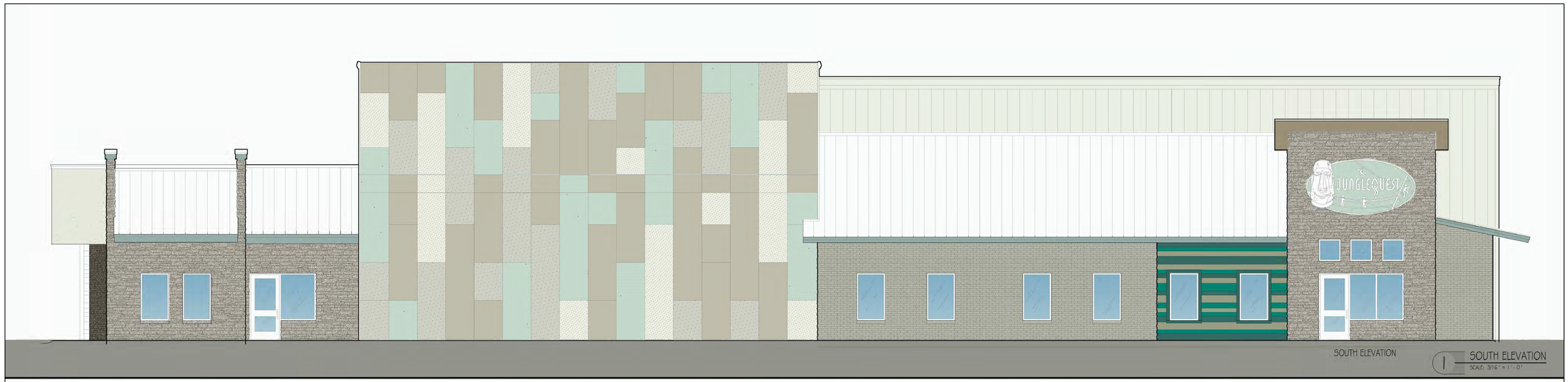
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16

EXT. ELEVATIONS

SHEET NUMBER

A1.04



1 SOUTH ELEVATION
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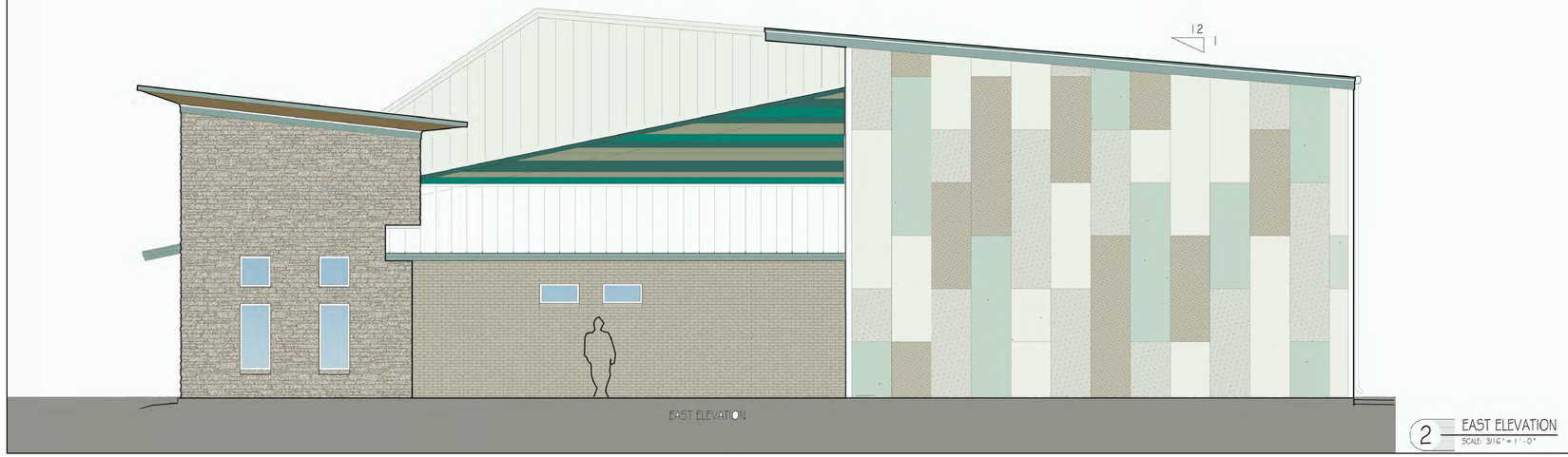


2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

ARCON Architects, Inc.
814 Hall Ave., Seabrook, Tx. 77586
Stan Cromartie, AIA - 281-316-6392

Owner: Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, Texas 75087-6007
Dr. Steve Arze - 469-834-6757

Adventure Sports Facility

Case No. -

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 9, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *July 26, 2016* Planning and Zoning Commission meeting.

2. **P2016-023** **(Ryan)**
   Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

3. **P2016-024** **(Ryan)**
   Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

4. **P2016-035** **(Korey)**
   Discuss and consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

PUBLIC HEARING ITEMS

5. **Z2016-019** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

6. **Z2016-022** **(David)**
   Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

7. **Z2016-024** **(Korey)**
   Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a

Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [*S. Goliad Street*], and take any action necessary.

8. **Z2016-025** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

9. **Z2016-026** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.

10. **Z2016-027** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16)* District; and Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of increasing the minimum square footage per dwelling unit in these zoning districts, and take any action necessary.

ACTION ITEMS

11. **SP2016-015** **(David)**
    Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-030: Replat for Lots 5 & 6, Block C, Sanger Bros. Addition [*Approved*]
- ✓ P2016-031: Replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 [*Approved*]
- ✓ P2016-032: Final Plat for Lot 1, Block B, Rockwall Technology Park, Phase IV [*Approved*]
- ✓ P2016-033: Final Plat for Lot 1, Block A, Rockwall Technology Park, Phase IV [*Approved*]
- ✓ P2016-034: Final Plat for Lots 1-3, Block A, Dalton Goliad Addition [*Approved*]
- ✓ Z2016-020: SUP for a Carport at 509 Sunset Hill Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-021: Zoning Amendment to PD-52 for Townhomes (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5th day of August, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 26, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:02 p.m. Present were, Commissioners Johnny Lyons, Patrick Trowbridge, Sandra Whitley, Annie Fishman and John McCutcheon. Absent was Commissioner Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, and Assistant City Engineer, Amy Williams.

II. CONSENT AGENDA

1. Approval of Minutes for the June 28, 2016 Planning and Zoning Commission meeting.

2. P2016-030
Discuss and consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.

3. P2016-031
Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [*S. Goliad Street*], and take any action necessary.

4. P2016-032
Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.

5. P2016-033
Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.

6. P2016-034
Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

Chairman Renfro made motion to approve the consent agenda. Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with Commissioner Logan absent.

III. PUBLIC HEARINGS

7. Z2016-020

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of the item stating the applicant is requesting a Specific Use Permit to allow for a carport that does not meet the minimum rear yard setback requirements. According to the Unified Development Code the minimum depth of rear yard setback is ten feet for properties located in a Single Family 10 District. The applicant is proposing to construct the carport 8-feet from the street. According to Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code, carports that do not meet the minimum rear yard setbacks can apply for a Specific Use Permit to be approved by the City Council. The proposed carport will stand approximately ten feet in height and will have a building footprint of approximately 24-feet x 22-feet or 530 square feet. The carport will be located behind the main residential structure and attach to the existing home where the garage is located. The carport will be constructed of metal and will not visible from the street.

Mr. Brooks went on to state that staff mailed 25 notices to property owners and occupants within 500-feet of the subject property and also notified the Preserve HOA, and additionally, staff posted a sign on the subject property. Staff received five notices returned in favor of the carport.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Bryce Peterson
509 Sunset Hill Drive
Rockwall, TX

Mr. Peterson came forward and stated his truck is 19 feet long and they are requesting the variance for the carport to add additional room in front of the truck to facilitate room to circulate in front of the truck.

Chairman Renfro asked if there was anyone wishing to speak to come forward and do so. There being no one indicating such, Chairman Renfro closed the public hearing.

Commissioner McCutcheon made motion to pass agenda item with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 6-0, with Commissioner Logan absent.

8. Z2016-021

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydstun Avenue, and take any action necessary.

Senior Planner, David Gonzales, advised that the applicants, Mike Hogue as well as a representative from Marshawn Architects are both present and stated the request is for a zoning amendment to Planned Development District 52 for the purpose of allowing Townhomes on a 2.048-acre tract of land. The development will consist of eleven single-family attached townhomes. The subject property has an underlying zoning of Heavy Commercial and is located at the intersection of E. Boydstun Avenue and S. Clark Street.

Mr. Gonzales went on to explain that Mr. Hogue's property is located within Planned Development No. 52 District, which allows for Heavy Commercial land uses. Adjacent to and within the vicinity of his property are Commercial, Duplex Residential, and Single-Family Residential land uses. The Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial/Industrial land uses. However, due to the adjacent land uses this property could be utilized as a transitional zone if approved by City Council. According to the Comprehensive Plan, high density residential uses should be used as a transitional use from commercial or existing retail use, or where it will serve as a logical extension of an existing high density development. The zoning change proposed by the applicant would require this designation to be amended to a High Density Residential designation and has been added as a condition of approval.

Mr. Gonzales further explained that after the previous work session the applicant has been working with staff and after listening to what the Commission had to say during the work session what the applicant intends to build is a three story, two bedroom townhomes consisting of 2,258 sq.-ft. of air conditioned space on each lot. The conceptual rendering provides a perspective of a traditional attached three story home site that will incorporate a mixture flat and pitched roofs with gabled elements, articulated entry features, and balconies. Each townhome will be identified as a separate unit. Anti-monotony standards have been incorporated within the ordinance. The overall minimum masonry requirement for this development will be calculated at 90% masonry materials, excluding windows and doors. Hardy Plank or a similar cementaceous material may be used up to 70 percent of the masonry requirement on units that do not have a material on the adjoining property façade. This will help maintain the traditional design and style the applicant is attempting to create. Each townhome will also have a two car garage located to the rear of each property. In addition, the applicant will provide a minimum of a 10-foot landscape buffer along S. Clark Street and Boydstun Avenue with large canopy trees planted at 50-ft intervals and additional landscaping for each property will be provided as well as a park in the rear of the property.

Mr. Gonzales also noted that in the previous work session some of the Commission's concerns as well as the phone calls staff received from citizens were concerning parking. The parking will be located to the rear and will have rear entry two car garages on each lot as well as provide additional parking in the rear for the park and the open space area.

Mr. Gonzales stated he provided the Commission Development Standards that staff was able to put together over the weekend that were provided to the applicant who in turn was able to review to put together the remainder of the draft ordinance. Some of the things that will be included in the ordinance are some controls for the property in order to allow for townhomes not only to include the anti-monotony standards, but also to have controls like you would see in a residential neighborhood such as fence standards, landscaping standards and an HOA. The HOA will maintain the private road, the open space and the park. Mr. Gonzales also pointed out that the ordinance that is being put in place will not affect any other properties that are within PD-52 it is only for this two acre portion.

Mr. Gonzales further stated that staff mailed 250 notices to property owners and residents within 500-feet of the subject property and emailed a notice to the Park Place Homeowner's Associations, which is the only HOA located within 1,500 feet of the subject property as well as posting a sign adjacent to the subject property along Boydstun Avenue and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. Staff received six notices "in favor of" and four notices "opposed to" the request.

Mr. Gonzales advised he, as well as the applicant, are available for questions.

Commissioner Trowbridge asked in what year PD-52 was put in place. Mr. Gonzales stated it was put in place in 2002. Commissioner Trowbridge asked the year the zoning to the east SF-7 which is where Park Place is was established. Mr. Gonzales stated the Park Place Ordinance was put in place a few years after PD-52.

Commissioner Trowbridge asked if there is a minimum size that can be done for a PD, if it is a PD within a PD that is being proposed. Mr. Gonzales stated this is an amendment to this PD that is already established, the PD is not shrinking, the applicant is simply asking for the townhome use to be allowed within the PD-52.

Commissioner Trowbridge asked concerning the development standards that were just added that will be tied down to the ordinance is there something similar to a development standard that can be used as an example. Mr. Gonzales stated development standards that are put in place is that similar to any typical residential plan development, the only difference would be that these are townhomes and although they are still single family residential properties the only difference is that it is higher density.

Chairman Renfro asked what the minimum dwelling square footage was. Mr. Gonzales stated the applicant has indicated that the units will be minimum 2200 square feet.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Greg Wallace
Mershawn Architects
2313 Ridge Road
Rockwall, TX

Mr. Wallace came forward and stated his client is very agreeable to taking input from the Commission as well as staff in making changes to the project and is very willing to do whatever he can to make this acceptable. He understands some of the opposition was due to parking; however feels that 11 units will not cause a tremendous additional parking for that area or for the street that it's on. He stated he is available for any questions the Commission may have.

Chairman Renfro asked anyone who wished to speak to come forward and do so.

Bill Bricker
505 Westway
Rockwall, TX

Mr. Bricker came forward and stated he represents the Park Place development and is also the President of the HOA for Park Place, although he is not here representing the HOA nor has any input from the HOA, but from a developers standpoint feels the subject property has not been the nicest property for some time and would like to see the best thing at the back entrance to Park Place. Mr. Bricker went on to state he is in favor of proposal feels these townhomes will be fine, and although he had a few concerns initially they have since been addressed. He does not want it to be reverted back to Commercial or Heavy Commercial use if it is approved for change wants it to stay changed. He added that he is in support because he has spent some time looking at these kinds of communities which are all over the metroplex and feels having a component of multi-family when done properly are not only compatible but desirable as well.

Alan Smith
506 Kernoodle Drive
Rockwall, TX

Mr. Smith came forward and stated his opposition to the proposal, he moved to Rockwall for the Old Towne Rockwall. Does not fit the old town Rockwall and does not fit the area. He stated he is in construction and is concerned that what they are showing as proposal is just a photo not the actual plan and feels photos and actual plans are totally different and believes before a decision is made actual documentation needs to be provided.

Chairman Renfro asked staff if plans have been provided. Mr. Gonzales stated that what has been provided and be attached to the ordinance will be the perspective applicant has provided, the anti-monotony will be included in the ordinance to assure that what the applicant is proposing is what will be the final product put on the ground.

Tyler Riddle
307 Park Street
Rockwall, TX

Mr. Riddle came forward and stated his opposition to the proposal. He stated his home was built in 1886 and the reason they bought and moved to Old Towne Historic District is because he knows what he has to go through to do any additions to his personal home which is go through long documentation, and feels that looking at the proposed homes they don't resemble his or

his neighbor's homes within the Historical District, but rather like a Greek development at Texas A&M University. Feels these homes do not add to the feel of keeping Old Towne looking historical but instead making it look modern and does not feel that is a good look to add.

Carol Crow
504 Williams
Rockwall, TX

Ms. Crow came forward and stated her opposition to the request, feels the drawings that were put up of proposal look good considering currently it is an awful looking property but does not conform to the Old Towne Historical District. Ms. Crow stated a year ago there was a proposal for high density townhomes and they had that defeated and is here again with another high density proposal and there is land surrounding the subject property that can keep developing into more high density development if this one is approved.

Jim Buttgen
501 Kernoodle
Rockwall, TX

Mr. Buttgen came forward and stated his opposition for the proposal feels a three story building is not the look the Old Towne community should have as an entrance. He moved into the Old Towne community in 1977 and was one of the first to start restoring the look of the historic district and feels if such homes need to come in possibly should be one story smaller homes but not three stories high densities that would not fit the look he wants to ensure is maintained.

Johnny Johnson
303 N. Clark Street
Rockwall, TX

Mr. Johnson came forward and stated his opposition to the proposal expressed concern of part of the property being on a floodplain. He stated he feels this proposal will impact surrounding school as well as traffic on Clark Street. Mr. Johnson also expressed concern on the removal of trees on the property and would those be replaced.

JoKay Harris Glass
301 Meadowdale
Rockwall, TX

Ms. Glass came forward and stated her family owns the homes from 507-607 S. Clark Street since 1949 and is concerned with flooding issues with an easement she believes should be maintained by the City and currently is not. Chairman Renfro advised Ms. Glass he would try and get those questions answered and referred her to Amy Williams, Assistant City Engineer, who would answer those questions after the meeting. Chairman Renfro asked Ms. Glass for clarification if she was generally opposed or in favor of the proposal. Ms. Glass stated she will be in support if the question of the flooding can be addressed and it wouldn't affect her properties.

Chairman Renfro closed the public hearing and asked the applicant to come forward for rebuttal.

Mr. Wallace came forward and addressed the concern with the water runoff first stating that they are out of the floodplain and any water generated on the property would be detained in a detention pond with slow release and there would not be any additional runoff that would go into the creek to cause problems downstream. Mr. Wallace went on to address the concern in regard to the trees stating that if they are allowed to develop they will have a tree mitigation plan and are retaining all the trees in the back of the property along the creek and the floodplain area as well as roughly 95% of the trees that run along the street.

Chairman Renfro asked staff to explain the tree mitigation plan. Mr. Gonzales reiterated what Mr. Wallace spoke of concerning not building on the floodplain stating there will be no construction on the floodplain and if proposal is approved it would go through site planning and during that phase staff would address the tree mitigation plan. Essentially what that involves is if any hardwoods are removed those are replaced inch per inch and anything that is oak, pecan or elm over a caliper size are replaced at two times the amount this alleviates the removal of some of

the larger trees, however there are standards in the ordinance that include additional landscape if the proposal is approved.

Mr. Wallace also added with concerns stated with proposal being the gateway to Old Towne stating that the subject property is zoned currently Heavy Commercial and allows a tremendous amount of uses that could be much less desirable than eleven townhome units and feels this proposal would be a good transitional project and much more pleasing than some of the heavy commercial uses.

Chairman Renfro closed the public hearing. After doing so a question arose from a citizen in attendance and Chairman Renfro asked for direction from staff as to what to do. Planning Director Ryan Miller advised Chairman Renfro it was at his discretion if he wished to allow question to be heard and allow the applicant to rebut. Chairman Renfro asked the citizen to come forward.

Whitney Abbott
619 Renfro
Rockwall, TX

Ms. Abbott came forward and asked what other possible uses applicant would consider implementing since it is already zoned Heavy Commercial if proposal is denied, would it be storage units or something similar.

Chairman Renfro asked staff to briefly explain what other uses fall into Heavy Commercial to show what an alternative may be.

Mr. Gonzales stated a Heavy Commercial is a more intense use, higher traffic, more noise, more vibration, odors things like that depending on the use that is there. It could be used for rental equipment, as an example the bus barn that is across the street would be one possible use. Mr. Gonzales added that a list of what uses Heavy Commercial allows is available online.

Chairman Renfro asked for the Engineering staff to answer the questions that arose concerning the grading and the floodplain.

Assistant Engineer, Amy Williams, explained that they will be required for detention and everything will be detained back to an existing residential condition and there will not be an increase in the floodplain in elevation or in the flow it will stay exactly the same and they are out of the floodplain and are not allowed to be in there without a study to prove differently. Ms. Williams added that she would be available to talk to Ms. Glass after the meeting with any other question.

Commissioner Whitley asked since subject property is already zoned for Heavy Commercial does that mean that whatever property owner wants to put in there for example a storage building, can be done without having to come before the Planning and Zoning Commission or City Council. Mr. Gonzales stated since the property is zoned Heavy Commercial there are uses by right that the applicant does have available to them but within that PD there are only a handful that are not allowed, but the majority of the uses are allowed by right.

Mr. Miller added that the current PD is Heavy Commercial with additional uses meaning that not only is it allowed to have all the uses Heavy Commercial currently does, but there are additional uses that were earmarked for these particular properties that are above and beyond what Heavy Commercial allows.

Commissioner Trowbridge asked if it would primarily be single family restrictions that would be required if it was a single family development there with the exception of height and specific densities. Mr. Gonzales stated that in a typical residential zoning district the height is 36 feet and in this case the maximum height is 39 feet. Commissioner Trowbridge asked concerning the masonry requirements. Mr. Gonzales stated in the general residential districts it's 80% but it in this case it is 90% masonry required because of the representation that they had for the townhomes it is allowed to have up to 70% hardy plank or some kind of cementous material that would be like a neo traditional design therefore there is some variation in material that will allow individuality to be shown.

Commissioner Trowbridge asked for explanation of how percentages of material applied to what applicant is asking.

Mr. Miller added that variances have been approved in this area and the Old Town area for up to 100% cementous product because the lap siding is more indicative of the existing product in these areas therefore limiting it to 70% is just allowing the applicant to do more than what is typically allow in some of the more traditional housing areas where only 50% is allowed. Mr. Miller went on to state that the Commission does have the discretion to make a recommendation to increase the percentage if the Commission chooses to approve the proposal.

Chairman Renfro asked for any further discussion or motions from the Commission.

Chairman Renfro made motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 4-2 with Commissioners Whitley and Trowbridge dissenting and Commissioner Logan absent.

IV. DISCUSSION ITEMS

9. Z2016-019

Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, stated applicant is present and available for questions.

Matt Brendall
600 E. Las Colinas Blvd.
Irving, TX

Mr. Brendall came forward and gave a brief explanation of the proposal by providing a power point which highlighted the background of JPI as well as main points of the proposal which included that JPI is locally headquartered in DFW in Irving and have been there for over 25 years, and are a fully integrated real estate team which only do luxury multi-family developments. One of the unique aspects of the organization is that they have their own in house construction group which allows for them to be involved throughout the design process and also allows helps control the quality of what is built to a higher degree.

Mr. Brendall expanded on the request stating that one of the things that make their product different from what is currently on the market is the high level of services that are on site such as double the typical amenity space, they deliver about 12,000 feet of amenity spaces and in addition to that, a management team would live on site to help establish a real community feel. Average rent will be $1500. The power point went on to show similar developments JPI has built. Mr. Brendall then turned the presentation over to Mr. Miller Sylvan to discuss the specific site.

Miller Sylvan
600 E. Las Colinas Blvd.
Irving, TX

Mr. Sylvan came forward and gave brief explanation of the concept site plan of the proposal by providing a power point that included a conceptual plan that shows what is being proposed is two phases of multi-family, with each phase consisting of 3 story 360 units which will consist of 60% one bedrooms, 35% two bedrooms, and 5% three bedrooms with 20 to 30% of the units having tuck under private garages. Each phase will have a clubhouse which will be 8 to 10,000 square feet and include a fitness center, Wi-Fi lounge, coffee bar, billiards room, and a theater area. Each unit will have its own balcony, 10 foot high ceilings, stainless steel appliances, granite countertops as well as washer and dryer not just the connections.

Mr. Sylvan stated they have reached out to Lofland Farms and Meadow Creek communities which are south of the property and will be meeting with them in the next week to get feedback from them.

Mr. Miller stated staff provided a draft ordinance in the packet for the Commission to review that contains some of the things that the applicant has identified as zoning requirements as well as some of the City's standards and will bring the Commission something more finalized as the applicant finalizes the concept plan. If approved it will have to go through site plan and at that time it will go through the Parks Board for recommendation to City Council.

Chairman Renfro asked for discussion or questions for staff.

Commissioner Trowbridge asked if tucked under garages would have direct access to the units or to common areas and if hallways are open or air conditioned. Mr. Sylvan stated they would direct to common areas and hallways are open with no air condition.

Commissioner Trowbridge asked if JPI was typically a build and sell or build and hold. Mr. Sylvan stated it depended on the partner that they have, have done it both ways but more recently they have built leased up and sold however they pride themselves in being great developers and builders very good at leasing up properties and whatever management companies that manage before selling will manage it for the buyer, in the last few years with the market as it has been they have leased up and sold, but uncertain for this one will be sold.

Chairman Renfro asked why Rockwall was chosen for this proposal. Mr. Sylvan stated there is a lot of demand in Rockwall and believes what they are proposing is a high end community, high end product that will fit in Rockwall that is an affluent community with empty nesters, young professionals and such that are looking for such product.

Chairman Renfro asked concerning rent survey, if JPI felt that they may be pushing the envelope with the rent they are asking or do they think they are at or below market. Mr. Sylvan stated they typically are pushing the envelope because for what they build they are typically ten to fifteen cents per foot higher than what the next highest community would command but due to the fact they provide more services and amenities than other developments it has proven successful to do so because people are willing to pay for those services and amenities.

Chairman Renfro asked if they had done their due diligence with the Harbor PD-32 as there are 1,072 units that are slated to come in. Mr. Sylvan stated they have but feel this is a different part of town with a different product line.

Chairman Renfro asked what percentage of 1 bedrooms and what square footage they are. Mr. Sylvan stated 1 bedroom are going to take 60% and start at about 650 square feet and go up to 1,100 square feet with the 2 bedroom going to 1,700 square feet. Currently the unit mix is showing 1,000 square foot average and are in the process of doing a deep dive into the market by looking at all the unit types to define where the demand is, but will define that as the process moves forward.

Commissioner Trowbridge asked if the 60% one bedrooms is based on what is thought to be the demand Rockwall demographic supports. Mr. Sylvan stated it was, but currently waiting on the market study which will help refine and it may show that number needs to be bumped up and they will determine that once they analyze it when it they get it in, in a couple of weeks and will provide a copy to the Commission for them to review it as well.

General discussion took place concerning lot mix and density of surrounding areas.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2016-022

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR

Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

Senior Planner, David Gonzales, gave brief explanation of request stating applicant is requesting an SUP to allow for an extension on to their existing building which is located at the intersection of Justin Road and Industrial Blvd. They are proposing to install three high bay extensions which will be pre-engineered metal panels that will connect. The code requires an SUP for anything that is over 60 feet, after the expansion they will be at 70 feet.

Mr. Gonzales stated applicant was not present but staff is available for questions.

Chairman Renfro asked if

Commissioner McCutcheon asked if there was any direction the Commission could direct applicant to require the addition to blend in the building more as it appears what is being proposed does not fit existing buildings look. Mr. Gonzales stated it was his understanding that in 2006 it was a planned expansion and therefore that area that they are connecting to that is made for it to go up to allow for the expansion.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Renfro called a ten minute recess at 7:35 p.m.

Chairman Renfro called the meeting back to order at 7:47 p.m.

11. Z2016-024
Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [*S. Goliad Street*], and take any action necessary.

Planner, Korey Brooks, asked applicant to come forward and present the case.

Josh Edge
1301 Central Expressway South
Allen, TX

Mr. Edge came forward and stated he represents Dynamic Engineer and gave brief explanation of request stating currently subject property is undeveloped land and while they do represent the owner of the land it is Group One Automotive who represents Rockwall Ford who have a facility off of IH-30. The site is intended to be Rockwall Fords body shop facility; they will take the current body shop facility and move it to subject property to free up more space. The intent of the body and collision facility is not for public access and will be a secured and gated.

Chairman Renfro asked staff to provide a closer look of the map to show exact location to be able to determine if it falls within the 205 Overlay, and if it does what requirements will the applicant have to adhere to.

Mr. Edge added that they will have architectural features to the building to fit the 205 Overlay and fully anticipate meeting all requirements.

Mr. Brooks displayed the map and stated that the Future Land Use map does designate the area as Commercial or Industrial which is defined as intensive commercial industrial uses with large volume traffic therefore the proposed change of zoning does conform to the Future Land Use map.

Mr. Miller added that the requirements for the 205 Overlay are those of a typical overlay which will require a natural stone at 20%, four sided architectural features, 90% masonry, typical requirements that come in at the site plan stage.

Commissioner Lyons asked if all body work would be done indoors. Mr. Edge stated that was correct, all work will be done indoors.

Commissioner McCutcheon asked what type of screening would be provided. Mr. Edge stated they are open to what the Commission recommends, what is currently being discussed is a metal rod iron gate and increasing the landscaping in the front of the building to provide the screening requirements.

Commissioner McCutcheon asked if work would be done with doors open or closed as it may be a concern with the noise. Mr. Edge stated he did not have the answer to that, but would find out and answer the question at the next meeting.

Mr. Miller added that the public hearing for this case will be held the 9th of August.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2016-025

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, asked applicant to come forward and present the case.

J**ason Lentz**
5339 Alpha Road
Dallas, TX

Mr. Leitz came forward and stated he is the Senior Vice President of Development with Atticus Real Estate Services and would be giving a gave brief explanation of request and provided renderings to display. The request is for a 245 unit condo multi-family development in PD-32 consisting of efficiencies, one bedroom, and two bedroom units in a four story elevatored building that will be a wrap product that surrounds a garage in the middle. The unit mix will consist of 8% efficiency units, 60% one bedroom units, and 33% two bedroom two bath units, and no three bedroom units in this product. Will have five story parking structure it is anticipated to have amenity space including a pool on top of the deck that will serve the entire condo project.

Mr. Miller added that as it has been discussed in previous meeting Planned Development 32 is a unique PD in that it involves many different stake holders, several sub districts, all of which have their own uses and their own development challenges as well as their own development standards. This particular property is part of the interior sub district which allows by right the units, and the way the units were made for the entire PD-32 is creating a pool in all of the sub districts of 1162 units and as the developments come in they claim a certain number of those units. According to the Concept Plan, the interior sub district was intended to have apartments in this manner. What is kicking in what is called the PD Development Plan in this case is an interim between zoning because they already have entitlement for the use itself, but in between zoning and site plan, there is the PD Development Plan which gives the Commission discretionary approval, and staff notifies everybody within the property to check for conformance to the Plan. In this case, the use is permitted therefore the intent of the sub district is not being changed, but what is kicking in the Planned Development Plan is simply the roadway that's running which will be changed to a public roadway and that will connect thru, whereas currently there is a gap between property lines. In the Plan it is supposed to be a public roadway, but they are asking to basically to change the street cross section. The cross section

in the Plan calls for parallel parking along the side of the condominium buildings and they are requesting not to put in the parallel parking, just the two lanes of traffic.

Mr. Miller went on to add that by allowing that, it actually does match what the City will be doing with the entry way onto Ridge Road. The applicant will need to present the cross section to the Commission at the next meeting and that will be part of the ordinance and staff will also provide a checklist of how it would conform to the overall PD.

Chairman Renfro asked the applicant what their definition of condo was if they are going to be sold. Mr. Lentz stated they will have condo docs in place but although they are 245 individual units they can be owned by one owner and sublet to individual tenants. Mr. Miller added that what made them condos was that every unit is required to be individually metered.

Commissioner Trowbridge asked if it was a for sale condominium project and would it be operated as multi-family. Mr. Lentz stated it was their plan not to immediately offer it for sale and it would be operated as multi-family and added that they are a long term holder.

Commissioner Trowbridge asked if they have done such projects in the past and where. Mr. Lentz stated they have but would refer that question to Mark Humphreys who is the CEO of Atticus and Humphreys Architects.

Chairman Renfro asked concerning how many 485 square foot units there would be. Mr. Lentz stated there would be 20 of the 245 units that would be 485 square feet. Chairman Renfro asked what the following size is. Mr. Lentz stated thee would be 97 616 square feet one bedroom units with the 485 square feet units being efficiencies. Chairman Renfro asked if the majority would then be one bedroom units. Mr. Lentz stated that was correct.

Chairman Renfro asked where the parking would be. Mr. Lentz stated parking would be located at the parking deck in the interior of the building.

Chairman Renfro asked staff if there was a road that came out to Summer Lee to Ridge Road. Mr. Miller stated there is a roadway that extends around the building and their portion of it on their property extends from Summer Lee to the back southwest corner of the property, they also show the townhome development to the south and in between those two properties there is a property line that follows the roadway and that roadway will extend to their property line and eventually connect to a road system that will take that out to Ridge Road.

Chairman Renfro asked how that roadway would get to Ridge Road. Mr. Miller stated the adjacent property will have a responsibility to build that portion of the roadway to the Hughes property and then the Hughes property to Ridge Road and a portion of it goes thru Glen Hill Way Road right of way.

Commissioner Lyons asked concerning the lot mix, what is done to anticipate the need for the one bedroom and two bedroom units and no three bedroom units. Mr. Lentz stated they will conduct a market study.

Chairman Renfro asked made comment that looking at the Comprehensive Plan, the request is asking for 245 units and what is allocated for that and is 315 currently. Mr. Miller stated there are 1162 units permitted within PD-32, currently Marina Village claimed 399 of those, and the Summer Lee Condominiums which is directly west of this property and belongs to the same interior sub district, claimed 265, but there is no allocation within the sub district itself.

General discussion took place concerning the allocation of the 1162 total units within the PD-32 and how it is broken down.

Commissioner Trowbridge asked if the hallways would be closed and air conditioned. Mr. Lentz stated they would be closed and air conditioned.

Mr. Miller added that the public hearing for this case will be held the 9th of August.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

13. Z2016-026

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.

Planning Director, Ryan Miller, asked applicant to discuss the case.

Jason Lentz
5339 Alpha Road
Dallas, TX

Mr. Lentz gave brief explanation of request stating the concept plan currently shows zero lot line homes but the vision is to change that to an attached townhome concept, 36 with an average unit size of 1900 square feet with 1/1/ units going all the way up to 3/2 units. They have done a project similar to what is being proposed in Richardson with part of it being for sale product and some of it was a rental product and have seen success in such projects. Mr. Lentz provided elevations of the townhome product.

Chairman Renfro asked if it will be lease and hold and also sell. Mr. Lentz stated that the plan is for it to be a for sale product.

Mr. Miller added that this is not part of the interior sub district but rather enters into what is called the residential sub district which was intended to be 49 single family zero lot line homes. The use chart allows townhomes by specific use permit, but in order to get the townhomes the intent of the sub district needs to be changed. By going through the PD Development Plan to change the intent of the sub district they are essentially getting the discretionary approval that they need to move forward and therefor will only need to go thru a PD Development Plan.

Mr. Miller went on to add that going back to the 1162 units, the 49 single family zero lot line homes were not a part of the 1162 pool and therefor this would subtract 36 units from the 1162 because it would be changing it from the zero lot line homes product to the townhome product.

Commissioner Trowbridge asked how many of the 1/1 units would there be. Mr. Lentz stated there would be nine of those which will be 1600 square feet.

Mr. Miller added that the public hearing for this case will also be held the 9th of August.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

14. Z2016-027

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16)* District; and Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of increasing the minimum square footage per dwelling unit in these zoning districts, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating that on the July 5 City Council meeting after a work session was done at a previous meeting, City Council directed staff to propose a text amendment that would increase some of the minimum square footage sizes of single family home requirements in certain districts, specifically they were looking at the Single Family 10 and the Single Family 16 Districts. What was discussed was that a lot of the PD's have come thru and there were questions as to whether the housing size being required was large enough, but did give staff some clear direction in that they wanted staff to stipulate a Single Family 16, which is a 16,000 square foot lot as having a minimum of 2,400 square foot home and

the Single Family 10 District which has a 10,000 minimum foot square lot to have a minimum 2,200 square foot home.

Mr. Miller further explained that staff brought up the issue with the Agricultural District in the work session, that currently there is no minimum housing size in the Agricultural District and that has presented some issues in the past when people inquire what the minimum size is, therefore staff suggested that they stipulate of minimum size for that District as well and they did direct staff to prepare the text amendment with a 1,600 square foot minimum for that District.

Mr. Miller went on to explain that staff cataloged comparable city's zoning districts, and because everyone calls zoning districts something different and they all have different standards, it was done by minimum lot size and then charted what other cities minimum single family dwelling size was for each of those districts and put together a chart that shows what that was and then put together an average median and mode to show what those numbers are, and that is how staff derived some of the square footages that are being proposed. Mr. Miller added that staff also provided the Commission with a density and dimensional chart that show a breakdown of all of the single family requirements and how the changes being proposed would look in a side by side comparison of other single family residential districts.

Mr. Miller stated this is a discussion period to answer any questions and item will be coming back for a Public Hearing on the 9th of August.

Commissioner Trowbridge asked if by raising the minimums house sizes, would that make the floor density higher. Mr. Miller stated that the density is derived by the minimum lot size therefore a density of two units per acre isn't going to changed based on the size of the house.

Mr. Miller added that what is being proposed does fit within the City's current guidelines which is a 65% lot coverage in most districts and most of the building permits that have come in have been, even on a 10,00 square foot lot, 2,200 square feet or larger very few have been built under the 2,200.

Commissioner McCutcheon asked if this is approved, how would it affect if a new construction would take place in an existing older neighborhood where a 2,200 square foot house would not fit with the existing look would there be a way around it. Mr. Miller stated the majority of the older areas in the City are zoned Single Family 7 and Single Family 10 and therefor only apply to a portion of them.

Mr. Miller added that to point out to Commissioner Trowbridge's point that looking at the various comparable cities, there are two strategies on minimum housing sizes, they're stipulating exact sizes, which the vast majority of cities do, and then there are some like Frisco that do a straight 800 across the board and let the developer, but what is being seen recently is more PD's come in and PD's end up creating their own zoning in a sense and they stipulate their own density and dimensional requirements. What staff uses the base zoning is to act as a guideline to present those standards at the onset of when the PD is being put together and give something to build from for the developer.

Commissioner McCutcheon expressed concern as to how this would affect those not in a PD but that are in the older areas that fall in Single Family 10 District.

Commissioner Lyons asked if it would only affect someone that may tear down an existing home and build a new one they would have to comply with the new minimum standard. Mr. Miller stated that was correct, if it was in a Single Family 10 District.

Chairman Renfro asked staff for clarification as to what Council is trying to accomplish with this amendment. Mr. Miller stated that it may be that due to the current market the City's housing size may be a bit small, the Single Family 10 is currently at 1,800 square feet and they are looking to adjust that to what they feel the direction of the City is calling for.

Commissioner Lyons asked what staffs findings were in the analysis conducted as far as comparing Rockwall to other cities, is the city on the low or high end. Mr. Miller stated Rockwall was a little above the middle to mid-high end.

Commissioner Lyons asked if the Commission could make their own recommendations if they felt 2,200 was too large. Mr. Miller stated that was correct, the Commission can pass along a different recommendation than what is being proposed.

Commissioner Whitley asked what the average size house that is being built in the last two or three years in this size lots, and is the proposal in alignment to what the market is bearing in Rockwall. Mr. Miller stated he did not have that information at hand, but would at the next meeting bring some hard numbers of what in the last couple of years what the average permit sizes are in certain districts as well as providing additional information concerning building permits issued.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

15. SP2016-015

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the property is located across the street from Tuttle Field at the intersection of Airport and Industrial Blvd. This is a site plan where what will be looked at is the photometric plan, building elevations and landscape plan once those come and comments were submitted to the applicant and they have taken care of most of them, but there was one question that will need to be answered by the applicant and that is how the lot lays out, and if it is going to be a phasing plan involved with that or will there be some flag lots because where the lot is located and the other two lots that are there subject property being in the center lot and with one lot behind it, there is no frontage; therefore if there is a phasing plan it would not be a problem but if they are individually owned then frontage will be needed and until that question is resolved may see something different come back. Aside from that, they are minimum amounts of technical items that are required by the applicant to build and the only other thing would be the building elevations where there are several materials that they are using primarily being metal and that is going to take a recommendation from the Planning and Zoning Commission as well as City Council for an exception to the material standards.

Mr. Gonzales stated that the applicant was not present but staff is available for any questions.

Commissioner Lyons asked if this is the same facility as the baseball project that was brought to the Commission a few months back. Mr. Gonzales stated this is a separate project the baseball facility is east of this.

Commissioner Lyons asked what kind of facility this would be. Mr. Gonzales stated it was his understanding that it is going to be a climbing fitness type facility with zip lines and climbing walls and will also have a fencing academy.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales (*2nd Reading*) [*Denied*]
- ✓ Z2016-018: Amendment to Planned Development District 74 (PD-74) (*2nd Reading*) [*Approved*]
- ✓ SP2016-014: Variances for Platinum Self Storage Site Plan [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.

V. ADJOURNMENT

The meeting adjourned at 8:53 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Pat Atkins, *Saddle Star Land Development, Inc.*

AGENDA ITEM: **P2016-023**; *Master Plat for Saddle Star Estates South*

SUMMARY:

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

MASTER PLAT INFORMATION:

- ✓ The Saddle Star South Subdivision is a two (2) phase, master planned community that will be composed of 138 single-family, residential lots on approximately 55.413-acres land. The 138 single-family lots will be a minimum of 70' x 125' lots (*or a minimum of 8,750 SF*), and the development will have a gross residential density of 2.49 units per acre. Additionally, the plan will consist of 12.48-acres of open space (*or ~22.52% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement	25'
Maximum Height	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks	Allowed

- ✓ The purpose of the applicant's request is to provide a master plat that will delineate the sequence and timing of the development and an open space plan that will layout the proposed trails, parkland and amenities center for the subdivision. According to the master plat, this development will involve two (2) phases with Phase 1 containing 86 lots and Phase 2 containing 52 lots. Additionally, the development will incorporate a total of 12.48-acres of non-contiguous open space that will be connected via a trail that runs throughout the development. On the linear greenbelt situated at the center of the development the applicant is showing the construction of a clubhouse/pool area and a community garden. This will be constructed with Phase 2 of the subdivision.

- ✓ The proposed *master plat* generally conforms to the revised concept plan approved with Planned Development District 79 (PD-79) by the City Council on June 6, 2016 under *Case No. Z2016-015* [*Ordinance No. 16-39*].

- ✓ On June 7, 2016 the Parks Board reviewed the proposed master plat/open space master plan and approved a motion to recommend approval of the master plat/open space master plan with the following conditions of approval:

  1) The proposed open space be maintained by the Homeowner's Association (HOA) as a private park.
  2) The proposed trail system be maintained by the HOA as a private trail system.

  This motion passed by a vote of 6-0.

- ✓ Conditional approval of this *master plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *master plat/open space master plan* for the *Saddle Star South Subdivision* staff would recommend the following conditions:

1) The *master plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);

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

City of Rockwall

Project Plan Review History

				Applied	5/16/2016	LM
Project Number	P2016-023	**Owner**	R, & R HANCE INVESTMENTS LP	**Approved**		
Project Name	Saddle Star Estates South	**Applicant**	SADDLE STAR LAND	**Closed**		
Type	PLAT			**Expired**		
Subtype	MASTER PLAT			**Status**	5/16/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

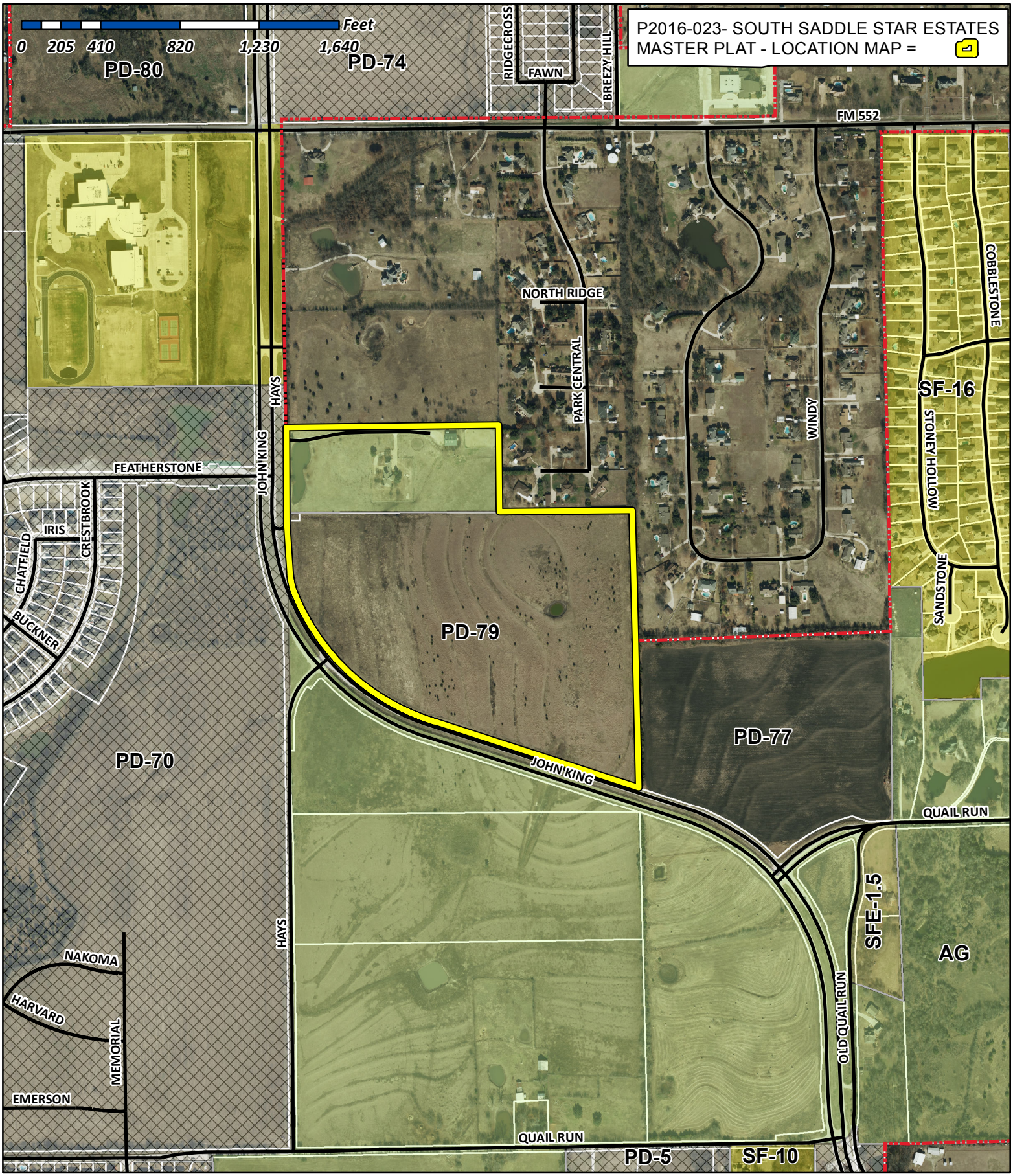
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-3	NULL	2-3	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
(5/19/2016 9:25 AM AW) See Comments in P2016-024 Bulb street out on "Street B"							
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
GIS	Lance Singleton	5/16/2016	5/23/2016	5/19/2016	3	APPROVED	
PLANNING	Ryan Miller	5/16/2016	5/23/2016	5/19/2016	3	APPROVED	See Comments

P2016-023 Master Plat for Saddle Star Estates South: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference include the case number (P2016-023) in the lower right hand corner of all pages on future submittals.
I.4 The Parks Board Meeting for this case will be held on June 7, 2016 at 6:00 PM in the City Council Chambers. Please contact Andy Hesser in the Parks Department, to confirm any additional requirements for this case, at (972) 772-6457.
I.5 The Planning & Zoning Work Session for this case will be held on May 31, 2016 at 6:00 PM in the City Council Chambers.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2016 Planning & Zoning Meeting.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.7 The projected City Council Meeting date and subsequent approval for this Master Plat is June 20, 2016.							



City of Rockwall

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

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

SADDLE STAR SOUTH - Rockwall , Texas 7-26-16

45.31 ACRES- R.R. INVESTMENTS/John King Blvd.

Fr. RANDA HANCE

To. Ryan Miller A.I.C.P. ,CITY OF ROCKWALL – PLANNING DIRECTOR

385 S. Goliad St. ,Rockwall Tx. 75087

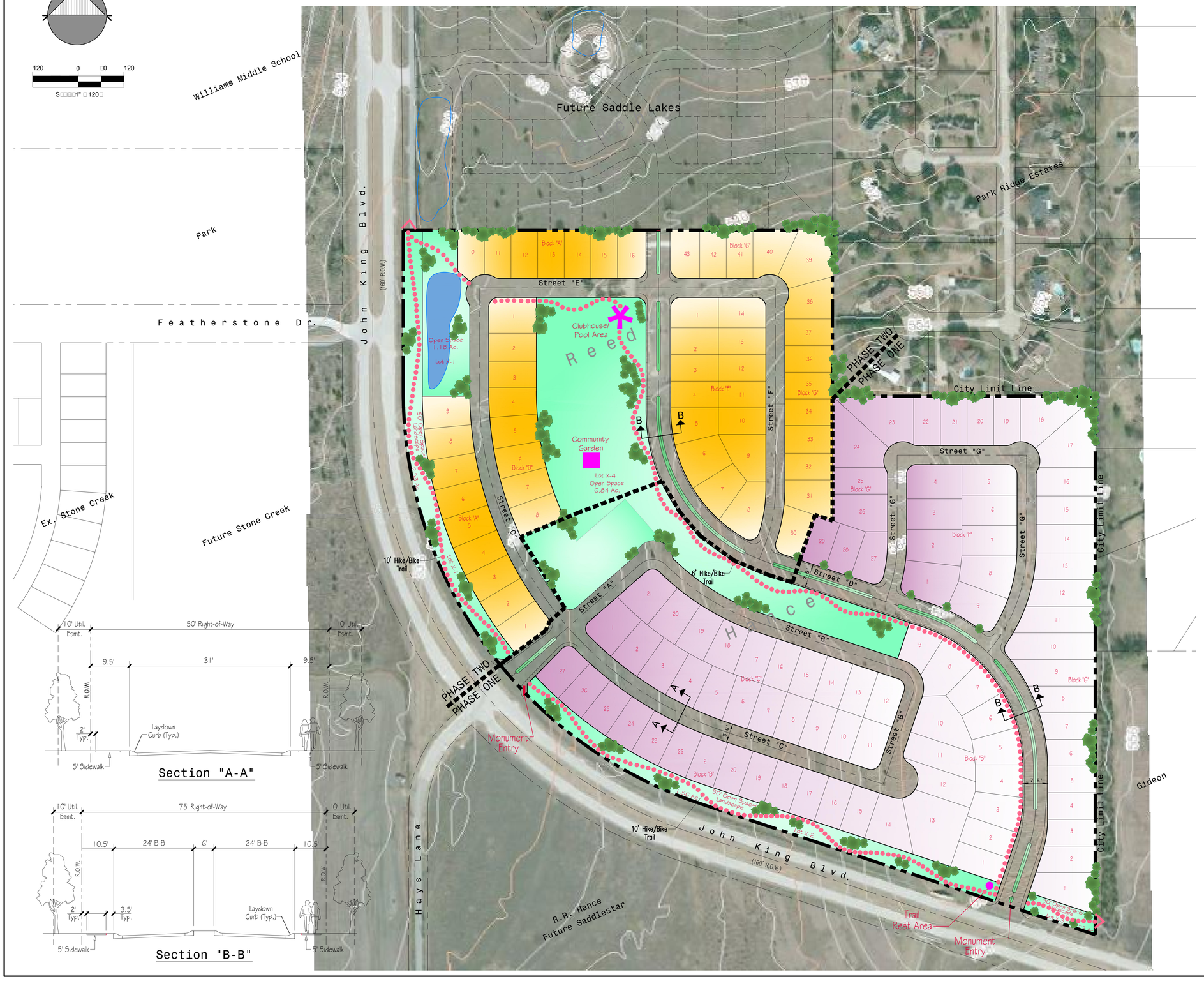
Mr. Miller,

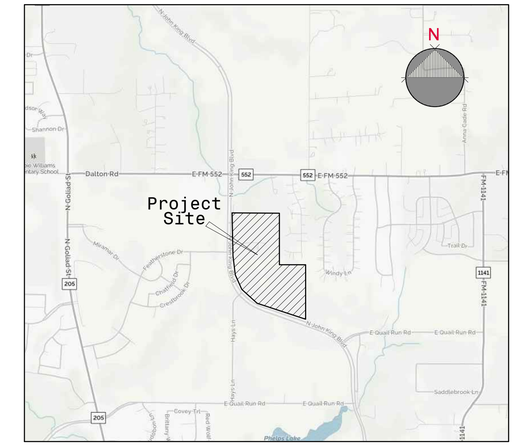
As owner of above described property, I hereby authorize to reinstate the Master Plat and Preliminary Plat Process with the City of Rockwall.

Randa Hance

Randa Hance

Owner





Vicinity Map

n. t. s.

Note:
Detention to be provided as per City of Rockwall Drainage Specifications and Standards.

Phasing Data

PHASE ONE - 86 Lots

PHASE TWO - 52 Lots

Land Use Data

Total Area - 55.413 Ac.

Total Open Space - 12.48 Ac.

Typ. Lot Size - 70'x125'

Total Lots - 138

Density - 2.49 D.U. / Ac.

MASTER PLAT
OPEN SPACE PLAN

SADDLESTAR ESTATES
EST. 2016
SOUTH

City of Rockwall, Rockwall County, Texas

Ownesr:
RANDY HANCE
14241 North Dallas Pkwy,, S 1050
Dallas, Texas 75234
972.991.1600

GWEN REED
3076 Hays Lane
Rockwall, Texas 75087

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
Civil Engineering / Project Management / Construction Services
Firm Registration #F-001145
201 Windsor Circle, Suite 200, Wylie, TX 75098
972.941.8400 www.ecd.com fax: 972.941.8401

May 3, 2016

Scale:1" = 120'

Case No. Z-2016-015

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Pat Atkins, *Saddle Star Land Development, Inc.*

AGENDA ITEM: **P2016-024**; *Preliminary Plat for Saddle Star Estates South*

SUMMARY:

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The Saddle Star South Subdivision is a two (2) phase, master planned community that will be composed of 138 single-family, residential lots on approximately 55.413-acres land. The 138 single-family lots will be a minimum of 70' x 125' lots (*or a minimum of 8,750 SF*), and the development will have a gross residential density of 2.49 units per acre. Additionally, the plan will consist of 12.48-acres of open space (*or ~22.52% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement	25'
Maximum Height	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks	Allowed

- ✓ The purpose of the applicant's submittal is to *preliminary plat Phases 1 & 2* of the *Saddle Star South Subdivision*. According to the *preliminary plat*, this development will consist of 138 single-family residential lots in two (2) phases, with *Phase 1* containing 86 lots and *Phase 2* containing 52 lots. Additionally, the development will incorporate a total of 12.48-acres of non-contiguous open space that will be connected via a trail that runs throughout the development. On the linear greenbelt situated at the center of the development, the applicant is showing the construction of a clubhouse/pool area and a community garden. This will be constructed with Phase 2 of the subdivision.

- ✓ The proposed *preliminary plat* generally conforms to the revised concept plan approved with Planned Development District 79 (PD-79) by the City Council on June 6, 2016 under *Case No. Z2016-015* [*Ordinance No. 16-39*].

- ✓ On June 7, 2016 the Parks Board reviewed the proposed master plat and approved a motion to recommend approval of the master plat with the following conditions of approval:

    1) That pro-rata equipment fees of $59,064.00 (*i.e. 138 lots @ $428.00 per lot*) and cash-in-lieu of land fees of $42,090.00 (*i.e. 138 lots @ $305.00 per lot_*) -- *for a total of $101,154.00* -- shall be used to provide private amenities to the 6.846-acre open space situated at the center of the development.

    This motion passed by a vote of 6-0.

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

- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for *Phase 1 & 2* of the *Saddle Star South Subdivision* staff would recommend the following conditions of approval:

1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);

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

City of Rockwall

Project Plan Review History

				Applied	5/16/2016	LM
Project Number	P2016-024	**Owner**	R, & R HANCE INVESTMENTS LP	**Approved**		
Project Name	Saddle Star Estates South	**Applicant**	SADDLE STAR LAND	**Closed**		
Type	PLAT			**Expired**		
Subtype	PRELIMINARY			**Status**	5/16/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-3	NULL	2-3	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments

(5/19/2016 9:36 AM AW)
Engineering Comments on plat.
Impact fees
4% engineering fees
Need to show NTMWD easement
10' utility easement along the fronts of all lots
Need to bulb out the turn at Rockin H Trail
Need street name between Rockin H Trail and Twin Hills Lane
Need to show and label detention/drainage easement
Show 20' easement along John King for 16" water line
Keep the 16" water line close to the right-of-way on the north side
The 16" water line along John King must tie to the existing 20" water line
Find out if there is anything in the Mt. Zion easement...may can abandon it
Sanitary sewer isn't in the middle of the street. It should be in the parkway
Storm sewer in the middle of the street
Pro-rata on the Stoney Hollow lift station ($345.75/acre)
Need to tie the 16" water line to the existing 12" water line in Quail Run
If 138 lots sewer to Stoney Hollow lift station without any upgrades to the lift station there will not be any capacity for Saddlestar North. The ultimate Stoney Hollow lift station only has capacity for a maximum of 139 lots.
Not lot to lot drainage allowed (see markup)
Drain all on the eastern property line toward the street (see markup)
Existing inlet in John King is not designed for site drainage (see markup)
Make sure you follow the existing drainage map in the John King plans.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
GIS	Lance Singleton	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments

(5/19/2016 12:13 PM LS)

1. Please submit cad file (dwg) of the proposed lots and road centerlines for addressing.
2. Tie two corners to NAD83 State Plane Coordinate System (NCTX4202). Also submit survey closure report.
3. Change the street name RANDAS WAY DR to just RANDAS WAY. We do not allow double suffixes.
4. Add letter G to Rockin for Rocking H Trail. (reduces potential for confusion)
5. Change Brandens Dr to Brandens Way. (We have a conflict with a Royse City street).
6. Macys Cir needs to be broke down into 3 different street names.

We do not allow two identical intersection names. The remainingMacys Cir can become Macys Dr.

PLANNING	Ryan Miller	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments

P2016-024 (Saddle Star Estates South): Please address the following comments (M=Mandatory Comments; I=Informational Comments).

I.1 This is a request for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard.

I.2 For questions or comments concerning this case, please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (P2016-024) in the lower right hand corner of all pages on future submittals.

M.4 Provide staff with the "Subdivider's Statement." According to the Municipal Code of Ordinances a Preliminary Plat "… shall be accompanied by a written statement [Subdivider's Statement], signed by the subdivider stating the developer will comply with all the city requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the city."

M.5 Please provide a list of all lots by lot and block designation indicating the total size of each lot in SF and the lot width at the front yard building setback.

M.6 On the preliminary plat indicate the street cross sections to be used.

M.7 On Randa's Way Drive please indicate the location of the proposed median.

M.8 On Lot 7, Block B please extend the front yard building setback line behind the existing easement.

M.9 A minimum of a 50-foot landscape buffer is required adjacent to John King Boulevard. Currently portions of the buffer areless than 50-feet. Please make this correction.

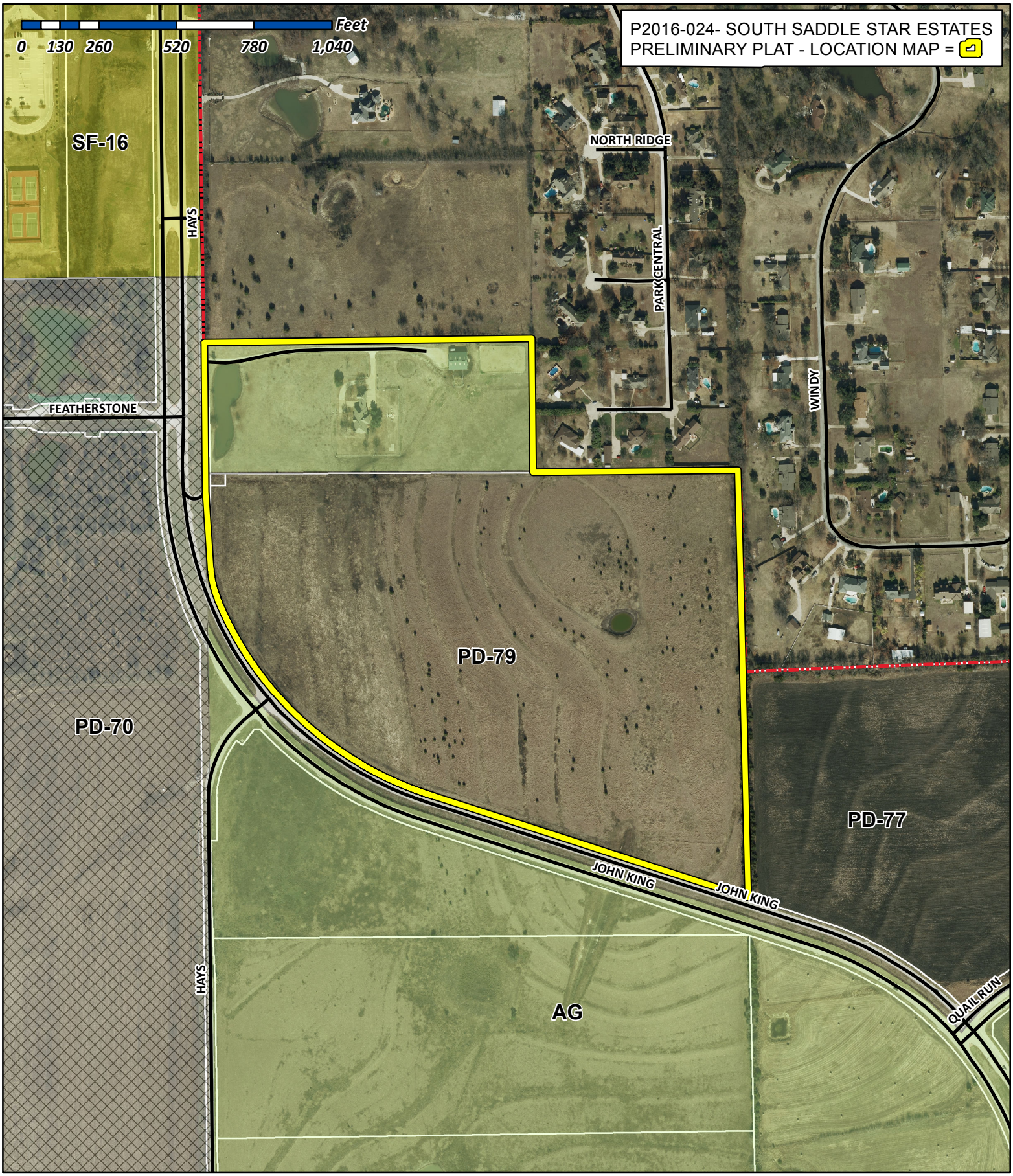
M.10 Indicate a Pedestrian Access Easement in the location of the proposed trailhead. Additionally, the ten (10) foot trail that is projected to meander through the 50-foot landscape buffer adjacent to John King Boulevard will need to be put into a Pedestrian Access Easement.

M.11 On the vicinity map indicate the City Limit line.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2016 Planning & Zoning Meeting. The Planning & Zoning Commission work session meeting will be held on May 31, 2016.

I.13 The Parks Board meeting for this case will be held on June 7, 2016.

I.14 The projected City Council Meeting date and subsequent approval for this plat is June 20, 2016.



City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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SADDLE STAR SOUTH - Rockwall , Texas 7-26-16

45.31 ACRES- R.R. INVESTMENTS/John King Blvd.

Fr. RANDA HANCE

To. Ryan Miller A.I.C.P. ,CITY OF ROCKWALL – PLANNING DIRECTOR

385 S. Goliad St. ,Rockwall Tx. 75087

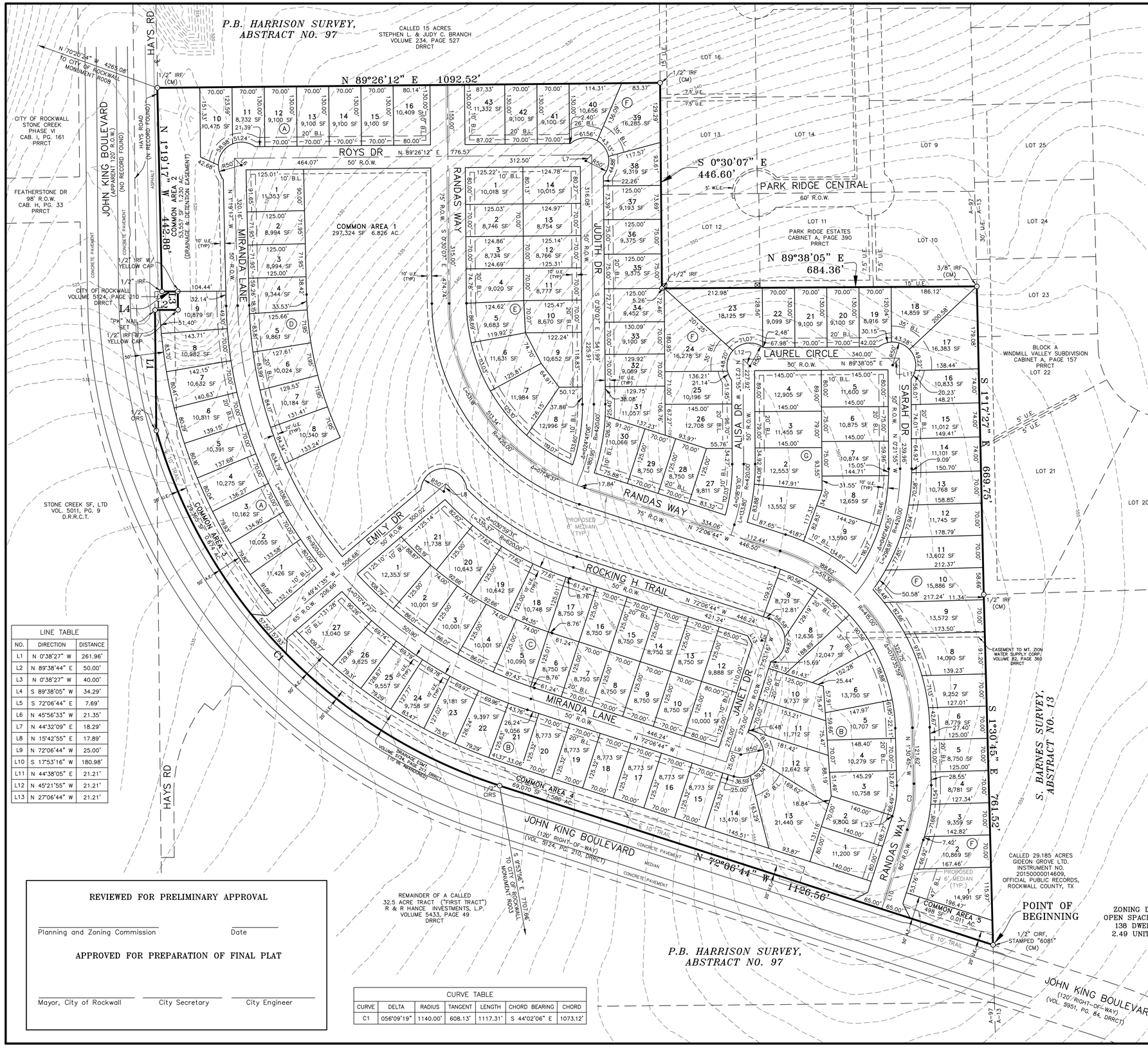
Mr. Miller,

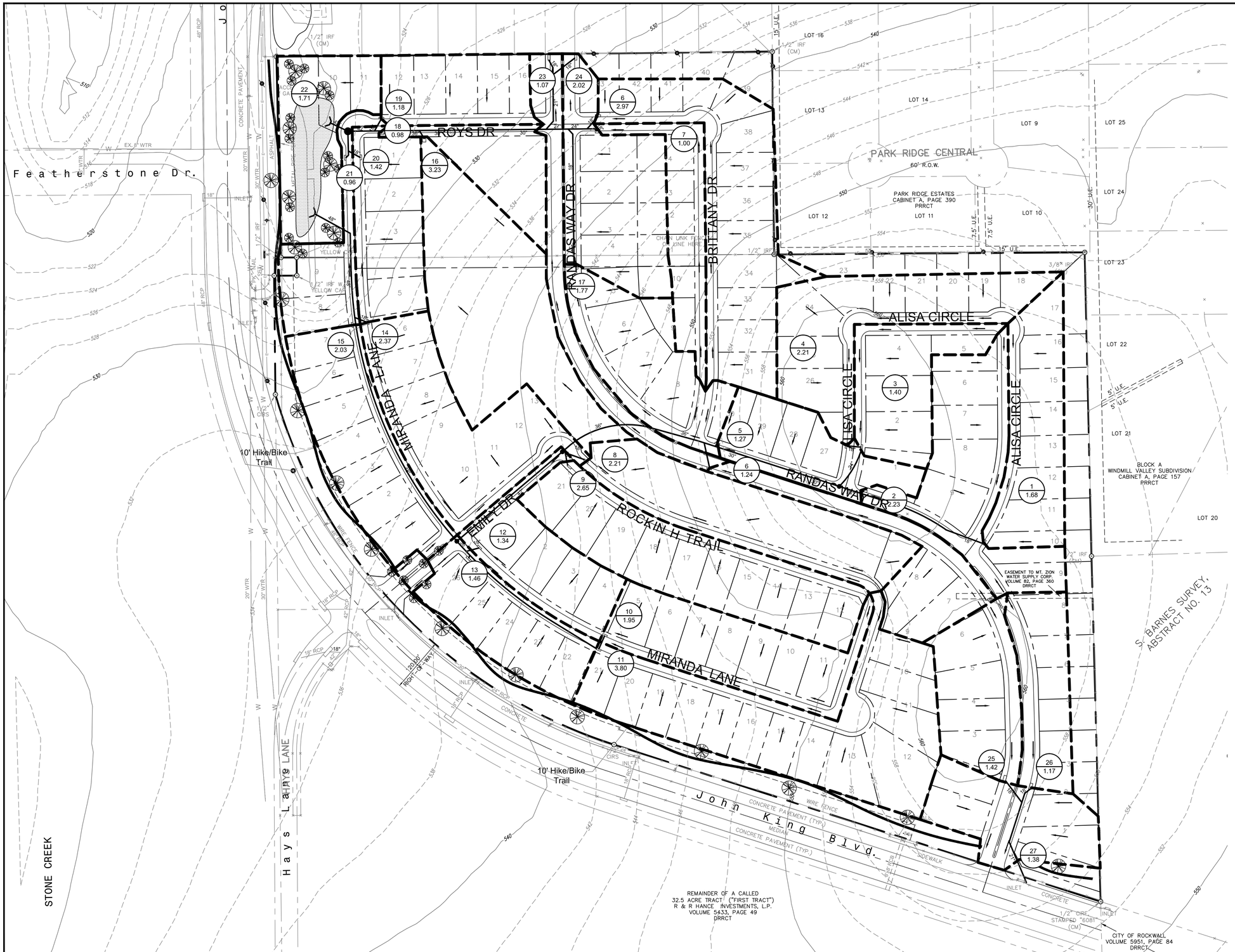
As owner of above described property, I hereby authorize to reinstate the Master Plat and Preliminary Plat Process with the City of Rockwall.

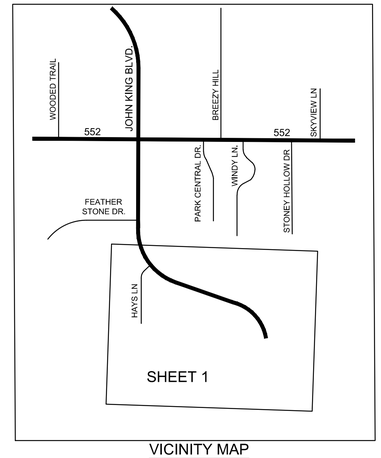
Randa Hance

Randa Hance

Owner


P.B. HARRISON SURVEY, ABSTRACT NO. 97
CALLED 15 ACRES
STEPHEN L. & JUDY C. BRANCH
VOLUME 234, PAGE 527
DRRCT
N 70°26'34" W 4265.08
TO CITY OF ROCKWALL MONUMENT ROOB
HAYS RD
1/2" IRF (CM)
N 89°26'12" E 1092.52'
CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
PRRCT
JOHN KING BOULEVARD
(APPARENT 120' R.O.W.)
HAYS ROAD
(N RECORD FOUND)
(NO RECORD FOUND)
ASPHALT
CONCRETE PAVEMENT
FEATHERSTONE DR
98' R.O.W.
CAB. H, PG. 33
PRRCT
N 1°19'17" W 442.88'
1/2" IRF W/ YELLOW CAP
1/2" IRF
CITY OF ROCKWALL
VOLUME 5124, PAGE 210
DRRCT
"PK" NAIL SET
1/2" IRF W/ YELLOW CAP
1/2" CRS
L1
L2
L3
L4
50' R.O.W.
MIRANDA LANE
ROYS DR
50' R.O.W.
N 89°26'12" E
776.57'
464.07'
312.50'
L7
R50
42.68'
COMMON AREA 2
NON-EXCLUSIVE
(DRAINAGE & DETENTION EASEMENT)
COMMON AREA 1
297,324 SF 6.826 AC.
316.08'
320.16'
315.00'
474.74'
S 0°30'07" E
541.99'
225.91'
RANDAS WAY
75' R.O.W.
JUDITH DR
50' R.O.W.
JANET DR
50' R.O.W.
S 0°30'07" E
446.60'
5' W.L.E.
PARK RIDGE CENTRAL
60' R.O.W.
PARK RIDGE ESTATES
CABINET A, PAGE 390
PRRCT
N 89°38'05" E
684.36'
3/8" IRF (CM)
15' U.E.
LAUREL CIRCLE
50' R.O.W.
N 89°38'05" E
340.00'
L11
L12
R15.00'
R420.00'
R480.00'
R350.00'
R275.00'
R150.00'
R420.00'
R420.00'
R420





VICINITY MAP
NTS

N

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

DRAINAGE CALCULATIONS

AREA NO.	AREA (ACRES)	C	T_C (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)
1	1.68	0.50	10	9.8	8.23
2	2.23	0.50	10	9.8	10.93
3	1.40	0.50	10	9.8	6.86
4	2.21	0.50	10	9.8	10.83
5	1.27	0.50	10	9.8	6.22
6	2.97	0.50	10	9.8	14.55
7	1.00	0.50	10	9.8	4.90
8	2.21	0.50	10	9.8	10.83
9	2.65	0.50	10	9.8	12.99
10	1.95	0.50	10	9.8	9.56
11	3.80	0.50	10	9.8	18.62
12	1.34	0.50	10	9.8	6.57
13	1.46	0.50	10	9.8	7.15
14	2.37	0.50	10	9.8	11.61
15	2.03	0.50	10	9.8	9.95
16	3.23	0.50	10	9.8	15.83
17	1.77	0.50	10	9.8	8.67
18	0.98	0.50	10	9.8	4.80
19	1.18	0.50	10	9.8	5.78
20	1.42	0.50	10	9.8	6.96
21	0.96	0.50	10	9.8	4.70
22	1.71	0.50	10	9.8	8.38
23	1.07	0.50	10	9.8	5.24
24	2.02	0.50	10	9.8	9.90
25	1.42	0.50	10	9.8	6.96
26	1.17	0.50	10	9.8	5.73
27	1.38	0.50	10	9.8	6.76

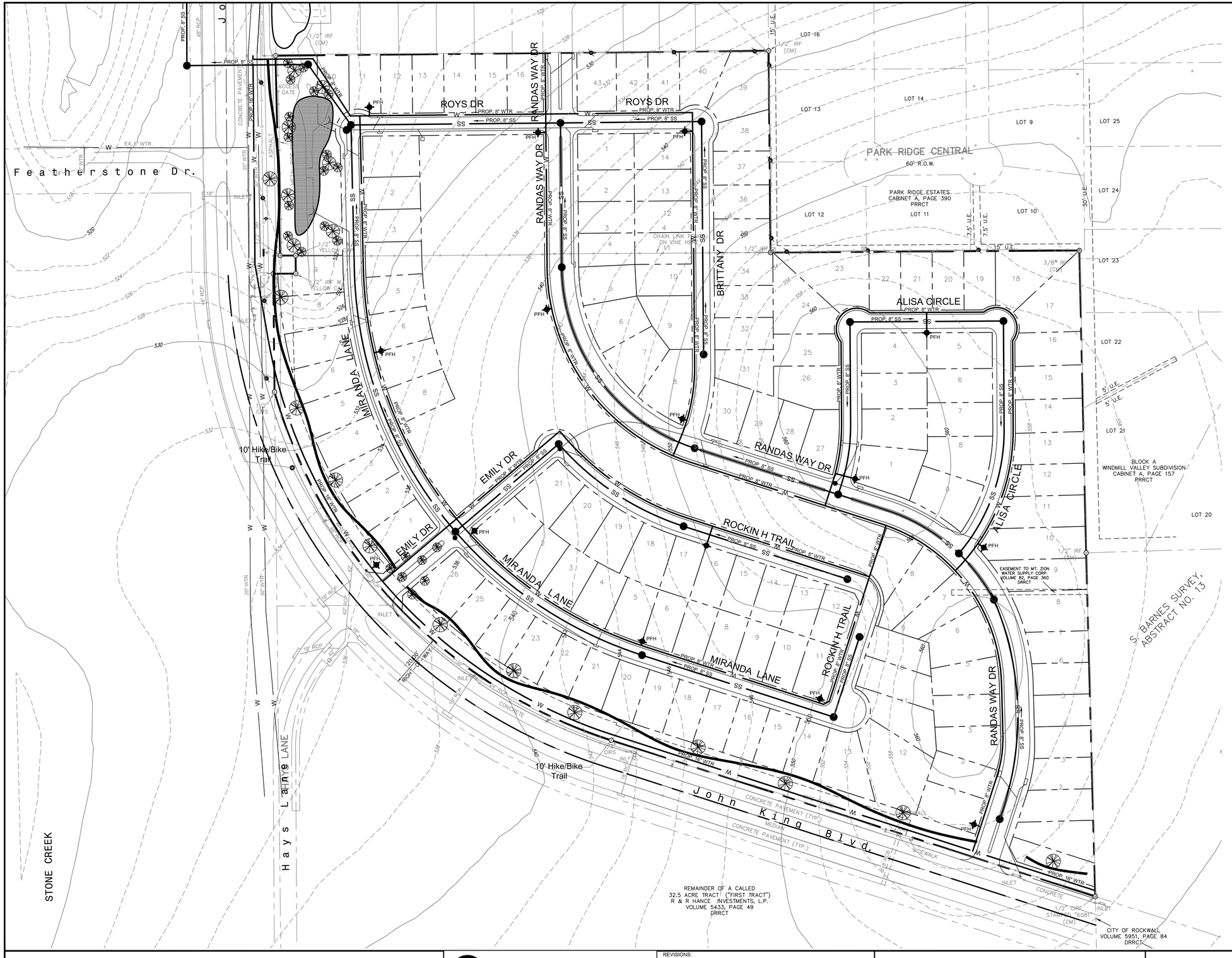
ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: BILL | DATE: FEBRUARY, 2016
CHECKED: TW | DATE:
PROJECT NO.: 6812
DWG FILE NAME:

PRELIMINARY
DRAINAGE PLAN
SADDLE STAR ESTATES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 03



VICINITY MAP
NTS

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

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: BILL	DATE: FEBRUARY, 2016
CHECKED: TW	DATE:
PROJECT NO.: 6812	
DWG FILE NAME:	

PRELIMINARY
UTILITY PLAN
SADDLE STAR ESTATES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 01 OF

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Matt Hibbitt; *SPRY Surveyors*

AGENDA ITEM: **P2016-035**; *Lot 1, Block 1, Carmel Carwash Addition*

SUMMARY:

Discuss and consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a portion of Lot 1, Block 1, Rockwall Business Park Addition, and all of Lot 1 Block 1, Crossing Addition into 1 parcel (*i.e. Lot 1 Block 1, Carmel Carwash Addition*) for the purpose of combining two (2) parcels and establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for the proposed car wash

- ☑ A site plan (SP2016-008) for a car wash was approved by the Planning and Zoning Commission on May 10, 2016. In addition, City Council approved a variance to allow the tunnels of the car wash to face SH-205 on May 16, 2016.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lot 1, Block 1, Carmel Carwash Addition,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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

City of Rockwall

Project Plan Review History

				Applied	7/29/2016	LM
Project Number	P2016-035	**Owner**	RACETRAC, PETROLEUM INC	**Approved**		
Project Name	Carmel Car Wash	**Applicant**	SPRY SURVEYORS	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	7/29/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2003 S GOLIAD	ROCKWALL, TX 75087	

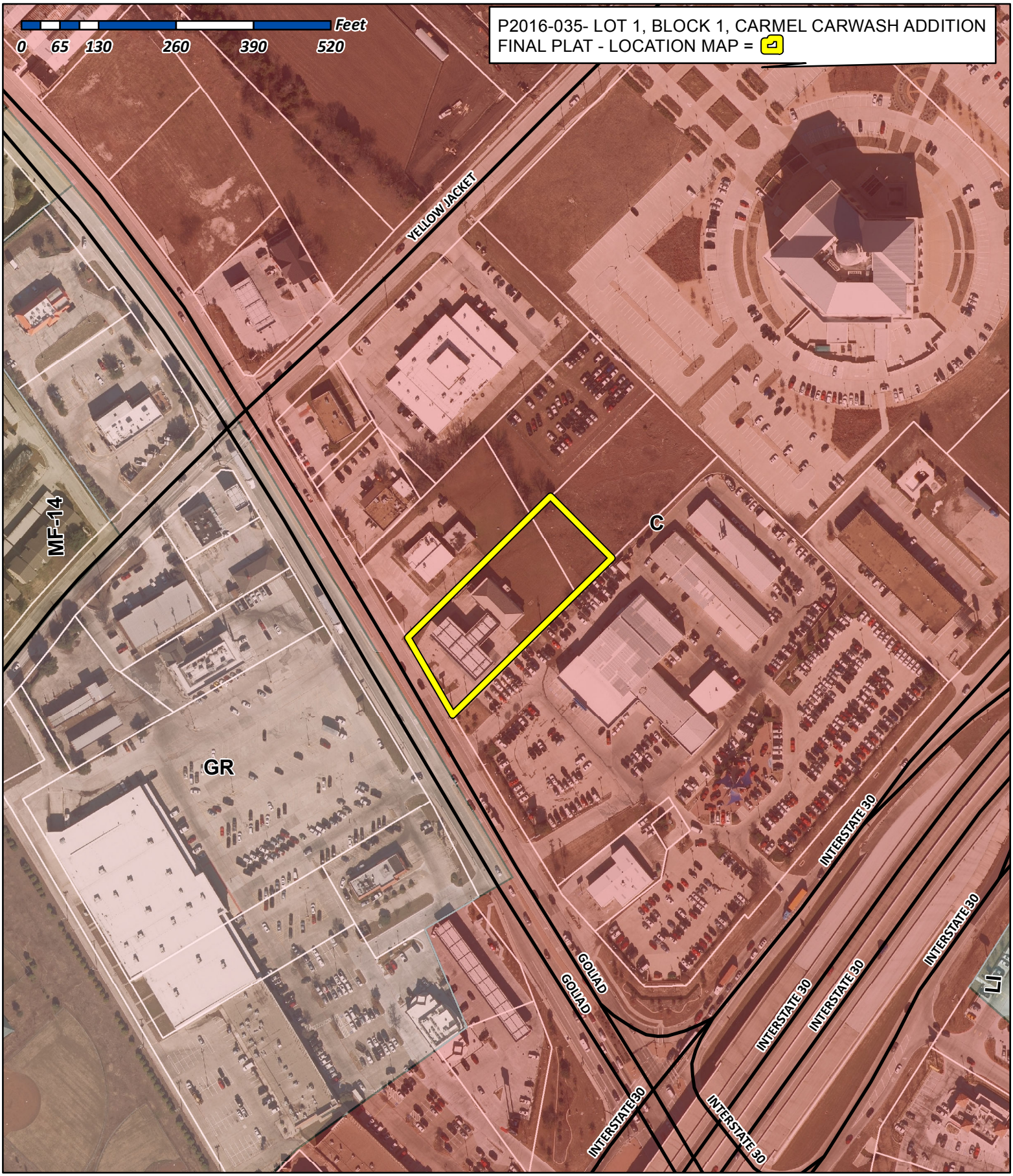
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CROSSINGS ADDITION	1	1	1	3434-0001-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
ENGINEERING	Amy Williams	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
FIRE	Ariana Hargrove	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
GIS	Lance Singleton	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
PLANNING	Korey Brooks	7/29/2016	8/5/2016	8/2/2016	4	COMMENTS	Comments

P2016-035 Carmel Carwash Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2016-035) in the lower right hand corner of all pages on future submittals.
M.4 Please indicate the number of proposed lots on the final plat.
M.5 Please change “Lot 1R” to Lot 1.
M.6 Please change “P.O.B.” to Point of Beginning”
M.7 Please show street centerline for S. Goliad Street.
M.8 Please show and label 50-foot setback adjacent to S. Goliad Street.
M.9 Please use standard plat wording as shown in the Development Application Packet.
M.10 Please change “24’ Fire Lane, Utility & Access Easement” label to “24’ Fire Lane, Utility, and Public Access Easement.”
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

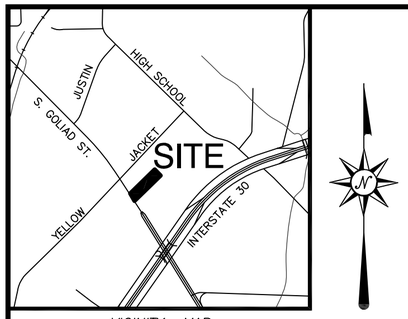
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
additional information that is requested by August 11, 2016. The Planning & Zoning meeting date for this case will be August 9, 2016.							
I.12 The projected City Council meeting date and subsequent approval for this plat is August 15, 2016							



City of Rockwall

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

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



VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet

0 50' 100' 150'

SCALE: 1" = 50'

NOTES

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

2. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

5. According to the Flood Insurance Rate Map No. 48397C0040L, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

6. All bearings shown hereon are according to the Plat of Crossing Addition recorded under Cabinet C, Slide 108, in the Plat Records of Rockwall County, Texas, unless otherwise noted.

7. On the issue date of this survey the surveyed property shown hereon is zoned "C" (Commercial) according to the City of Rockwall zoning ordinance maps. Refer to the City of Rockwall zoning ordinances for minimum and maximum setback requirements.

8. All private drainage systems and detention/drainage systems to be maintained, repaired, and/or replaced by property owner.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: JUNE 21, 2016

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
N. Richland Hills, TX 76182

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Racetrac Petroleum, Inc, is the owner of all that certain 2.059 acres of land by virtue of the deed recorded in Volume 585, Page 80, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), which is a portion of Lot 1, Block 1, Rockwall Business Park, recorded in Cabinet A, Slide 283, in the Plat Records of Rockwall County, Texas (P.R.R.C.T.), and all of Lot 1, Block 1, Crossing Addition, recorded in Cabinet C, Slide 108, P.R.R.C.T., in the Joseph Cadle Survey, A-65, in the City of Rockwall, Rockwall County, Texas and more particularly described as follows: (all bearing shown hereon are based on said plat of Crossing Addition);
BEGINNING at a 1/2" iron rod with a cap stamped "PACHECO KOCH" found for the east corner of the herein described tract, common to the north corner of Lot 3, Block A, Lakeside Chevrolet, recorded in Cabinet A, Slide 39-40, P.R.R.C.T., in the southwest line of Lot 1, Block A, Rockwall County Courthouse Addition, recorded in Cabinet H, Slide 131, P.R.R.C.T.;
THENCE South 45° 43' 20" West - 632.26' (called 632.50' Racetrac Deed) to a Mag Nail with Washer stamped "SPRY 5467" set for the south corner of the herein described tract, common to the west corner of said Lot 3, Block A, Chevrolet, in the northeast right-of-way line of S. Goliad Street (a.k.a. State Highway 205, 100' right-of-way);
THENCE North 30° 00' 00" West - 150.00' along the northeast right-of-way line of said S. Goliad Street, to a Mag Nail with Washer stamped "SPRY 5467" set for the west corner of the herein described tract, common to the south corner of a 0.020 acre tract, conveyed to Joe Loftis, recorded in Volume 92, Page 192, D.R.R.C.T.;
THENCE North 45° 32' 35" East passing at a distance of 299.13' a 1/2" iron rod found for the north corner of said Lot 1, Block A, Crossing Addition, common to the east corner of said Joe Loftis tract, continuing for a total distance of 594.15' (called 594.40' Racetrac Deed) to a 1/2" iron rod with a cap stamped "SPRY 5467" set for the north corner of the herein described tract, in the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition, from which a 1/2" iron pipe bears North 45° 32' 35" East - 1.10';
THENCE South 44° 42' 40" East -147.23' along the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition to the POINT OF BEGINNING and containing 2.059 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Racetrac Petroleum, LLC, the Owner, does hereby adopt this plat designating the herein before described property as **Lot 1R, Block 1, Rockwall Business Park,** an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

Witness our hands this _____ day of _____, 20___.

_____ _____
Signature Title

Notary Certificate

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____
Notary Signature Notary Stamp:

Certificate of Approval of the Planning and Zoning Commission

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016

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

WITNESS OUR HANDS, this _____ day of _____, 2016

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ABBREVIATIONS

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
MNS	MAG NAIL SET
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
T.U.E.C.	TEXAS UTILITIES ELECTRIC COMPANY
D.D.E.	DRAINAGE & DETENTION EASEMENT

LEGEND *NOT TO SCALE*

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

TRACT I
LANDLOW LLC
DOC. NO. 2006-00359929
D.R.R.C.T.

OUT OF LOT 1,
BLOCK 1
ROCKWALL BUSINESS
PARK
CAB. A, SLIDE 283
P.R.R.C.T.

1/2" IRS w/CAP
"SPRY 5647"
1-1/2" IPF BEARS
N 45°32'35" E-1.10'

LOT 1, BLOCK A
ROCKWALL COUNTY
COURTHOUSE
ADDITION
CAB. H, SLIDE 131
P.R.R.C.T.

TRACT II-0.968 ACRE
LANDLOW LLC
DOC. NO.
2006-00359929
D.R.R.C.T.

JOSEPH CADLE
SURVEY, A-65
RACETRAC PETROLEUM, INC
VOL. 585, PG. 80 D.R.R.C.T.

OUT OF LOT 1, BLOCK 1
ROCKWALL BUSINESS PARK
CAB. A, SLIDE 283
P.R.R.C.T.

LOT 1R, BLOCK 1
2.059 ACRES
89,693 SQ. FT.

S 44°42'40" E 147.23'

P.O.B.
1/2" IRF w/CAP
"PACHECO KOCH"
(C.M.)
N: 7021057.63
E: 2597587.52

189.00'

N 45°32'35" E 594.15'
(DEED CALLED 594.40')

120.01'

20.0' D.E.
(BY THIS PLAT)

S 42°36'03" E 114.15'

174.68'

N 42°36'03" W 119.15'

PASSING @ 299.13'
A 1/2" IRF (C.M.)

3.78' (BY THIS PLAT)

VARIABLE WIDTH
D.D.E.

1.033 ACRES
JOE D. LOFTIS
VOL. 87, PG. 310
D.R.R.C.T.

352.72'

N 45°43'21" E 321.53'
24' FIRE LANE, UTILITY &
ACCESS EASEMENT
(BY THIS PLAT)
S 45°43'21" W 321.53'

15' SANITARY SEWER
EASEMENT
CAB. A, SLIDE 283
P.R.R.C.T.

62.90'

S 45°43'20" W 632.26'
(DEED CALLED 632.50')

0.020 ACRES
JOE LOFTIS
VOL. 92, PG. 192
D.R.R.C.T.

+/- 430' TO
YELLOW JACKET LANE

LOT 1, BLOCK 1
CROSSING ADDITION
CAB. C, SLIDE 108
P.R.R.C.T.

371.54'

LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION
CAB. G, SLIDE 39-40
P.R.R.C.T.

51.77'

30.8' CROSS
ACCESS EASEMENT
(BY THIS PLAT)

MNS w/WASHER
"SPRY 5647"

20.65'

47.64'

34.00'

20' WATER EASEMENT
(BY THIS PLAT)

14.0' T.U.E.C. ESMT
VOLUME 744, PG.216, D.R.R.C.T.
(ABANDONED BY THIS PLAT)

N 30°00'00" W 150.00'

108.46'

26.01'

S. GOLIAD STREET
(S.H. 205, 100' R.O.W.)

10' U.E.
CAB. C, SLIDE 108
P.R.R.C.T.
&
10' S.S.E.
VOL. 84, PG. 234
D.R.R.C.T.

24.0' INGRESS-
EGRESS EASEMENT
CAB. C, SLIDE 108,
P.R.R.C.T.
(ABANDONED
BY THIS PLAT)

5'x5' TXU GAS EASEMENT
CAB. E, SLIDE 125
P.R.R.C.T.

MNS w/WASHER
"SPRY 5647"
N: 7020609.65
E: 2597141.47

F.L.A.U.E. & 20' UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	N 59°59'51" E	30.86'
L2	N 30°00'10" W	22.70'
L3	S 30°00'10" E	26.33'
L4	S 44°16'39" E	24.00'
L5	S 45°43'21" W	22.00'
L6	S 44°16'39" E	50.02'
L7	S 45°43'21" W	24.00'
L8	N 44°16'39" W	50.02'
L9	S 59°59'51" W	30.86'
L10	N 60°00'00" E	12.64'
L11	S 30°00'00" E	20.00'
L12	S 60°00'00" W	12.64'

DRAINAGE EASEMENTS LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 74°17'50" E	37.54'
DL2	N 74°10'44" W	31.69'
DL3	S 45°43'20" W	23.26'
DL4	S 44°16'40" E	95.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.00'	37.70'	33.94'	S 00°43'21" W	90°00'00"
C2	24.00'	37.70'	33.94'	N 89°16'39" W	90°00'00"
C3	48.00'	11.96'	11.93'	S 52°51'36" W	14°16'30"

A FINAL PLAT OF
LOT 1R, BLOCK 1

CARMEL CARWASH ADDITION
2.059 ACRES

AN ADDITION TO THE CITY OF ROCKWALL, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, ROCKWALL BUSINESS PARK, RECORDED IN CABINET A, SLIDE 283, AND ALL OF LOT 1, BLOCK 1, CROSSING ADDITION, RECORDED IN CABINET A, SLIDE 108, IN THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, WHICH IS 2.059 ACRES IN THE JOSEPH CADLE SURVEY, A - 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: Racetrac Petroleum, Inc.
300 Technology Court
Smyrna, Georgia 30082

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 034-172-31
DATE: JULY 2016

THIS PLAT WAS FILED IN DOCUMENT NO. _____ *ON DATE* _____

Jul 18, 2016 - 11:36am
S:\JobFolders\034_Hamilton Duffy\034-172 Carmel Carwash - Rockwall\31-FinalPlat\ spry-CarmelCarwash-FinalPlat.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Miller Sylvan; *JPI*

AGENDA ITEM: **Z2016-019**; *JPI Condominiums*

SUMMARY:

Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

PURPOSE:

On July 15, 2016, the applicant submitted an application requesting to rezone a 42.50-acre tract of land from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex that will consist of a maximum of 750 units. The subject property, which was annexed into the City on December 3, 1985 by *Ordinance No. 85-69*, is located on the north side of Discovery Boulevard -- *east of the intersection of Discovery Boulevard and John King Boulevard* -- and is currently a vacant tract of land.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Rockwall Mini Storage* (*9.90-acres*) and *Park Place RV* (*~4.978-acres*), which are situated within the IH-30 Overlay (IH-30 OV) District and zoned Light Industrial (LI) District. Beyond these industrial uses is Interstate Highway 30 (IH-30).

South: Directly south of the subject property is Discovery Boulevard, which is identified as an M4U (*i.e. minor arterial, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this arterial are four (1) tracts of land and one (1) parcel of land (i.e. *Peak Pediatric*) zoned Light Industrial (LI) District. South of these use is State Highway 276 (SH-276).

East: Directly east of the subject property is *Phase 1* of the Rockwall Economic Development Corporation's (REDC's) *Technology Park*. This includes an 8.480-acre parcel of land with a ~124,149 SF industrial building situated on it -- *which will be occupied by Pegasus Foods* -- and two (2) vacant tracts of land (*i.e. 1.860-acres & 5.268-acres*). All of these properties are zoned Light Industrial (LI) District.

West: Directly east of the subject property are *Phases 1 & 2* of the *Rockwall Downes Subdivision*, which are zoned Planned Development District 10 (PD-10) for single-family land uses and situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District. *Phase 1*

consists of 34 single-family, residential lots and *Phase 2* will consist of 30 single-family, residential lots.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, conceptual building renderings and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 750-unit development will consist of two (2), 360-unit phases. According to this plan, each phase will consist of six (6) separate residential buildings, an 8,500 SF clubhouse and pool area, and an estimated 25%-30% open space. A summary of the proposed product type and unit composition for each phase of the development is as follows:

Table 1A: Unit Composition for Phase I

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	*One (1) Bedroom*	680 SF	38	25,840 SF	7%
A2	*One (1) Bedroom*	781 SF	62	48,422 SF	13%
A3	*One (1) Bedroom*	863 SF	76	65,588 SF	18%
A4	*One (1) Bedroom*	830 SF	24	19,920 SF	6%
B1	*Two (2) Bedrooms*	1125 SF	50	56,250 SF	16%
B2	*Two (2) Bedrooms*	1223 SF	38	46,474 SF	13%
B3	*Two (2) Bedrooms*	1143 SF	9	10,287 SF	3%
B4	*Two (2) Bedrooms*	1250 SF	3	3,750 SF	1%
B5	*Two (2) Bedrooms*	1299 SF	30	38,970 SF	11%
C1	*Three (3) Bedrooms*	1455 SF	9	13,095 SF	4%
C2	*Three (3) Bedrooms*	1580 SF	3	4,740 SF	1%
C3	*Three (3) Bedrooms*	1480 SF	18	26,640 SF	7%
		Average Net Unit Area:		***1,000 SF***	
		Total Units:	***360***		***100.00%***

Table 1B: Unit Composition for Phase II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	*One (1) Bedroom*	680 SF	38	25,840 SF	7%
A2	*One (1) Bedroom*	781 SF	62	48,422 SF	13%
A3	*One (1) Bedroom*	863 SF	76	65,588 SF	18%
A4	*One (1) Bedroom*	830 SF	24	19,920 SF	6%
B1	*Two (2) Bedrooms*	1125 SF	50	56,250 SF	16%
B2	*Two (2) Bedrooms*	1223 SF	38	46,474 SF	13%
B3	*Two (2) Bedrooms*	1143 SF	9	10,287 SF	3%
B4	*Two (2) Bedrooms*	1250 SF	3	3,750 SF	1%
B5	*Two (2) Bedrooms*	1299 SF	30	38,970 SF	11%
C1	*Three (3) Bedrooms*	1455 SF	9	13,095 SF	4%
C2	*Three (3) Bedrooms*	1580 SF	3	4,740 SF	1%
C3	*Three (3) Bedrooms*	1480 SF	18	26,640 SF	7%
		Average Net Unit Area:		***1,000 SF***	
		Total Units:	***360***		***100.00%***

Staff should mention that while the unit composition above does indicate an average net unit area of 1,000 SF, the applicant has requested that language allowing this to be reduced to 950 SF be included in the *PD Ordinance* (*see Section 2 of Exhibit 'C' of the attached draft ordinance*). The applicant has also requested that the minimum unit size for *Phase II* be 600 SF regardless of the 680 SF indicated in the unit composition table above. The purpose of these requests, according to the applicant, is to allow flexibility to adjust the unit mix to account for changes in market demand. Despite these requirements, the total number of units will be limited to 750-units, which translates to a maximum density of 17.64 dwelling units per gross acre of land. Currently, the highest density-zoning district that the City allows is the Multi-Family 14 (MF-14) District, which permits up to 14 dwelling units per gross acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this

does remain a discretionary decision, and the City Council does reserve the right to reduce the density of the applicant's request.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: 1) one (1) bedroom or efficiency units require 1½ parking spaces per unit, 2) two (2) bedroom units require two (2) parking spaces per unit, and 3) three (3) bedroom units require 2½ parking spaces per unit; however, the applicant is requesting that all units, despite the number of bedrooms, be parked at 1½ parking spaces per unit. This dictates a minimum of 540 parking spaces per phase. The applicant is showing a total of 458 surface parking spaces and 107 garage parking spaces -- *for a total of 565 parking spaces* -- will be provided with each phase. This translates to ~1.57 parking spaces per unit for the total development.

The conceptual building renderings submitted by the applicant appear to be comprised of a mixture of stucco and stone, and will be subject to the architectural requirements stipulated for the SH-205 By-Pass Corridor Overlay (205 BY-OV) District (*e.g. four [4] sided architecture, 90% masonry, and etcetera*); however, the applicant has requested that the natural stone requirement not be included in the *PD Ordinance* to allow the development to incorporate cultured stone. The requirement for the quantity of stone (*i.e. 20%*) has been included in the ordinance (see Section 5(a) *of Exhibit 'C' of the attached draft ordinance*). Staff has incorporated these conceptual building renderings into the *PD Ordinance*, and general conformance -- *pending recommendation by the Architectural Review Board (ARB)* -- has been made a requirement of approval for the site plan.

With all this being said, staff has prepared a *draft ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *draft ordinance* is attached to this case memo for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Technology/Light Industrial* land uses, which "…may include technology, research and development, office, and light industrial uses which may include light manufacturing and/or light assembly …" (*Land Use; Page 21*). The proposed development would require this designation to be changed to a *High Density Residential* designation, which according to the Comprehensive Plan is defined as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change do appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the *High Density Residential* designation. In addition, the subject property is situated between the Rockwall Downes Subdivision (*i.e. a residential land use*) and the REDC Technology Park (*i.e. light industrial land uses*) and may serve as a logical transition between the two (2) uses. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Technology/Light Industrial* designation to a *High Density Residential* designation.

NOTIFICATION:

On July 22, 2016, staff mailed 26 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lofland Farms and Meadow Creek Estates Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property along Discovery Boulevard as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for an apartment complex, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Technology/Light Industrial* designation to a *High Density Residential* designation; and,

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

City of Rockwall

Project Plan Review History

				Applied	6/17/2016	LM
Project Number	Z2016-019	**Owner**	PNEUMA, VENTURES LTD	**Approved**		
Project Name	JPI Condominiums	**Applicant**	JPI	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/21/2016	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	7/24/2016				
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

(7/19/2016 4:44 PM AW)
See markup
All parking adjacent to the building to be 20'x9' and all parallel parking to be 22'x9'
Need to adhere to all engineering requirements.

FIRE	Ariana Hargrove	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

(7/21/2016 2:43 PM AA)
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads. The two entry points shall be accessable during all phaese of constrcution.

Approved fire apparatus access roads shall be provided for every portion of a building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft. Review aa builidngs for coverage.

PLANNING	Ryan Miller	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

Z2016-019 (JPI Apartments [LI to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-019) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.

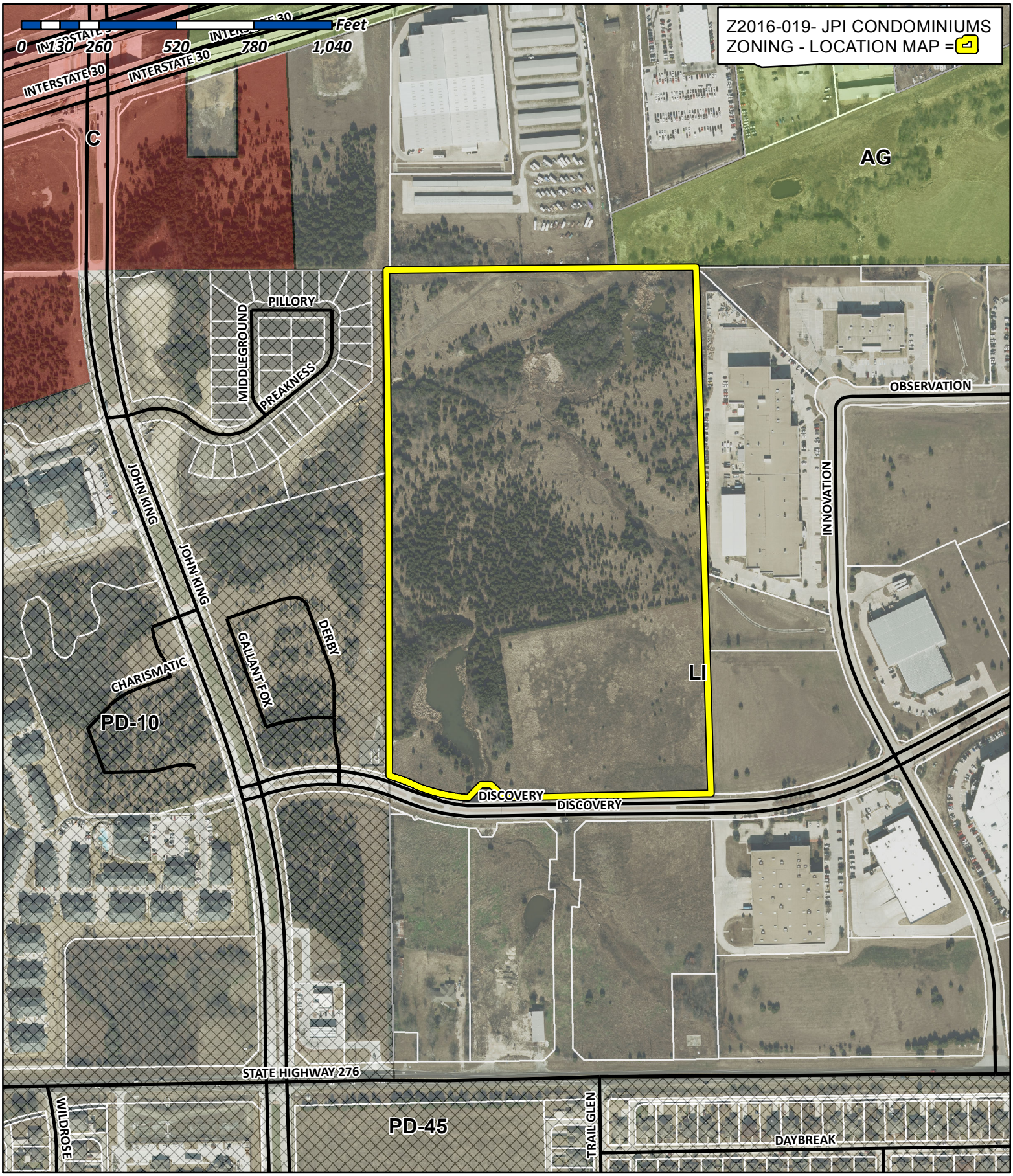
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

I.5 If approved an open space master plan will need to be submitted with the final plat laying out all proposed amenities on the site. This will require a recommendation from the Parks Board prior to approval by the City Council with the final plat.

I.6 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning & Zoning Meeting.

I.8 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 [2nd Reading].



City of Rockwall

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

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

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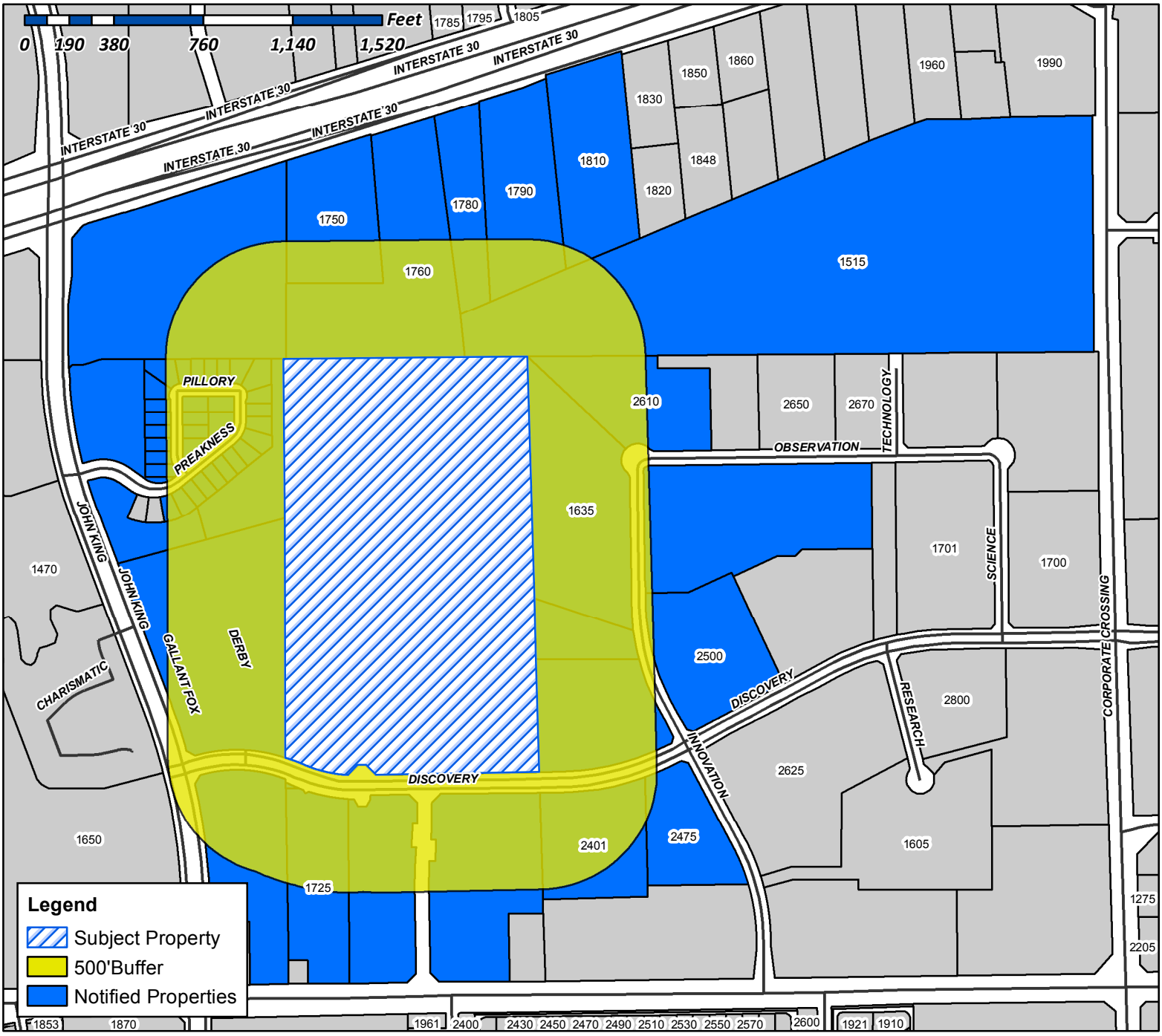
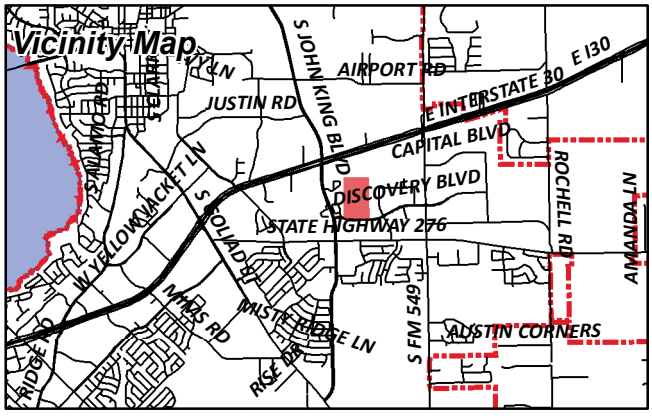


Case Number: Z2016-019
Case Name: JPI Condominiums
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd. North of Discovery Blvd.



Date Created: *06/14/2016*

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

MLRP 1635 INNOVATON LP
1 PIERCE PL STE 450
ITASCA, IL 60143

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1725 HWY276
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS
2401 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2475 DISCOVERY DR
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC
2475 DISCOVERY BLVD
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

SECURITY HOLDINGS INC
2601 NETWORK BLVD STE 202
FRISCO, TX 75034

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY SUITE 440
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

U V REAL ESTATE LP
8131 LYNDON B JOHNSON FWY SUITE 770
DALLAS, TX 75251

CAMBRIDGE PROPERTIES INC
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

MCKEOWN REVOCABLE TRUST
THOMAS L BELAUSTEGUI 1515 CUMBERLAND
TYLER, TX 75703

City of Rockwall

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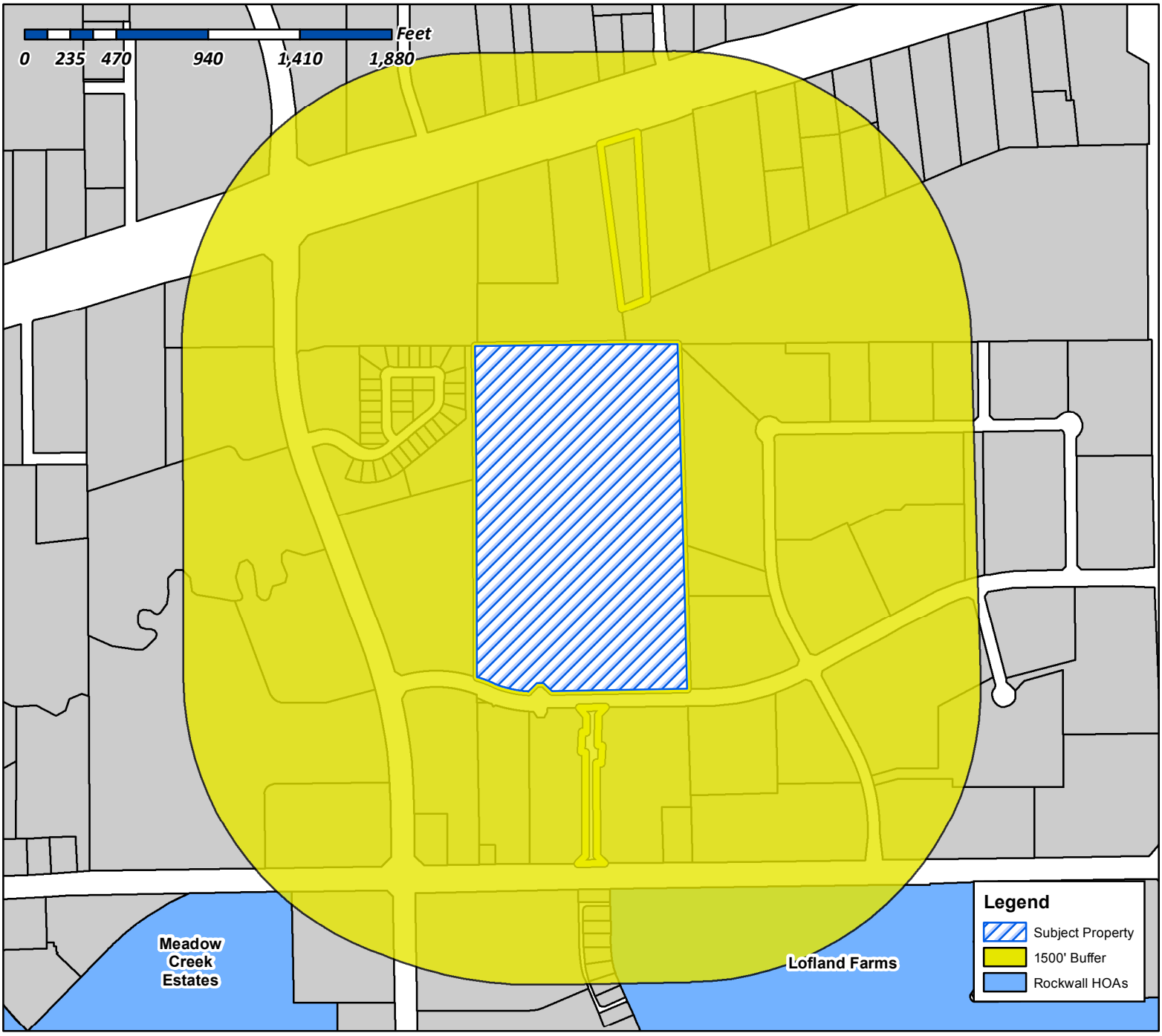
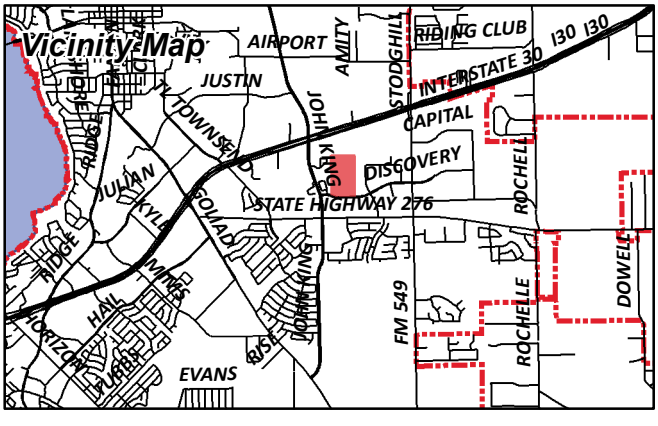


Case Number: Z2016-019
Case Name: JPI Condominiums
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd North of Discovery Blvd.

Date Created: *06/16/2016*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, July 20, 2016 11:21:51 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-019- Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

Kimley»Horn

July 14, 2016

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

RE: ***Zoning Submittal Application Letter of Explanation***

Planning and Zoning:

The purpose of this zoning application is to change the zoning district for the subject property from Light Industrial (LI) to a Planned Development District with a base zoning of MF-14. The attached development standards and concept plan define the parameters requested in the development application.

Sincerely,

Kimley»Horn

Peyton McGee, P.E.
Kimley-Horn | 106 West Louisiana Street McKinney, TX 75069
Direct: 469-301-2595

TX F-928

LEGAL DESCRIPTION
42.55 ACRES

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures, L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way);

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet, a chord bearing and distance of North 75°37'03" West, 210.45 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West, 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development, LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North

89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.55 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures, L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PD Development Standards/Rockwall Project

These PD Development Standards apply to the property (the "Property") described on Exhibit "A" attached hereto and made a part hereof for all purposes.

1. Flood Plain as Open Space. The Flood Plain will be maintained as private open space by an Owner/Property Management Company.

2. Site Plan. A Site Plan shall be submitted and approved prior to any application for a building permit. Site Plan shall conform to the requirements of this Ordinance, the City's Engineering Standards, and Fire Code. Modifications may be made to the Concept Plan attached to these standards, provided the modifications meet the requirements of this Ordinance, do not exceed the maximum number of allowable units, meet minimum setbacks provided by MF-14 requirements, and meet Fire Codes.

3. Architectural Review. All projects within the PD shall receive Architectural Review as part of the approval of Site Plans.

4. Conformity with Other Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City that are in effect at the time of this Ordinance.

5. Streetscape.

Discovery Boulevard

a. **Landscape Buffer.** The landscape buffer along Discovery Boulevard shall be a minimum of twenty (20) feet wide along the entire length of the street frontage. Sidewalk shall be allowed within the buffer as an access easement.

b. **Landscape Buffer Plantings**: Three (3) canopy trees, along with two (2) accent trees shall be required per one hundred (100) feet of right of way along Discovery Boulevard. Canopy trees, accent trees, and shrubs shall be as defined in the City of Rockwall landscape ordinance requirements in effect at the time of this Ordinance.

6. Screening Walls. No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.

7. Lighting. No light poles shall exceed 20 feet in height. All lighting fixtures shall focus light downward and be contained on site.

8. Land Uses. Multi-Family and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential shall be the only uses allowed. However, a temporary on-site Real Estate Sales Office shall be allowed provided that it and all the other uses meet the city's ordinance requirements at the time they are permitted.

9. Density. Maximum number of units.

a. Multi-Family. No more than 750 units.

10. **Open Space.** A minimum of 20% of the gross site area, including the floodplain, shall be open space. Open space contributing to this requirement may occur anywhere on the site, floodplain area may count up to 50% of the 20% requirement. No required percentage of open space has to occur in front or alongside buildings, or street frontages.

11. **Masonry Requirement**. Building facades shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco.

12. **Building Height** Building height shall not exceed 60 feet and 3 stories.

13. **Unit Sizes.** The average unit size shall be greater than 900 s.f. and no unit shall be less than 600 s.f.

14. **Parking.** A minimum of 1.5 parking spaces per unit shall be required.



UNIT AREA TABULATION - PHASE I

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
B1	1125	50	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38970
TOTAL B		130	155731

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475

UNIT TOTAL	360
TOTAL NET S. F.	359976
AVERAGE S. F.	1000
CLUB	8500

PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

UNIT AREA TABULATION - PHASE II

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
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CLUB	8500

PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

ROCKWALL MF
ROCKWALL, TEXAS
JPI

ARCHITECTURE **DEMAREST**

CONCEPTUAL SITE PLAN

SCALE: 1" = 60'-0" 0 60' 120' 240'

07/26/2016



ROCKWALL MF
ROCKWALL, TEXAS
JPI

ARCHITECTURE **DEMAREST**

CONCEPTUAL 3D RENDERINGS

07/13/2016

ROCKWALL MF
ROCKWALL, TEXAS
JPI

CONCEPTUAL 3D RENDERINGS

ARCHITECTURE **DEMAREST**

07/13/2016

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 42.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-4 OF THE J. M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Renderings*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City

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Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

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Exhibit 'A':
Legal Description

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures , L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) ;

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet , a chord bearing and distance of North 75°37'03" West , 210.45 feet ;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West , 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development , LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition , an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North 89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.55 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures , LTD recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County , Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey , and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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Exhibit 'B':
Concept Plan



UNIT AREA TABULATION - PHASE I

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
B1	1125	50	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38970
TOTAL B		130	156731

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475
UNIT TOTAL		360	
TOTAL NET S. F.			359976
AVERAGE S. F.			1000
CLUB			8500

PARKING PROVIDED

458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

UNIT AREA TABULATION - PHASE II

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
B1	1125	50	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38870
TOTAL B		130	155731

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475
UNIT TOTAL		360	
TOTAL NET S. F.			359976
AVERAGE S. F.			1000
CLUB			8500

PARKING PROVIDED

458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

DRAFT 08/16

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 1B* below; however, in no case should the average net unit area decrease below 950 SF for *Phases I* & *II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 680 SF for *Phase I* and 600 SF for *Phase II*.

Table 1A: Unit Composition for Phase I

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)*	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*One (1) Bedroom*	680 SF	38	25,840 SF	7%
A2	*One (1) Bedroom*	781 SF	62	48,422 SF	13%
A3	*One (1) Bedroom*	863 SF	76	65,588 SF	18%
A4	*One (1) Bedroom*	830 SF	24	19,920 SF	6%
B1	*Two (2) Bedrooms*	1125 SF	50	56,250 SF	16%
B2	*Two (2) Bedrooms*	1223 SF	38	46,474 SF	13%
B3	*Two (2) Bedrooms*	1143 SF	9	10,287 SF	3%
B4	*Two (2) Bedrooms*	1250 SF	3	3,750 SF	1%
B5	*Two (2) Bedrooms*	1299 SF	30	38,970 SF	11%
C1	*Three (3) Bedrooms*	1455 SF	9	13,095 SF	4%
C2	*Three (3) Bedrooms*	1580 SF	3	4,740 SF	1%
C3	*Three (3) Bedrooms*	1480 SF	18	26,640 SF	7%
		Average Net Unit Area:		*1,000 SF*	
		Total Units:	*360*		*100.00%*

Table 1B: Unit Composition for Phase II

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)*	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*One (1) Bedroom*	680 SF	38	25,840 SF	7%
A2	*One (1) Bedroom*	781 SF	62	48,422 SF	13%
A3	*One (1) Bedroom*	863 SF	76	65,588 SF	18%
A4	*One (1) Bedroom*	830 SF	24	19,920 SF	6%
B1	*Two (2) Bedrooms*	1125 SF	50	56,250 SF	16%
B2	*Two (2) Bedrooms*	1223 SF	38	46,474 SF	13%
B3	*Two (2) Bedrooms*	1143 SF	9	10,287 SF	3%
B4	*Two (2) Bedrooms*	1250 SF	3	3,750 SF	1%
B5	*Two (2) Bedrooms*	1299 SF	30	38,970 SF	11%
C1	*Three (3) Bedrooms*	1455 SF	9	13,095 SF	4%
C2	*Three (3) Bedrooms*	1580 SF	3	4,740 SF	1%
C3	*Three (3) Bedrooms*	1480 SF	18	26,640 SF	7%
		Average Net Unit Area:		*1,000 SF*	
		Total Units:	*360*		*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 By-Pass Overlay (SH205 BY-OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed ***18*** dwelling units per gross acre of land; however, in no case should the proposed development exceed ***750*** units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

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Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [(1)]	60'
Maximum Lot Coverage	45%
Minimum Landscape	20%

General Notes:

[1]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

4. *Parking and Loading Standards.* A minimum of 1.5 parking spaces per unit shall be required with a minimum of 20% of the unit count being provided as covered parking spaces. Tandem parking spaces (*i.e. spaces in front of garages*) are *NOT* permitted.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

   (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90% (*excluding windows and doors*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% stone is required on all building façades.

   (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 By-Pass Overlay (SH205 BY-OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

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08/15/2016

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Discovery Boulevard.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Open Space.* The development shall consist of a minimum of 20% open space (or a minimum of 8.5-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain acreage may count for up to 50% of the 20% open space requirement. All open space and floodplain shall be maintained as private open space by the owner/property management company.

9. *Screening Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.*

10. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT
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08-15-16

Exhibit 'D':
Concept Building Renderings



ROCKWALL MF
ROCKWALL, TEXAS
JPI
ARCHITECTURE **DEMAREST**

CONCEPTUAL 3D RENDERINGS

07/13/2016

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Exhibit 'D':
Concept Building Renderings



DRAFT 09.13.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Mark Pross of *Pross Design Group, Inc.*

AGENDA ITEM: **Z2016-022;** SPR Packaging (*Structure Exceeding 60-ft Height*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

BACKGROUND INFORMATION:

The applicant Mark W. Pross of Pross Design Group, Inc., on behalf of Robert Reece of SPR Packaging, LLC, is requesting a Specific Use Permit (SUP) to allow for a structure that exceeds the maximum height requirements within a Light Industrial (LI) District for an existing manufacturing facility. The property is located at the intersection of Justin Road and Industrial Blvd. and is addressed as 1480 Justin Road.

The applicant has indicated that SPR Packaging plans to install three (3) new high-bays for the purpose of placing new equipment (*extruders*) to meet its future manufacturing capabilities. Based on the site plan and the building elevations submitted, the extruders will be placed adjacent to the existing (*60-ft height*) high-bay area, which is located on the north (rear) side of the building. The vertical expansion will be incorporated on top of the existing manufacturing facility, and will increase the height of this portion of the facility by approximately 35-ft. The newly constructed high-bay area will have an overall height of 71-ft. from grade, which will be approximately ten (10) feet higher than the existing, adjacent metal high-bays. It should be noted that the facilities' existing roof structure was designed to extend upward to allow for the requested expansion. The addition will be comprised of pre-engineered metal panels that will match the existing structure. The vertical addition will exceed the 60-ft height limitation established in the Unified Development Code (UDC). According to Section 5.3.C.12 of Article V of the of UDC, the maximum building height for properties within the Light Industrial (LI) District is 120 feet, but any structure exceeding 60-ft shall require an SUP. In this case, the vertical expansion exceeds the 60-ft height limitation by 11-ft and requires an SUP.

Included in your packet is a letter from the applicant requesting the SUP, a site plan indicating the location of the expansion, and building elevations indicating the overall height of the high-bay area. A request for an SUP is a discretionary decision for the Planning and Zoning Commission and City Council.

NOTIFICATION:

On July 22, 2015, staff mailed eleven (11) notices to property owners within 500 feet of the subject property. Staff also sent an e-mail to the Park Place Home Owners Association (HOA),

which is the only HOA within 1500 feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices either "for" or "against" the SUP request.

RECOMMENDATIONS:

Should the Specific Use Permit be approved, staff would offer the following conditions:

1) Adherence to Engineering and Fire Department standards; and,

2) That the height of the high-bays and the overall structure shall not exceed a maximum height of 71-ft, as depicted in the building elevations submitted; and,

3) That the new expansion generally conform to the expansion area depicted in the site plan and building elevations; and,

4) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	7/14/2016	LM
Project Number	Z2016-022	**Owner**	SPR PACKAGING	**Approved**		
Project Name	SUP for SPR Packaging	**Applicant**	PROSS DESIGN GROUP, INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/14/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1480 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPR PACKAGING	1	A	1	5045-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/14/2016	7/21/2016				
ENGINEERING	Amy Williams	7/14/2016	7/21/2016	7/19/2016	5	APPROVED	
FIRE	Ariana Hargrove	7/14/2016	7/21/2016	7/21/2016	7	APPROVED	
PLANNING	David Gonzales	7/14/2016	7/21/2016	7/21/2016	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approva of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 2016. Please provide three large copies [24" X 36" FOLDED] of the building elevations and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-021) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The structure must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a building permit is required prior to consturction of the high bay expansion for extruders.
3. The high bay expansion will generally comply with the approved site plan and building elevations.
4. The high bay expansion area as depicted on the building elevations and site plan is generally not to exceed an over all height of 70 feet.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/o

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

enforced by the state and federal government.

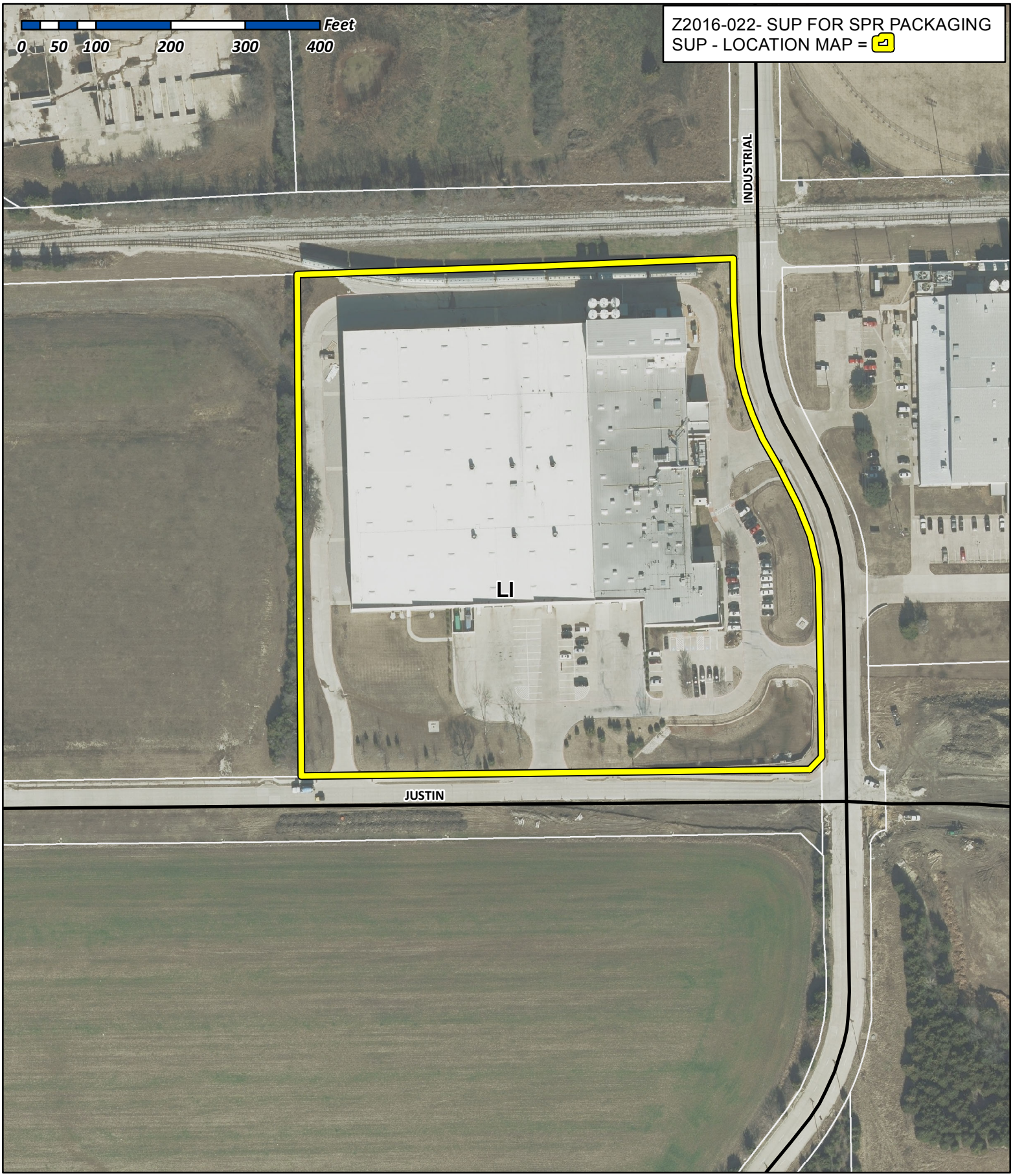
You and/or your representative(s) are required to be in attendance for the following scheduled meetings. All meetings will begin at 6:00 p.m. in the City's Council Chambers.

• Please mark your calendar for the scheduled meeting dates as follows:

Planning - Work Session: July 26, 2016 (Presentation/discussion by applicant)

Planning - Public Hearing: August 9, 2016

City Council - Public Hearing: August 15, 2016 [First Reading of Ordinance]
City Council -2nd Reading (if approved): September 6, 2016 (Tuesday)



City of Rockwall

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

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

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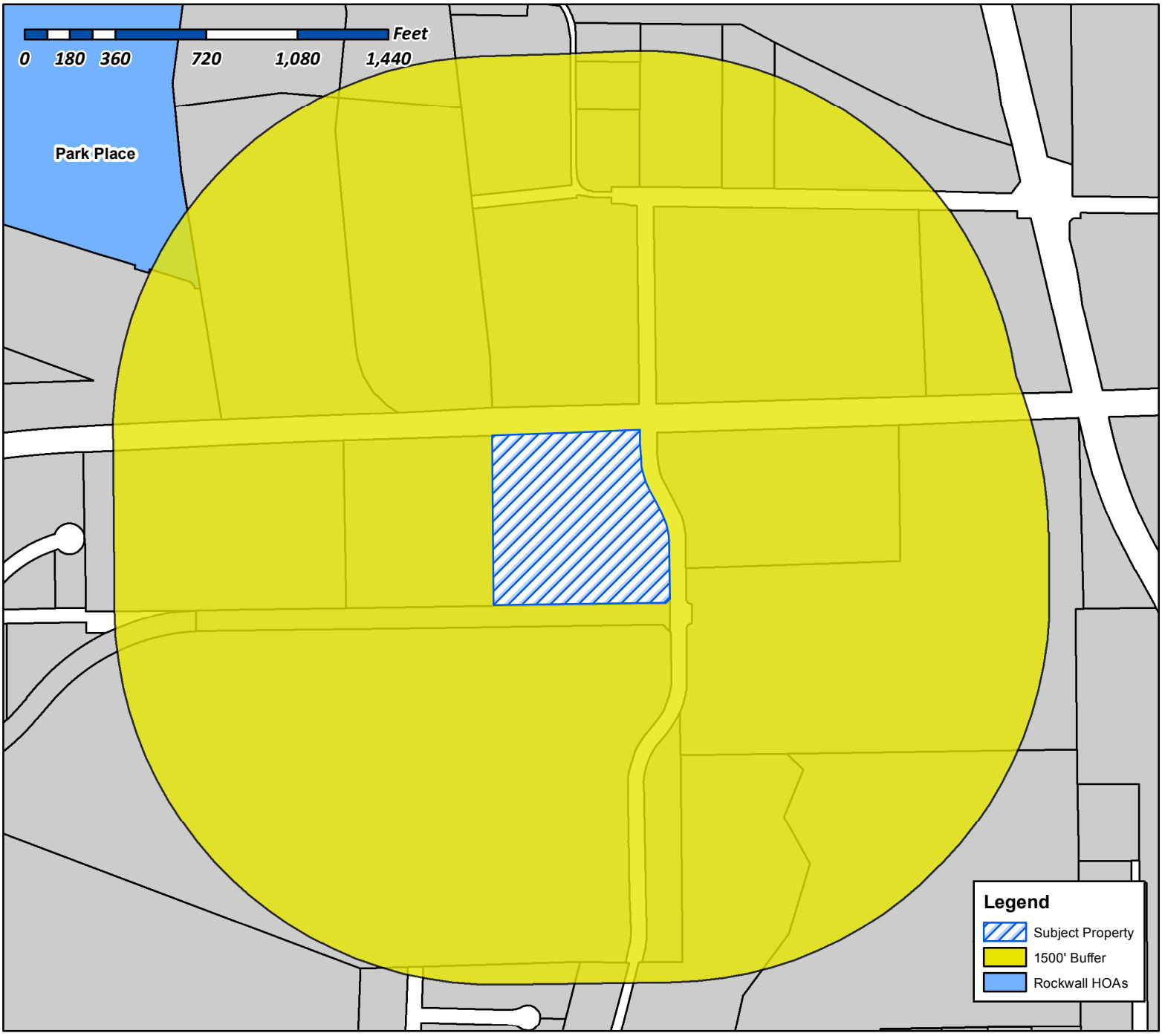
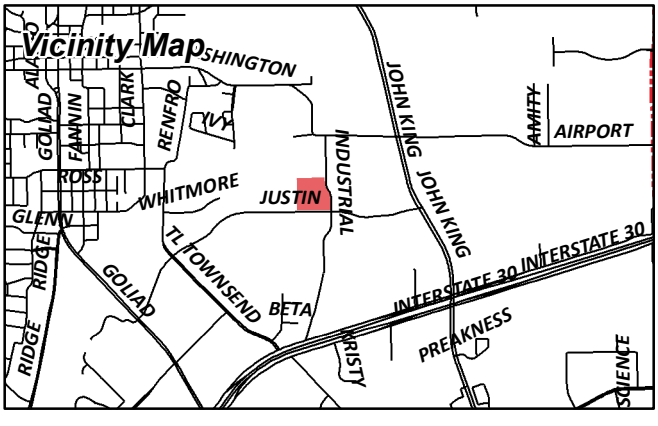


Case Number: Z2016-022
Case Name: SUP for SPR Packaging
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 1480 Justin Road



Date Created: 07/14/2016
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Wednesday, July 20, 2016 11:22 AM
To: 'barrybuchanan@ebby.com'; 'bill@colventures.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2016-022- Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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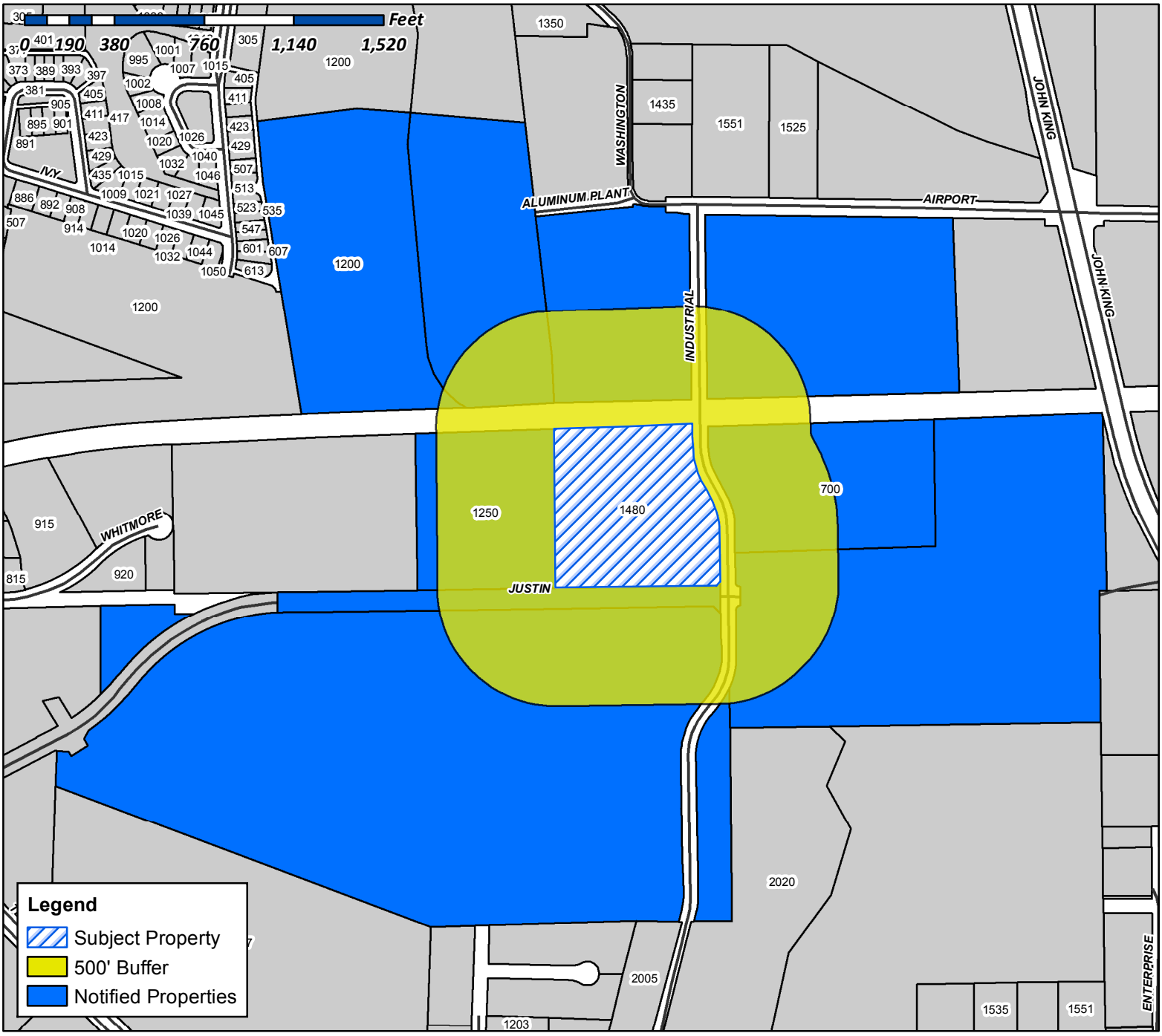
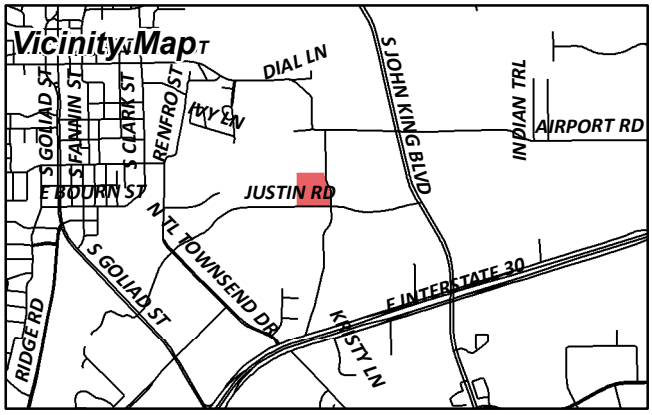


Case Number: Z2016-022
Case Name: SUP for SPR Packaging
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 1480 Justin Road



Date Created: 07/14/2016
For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-022: SUP for SPR Packaging

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/9/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/15/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **8/15/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-022: SUP for SPR Packaging

Please place a check mark on the appropriate line below:

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

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

Name:	
Address:	

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

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

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

FLEXLAND LP
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
GRAHAM PACKAGING PET TECH INC
2401 PLEASANT VALLEY RD
YORK, PA 17402

COLUMBIA EXTRUSION CORP
ATTN: BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMERCIAL PROPERTY
MANAGEMENT LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 16-___

SPECIFIC USE PERMIT NO. S-155

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A STRUCTURE TO EXCEED THE MAXIMUM HEIGHT REQUIREMENT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, BEING A 10.1893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, SPR PACKAGING ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 1480 JUSTIN ROAD, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure to exceed sixty (60) feet in height within a Light Industrial (LI) District, being an 10.1893-acre parcel of land identified as Lot 2, Block A of the SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, addressed as 1480 Justin Road, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (*SUP*) for a structure exceeding the maximum height for structures within a Light Industrial (LI) District on the *Subject property*; and

Section 2. That the S*ubject Property* shall be developed and used only in the manner and for the purposes described in this Specific Use Permit (*SUP*) ordinance granted herein and shall be subject to the conditions set forth in *Article V, District Development Standards, Section 5.1, Light Industrial*

DRAFT ORDINANCE 08.23.16

(LI) District, and Article V, District Development Standards, Section 5.3.C.12., Maximum Building Height for Light Industrial Districts, of the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 Operational Conditions

The following conditions pertain to the vertical expansion of the existing facility on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) Adherence to Engineering and Fire Department standards; and,

2) That the height of the high-bays and the overall structure shall not exceed a maximum height of 71-ft, as depicted in the building elevations submitted; and,

3) That the new expansion generally conform to the expansion area depicted in the site plan and building elevations; and,

4) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DRAFT ORDINANCE 08.15.16

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE ____ DAY OF _____, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

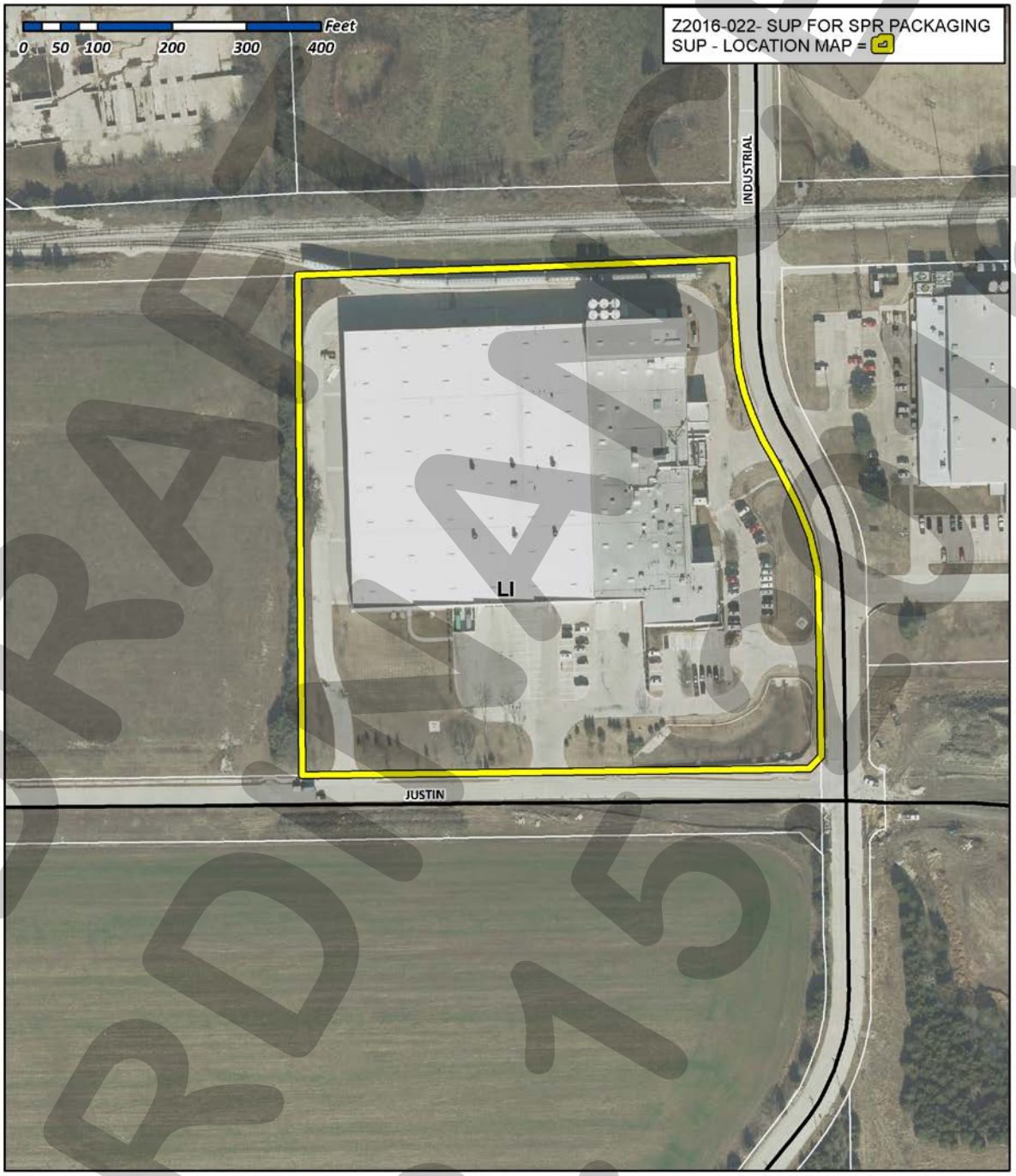
_____
Frank J. Garza, *City Attorney*

1st Reading: _____

2nd Reading: _____

DRAFT ORDINANCE 08.15.2016

Exhibit 'A'
Location Map



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

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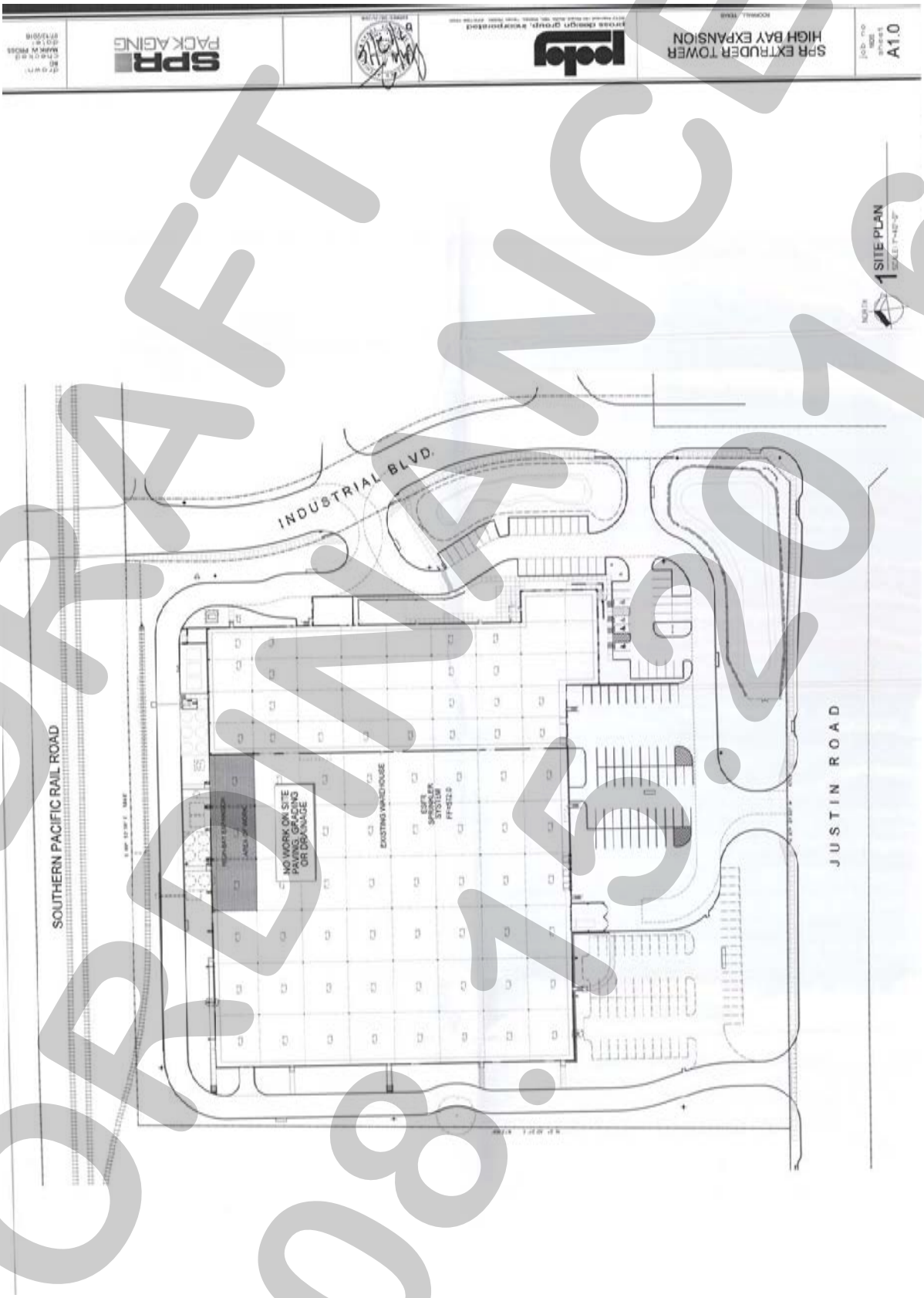
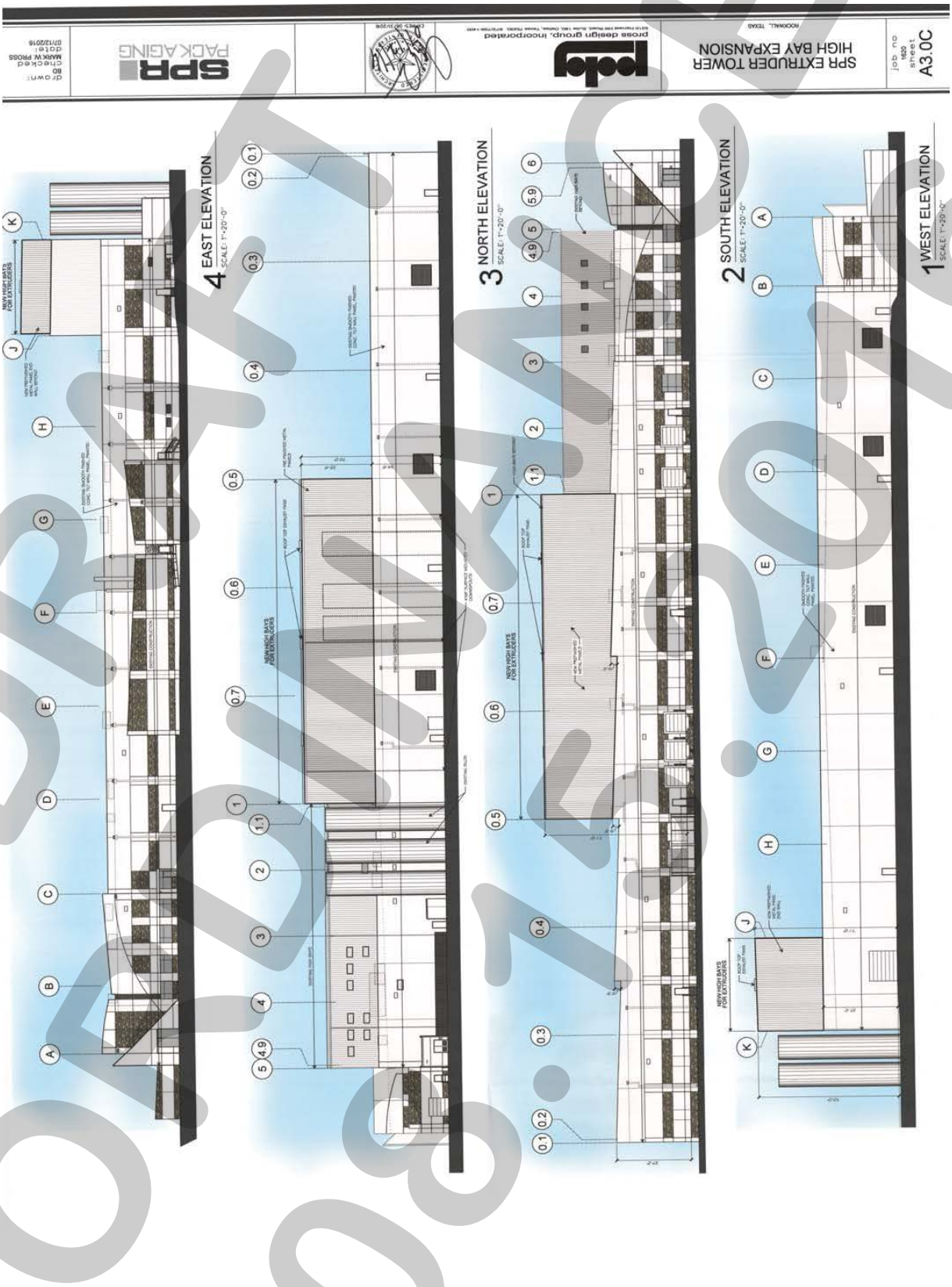
DRAFT
ORDINANCE
08.15.16



DRAFT ORDINANCE 08.15.2016



DRAFT
ORDINANCE
08.15.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Kyle Vrla; Dynamic Engineering Consultants, PC

AGENDA ITEM: **Z2016-024**; *Zoning Change C to HC*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 *[S. Goliad Street],* and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 6.588-acre portion of a larger 24.818-acre tract of land located south of the intersection of Sids Road and SH-205 *[S.Goliad Street].* The intent of the current request is to rezone the property from a Commercial (C) District to a Heavy Commercial (HC) District for the purpose of constructing a major auto repair garage (i.e. auto body shop) which is permitted by right in a Heavy Commercial (HC) District. According to the applicant, the proposed body shop will not be open to the general public. The applicant has stated that vehicles will be taken to the location for service and then returned to the auto dealership (i.e Rockwall Ford) for the customer to pick-up. The remainder of the tract of land is zoned Heavy Commercial (HC) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) properties. One property is an 8.868-acre parcel zoned PD-44 for commercial land uses, and allowing a commercial trucking operation. Currently, the property has a commercial trucking facility operating on it. The second property is a 1.617-acre parcel of land zoned Commercial (C) District. This property is currently occupied by Fuji Dental Lab.

South: Directly south of the subject property is a 58.72-acre tract of land zoned Commercial (C) District and Heavy Commercial (HC) District that is currently vacant.

East: Directly east of the subject property is remainder of the 24.818-acre tract of land zoned Heavy Commercial (HC) District that is currently vacant.

West: Directly west of the subject property is SH-205 *[S. Goliad Street],* which is designated as a TxDOT 6D on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is the Meadow Creek Park-Foxwood Park and the

Meadow Creek Estates Subdivision. This land is zoned PD-10 for residential land uses.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 4.7, *Heavy Commercial (HC) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Heavy Commercial (HC) District is meant to be utilized as a district that "…provides adequate space and site diversification for commercial establishments that may involve uses that would be objectionable in the other commercial districts or adjacent to residential districts." The UDC goes on to state that this designation is appropriate for properties that have intensive commercial uses and large volumes of retail traffic. Additionally the UDC states that these districts should be buffered so that residential areas are not affected by noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas. In this case, the applicant's property is situated directly adjacent to SH-205 south of the intersection of Sids Road and SH-205, and based on the uses permitted within the district should not create a negative impact with regard to traffic circulation in the area.

With regard to land uses the UDC states the Heavy Commercial (HC) District, "…is commercial in nature, but has some aspects that are similar to industrial uses." Staff has provided a list of the land uses permitted within the Heavy Commercial (HC) District in the attached packet. In addition, the following is a summary of the minimum development standards for a Heavy Commercial (HC) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*10,000 SF*
Minimum Lot Width	*60-Feet[1]*
Minimum Lot Depth	*100-Feet[1]*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Side Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)*
Maximum Height	*240-Feet (Greater Than 36-Feet Requires an SUP)*
Max Lot Coverage	*60%*
Minimum Masonry Requirement	*90%[2]*
Floor Area Ratio	*4:1*
Maximum Building Size	*25,000 SF (SUP for Greater Than 25,000 SF)*
Minimum Landscaping Percentage	*10%*
Maximum Impervious Coverage	*85-90%*

Notes: 1. 200-feet when adjacent to IH-30; 2. Including 20% stone.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Commercial/Industrial* land uses, which is defined as a district with intensive commercial/industrial uses and large volumes of retail traffic. This designation is in conformance with the applicant's request to rezone the subject property to a Heavy Commercial (HC) District.

NOTIFICATION:

On July 22, 2016, staff mailed 17 notices to property owners and residents within 500-feet of the subject property. Staff also sent notification to the Flagstone Estates, Meadow Creek Estates, and Hickory Ridge Homeowner's Associations (HOA's), which are the only HOA's located within 1500-feet of the subject property participating in the neighborhood notification program.

Additionally, staff posted a sign along SH-205, which is the only street frontage adjacent to the subject property as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has not received any notices returned.

RECOMMENDATIONS:

Attached to this case memo is a draft ordinance for the Planning and Zoning Commission and the City Council's review. If the applicant's request is approved, a site plan for the proposed auto body shop would be required to be submitted.

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-024	**Owner**	OSEE, PROPERTY MANAGEMENT LLC	**Approved**		
Project Name	Zoning Change C to HC	**Applicant**	DYNAMIC ENGINEERING CONSULTANTS, PC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
S HWY205	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ESTEP SUBDIVISION	3-13	NULL	3-13	0026-0000-0003-13-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/22/2016	7/29/2016	7/22/2016		APPROVED	
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/22/2016	7	COMMENTS	See Conditions

(7/19/2016 4:37 PM AW)
See markups
No double stacking of parking
All parking shall be 20'x9' unless it is not head to head and adjacent to the building
Dedication of SH 205 right-of-way (60' from center line)
Pro-rata $379.24/acre
All engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/22/2016	7	COMMENTS	

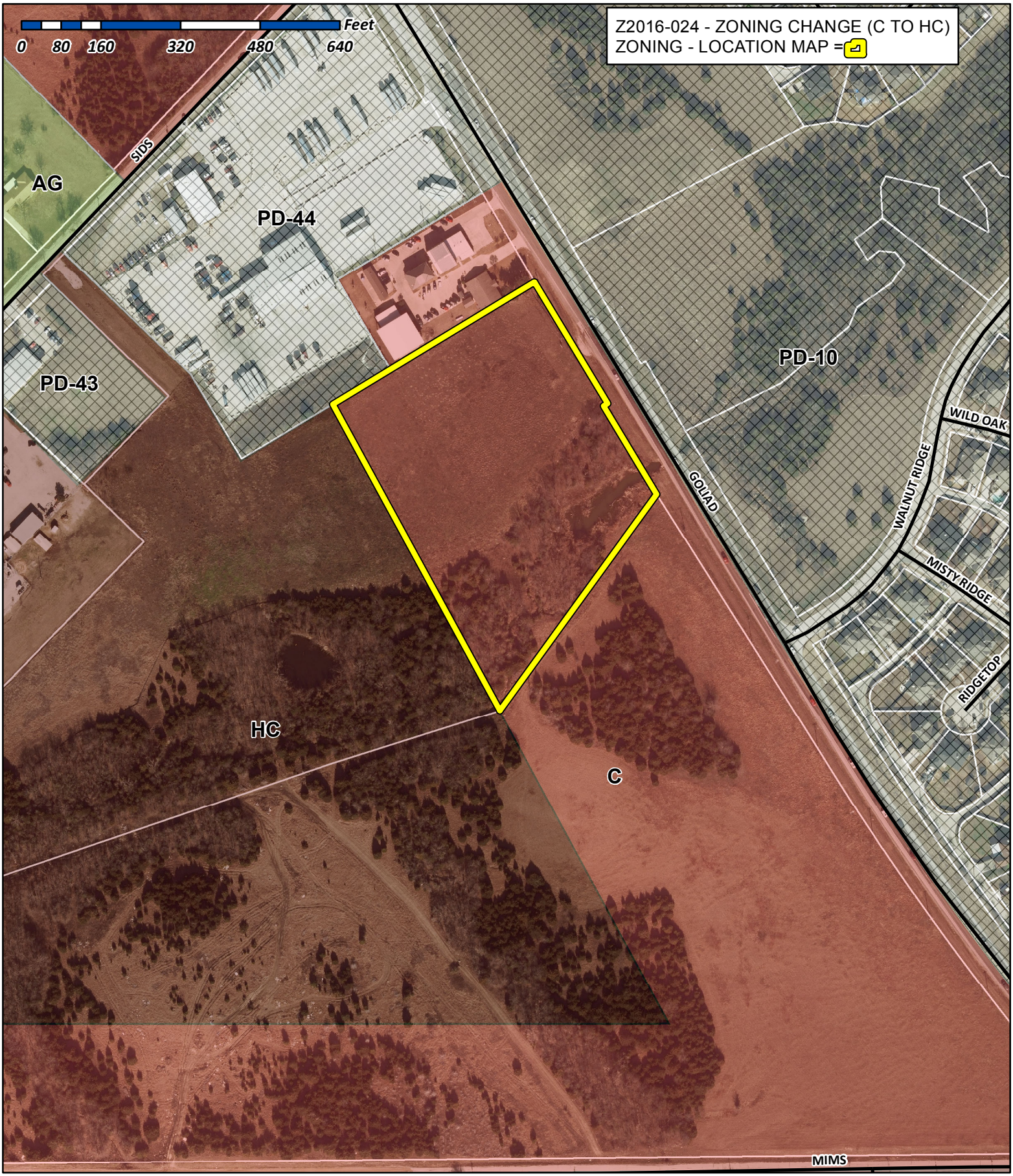
(7/21/2016 2:45 PM AA)
Shall comply with fire apparatus roadway coverage , fire hydrant coverage, and Needed Fire Flow requirements.

PLANNING	Korey Brooks	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	Comments

Z2016-024 Zoning Change C to HC:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [S. Goliad Street].
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
I.3 Please review the attached draft ordinance prior to the August 9, 2016 Planning & Zoning Commission meeting.
I.4 The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Commercial/Industrial land uses, which is defined as a district with intensive commercial/industrial uses and large volumes of retail traffic. This designation is in conformance with the applicant's request to rezone the subject property to a Heavy Commercial (HC) District.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.5 The proposed use, major auto repair garage, is permitted by right in a Heavy Commercial (HC) District.							
I.6 The Planning and Zoning Worksession for this case will be July 26, 2016. The Planning and Zoning Meeting will be August 9, 2016. The projected City Council meeting dates for this case will be August 15, 2016 [1st Reading] & September 6, 2016 [2nd Reading].							



City of Rockwall

Planning & Zoning Department
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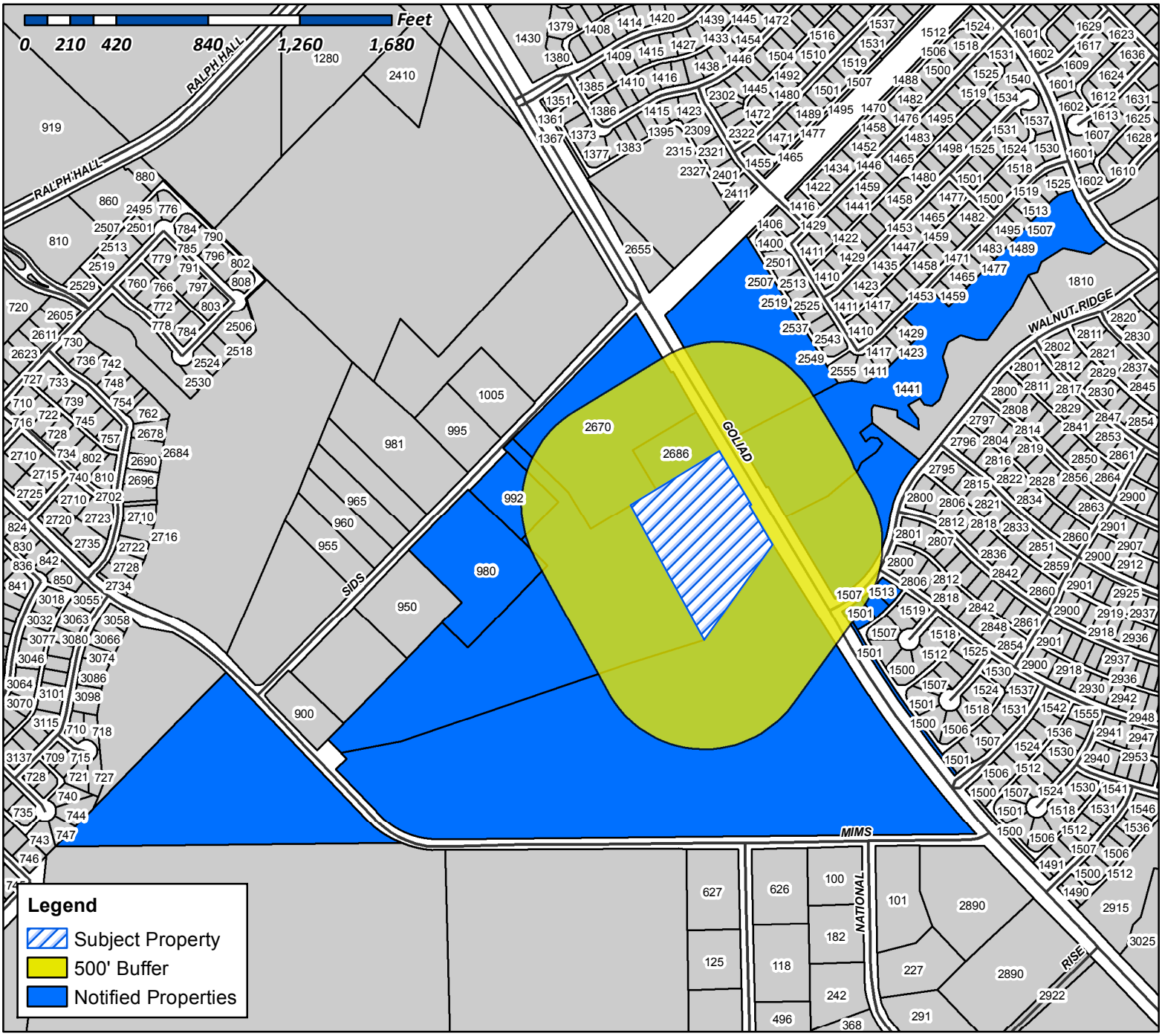
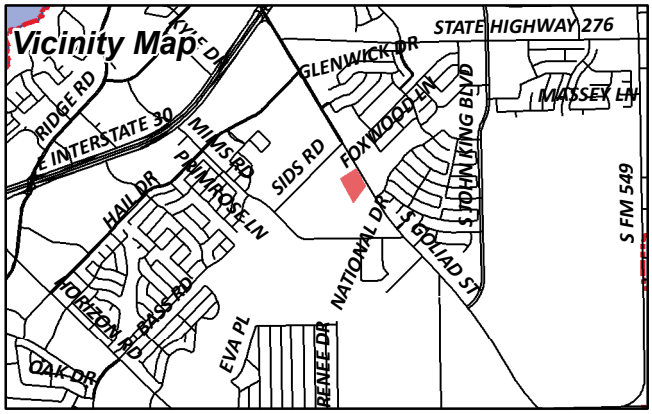
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2016-024
Case Name: Zoning Change (C to HC)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the Intersection of Sids Road and SH-205



Date Created: 07/20/2016

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

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75087

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75087

BT COLE ONE LLC
1530 PB LANE S4158
WICHITA FALLS, TX 76302

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

CURRENT RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75087

STAGLLANO VINCENT J
5501 SAINT ANDREWS CT
PLANO, TX 75093

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY 0
DALLAS, TX 75243

205 AND 276 PARTNERS
8750 N CENTRAL EXPY 0
DALLAS, TX 75231

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

OSEE PROPERTY MANAGEMENT LLC
PO BOX 59106
DALLAS, TX 75229

City of Rockwall

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

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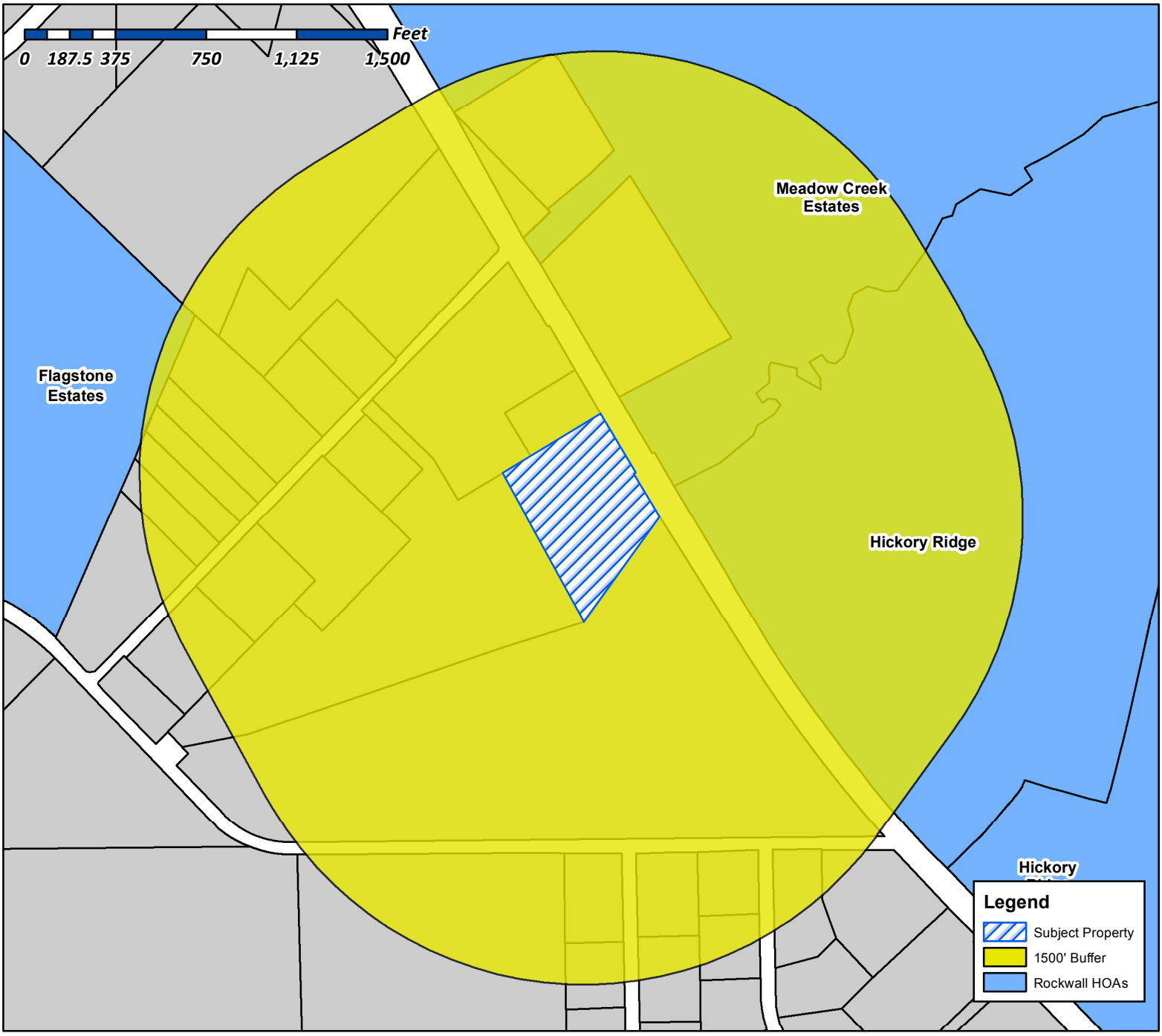

Case Number: Z2016-024
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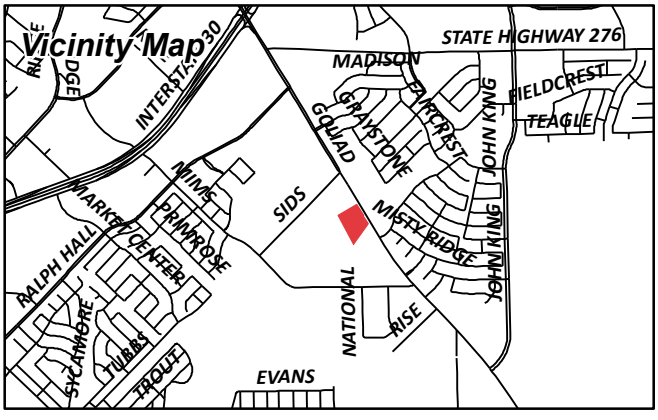
Case Address: South of the Intersection of Sids Road and SH-205

Date Created: *07/20/2016*

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



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, July 20, 2016 11:22:11 AM

To whom it may concern:

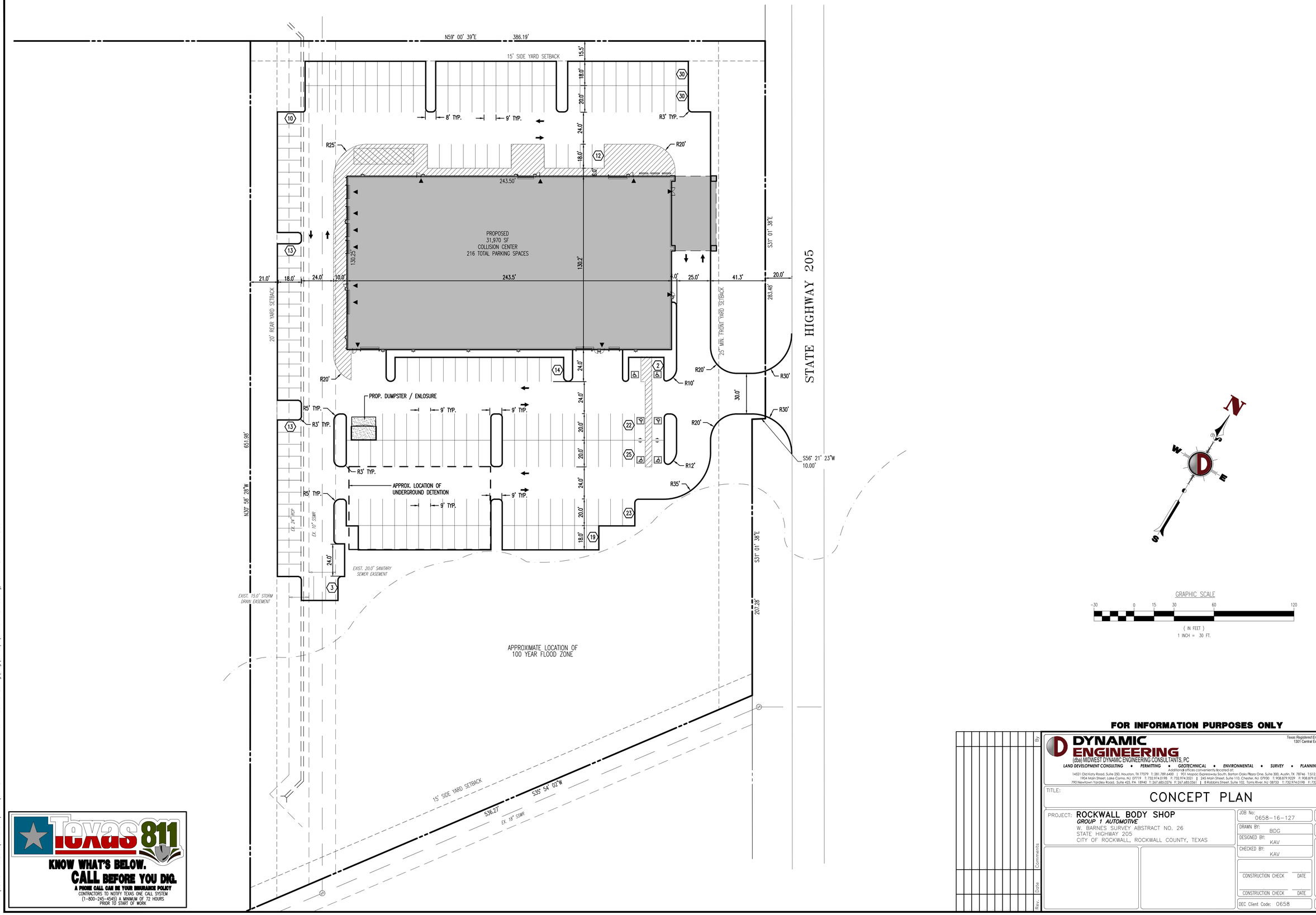
Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-024- Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a five (5) acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [*S. Goliad Street*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com



FOR INFORMATION PURPOSES ONLY

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Texas Registered Engineering Firm No. F-13660
1301 Central Expressway South - Suite 210
Allen, TX 75013
T: 972.534.2100
www.dynamicec.com
Additional offices conveniently located at:
14521 Old Katy Road, Suite 250, Houston, TX 77079 T: 281.789.6400 | 901 Mopac Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 T:512.646.2646
1904 Main Street, Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 | 245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222
790 Newtown Yardley Road, Suite 425, PA 18940 T: 267.685.0276 F: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521

TITLE: CONCEPT PLAN

PROJECT: ROCKWALL BODY SHOP
GROUP 1 AUTOMOTIVE
W. BARNES SURVEY ABSTRACT NO. 26
STATE HIGHWAY 205
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB No:	0658-16-127
DATE:	7/14/16
DRAWN BY:	BDG
SCALE: (H) 1"=30' (V)	
DESIGNED BY:	KAV
SHEET No:	1 OF 1
CHECKED BY:	KAV
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
DEC Client Code:	0658
Rev. #	X

Rev. | Date | Comments | By

Texas 811
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CALL BEFORE YOU DIG.
A PHONE CALL CAN IN YOUR INSURANCE POLICY
CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM
(1-800-245-4545) A MINIMUM OF 72 HOURS
PRIOR TO START OF WORK

Plotted: 07/14/16 - 3:30 PM, By: bgaudin, - Product Ver: 20.1s (LMS Tech)
File: P:\DEC\PC PROJECTS\0658 Group1Auto\16-127 Rockwall TX Tomlinson Tract Re-zoning\Dwg\Concept\0658161127KCO.dwg, ---> 24x36 Title Block

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
www.dynamicec.com
1301 Central Expressway South, Suite 210
Allen, TX 75013
T. 972-534-2100

July 14, 2016

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

RE: Zoning Change Application
Letter of Explanation
SH-205 between Sids Rd. & Mims Rd.
City of Rockwall
Rockwall County, Texas

To Whom It May Concern,

This letter of explanation is in connection with the Zoning Change Application submitted today, July 14th, 2016 for the property located approximately 765 feet southeast of the intersection of Sids Road and State Highway 205. The current property in question is undeveloped and totals approximately 25 acres with a portion of this area on the south property line within the floodplain. The majority of this site, approximately 20 acres is currently zoned Heavy Commercial (HC) and the remaining five (5) acres, which fronts State Highway 205 is zoned as Commercial (C). This zoning request is being requested to convert the front five (5) acres to Heavy Commercial (HC).

The purpose of the request from Commercial (C) to Heavy Commercial (HC) is to accommodate the development of an Automotive Body Shop for Rockwall Ford, which is currently not allowed within the Commercial district. This facility would be developed as an additional building for Rockwall Ford located at 990 East I-30. The addition of this building will allow the dealership to relocate their current body repair area and free up more space either in their service area or showroom to service more customers at their main facility.

In reviewing the surrounding properties to this re-zoning case, the neighbor to the north is TransAm Trucking which is a freight company that utilizes large trucks and trailers to move goods. On the south side, as described above, the site is bordered by flood plain and heavy tree cover. The west side of the property, which extends back to Sids Road, is currently zoned as Heavy Commercial (HC) as well, which would match with the proposed re-zoning request.

Due to the existing uses and tenants surrounding this site, it's expected that large trucks will often be coming and going nearby the property where the proposed Automotive Body Shop would be located. This truck traffic would not be disruptive to a heavy commercial business like an Automotive Body Shop, but would be disruptive to any retail shop if the property were to remain zoned for commercial use. Additionally, the City of Rockwall Future Land Use Map (11/25/2014) shows the site being used for commercial/industrial purposes, which allows for the development of an Automotive Body Shop.

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
www.dynamicec.com
1301 Central Expressway South, Suite 210
Allen, TX 75013
T. 972-534-2100

Should there be any questions related to this letter of explanation or re-zoning request please do not hesitate to contact me. My phone number is 972-534-2100 and my email is jedge@dynamicec.com. Thank you for your attention to this request.

Sincerely,

Josh Edge, PE
Dynamic Engineering Consultants, PC
Branch Manager/Principal

LEGAL DESCRIPTION

BEING a tract of land situated in the W. Barnes Survey Abstract No. 26, City of Rockwall, Rockwall County, Texas and being a part of that tract as conveyed to Edward B. Tomlinson, II , trustee as recorded in Volume 173 page 984, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron stake found on the southerly line of Sids Road, said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recorded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas.

Thence, South 46 degrees 11 minutes 22 seconds East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a 1/2" iron stake found for corner.

Thence, South 31 degrees 11 minutes 43 seconds East, along the southwest line of said Helwig addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron stake found for corner.

Thence, North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig tract and the Estep Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 687.70 feet to the east corner of said Estep Addition and on the southwest right of way of State Highway 205, a 1/2" iron stake found for corner.

Thence, along the southwest R.O.W. line of State Highway No. 205 the following:

South 31 degrees 01 minutes 38 seconds East, a distance of 283.48 feet to a 1/2" iron stake set for corner
South 56 degrees 21 minutes 23 seconds West, a distance of 10.00 feet to a 1/2" iron stake set for corner.
South 31 degrees 01 minutes 38 seconds East, a distance of 207.28 feet to a 1/2" iron stake set for corner.

Thence, leaving State Highway 205 and along the northerly line of a sanitary sewer easement as conveyed to the City of Rockwall the following;

South 35 degrees 54 minutes 02 seconds West, a distance of 536.27 feet to a 1/2" iron stake set for corner
South 72 degrees 32 minutes 39 seconds West, a distance of 356.75 to a 1/2" iron stake set for corner
South 71 degrees 09 minutes 59 seconds West, a distance of 1106.75 feet to a 1/2" iron stake set for corner
South 79 degrees 18 minutes 43 seconds West, a distance of 276.11 feet to a 1/2" iron stake set for corner
North 43 degrees 21 minutes 38 seconds West, a distance of 84.73 feet to a 1/2" iron stake set for corner

Thence, North 44 degrees 08 minutes 53 seconds East, along the southwest line of a tract conveyed to Richard E. Slaughter, Jr. as recorded in Volume 1531 Page 145 and the southwest line of a tract as

conveyed to Rayburn County Elec. Coop. as recorded in Volume 731 Page 263, a distance of 742.10 feet to a 1/2" iron stake found for corner.

Thence, South 46 degrees 20 minutes 42 seconds East, along a tract as conveyed to Rayburn County Elec. Coop. as recorded in Volume 829 page 111, a distance of 166.66 feet to a 1/2" iron stake found for corner;

Thence, North 44 degrees 01 minutes 26 seconds East, along said tract a distance of 523.25 feet to a 1/2" iron stake found for corner

Thence, North 46 degrees 04 minutes 38 seconds West, a distance of 166.61 feet to the north corner of said Rayburn County Elec. Coop. Tract, a 1/2" iron stake found for corner.

Thence, North 44 degrees 00 minutes 56 seconds East, along the southwest line of the Pott Shrigley Addition, a distance of 247.54 feet to the west corner of same, a 1/2" iron rod found for corner.

Thence, North 48 degrees 11 minutes 22 seconds West, along the northeast line of said addition, a distance of 351.38 feet to a 1/2" iron rod found for corner.

Thence, North 43 degrees 57 minutes 56 seconds East, along the southerly line of Sids Road, a distance of 60.00 feet to the POINT OF BEGINNING and containing 24.971 acres of land.

Permitted Land Uses in a Heavy Commercial (HC) District

Date: August, 4, 2016

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	P

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Garage	A

Institutional & Community Service	
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home [1]	P
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Post Office, Regional	P
Prison/Custodial Institution	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Rescue Mission or Shelter for the Homeless	S
Social Service Provider, except Rescue Mission or Homeless Shelter	P

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P
Commercial Amusement/ Recreation (Outside)	P
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	P
Golf Driving Range	P
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	P

Permitted Land Uses in a Heavy Commercial (HC) District

Date: August, 4, 2016

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	P
Theater	P

Retail & Personal Services	
Antique/Collectable Store	P
Astrologer, Hypnotist, or Physical Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility (Portable)	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot and Similar Uses (Temporary)	P
Copy Center	P
Display (Incidental)	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry (Dropoff/Pickup)	P
Laundry (Self Service)	P
Massage Therapist	P
Night Club, Discoteque, or Dance Hall	P
Pawn Shop	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On Site, Temporary [1]	P
Rental Store, without Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P
Tattoo, Body Piercing	P
Taxidermist Shop	P
Winery [1]	P

Commercial & Business Services	
Bail Bond Service	P
Building & Landscape Material with Limited Outside Storage [1]	P
Building Maintenance, Service & Sales without Outside Storage	P
Cemetery or Mortuary	S
Cleaners, Commercial	S
Commercial, Other than Listed	P
Custom & Craft Work	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Feed Store, Ranch Supply	P
Food Processing	S

Permitted Land Uses in a Heavy Commercial (HC) District

Date: August, 4, 2016

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Furniture or Cabinet Repair	P
Furniture Upholstery, Refinishing or Resale	P
Gunsmith Repair and Sales	P
Heavy Machinery & Equipment (Rental, Sales & Service)	P
Locksmith	P
Machine Shop	P
Medical or Scientific Research Lab	P
Mobile Home/Trailer Sales Lot	S
Research & Technology / Light Assembly	P
Shoe and Boot Repair and Sales	P
Trade School	P
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Major [1]	P
Auto Repair Garage, Minor [1]	P
Automobile Rental	P
Boat & Trailer Dealership (New and Used) [1]	P
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom, New and/or Used [1]	S
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	P
Motor Vehicle Dealership, Used (Cars and Light Trucks) [1]	A
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	P
Service Station [1]	P
Towing & Impound Yard	S
Towing Service, No Storage	P
Truck Rental	P
Truck Stop with Fuel and Accessory Services [1]	S

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Carpet and Rug Cleaning	S
Environmentally Hazardous Materials [1]	S
Food Processing (No Slaughtering)	S
Light Assembly & Fabrication	P
Manufacturing, Heavy	S
Manufacturing, Light	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S
Monument Works, Stone and Metal	S
Printing & Publishing	P
Salvage or Reclamation of Products (Indoors)	S
Sheet Metal Shop	P
Welding Repair	P

Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	S
Mini-warehouse [1]	P
Outside Storage [1]	P

Permitted Land Uses in a Heavy Commercial (HC) District

Date: August, 4, 2016

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Recycling Collection Center	S
Warehouse/ Distribution Center	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Airport, Heliport or Landing Field	S
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio [1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Bus Charter Service & Service Facility	P
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems [1]	P
Transit Passenger Facility	S
Trucking Company	P
TV Broadcasting & Other Communication Service	P
Utilities Holding a Franchise from City of Rockwall	P
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 6.588-ACRE PORTION OF A LARGER 24.818-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-13 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Vrla of Dynamic Engineering Consultants, PC, on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.7, "Heavy Commercial (HC) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT ORDINANCE 09.06.16

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

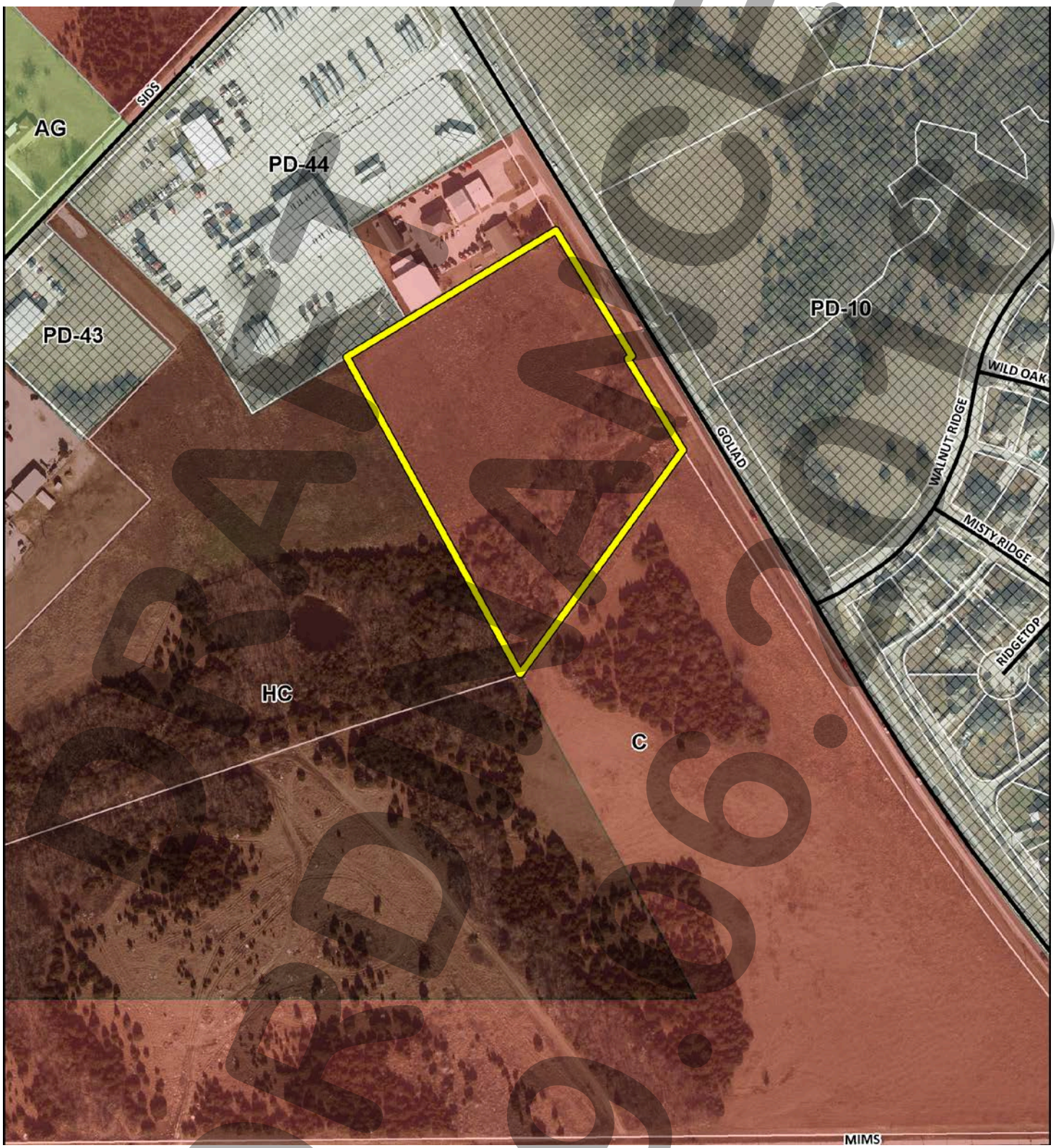
Frank J. Garza, *City Attorney*

1st Reading: *August, 15, 2016*

2nd Reading: *September, 6, 2016*

DRAFT ORDINANCE 09.06.2016

Exhibit “A”
Location Map



DRAFT
09.06.2016

Exhibit "B"
Legal Description

BEING a tract of land situated in the W. Barnes Survey Abstract No. 26, City of Rockwall, Rockwall County, Texas and being a part of that tract as conveyed to Edward B. Tomlinson, II , trustee as recorded in Volume 173 page 984, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron stake found on the southerly line of Sids Road, said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recorded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas.

Thence, South 46 degrees 11 minutes 22 seconds East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a 1/2" iron stake found for corner.

Thence, South 31 degrees 11 minutes 43 seconds East, along the southwest line of said Helwig addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron stake found for corner.

Thence, North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig tract and the Estep Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 687.70 feet to the east corner of said Estep Addition and on the southwest right of way of State Highway 205, a 1/2" iron stake found for corner.

Thence, along the southwest R.O.W. line of State Highway No. 205 the following:

South 31 degrees 01 minutes 38 seconds East, a distance of 283.48 feet to a 1/2" iron stake set for corner
South 56 degrees 21 minutes 23 seconds West, a distance of 10.00 feet to a 1/2" iron stake set for corner.
South 31 degrees 01 minutes 38 seconds East, a distance of 207.28 feet to a 1/2" iron stake set for corner.

Thence, leaving State Highway 205 and along the northerly line of a sanitary sewer easement as conveyed to the City of Rockwall the following;

South 35 degrees 54 minutes 02 seconds West, a distance of 536.27 feet to a 1/2" iron stake set for corner
South 72 degrees 32 minutes 39 seconds West, a distance of 356.75 to a 1/2" iron stake set for corner
South 71 degrees 09 minutes 59 seconds West, a distance of 1106.75 feet to a 1/2" iron stake set for corner
South 79 degrees 18 minutes 43 seconds West, a distance of 276.11 feet to a 1/2" iron stake set for corner
North 43 degrees 21 minutes 38 seconds West, a distance of 84.73 feet to a 1/2" iron stake set for corner

Thence, North 44 degrees 08 minutes 53 seconds East, along the southwest line of a tract conveyed to Richard E. Slaughter, Jr. as recorded in Volume 1531 Page 145 and the southwest line of a tract as

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conveyed to Rayburn County Elec. Coop. as recorded in Volume 731 Page 263, a distance of 742.10 feet to a 1/2" iron stake found for corner.

Thence, South 46 degrees 20 minutes 42 seconds East, along a tract as conveyed to Rayburn County Elec. Coop. as recorded in Volume 829 page 111, a distance of 166.66 feet to a 1/2" iron stake found for corner;

Thence, North 44 degrees 01 minutes 26 seconds East, along said tract a distance of 523.25 feet to a 1/2" iron stake found for corner

Thence, North 46 degrees 04 minutes 38 seconds West, a distance of 166.61 feet to the north corner of said Rayburn County Elec. Coop. Tract, a 1/2" iron stake found for corner.

Thence, North 44 degrees 00 minutes 56 seconds East, along the southwest line of the Pott Shrigley Addition, a distance of 247.54 feet to the west corner of same, a 1/2" iron rod found for corner.

Thence, North 48 degrees 11 minutes 22 seconds West, along the northeast line of said addition, a distance of 351.38 feet to a 1/2" iron rod found for corner.

Thence, North 43 degrees 57 minutes 56 seconds East, along the southerly line of Sids Road, a distance of 60.00 feet to the POINT OF BEGINNING and containing 24.971 acres of land.

DRAFT ORDINANCE 09.06.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2016-025**; *Harbor Urban Center Condominiums*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

BACKGROUND:

On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistrict that contained individual development and land use standards. The subject property is a 3.453-acre tract of land located within the *Interior Subdistrict*, which -- according to the *PD Ordinance* -- is intended "… to provide an area that can function as either office, residential, or senior living ..."

REQUEST:

On July 15, 2016, the applicant, Jason Lentz, submitted an application proposing to develop the subject property with a 245-unit condominium building and structured parking garage. According to the *Subdistrict Land Use Chart* contained in *Exhibit 'D'* of Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the *Urban Residential (Condominium Units Only)* land use is permitted *by-right* within the *Interior Subdistrict*. In addition, *Ordinance No. 10-21* states, "(t)hat no more than 1,161 urban residential units shall be allowed in *PD-32*, which may include condominium and/or townhouse units, in addition to a maximum of 49 single-family zero lot line units (*patio homes*)." Currently, 664 of the urban residential units have been entitled (*i.e. Marina Village with 399-units and Summer Lee Condominiums with 265-units*), which leaves a total of 497-units still available. The ordinance does not stipulate a minimum or maximum number of units for any given subdistrict (*i.e. the pool of units is allocated on a first-come-first-serve basis to each development regardless of location as long as condominiums and townhouses are a permitted use within the subdistrict and there are still units available in the pool*).

According to the procedures stipulated in *Section 9.B*, *Procedures*, of *Ordinance 10-21*, this request -- *being in conformance with the Subdistrict Land Use Chart* -- would generally only be subject to *PD Site Plan* approval by the Planning and Zoning Commission; however, the proposed street extending from Summer Lee Drive to the southeastern corner of the subject property does not conform to the *Street Type G* cross section required by the *Streetscape Plan* contained in *Exhibit 'C'* of the ordinance. Taking this into consideration -- *and in conformance with Section 9.A, Development Plans, of Ordinance No. 10-21* -- staff has required the applicant to submit a *PD Development Plan* to allow the City Council discretionary authority over the requested waiver to the streetscape standards.

CHARACTERISTICS OF THE WAIVER REQUEST(S):

The *Streetscape Plan* contained in *Ordinance No. 10-21* calls for a *Street Type G*, which is intended to serve "…as an edge to the open space [*areas of the*] subdistrict …" and connect Summer Lee Drive and Ridge Road [*FM-740*]. Specifically this street section consists of *two-way* traffic on a 24-foot wide street with eight (8) foot parallel parking spaces along the western side of the roadway (*i.e. adjacent to the condominium project*), an eight (8) foot parkway, and eight (8) foot sidewalks on both sides of the street. The total right-of-way width of this street cross section is 60-feet. In lieu of this, the applicant is proposing a modified street cross section that will consist of two-way traffic on a 24-foot wide street with five (5) foot sidewalks on either side of the street, and a one (1) to two (2) foot parkway. The total right-of-way width of the proposed road section will be 36-feet; however, staff should point out that one (1) foot of the sidewalk will be situated outside of the right-of-way. This means that either the right-of-way width will need to be increase to 37-feet or the additional one (1) foot will need to be put into a *Pedestrian Access Easement* at the time of platting. Staff has included this as a condition of approval.

In reviewing this request, staff has identified an additional waiver to *building placement*, which will be required to be approved along with the applicant's request. Specifically, the *Interior Subdistrict* requires a minimum of a five (5) foot building setback and an average of a 20-foot setback along the *Street Type 'G'*, which the applicant is proposing to modify. In this case, the applicant would be requesting a minimum of a one (1) to two (2) foot building setback along this modified street section. Since a waiver to *building placement* is specifically identified in *Section 9.C, Waivers of Design Standards*, of *Ordinance No. 10-21*, it could be granted at the time of site plan approval by the City Council; however, since the modified street section is causing the *PD Development Plan* staff has included it in this request as a condition in the attached draft ordinance.

WAIVER PROCEDURES:

Since this request [*i.e. a request to modify an established street cross section*] does not fall under the waivers listed in *Section 9.C, Waivers of Design Standards*, of *Ordinance No. 10-21*, the waiver is considered to be an amendment to Planned Development District 32 (PD-32), and in accordance with the amendment process staff has prepared a draft ordinance for the City Council's review (*see attached draft ordinance*). In addition, according to *Ordinance No. 10-21*, "(w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … (i)n order to approve a waiver the City Council must find that the waiver:

(a) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
(b) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
(c) Will not prevent the implementation of the intent of this PD District."

The ordinance also grants the City Council the power to condition any approval to mitigate for potential negative impacts that could result from the approval of a waiver. Staff has provided some conditions for the City Council to review in the *Recommendations* section of this case memo. The conditions have also been placed in the attached draft ordinance. Should the City Council choose to grant the request the applicant will still need to submit a site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission. The waiver to the *building placement requirements* is accounted for in the attached draft ordinance.

Staff should point out that if the City Council chooses to deny the request the motion should be based on the street cross section proposed by the applicant and not the land use, as the *Urban Residential (Condominium Units Only)* land use is a permitted *by-right* use in the *Interior Subdistrict*. It should also be mentioned that if the request is denied the applicant does have the ability to submit a site plan for the proposed development, as long as the proposed street cross section is in conformance to the *Streetscape Plan* contained in *Ordinance No. 10-21*.

NOTIFICATION:

On July 22, 2016, staff mailed 84 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lakeside Village, Lago Vista and Signal Ridge Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time, this case memo was drafted two (2) responses in favor of the request and three (3) responses opposed to the request were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for waivers to the requirements of Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance and which are as follows:

    (a) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'D'* of the attached draft ordinance; and,

    (b) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be two (2) feet. This can be reduced to one (1) foot if the right-of-way width is increased to 37-feet; and,

    (c) Any portion of the sidewalk situated outside of the right-of-way shall be required to be placed within a *Pedestrian Access Easement* on the final plat; and,

    (d) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and the attached draft ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

    (e) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

    (f) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

    (g) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

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

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-025	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Harbor Urban Center Condominiums	**Applicant**	ATTICUS ROCKWALL LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:55 PM AW)
Need public street per PD-32 plan
Storm water pro-rata $7226.59/acre
Meet all engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

(7/21/2016 4:11 PM AA)
Fire Apparatus Access Roadway:
Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads . Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Fire Hydrant Coverage:
All portions of the exterior walls of the first story of the building shall be within 600-ft. of a fire hydrant as measured by an approved route around the exterior of the facility or building.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.

PLANNING	Ryan Miller	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

Z2016-025 (PD Development Plan for the Harbor Urban Center Condominiums): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

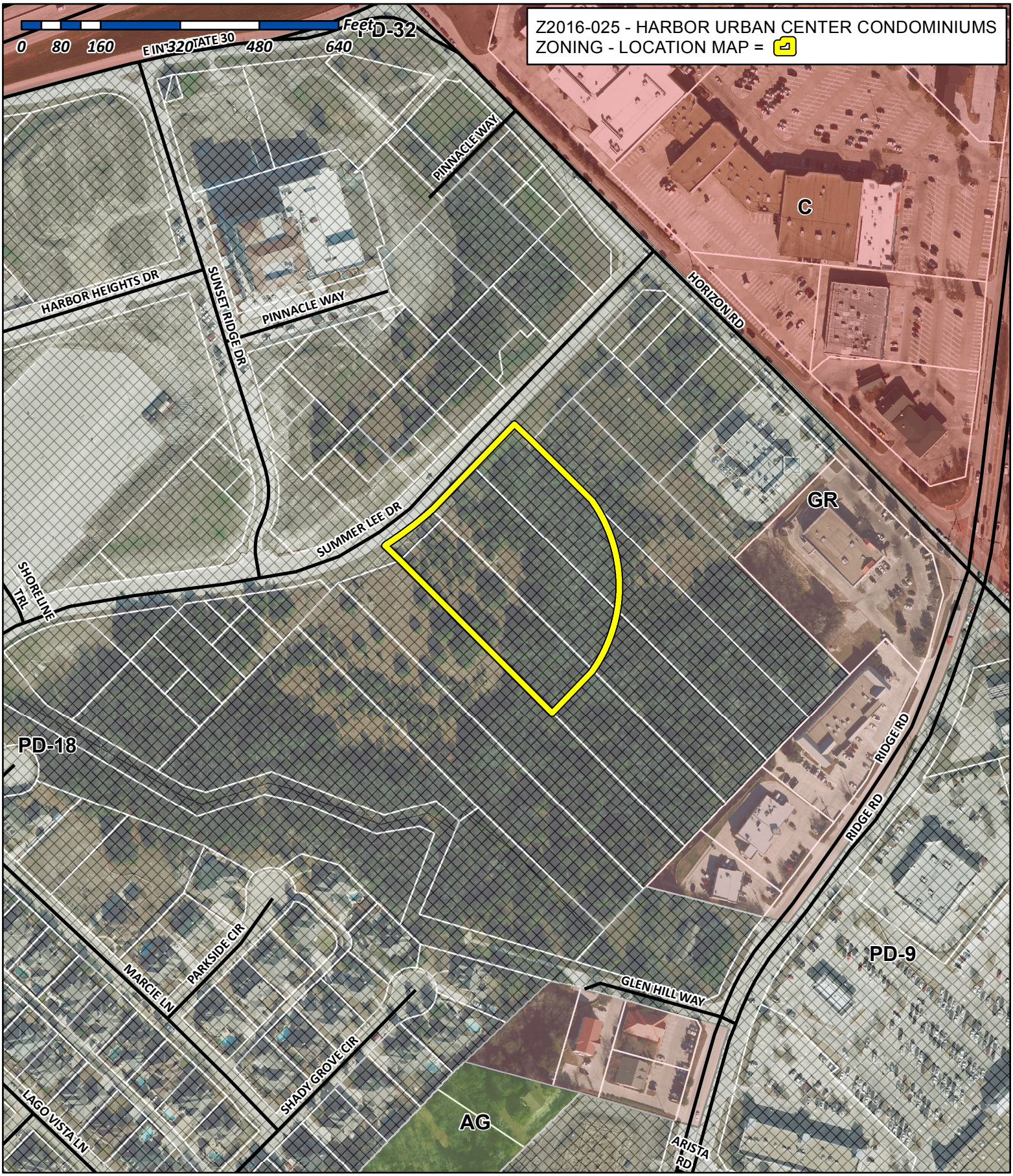
I.1 This case is for the PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, and located north of the intersection of Ridge Road [FM-740] and Glen Hill Way.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-025) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.
M.5 A legal description covering the area of the townhomes will be required to be submitted prior to the first City Council meeting.
I.6 Per conversations on July 21, 2016, it is staff's understanding that a public roadway ranging from 36 – 40 feet will be established, extending from Summer Lee Drive to the southwestern corner of the subject property.
M.7 Provide a site plan that better delineates the requested development (i.e. remove the townhome data on the right side of the page and the line work not relating to this project).
M.8 Submit four (4) sided elevations of the proposed condominium building. These will be placed in the PD Development ordinance to ensure general conformance is met at the time of site plan (Update 07/21/2016: The applicant stated that the building may be five [5] stories in height. This is permitted but must be established on the submitted building elevations. In addition, the building rendering will need to be updated).
I.9 Please note that the minimumbuilding height for the first floor is 15-feet. This is intended to provide a commercial look to the first floor of the building. It should also be noted that the Planned Development District does allow for mixed use building should the proposed development wish to incorporate commercial or office uses/flex space on the first floor (Note: most commercial and retail uses require the approval of a Specific Use Permit).
I.10 Per Ordinance No. 10-21 all elevations shall be required to be reviewed by the Architectural Review Board (ARB). This review will be required at the time of site plan approval.
I.11 If approved, an open space master plan will be required to be reviewed by the Parks Board prior to City Council approval.
I.12 If approved, the applicant will be required to submit a site plan and final plat for the subject property.
M.13 Based on the applicant's submittal staff would make the following recommendations concerning the proposed townhome development:

1) The development plan should look to incorporate a pedestrian way as required by the Interior Subdistrict's standards. See Page 4 of Resolution No. 10-40 for details on pedestrian ways.
2) The applicant should incorporate streetscape elements into the condominium development. Staff will require a streetscape plan at the time of site plan.
3) With regard to the two (2) interior courtyards depicted on the concept plan please see Page 8 of Resolution No. 10-40 for opportunities to add further amenities to the development.
4) If any portion of the parking garage is going to be visible please be aware that there are requirements contained in Planned Development District 32 (PD-32) to reduce the impact of the exposed parking areas. Additional guidelines are contained on Page 10 of Resolution No. 10-40.

All recommendations are intended to bring the plan closer into conformance with the City's Comprehensive Plan and with the intent of Planned Development District 32 (PD-32).

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning & Zoning Meeting.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.15 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 (Tuesday) [2nd Reading].							



City of Rockwall

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

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

City of Rockwall

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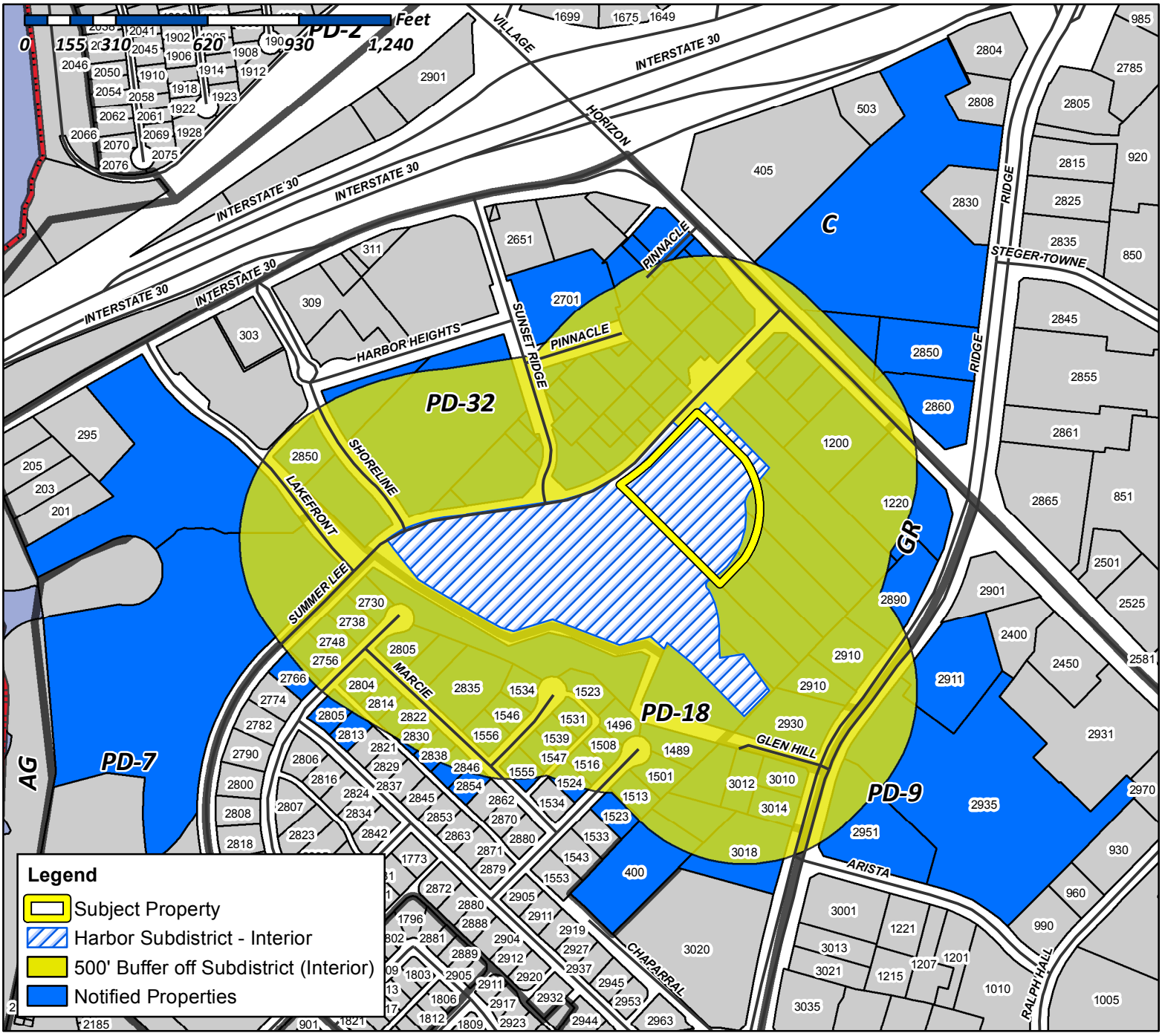
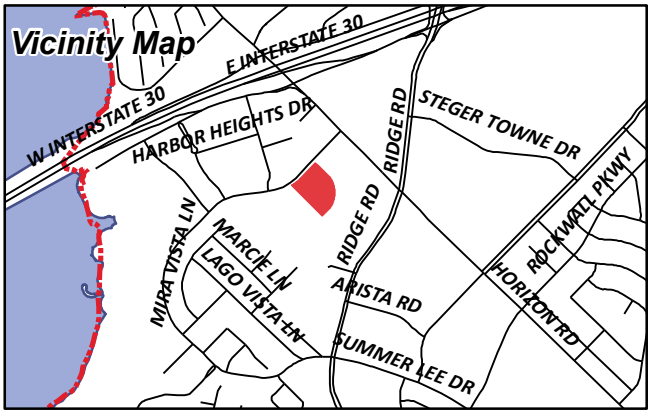


Case Number: Z2016-025
Case Name: Harbor Urban Center Condominiums
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SW Intersection of Horizon Road and Summer Lee Drive

Date Created: *07/19/2016*

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



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROV E CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

STURTZEL GILBERT J III & JEAN A
1523 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

DIETZ ROBERT E & NANCY M
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
2 N RIVERSIDE PLAZA #1250
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC
201 LAURENCE DR PMB 111
HEATH, TX 75032

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

BRISCOE TOM R/JENNIFER
2323 STEVENS RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

SAPP PATRICK & SUSIE P
2805 MARCIE LN
ROCKWALL, TX 75032

SON KWANG W & BONG N
2813 LAGO VISTA LN
ROCKWALL, TX 75032

PAULY DEVIN & JULIE L
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

JANOWSKI KEVIN C AND
ELIZABETH A CLINE
2846 MARCIE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &
MIKE SEALOCK (31%)
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

WANG LIN YU
3023 E I-30 #D500
ROCKWALL, TX 75087

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

GLEN HILLS CEMETERY
C/O INEZ GIBSON
3830 FRANK ST
DALLAS, TX 75210

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

CLAYTON FAMILY TRUST
GARY R CLAYTON TRUSTEE
6915 WINTERWOOD
DALLAS, TX 75248

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

TF HARBOR, LLC
C/O CREDIT UNION LIQUIDITY SERVICES LLC
777 E CAMPBELL RD STE 650
RICHARDSON, TX 75081

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PLEASE RETURN THE BELOW FORM

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Name: Michael T. White

Address: 2304 W Wheatland Rd, Dallas, TX 75232

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Name: Carla Gilbert for Sabre Realty Management INC.

Address: CORP: 16475 Dallas PARKWAY, #800 Addison TX 75001
Center: 2006-2014 S. Goliad Rockwall, TX 75087

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Until a plan for the additional traffic is designed and put into place, nothing for these tracts should be permitted -- Don't let progress become the citizens burden - Thank You!

Name: Resident

Address: Lago Vista Community

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

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

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

The reason we moved here was because of the Park-like Setting adjacent to the house. The addition of this Condominums will add unwanted noise and traffic to an already Congested intersection of Horizon Rd & I-30.

Name: Mahmoud Hassanizadeh

Address: 1523 Parkside Circle, Rockwall, TX 75032

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

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

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Congestion + Traffic Provides greater influx of people traveling in my subdivision

Name: Daryl L. Miller & Canelle Stearns Miller

Address: 2805 Lago Vista Ln Rockwall Tx 75032

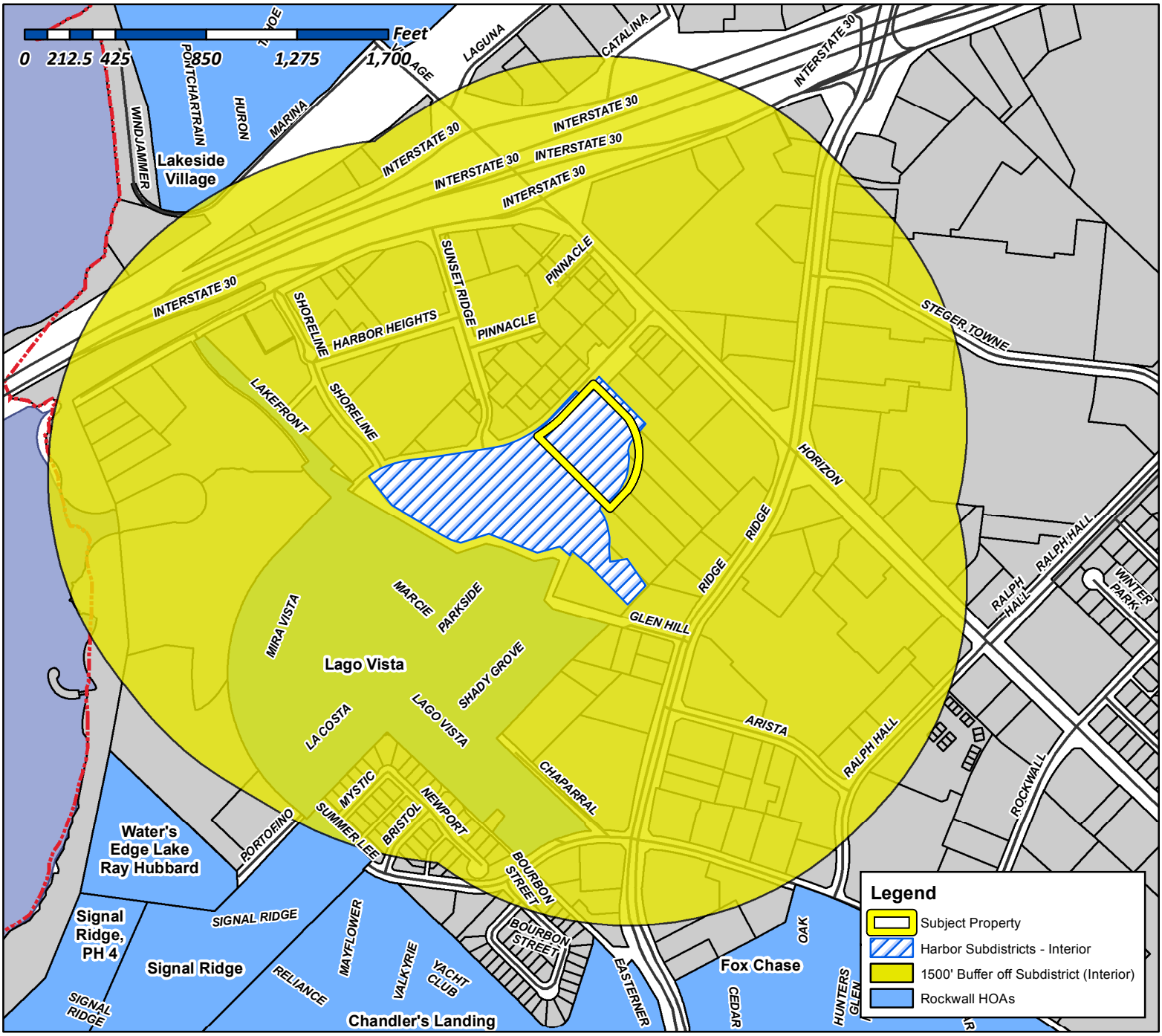
Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be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

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

City of Rockwall

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

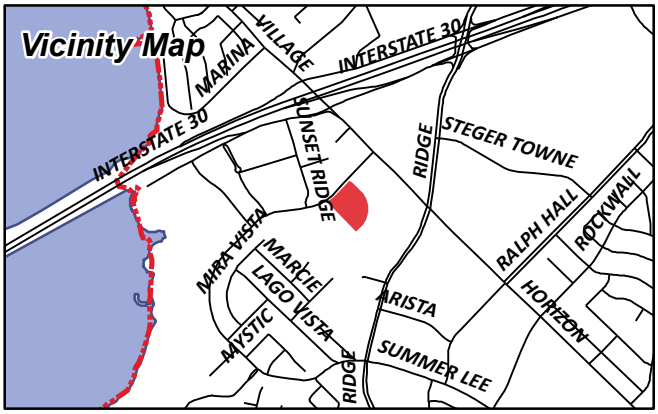
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2016-025
Case Name: Harbor Urban Center Condominiums
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SW Intersection of Horizon Road and Summer Lee Drive

Date Created: *07/19/2016*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, July 20, 2016 11:22:20 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-025- Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.**

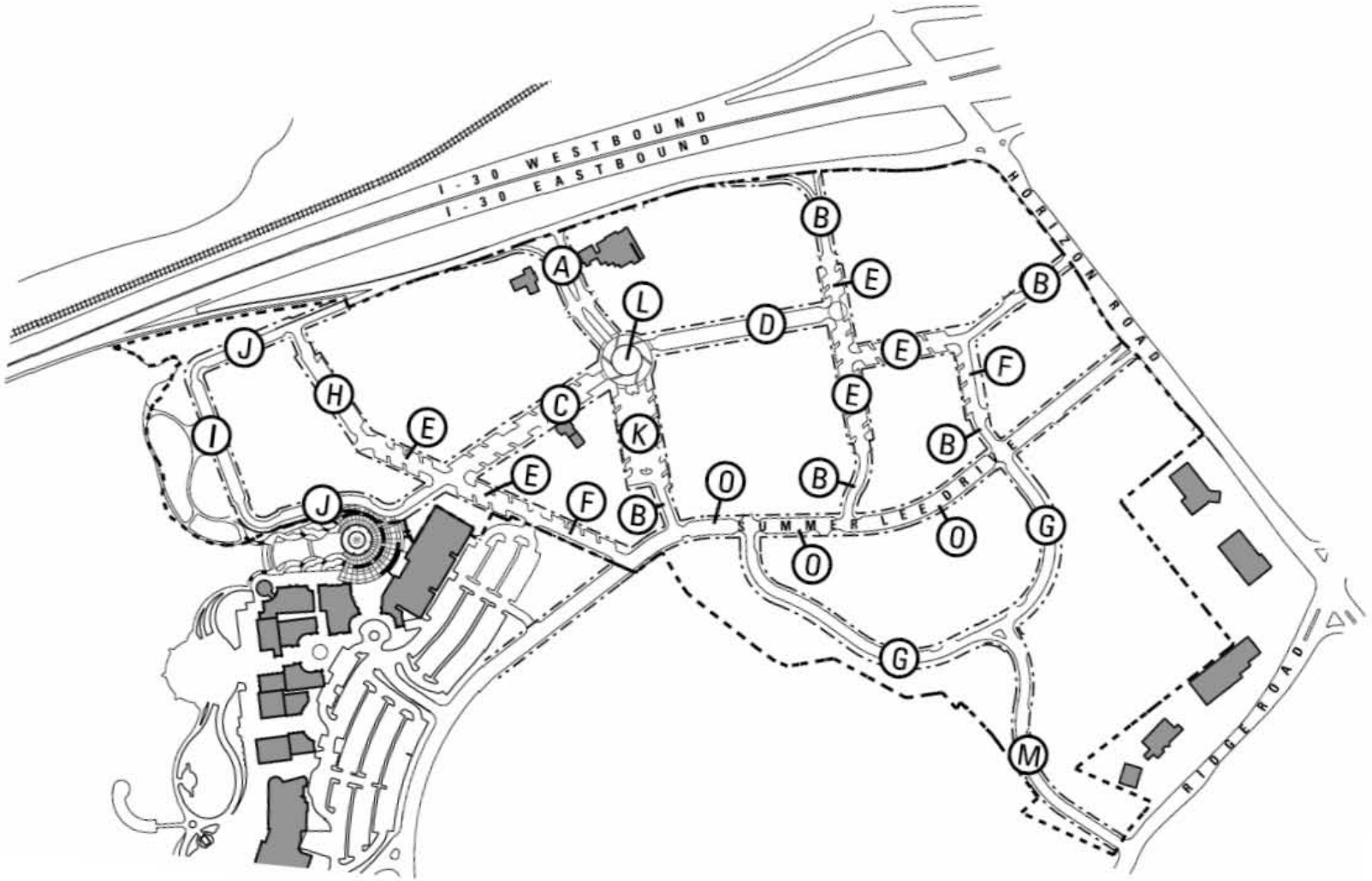
If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

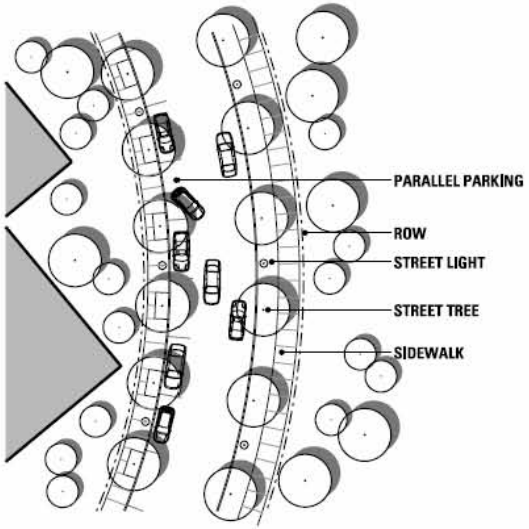
Exhibit C-4 (Page 1 of 18)
Streetscape Plan

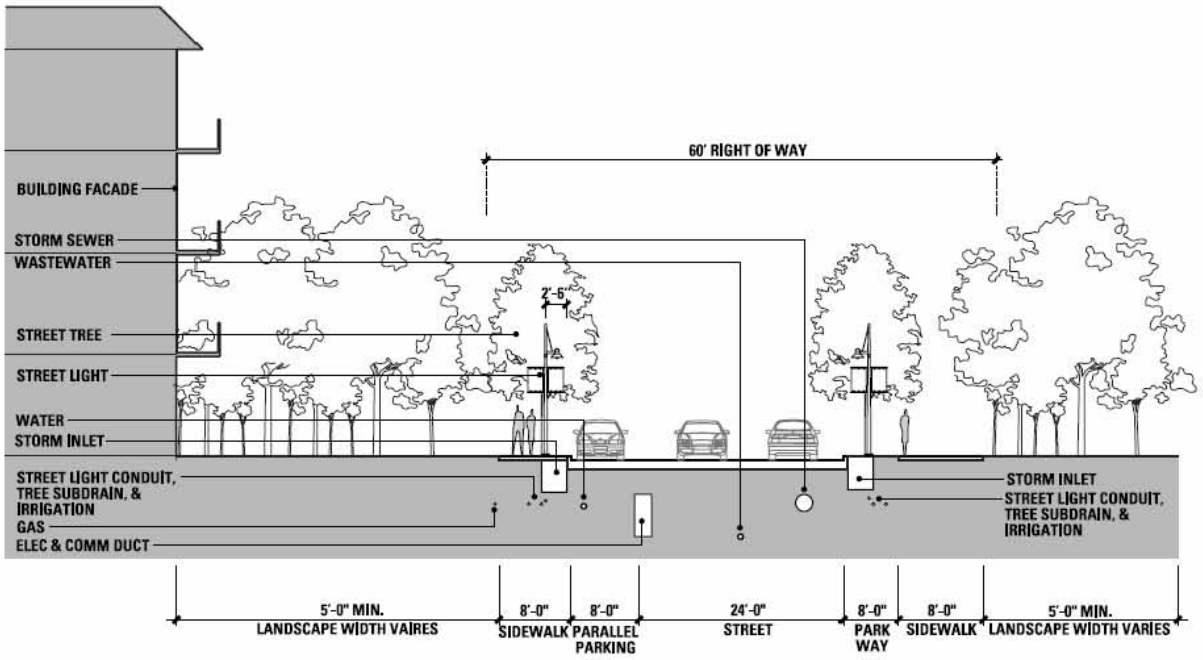
STREET TYPES PLAN



STREET TYPE G

Street type 'G' serves as an edge to the open space subdistrict. This street type consists of parallel parking designated on one side of a 24' wide street within a 60' right of way. An 8' wide concrete sidewalk with street trees in 5' x 10' leave outs spaced at 30' O.C. and pedestrian scale street lights spaced at 60' O.C. is provided on the parallel parking side of the street. An 8' wide concrete sidewalk is provided on the open space side of the street with street trees spaced at 30' O.C. and pedestrian scale light fixtures spaced at 60' O.C. within an 8' wide parkway. Existing trees may be preserved within the right of way when possible. Longitudinal slopes on this street type are between 1% and 10%. At street intersections and key pedestrian crossing areas slopes are limited to 2% for accessibility.





INTERIOR SUBDISTRICT

The primary intent of the Interior subdistrict is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this subdistrict include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this subdistrict are in the 6% - 10% range. Significant massing of existing trees are also present within this subdisctrict which should be preserved where possible.

Building Placement

Setback (Distance from R.O.W. line)

Summer Lee Drive	20'
Street Type G	5' minimum, 20' minimum average

Building Form

Each building must have a minumum of 30% of the length of its façade fronting Summer Lee Dr located on the 20' setback line.

Maximum Lot Coverage	60%

Notes

When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

Use

Ground Floor

Residential
Office
Senior Living

Upper Floors

Residential
Office
Senior Living

Height

	stories / height
Maximum Building Height	5 / 75'
Minimum 1st floor commercial Height (with other uses above)	15'

Encroachments

Location

Summer Lee Drive	5'
Street Type G	5'

Notes

Canopies, awnings, balconies, and roof overhangs may encroach over the BTL as shown in the table above.

Parking

Surface Parking Setback (Distance from R.O.W. line)

Street Type G	10'
Summer Lee Drive	15'

Surface Parking Lots

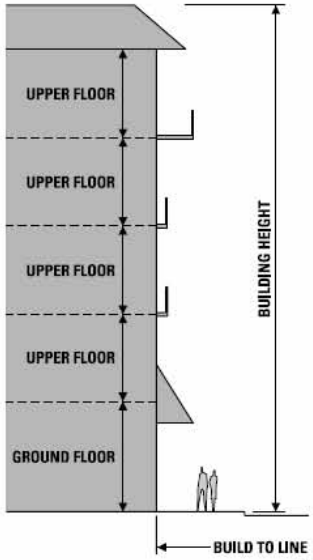
A maximum of 10% of the total parking for this subdistrict may be surface parking.

Driveways (Maximum number per block face)

Street Type G	3
Summer Lee Drive	2

Pedestrianways (Minimum number per block face)

Street Type G	1
Summer Lee Drive	1



3 - 5 Story Building

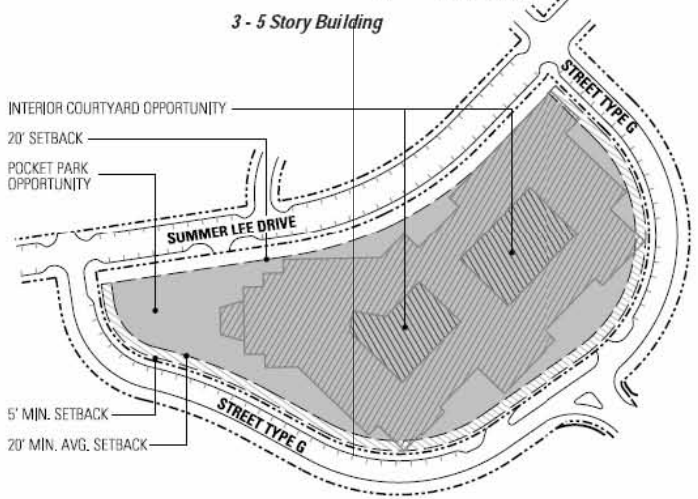
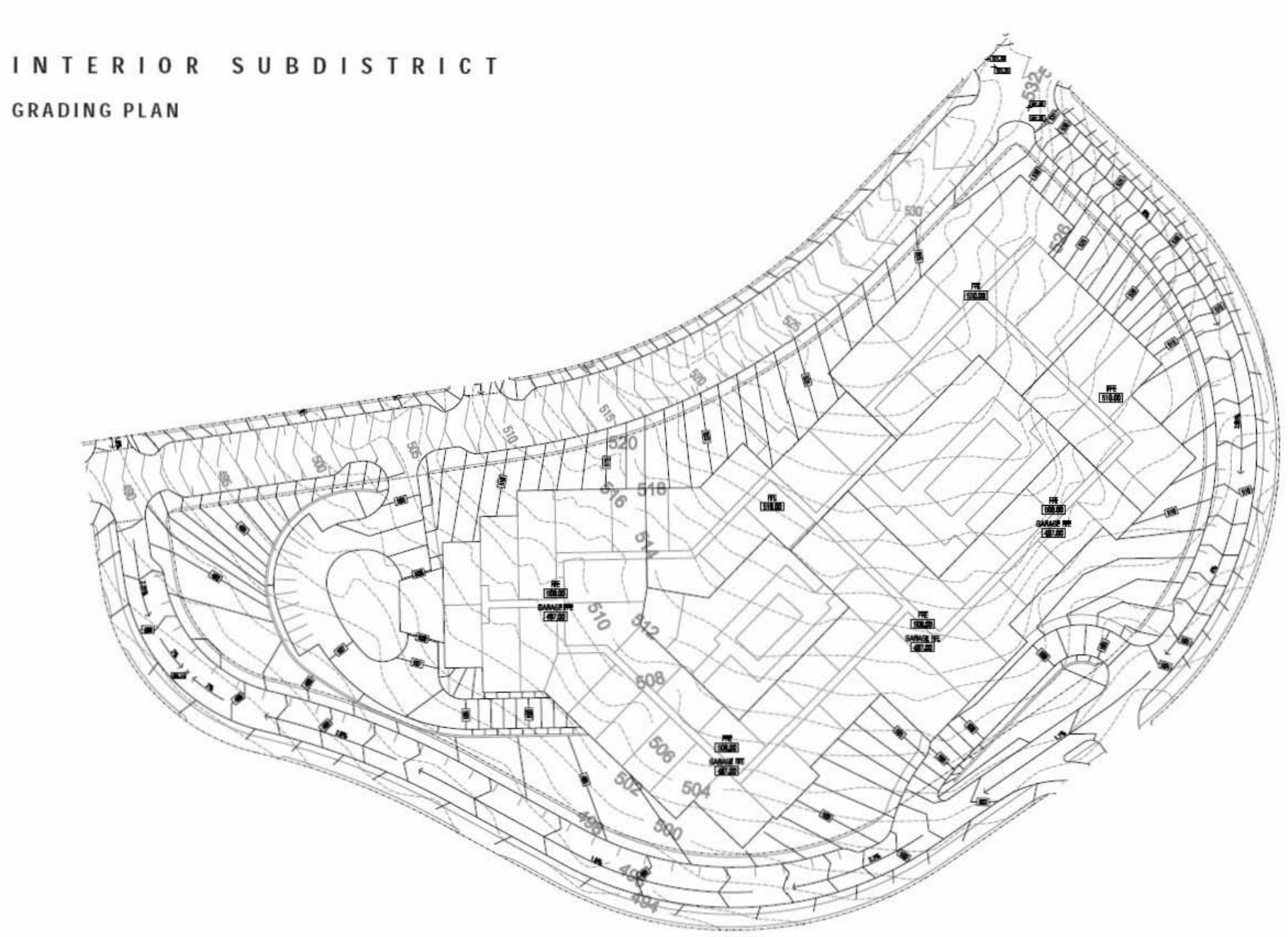


Exhibit E-8 (Page 2 of 2)
Interior Subdistrict



HARBOUR URBAN CENTER- WRAP					ATTICUS REAL ESTATE		2016205
UNIT TABULATION: BLDG TYPE I, 4 STORY WRAP							6/28/16
UNIT NAME	UNIT TYPE	HUD GROSS(SF)	HUD NET(SF)	UNIT COUNT	PERCENTAGE	AREA BASED ON HUD GROSS	% BREAKDOWN
E2	EFF.	485	441	20	8%	9,700	8%
A2	1br/1ba	618	573	97	40%	59,946	58%
A3	1br/1ba	650	603	18	7%	11,700	
A4	1br/1ba	736	681	28	11%	20,608	
B2	1br/1ba	944	890	19	8%	17,936	33%
B3	1br/1ba	1,048	993	12	5%	12,576	
B4	2br/2ba	1,101	1,034	27	11%	29,727	
B5	2br/2ba	1,279	1,207	24	10%	30,696	
TOTALS				245	100%	192,889	100%

UNIT AVERAGE NET SF : 787.30

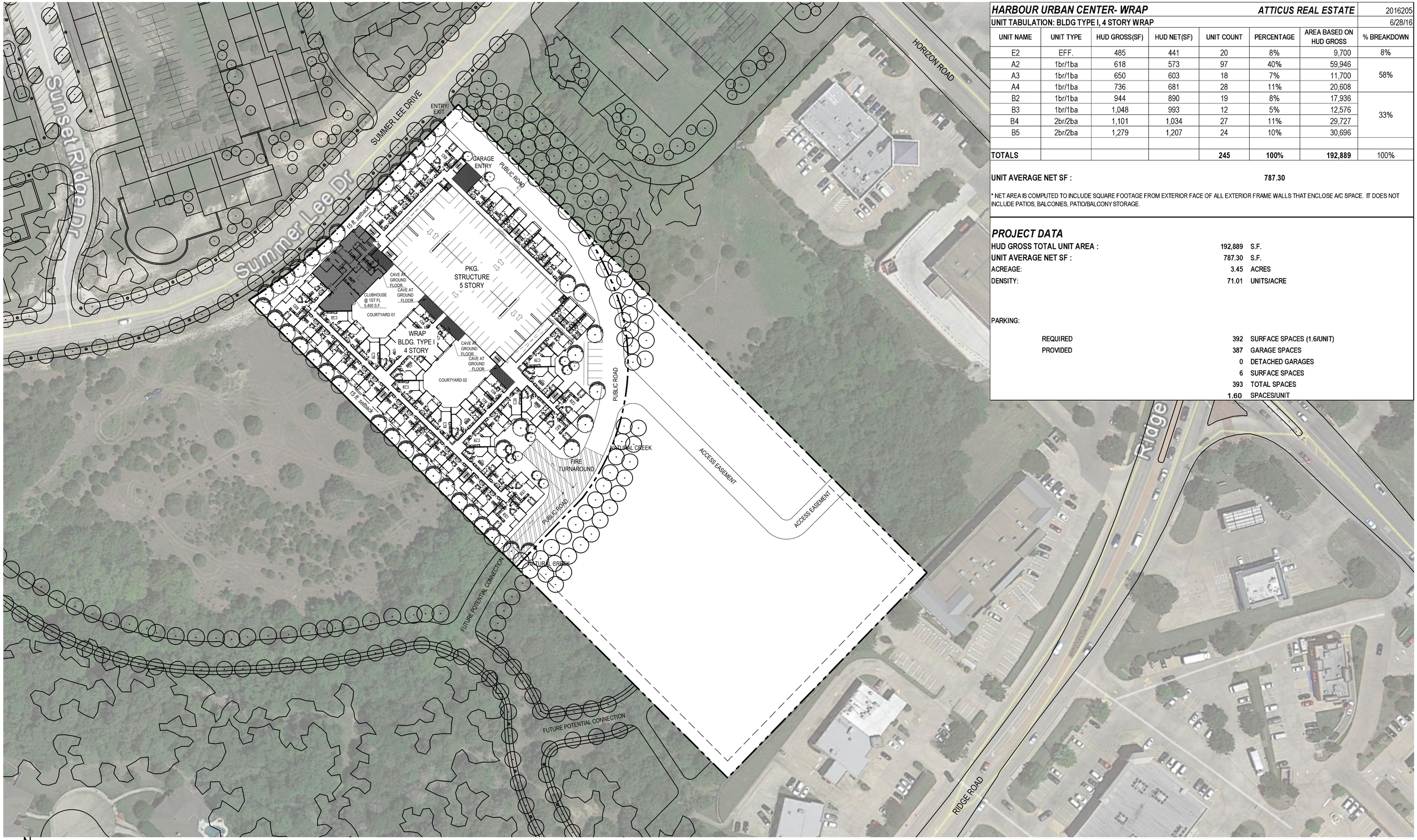
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

HUD GROSS TOTAL UNIT AREA :	192,889	S.F.
UNIT AVERAGE NET SF :	787.30	S.F.
ACREAGE:	3.45	ACRES
DENSITY:	71.01	UNITS/ACRE

PARKING:

REQUIRED	392	SURFACE SPACES (1.6/UNIT)
PROVIDED	387	GARAGE SPACES
	0	DETACHED GARAGES
	6	SURFACE SPACES
	393	TOTAL SPACES
	1.60	SPACES/UNIT



N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

A202

Z2016-025

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS real estate with vision

ARCHITECTURAL SITEPLAN
CONDOMINIUMS
August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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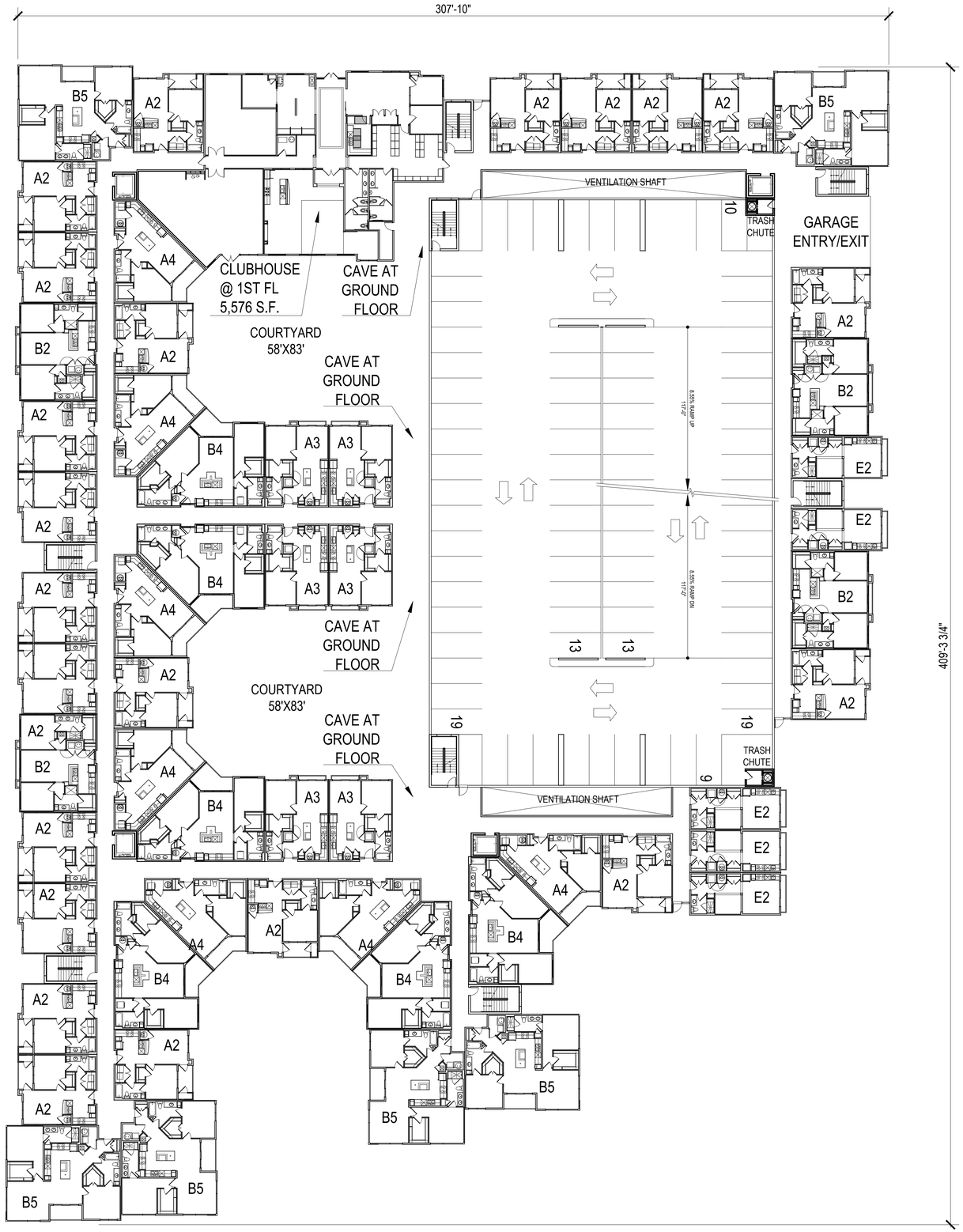

N

SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

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WRAP BLDG. FIRST FLOOR PLAN

July 14, 2016

A410

HARBOUR URBAN CENTER

Rockwall, TX

HPA# 16205

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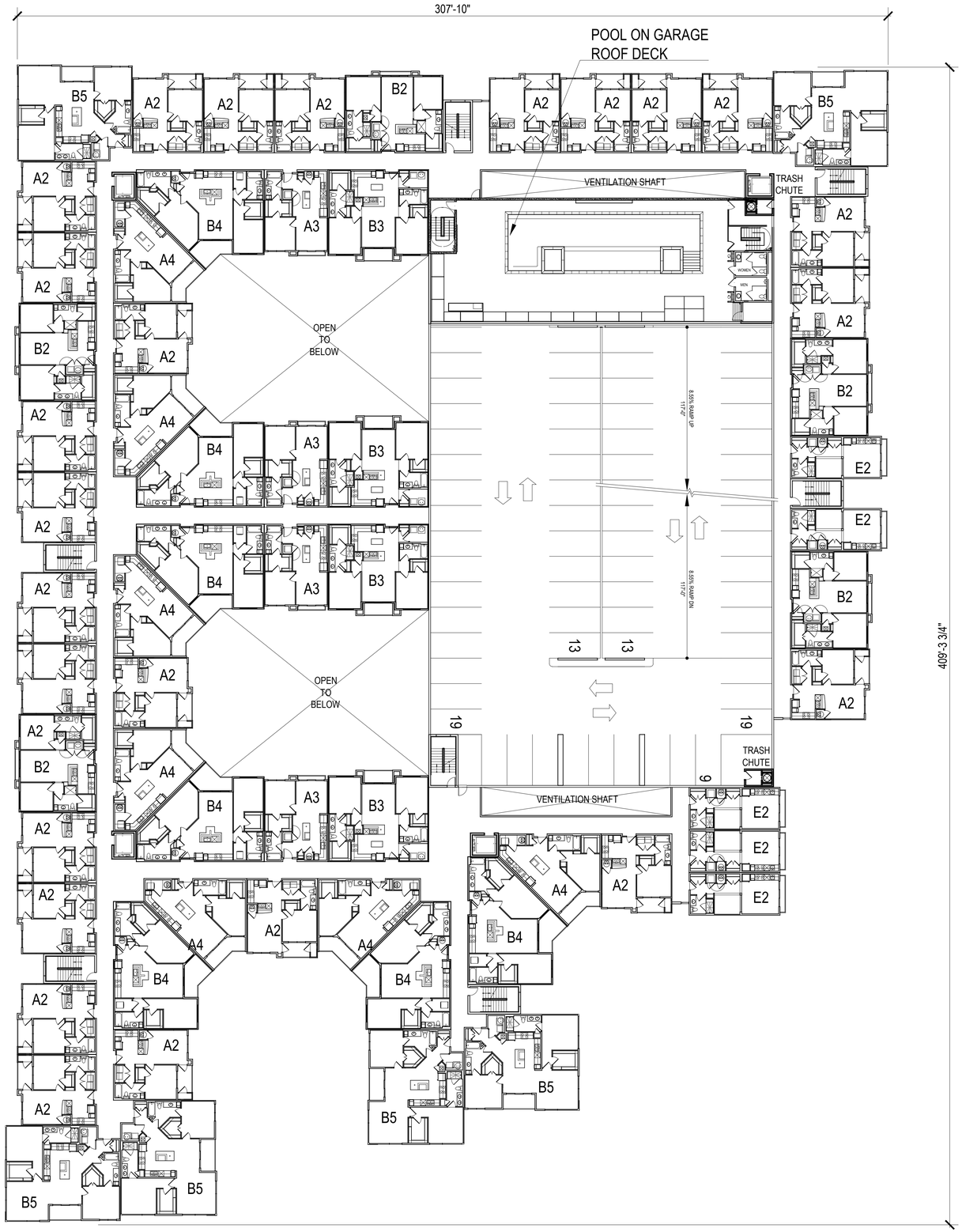

N

SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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WRAP BLDG. TYPICAL FLOOR PLAN

July 14, 2016

A411

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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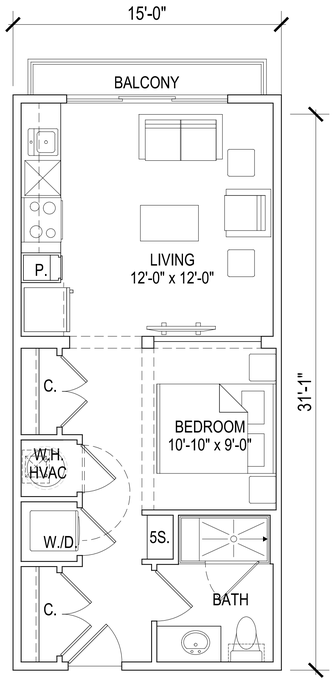
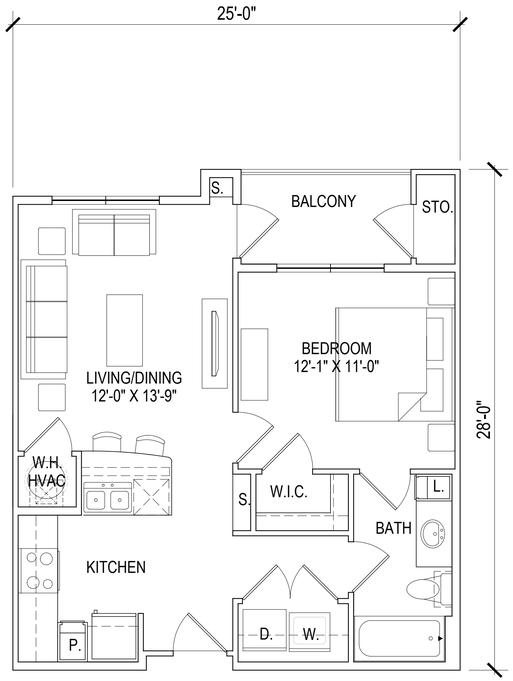


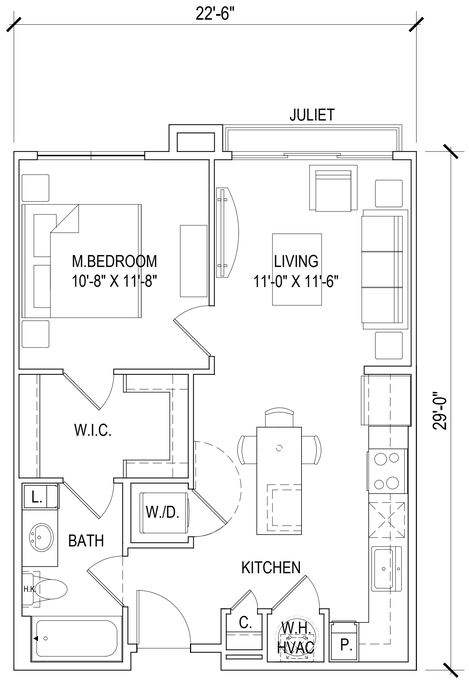
UNIT E2

NET AREA - 485 SQ. FT.



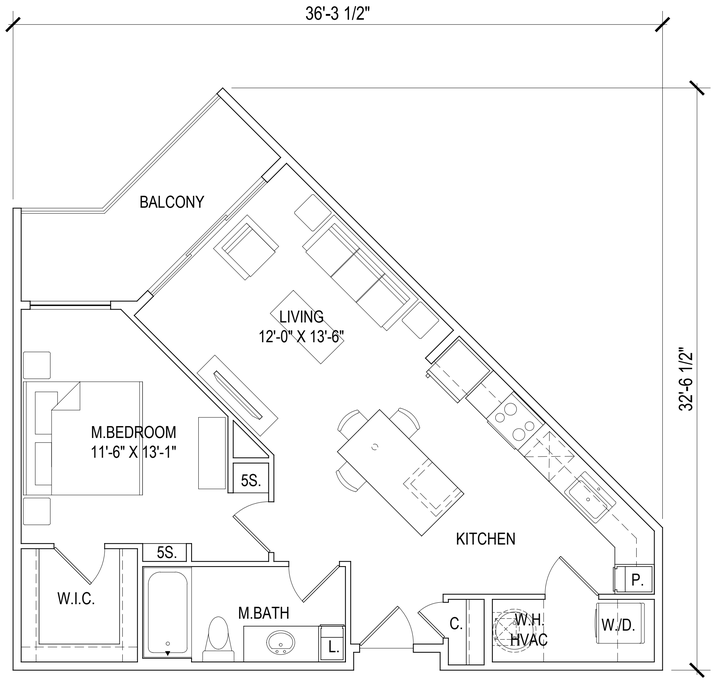
UNIT A2

NET AREA - 618 SQ. FT.



UNIT A3

NET AREA - 650 SQ. FT.



UNIT A4

NET AREA - 736 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
WRAP BLDG.
July 14, 2016

A301

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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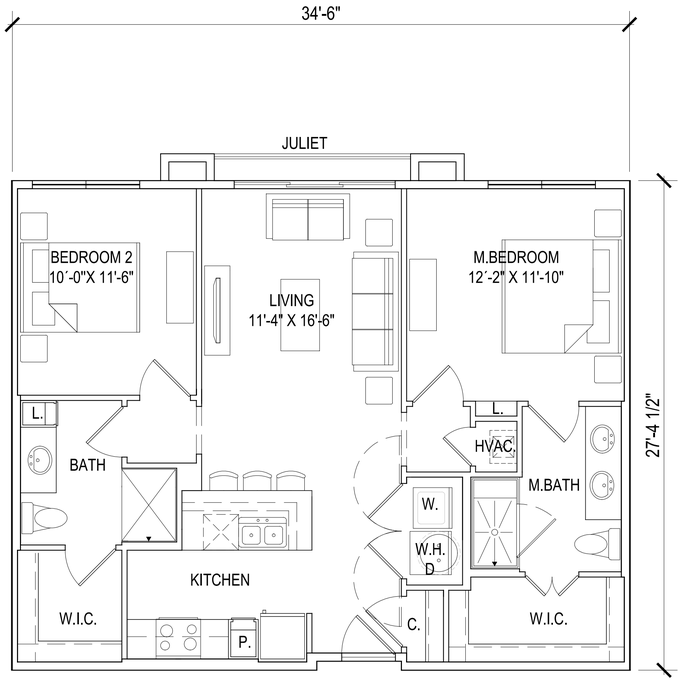
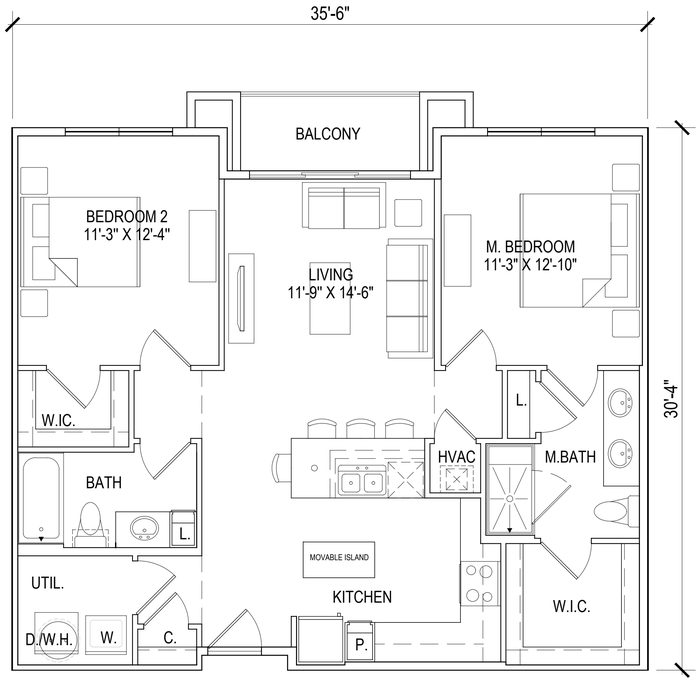


UNIT B2

NET AREA - 944 SQ. FT.



UNIT B3

NET AREA - 1048 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS
real estate with vision

UNIT PLANS
WRAP BLDG.
July 14, 2016

A302

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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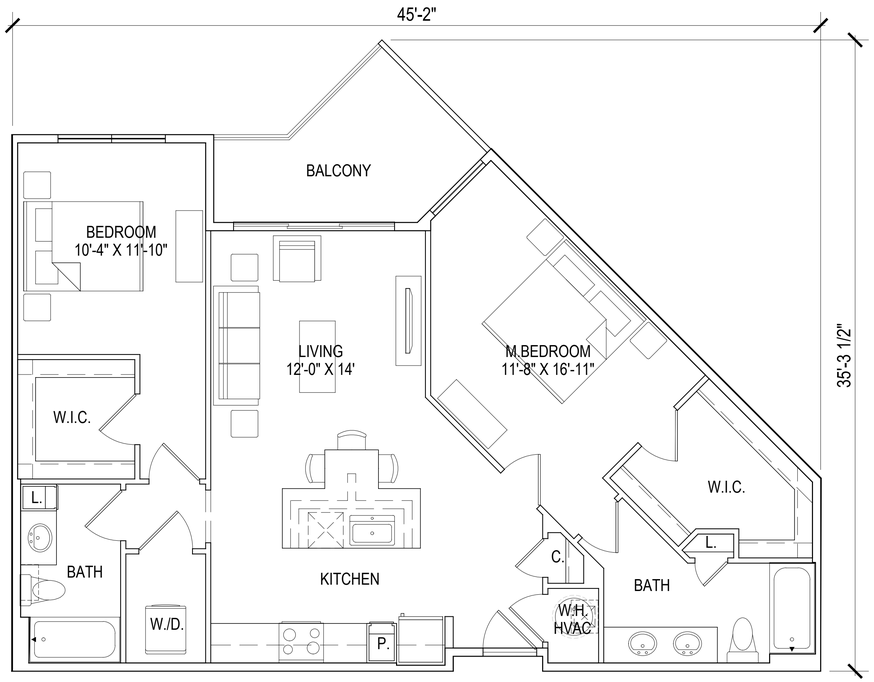
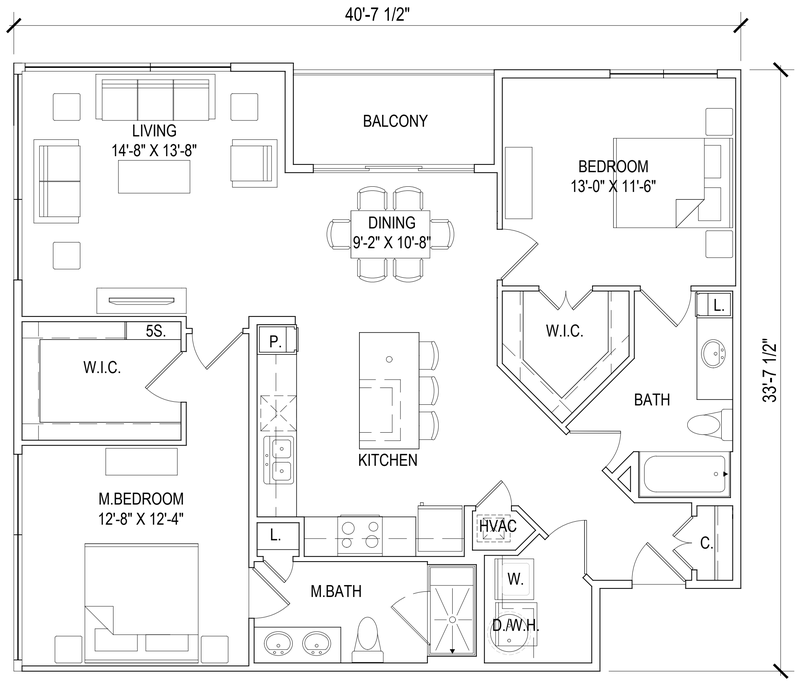


UNIT B4

NET AREA- 1101 SQ. FT.



UNIT B5

NET AREA - 1279 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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real estate with vision

UNIT PLANS
WRAP BLDG.
July 14, 2016

A303

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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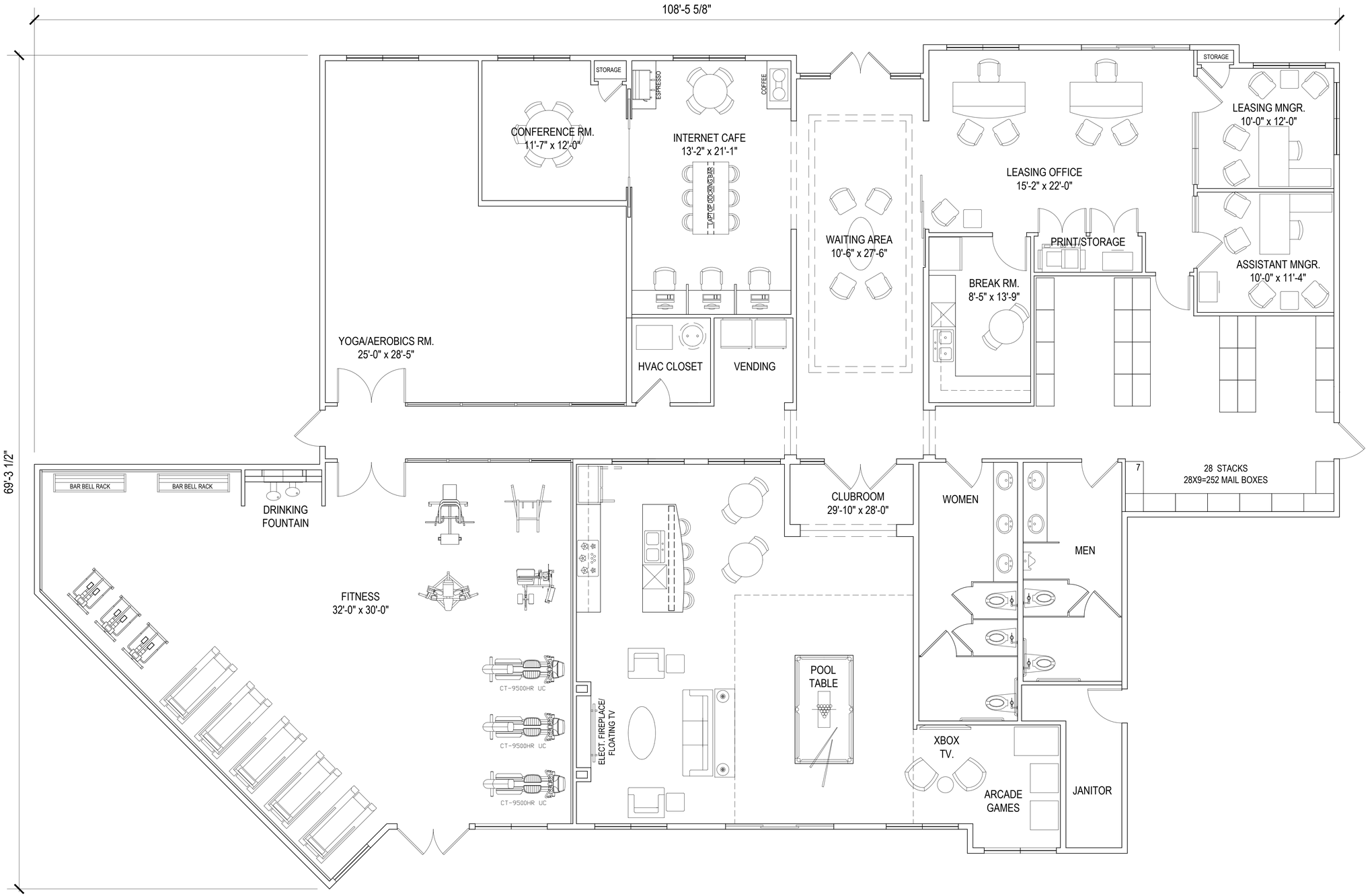

CLUBHOUSE

NET AREA - 5576 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

A801

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CLUBHOUSE FLOOR PLAN

July 14, 2016

HARBOUR URBAN CENTER

Rockwall, TX

HPA# 16205

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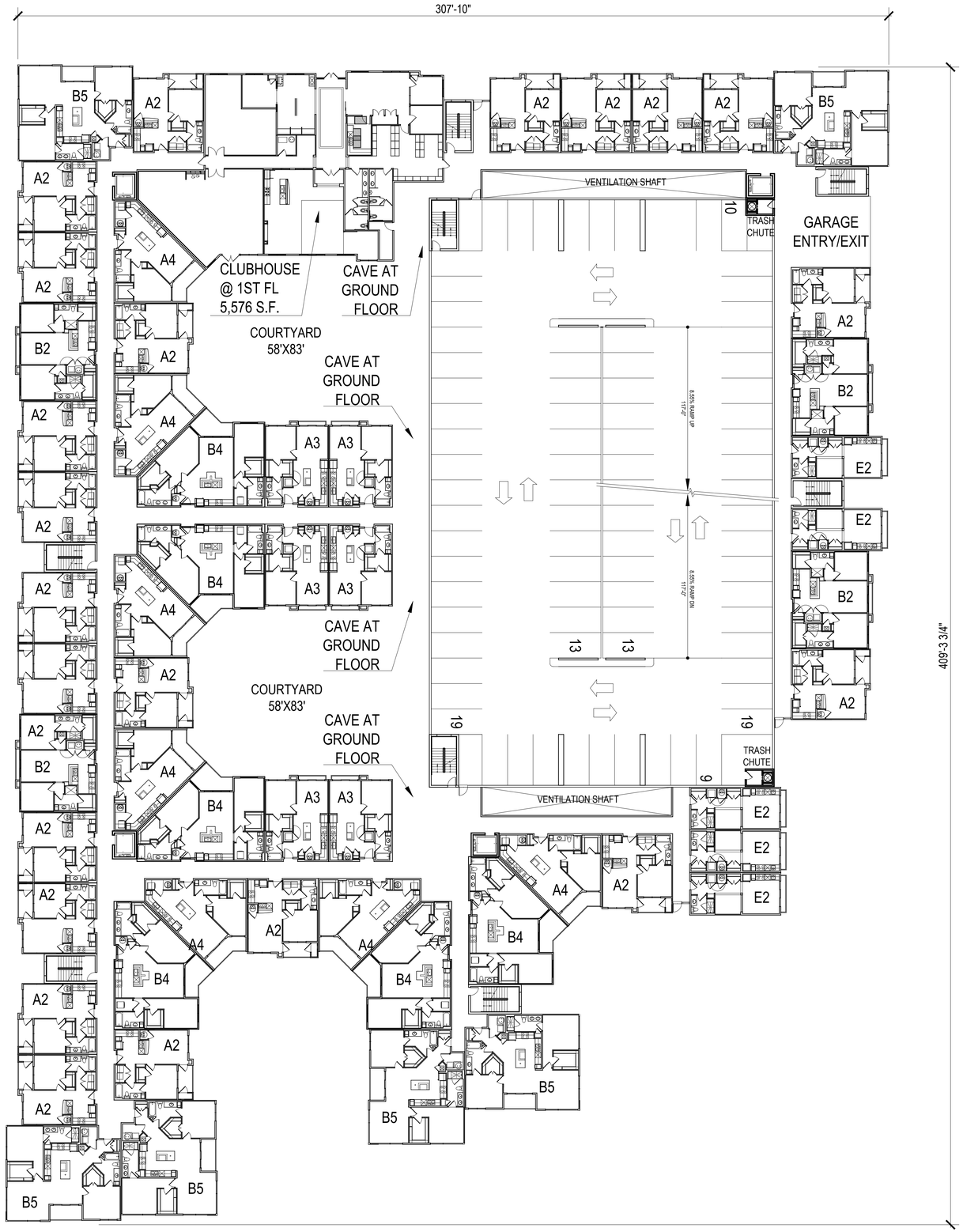

N

SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

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WRAP BLDG. FIRST FLOOR PLAN

July 14, 2016

A410

HARBOUR URBAN CENTER

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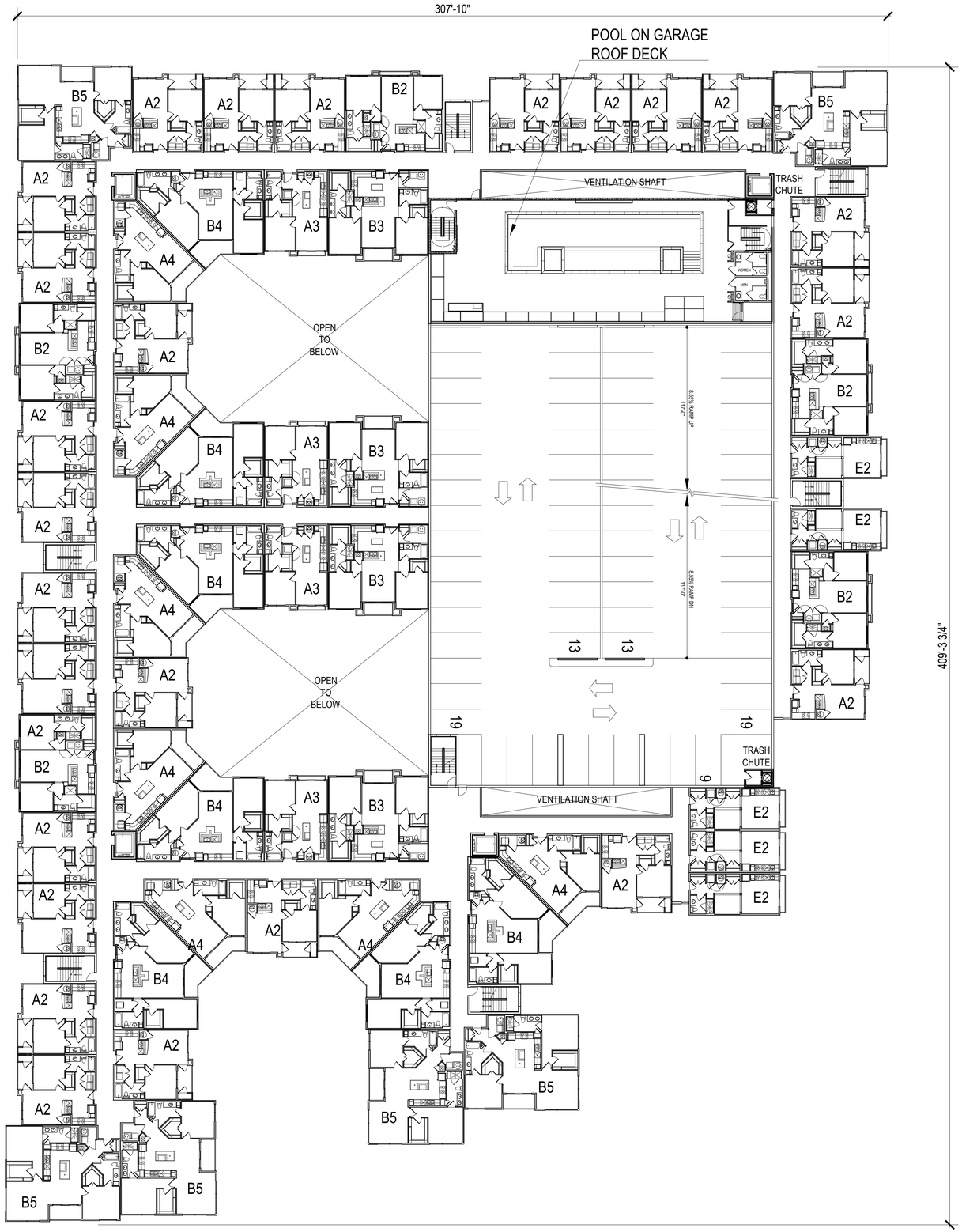

N

SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

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WRAP BLDG. TYPICAL FLOOR PLAN

July 14, 2016

A411

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FRONT ELEVATION (scale: 1/16″=1′)



RIGHT ELEVATION (scale: 1/16″=1′)



REAR ELEVATION (scale: 1/16″=1′)



LEFT ELEVATION (scale: 1/16″=1′)

A412

Z2016-025

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WRAP BLDG. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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FRONT ELEVATION - SCALE: 3/32´´=1´

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WRAP BLDG. ELEVATIONS
July 11, 2016

HARBOUR URBAN CENTER
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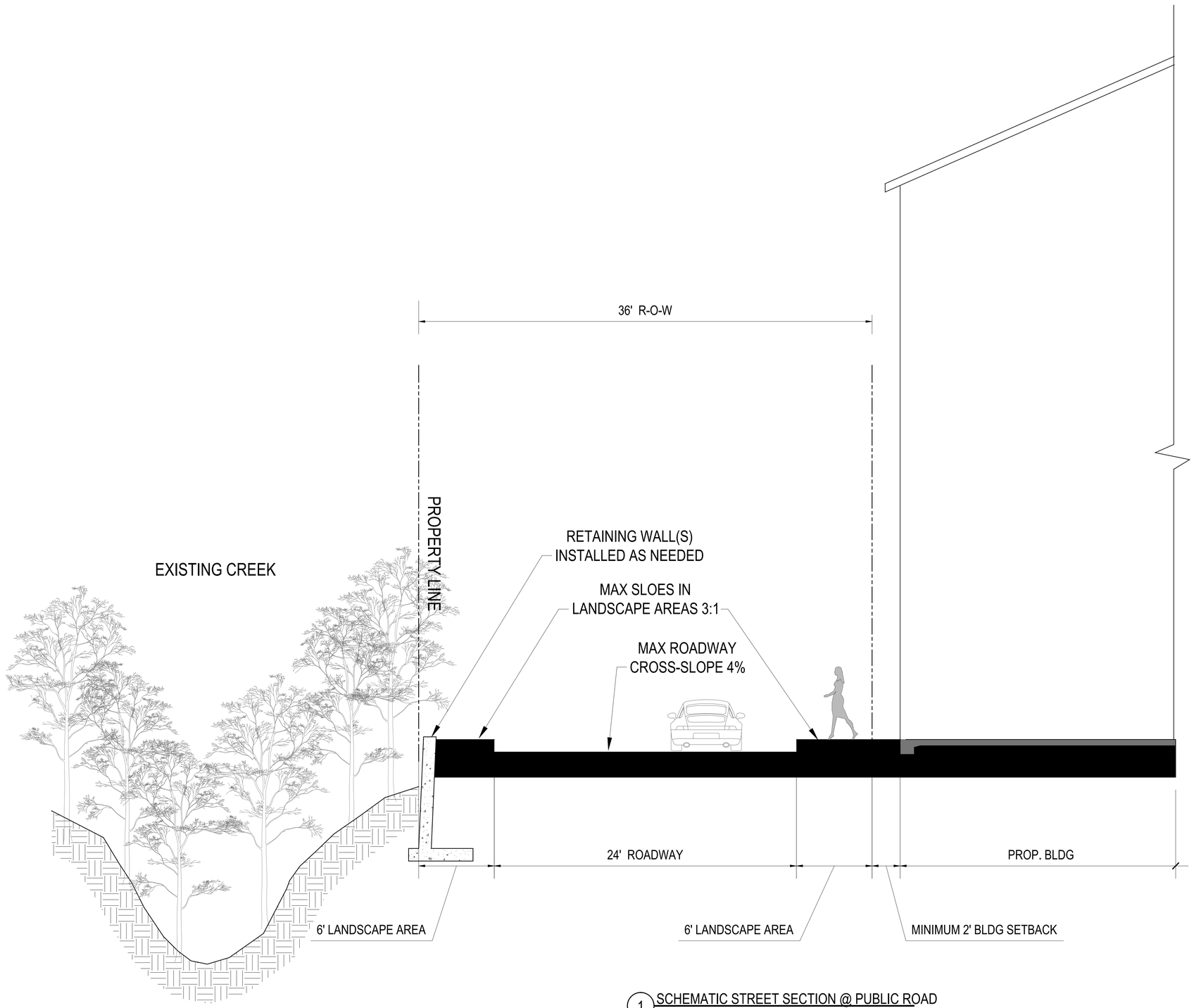

1 SCHEMATIC STREET SECTION @ PUBLIC ROAD
SCALE: 1/4" = 1'-0"

A501

Z2016-025

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STREET SECTION

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR A 3.453-ACRE PORTION OF A LARGER 6.915-ACRE TRACT OF LAND IDENTIFIED AS LOTS 3A, 4A & 5A, ISAAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jason Lentz of Atticus Real Estate on behalf of Atticus Rockwall, LLC for the approval of a PD Development Plan for a 245 unit, condominium development to be situated within the *Interior Subdistrict* of Planned Development District 32 (PD-32) on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 10-21* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT ORDINANCE 08.15.16

approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'D'* of this ordinance; and,

2) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be two (2) feet. This can be reduced to one (1) foot if the right-of-way width is increased to 37-feet; and,

3) Any portion of the sidewalk situated outside of the right-of-way shall be required to be placed within a *Pedestrian Access Easement* on the final plat; and,

4) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

5) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

6) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

7) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that

DRAFT ORDINANCE 05.2016

is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

DRAFT ORDINANCE 08.15.2016

Exhibit 'A':
Legal Description

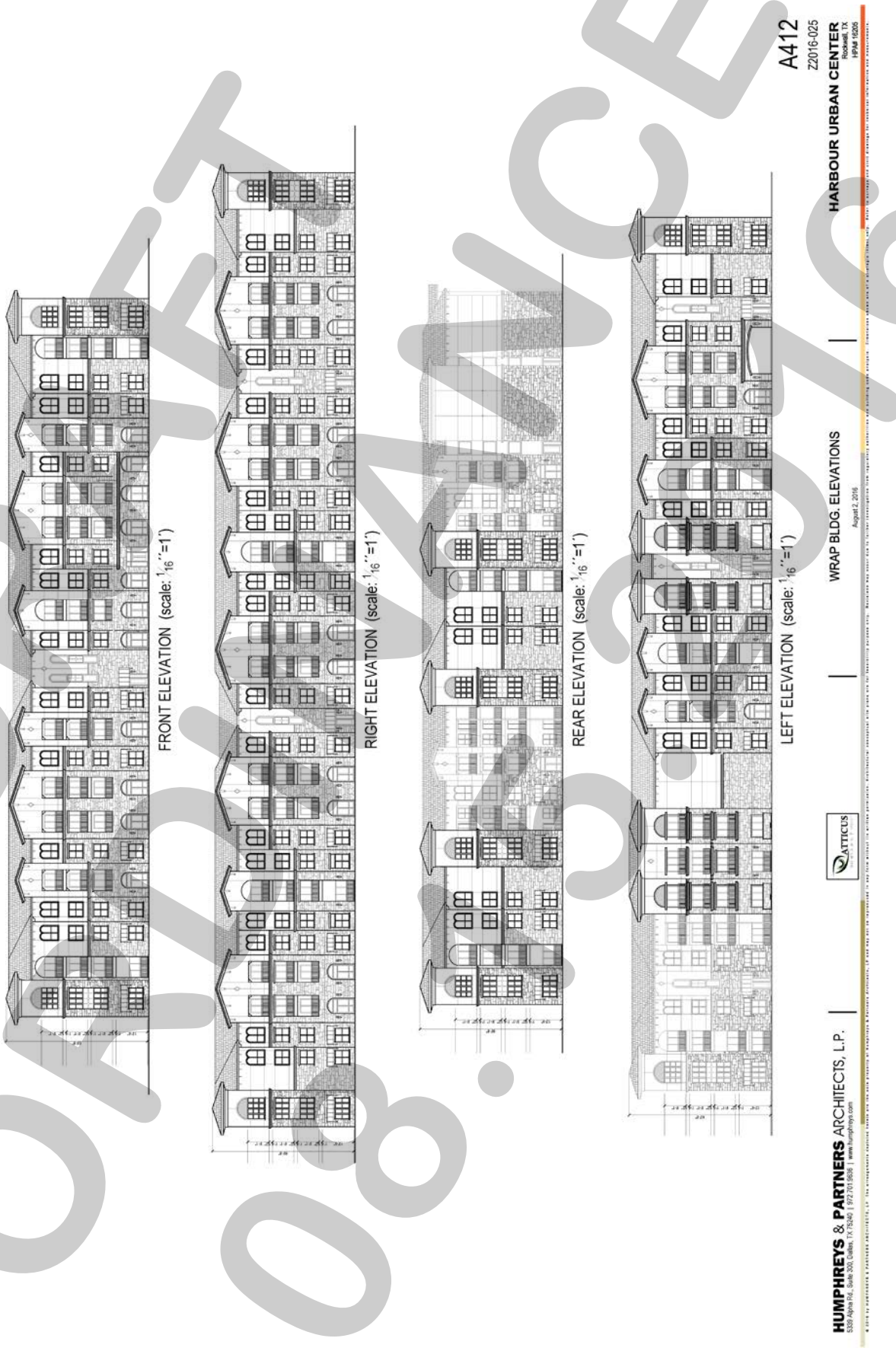
LEGAL DESCRIPTION

DRAFT ORDINANCE 08.15.2016

Exhibit 'B':
Concept Plan

DRAFT 08/16/2016

Exhibit 'C':
Building Elevations

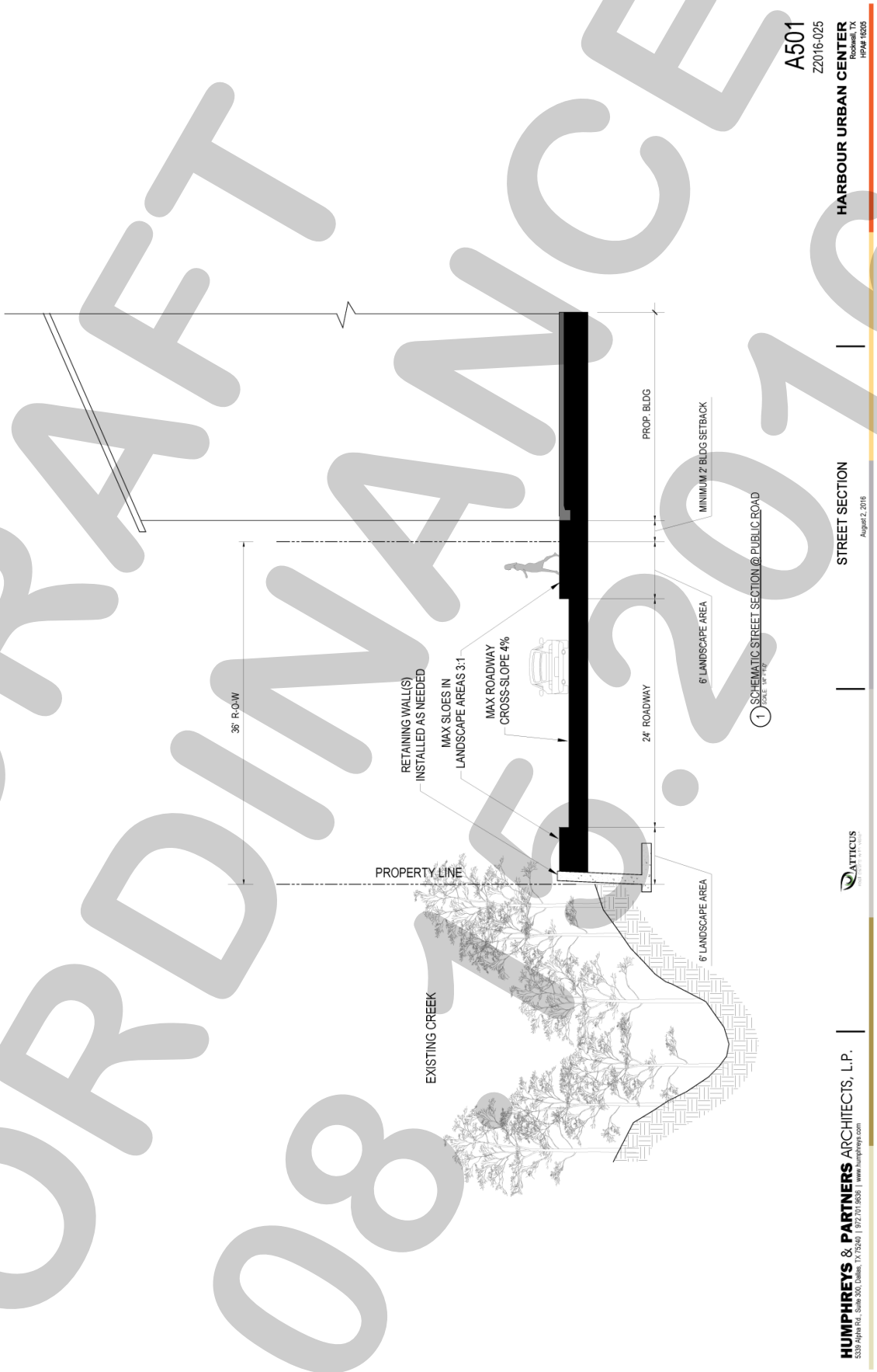


DRAFT
08.25.16

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 05.15.2016

Exhibit 'D':
Roadway Cross Section



DRAFT ORDINANCE 08.15.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2016-026**; *Harbor Urban Center Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

BACKGROUND:

On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistrict that contained individual development and land use standards. The subject property is a 3.462-acre tract of land located within the *Residential Subdistrict*, which -- according to the *PD Ordinance* -- is "… reserved for zero lot line single family residential housing ... (a) lower volume of traffic in this area of the Harbor District make this subdistrict ideal for single family use."

REQUEST:

On July 15, 2016, the applicant, Jason Lentz, submitted an application for a *PD Development Plan* showing the proposed layout for a 36-unit townhouse development on the 3.462-acre subject property. According to the *Subdistrict Land Use Chart* contained in *Exhibit 'D'* of Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the *Townhouse* land use requires a Specific Use Permit (SUP) within the *Residential Subdistrict*; however, since the intent of the *Residential Subdistrict* is for the construction of single-family, zero lot line homes -- *with rear entry garages* -- and the applicant's request does not meet this intent, staff has requested that the applicant submit a *PD Development Plan* in conformance with *Section 9.A, Procedures,* of *Ordinance No. 10-21*. Since a *PD Development Plan* acts as an amendment to the *PD Ordinance*, an SUP will not be required if the request is approved by the City Council. In addition, the *PD Development Plan* grants the City Council the same discretionary approval over the development and proposed land use as an SUP.

CHARACTERISTICS OF THE REQUEST:

The concept plan for the *Residential Subdistrict* calls for 49 single-family, zero-lot-line homes fronting on to a *Street Type 'M'*. The *Streetscape Plan* contained in *Exhibit 'C'* of *Ordinance No. 10-21* defines a *Street Type 'M'* as a single-family residential neighborhood street that consists of 50-feet of right-of-way, a 30-foot wide street, and five (5) foot sidewalks provided on both sides of the street. In addition, the *Streetscape Plan* calls for a *Street Type 'N'*, which is intended to serve as an alleyway within the *Residential Subdistrict.*

The *PD Development Plan* submitted by the applicant shows the layout for the proposed townhouse development, which will incorporate private streets and amenities, front entry garages and rows of four (4) to five (5) townhomes. The development will be accessible from two (2) main points of entry, the first from a public roadway that will be constructed (*if approved*) with the Harbor Urban Center Condominiums [*Case No. Z2016-026*] and a future roadway that will connect the Harbor District to Ridge Road [*FM-740*]. The proposed unit mix for the townhouse is as follows:

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
THA	*1 Bedroom/1.5 Bath*	1,622 SF	9	14,598 SF	25%
THB	*2 Bedroom/ 1.5 Bah*	1,694 SF	11	18,634 SF	31%
THC1	*3 Bedroom/2.5 Bath*	1,882 SF	7	13,174 SF	19%
THC2	*3 Bedroom/Media Room/2.5 Bath*	2,571 SF	3	7,713 SF	8%
THD	*3 Bedroom/2.5 Bath*	2,163 SF	6	12,978 SF	17%
		Average Net Unit Area:		***1,863.81 SF***	
		Total Units:	***36***		***100.00%***

Staff should note that *Ordinance No. 10-21* does not establish minimum unit sizes for residential units within the *Residential Subdistrict*, nor does the ordinance establish design standards for townhouses. The *Residential Policies* contained in *Resolution No. 07-03* [*i.e. the Appendix 'A' of the Comprehensive Plan*] do state that all townhouses *must* have rear-entry garages. In this case, the applicant is proposing to have a front-entry product that will be accessible off a private street. The applicant has stated that the product is designed to have one (1) of the keystone townhouses (*i.e. the townhouses situated on the corner or at the end of a row*) accessible with a side entry garage, which could mitigate some of the concern over a traditional front-entry product. This means that in a row of five (5) townhouses only four (4) will have front-entry garages. This is depicted in the concept building elevations submitted by the applicant and attached to this case memo. In addition, *Resolution No. 07-03* states, "(h)omes should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback." The proposed development is meant to function as an enclosed community and as a result, the applicant is proposing a uniform design scheme. Based on the concept building elevations, the units will be constructed from stone and stucco, and will incorporate varying roof pitches and stone chimneys that help vary the façades of each building. Staff has included the concept building elevations in the attached draft ordinance and general conformance to these elevations is a consider to be a condition of approval.

In granting a *PD Development Plan* within Planned Development District 32 (PD-32) the City Council needs to decide if the proposed development -- *while not meeting the intent of the subdistrict* -- meets the following criteria:

(a) Meets the general intent of the *PD District*; and,
(b) Will result in an improved project which will be an attractive contribution to the *PD District*; and,
(c) Will not prevent the implementation of the intent of this *PD District*.

A *PD Development Plan* is a discretionary approval for the City Council, and should the City Council choose to grant the request this request the applicant will still need to submit a site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATION:

On July 22, 2016, staff mailed 52 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lago Vista Homeowner's Associations (HOA), which is the only HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code

(UDC). At the time, this case memo was drafted two (2) responses in favor of the request and one (1) response opposed to the request were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *PD Development Plan* for Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

    (a) Cross access (*as depicted in Exhibit 'B' of attached draft ordinance*) shall be provided to the property directly north of the subject property;

    (b) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and the attached draft ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

    (c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

    (d) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

    (e) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

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

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-026	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Harbor Urban Center Townhomes	**Applicant**	ATTICUS ROCKWALL LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/21/2016	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:55 PM AW)
Need public street per PD-32 plan
Storm water pro-rata $7226.59/acre
Meet all engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

(7/21/2016 4:13 PM AA)
Fire Apparatus Access Roadway:
Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft.

Fire Hydrant Coverage:
All portions of the exterior walls of the first story of the building shall be within 600-ft of a fire hydrant as measured by an approved route around the exterior of the facility or building.

Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.

PLANNING	Ryan Miller	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

Z2016-026 (PD Development Plan for the Harbor Urban Center Townhomes): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A,

Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, and located north of the intersection of Ridge Road [FM-740] and Glen Hill Way.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-026) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.
M.5 A legal description covering the area of the townhomes will be required to be submitted prior to the first City Council meeting.
I.6 According to Ordinance No. 10-21, "…adequate access necessary to serve that development in conformance with the streetscape plan for the Sub-District or with Exhibit C-4 [Streetscape Map] shall be constructed." In this case, the development does not conform to the streetscape map for the district and reduces access for the property to the north. Due to this and the proposed use not conforming to the intent of the Residential Sub-District, staff is requiring a PD Development Plan. According to the use charts contained in PD-32 townhomes require a Specific Use Permit; however, since the project will require City Council to approve a PD Development Plan, which will change the intent of the Sub-District the Specific Use Permit will not be required. Please see staff's recommendations below for strategies to reduce impact within the Sub-District.
M.7 Provide a site plan that betterdelineates the requested development (i.e. remove the condominium data on the right side of the page and the line work not relating to this project -- the roadway that would connect this project to Summer Lee Drive should remain on the plan [roadway referenced below]).
M.8 Submit four (4) sided elevations of the proposed townhomes. These will be placed in the PD Development ordinance to ensure general conformance is met at the time of site plan.
I.9 The submitted rendering does not seem to match the submitted concept plan. The elevation shown on the rendering does not include garages and all buildings adjacent to the roadway have garages [this is also true with regard to the submitted building elevations].
I.10 Per Ordinance No. 10-21 all elevations shall be required to be reviewed by the Architectural Review Board (ARB). This review will be required at the time of site plan approval.
I.11 If approved, an open space master plan will be required to be reviewed by the Parks Board prior to City Council approval at the time of final plat..
I.12 If approved, the applicant will be required to submit a site plan and final plat for the subject property.
M.13 Are these townhomes on individual lots? If they are on individual lots please submit a subdivision plan showing how the development will be subdivided and indicating minimum .lot width and depth. If the development is intended to be one (1) lot please indicate how ownership will be calculated (i.e. as a share of the total development or other). This is needed to establish conformance with the intent of the Sub-District.
M.14 Based on the applicant's submittal staff would make the following recommendations concerning the proposed townhome development:

1) The applicant should consider incorporating alleyways with rear-facing garages. According to the City's Comprehensive Plan "Townhouses should have a minimum required square footage of livable space (e.g. 1,200 SF), with no maximum size … Townhouses mustalso have rear-entry garages."
2) The streets within the development should be public streets to allow connectivity for adjacent properties. Currently, the applicant's plan limits the connectivity of the adjacent property (i.e. the property directly northeast of the subject property), and changes the adjacent property owners ability to conform to the plan (Update 07/21/2016: The applicant has stated that a cross access easement with a stub out to the adjacent property to the north will be provided. This should provide sufficient cross access).
3) The townhome property should connect to the roadway extending adjacent to the condominium project in order to increase connectivity and access to the site. It should also be pointed out that under the current development scheme the townhome site would not be able to be developed until the adjacent properties construct future roadways.
4) The applicant should consider patterning the internal streets of the development off the mew concept contained on Page 5 of Resolution No. 10-40. Staff will review the streetscape elements with the site plan.
5) The applicant should consider incorporating parallel or niche parking to accommodate visitors.
6) The applicant should incorporate streetscape elements into the townhome development. Staff will require a streetscape plan at the time of site plan.

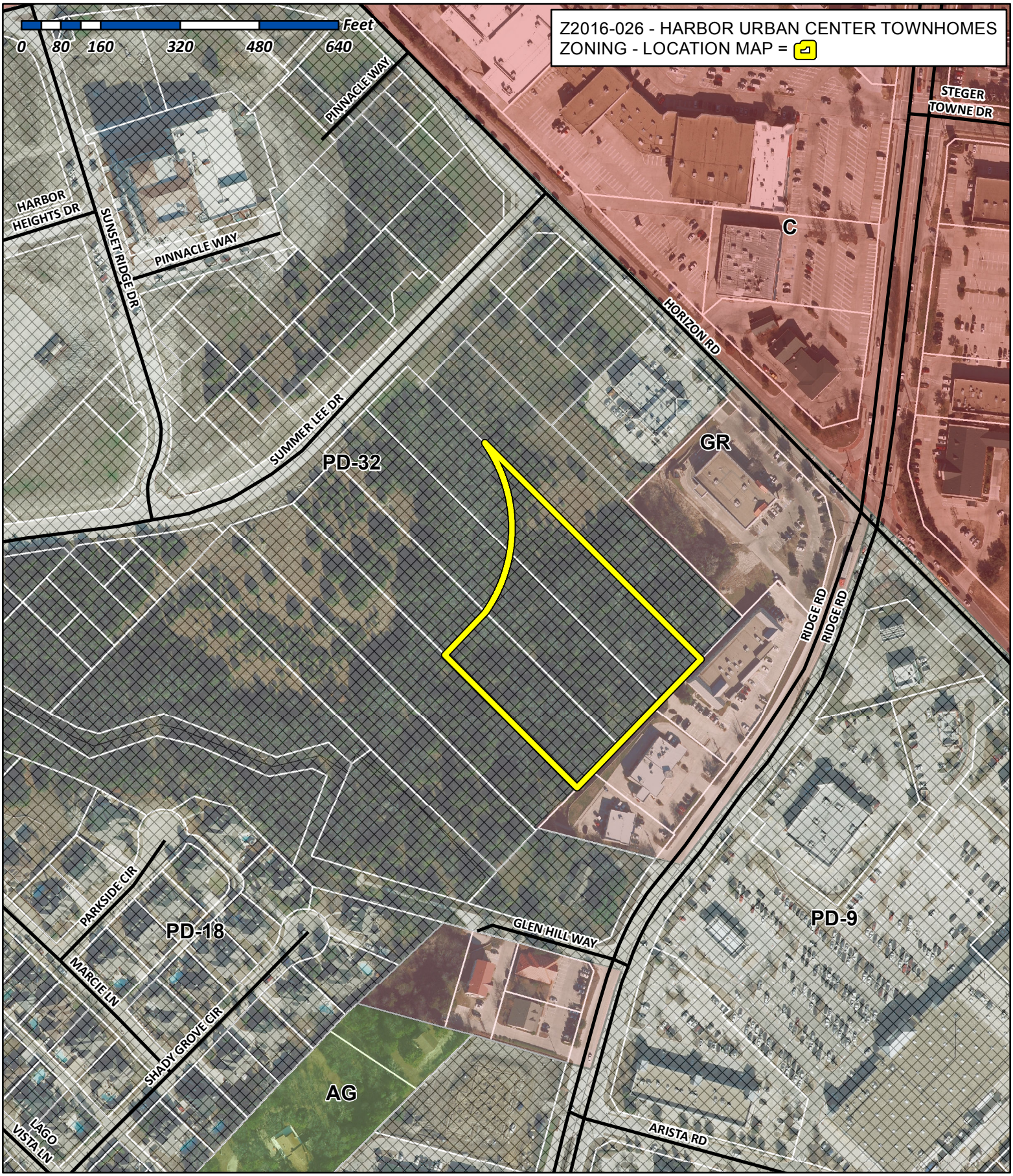
All recommendations are intended to bring the plan closer into conformance with the City's Comprehensive Plan and with the intent of Planned Development

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

District 32 (PD-32).

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning &Zoning Meeting.

I.16 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 (Tuesday) [2nd Reading].



City of Rockwall

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

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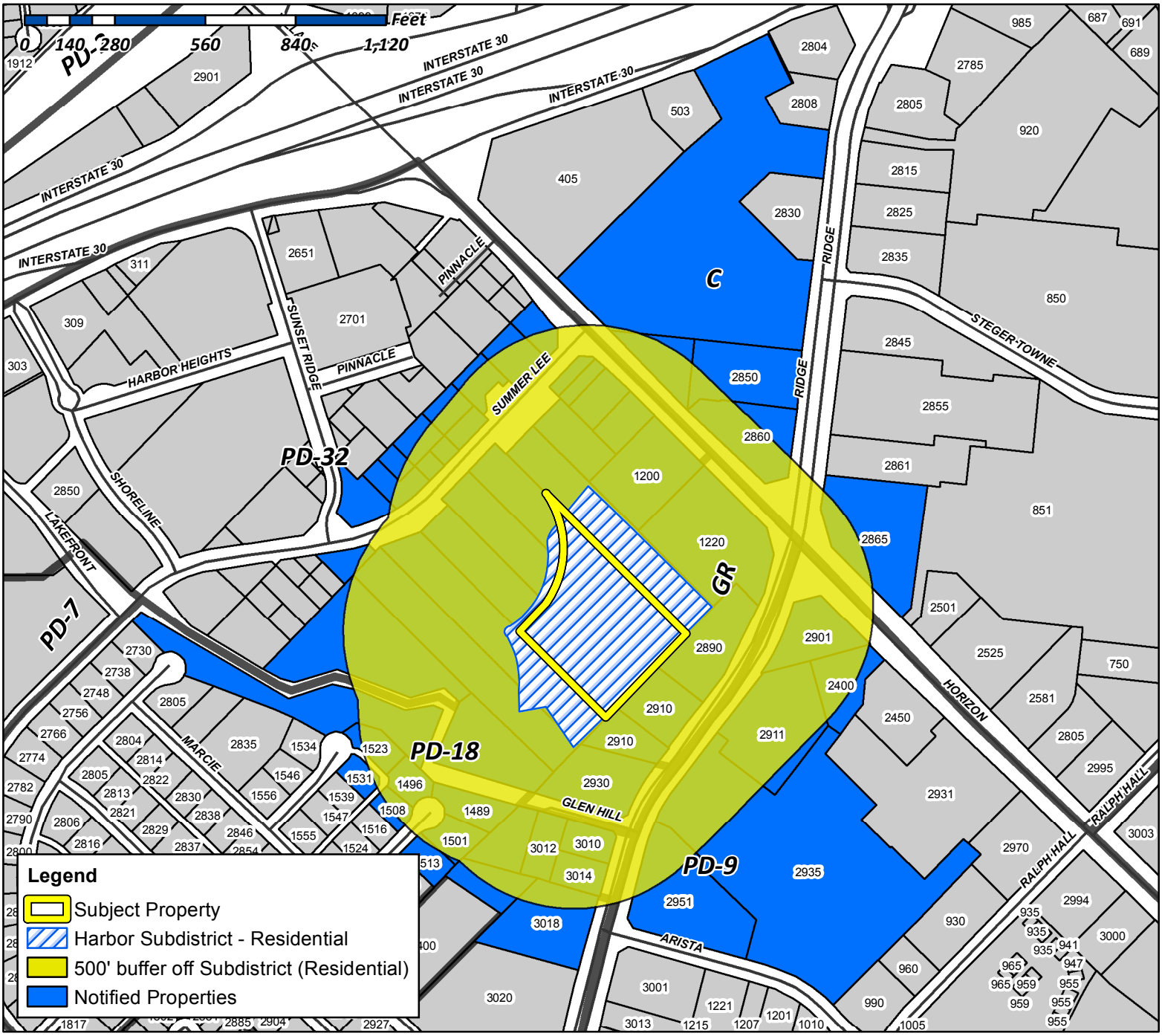
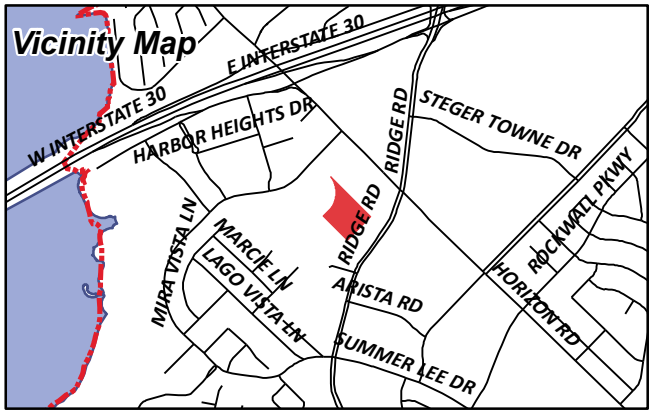


Case Number: Z2016-026
Case Name: Harbor Urban Center Townhomes
Case Type: PD Development Plan
Zoning: PD-32
Case Address: Intersection of Ridge Road and Glen Hill Way

Date Created: *07/19/2016*
For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROV E CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
2 N RIVERSIDE PLAZA #1250
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC
201 LAURENCE DR PMB 111
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &
MIKE SEALOCK (31%)
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

GLEN HILLS CEMETERY
C/O INEZ GIBSON
3830 FRANK ST
DALLAS, TX 75210

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

PLEASE RETURN THE BELOW FORM

Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

This area is much too closed in for such an uneventful and wooded area. Big infringement on the beautiful single leaving houses close by. Big bad move.

Name: Vashti Hassanizadeh

Address: 1523 Parkside Circle Rockwall TX 75032

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

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

Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

Name: Carla Gilbert for Sabre Realty Management, INC.

Address: Corp address 1645 Dallas PARKWAY #800 Addison, TX 75001
center address: 2006-2014 S. Goliad Rockwall, TX 75087

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

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PLEASE FORM

Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

That area is ready for development.
More tax base for city, so that our taxes
can decrease on our property.

Name: Robert T. Hughes

Address: 8030 San Leandro Dr Dallas, TX. 75218

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

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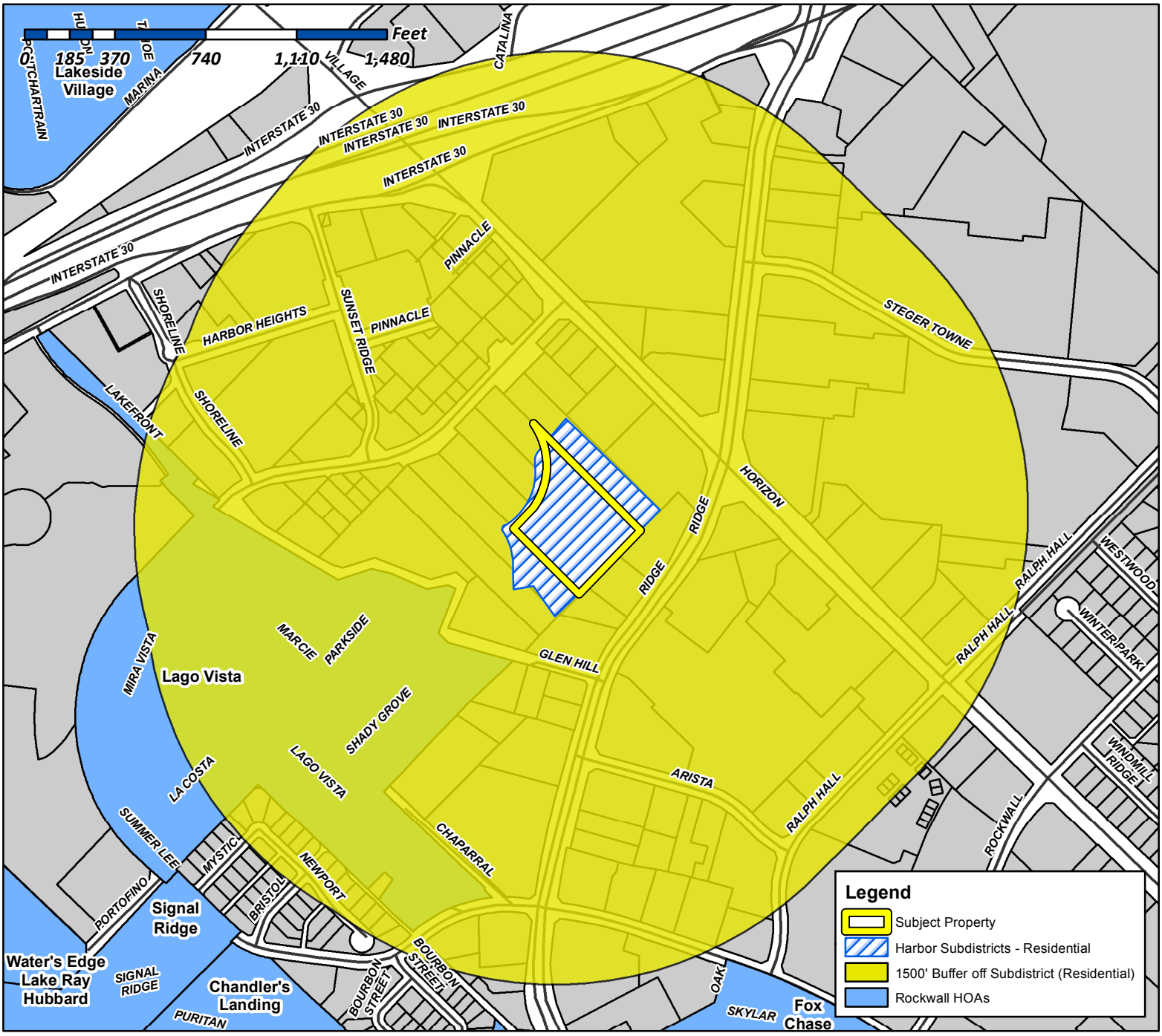
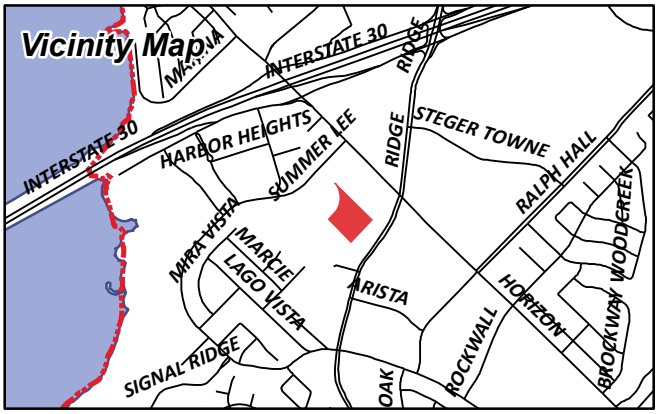


Case Number: Z2016-026
Case Name: Harbor Urban Center Townhomes
Case Type: PD Development Plan
Zoning: PD-32
Case Address: North of Intersection of Ridge Road and Glen Hill Way

Date Created: *07/19/2016*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, July 20, 2016 11:22:32 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-026- Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

RESIDENTIAL SUBDISTRICT

The Residential subdistrict is reserved for zero lot line single family residential housing. A lower volume of traffic in this area of the Harbor District make this subdistrict ideal for single family use. Key characteristics of this subdistrct include adjacency to open space and steep slopes which offer views of the surrounding area. Existing slopes within this subdistrict are in the 6% - 16% range. This subdistrict is predominately vegetated by massing of existing trees which should be preserved when possible.

Building Placement

Build-to-line (Distance from R.O.W. line)		
Street Type M	10'	

Setback (Distance from R.O.W. line)	
Street Type N	5'
Side	8'
Zero Lot Line	0'

A minimum of 50% of the boundary with the Open Space Subdistrict along street type G must be a public street (type M).

Building Form		
Street Type M façade built to BTL	65%	min.
Maximum Lot Coverage	61%	
Minimum Lot Size	30' x 90'	

Notes

Use

Ground Floor	
	Residential

Upper Floors	
	Residential

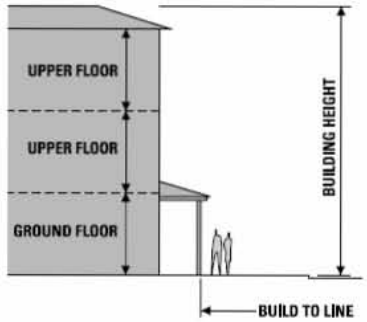
Height

	stories / height
Maximum Building Height	3 / 36'

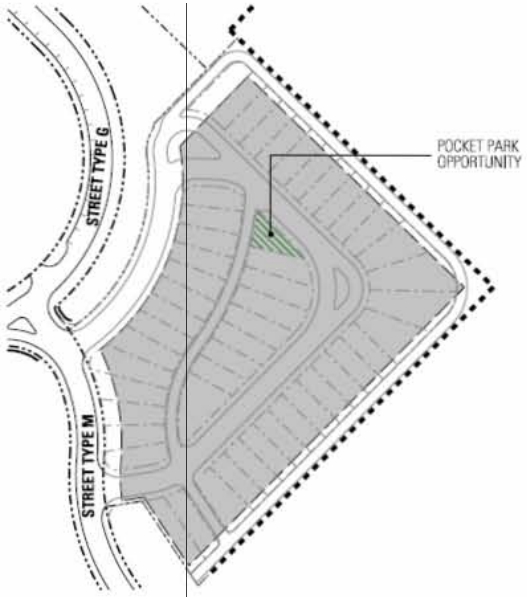
Encroachments

Location	
Front	5'

Notes
Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



3 Story S.F. Residential



RESIDENTIAL SUBDISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the subdistrict environment, the following guidelines apply regarding the repetition of floor plans and elevations:

Case 1
When building a house having the **same floor plan** and the **same elevation**, whether on the **same or opposite side** of the street, four (4) full lots must be skipped. Different paint color must be used. See Figure A.

Case 2
When building a house having the **same floor plan** and a **different elevation** on the **same side** of the street, three (3) full lots must be skipped. Different paint color must be used. See Figure B.

Case 3
When building a house having the **same floor plan** and a **different elevation** on the **opposite side** of the street, two (2) full lots must be skipped. Different paint color must be used. See Figure B.

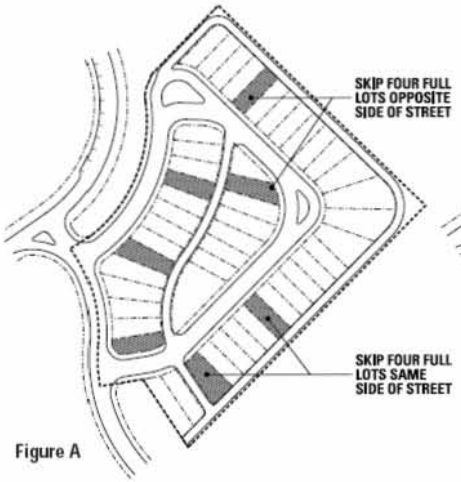


Figure A

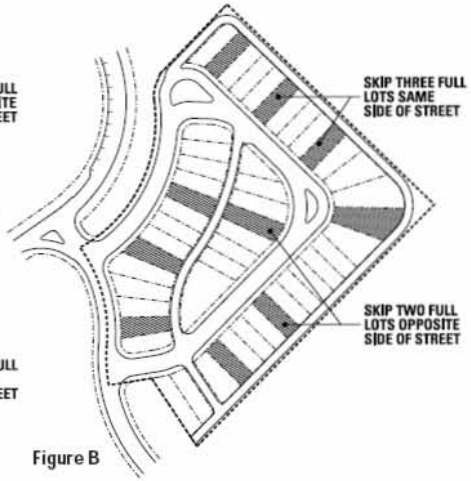
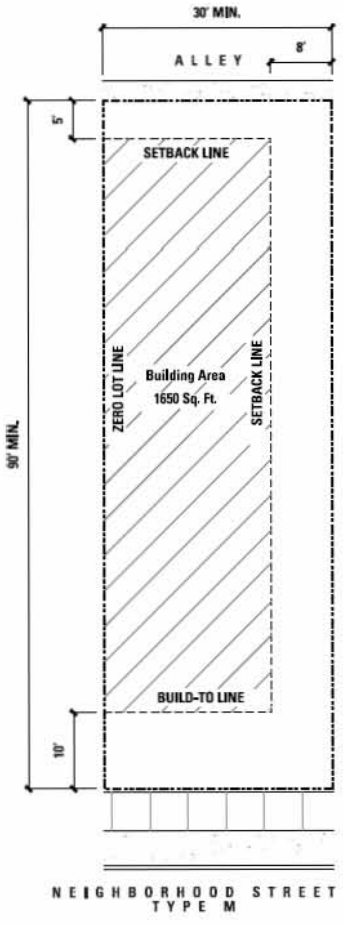
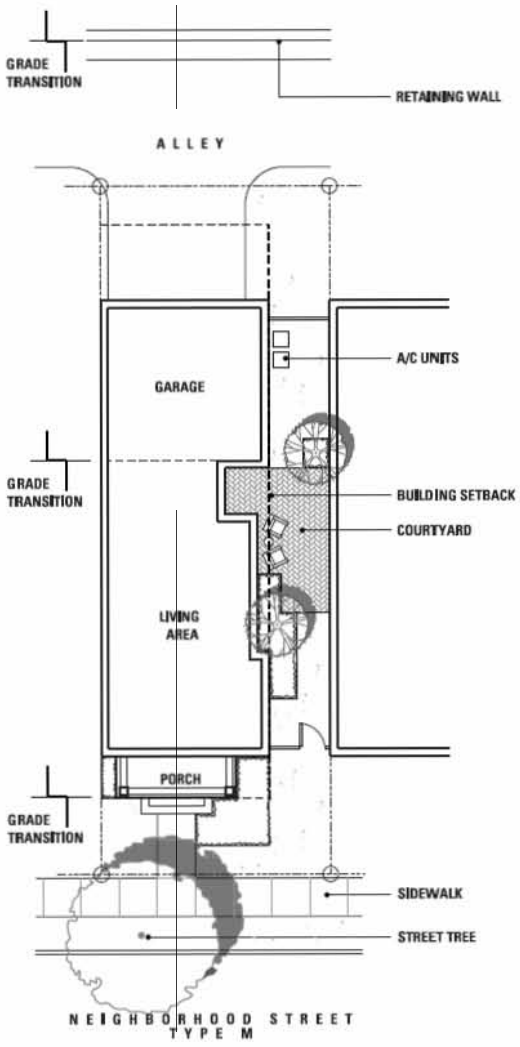


Figure B





RESIDENTIAL SUBDISTRICT

ARCHITECTURAL GUIDELINES

Site Layout, Grading and Drainage

1. Runoff onto adjacent properties is prohibited.

4. Finished floor elevations shall be set in order to provide positive drainage away from all buildings.

5. Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.

6. Do not run drainage swales from planting areas across paved areas.

Landscape Structures

1. Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.

2. All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.

3. Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

Pools and Water Features

1. Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.

2. Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.

3. Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

Lighting, Utilities and Service

1. Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.

2. Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18 inches in height.

3. Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.

4. Exposed exterior floodlights or wall packs are not permitted.

5. All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

Irrigation Design

1. Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.

2. Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.

3. Prevent overspray onto streets, pedestrian walks, driveways and buildings.

Driveways

1. Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

Garages

1. Garages must be rear loaded from an alley.

2. All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

Building Massing

1. The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.

2. All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.

3. Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

Roofs

1. The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.

2. The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

Wall Materials

1. Exterior wall materials shall be any of the following:
   A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
   B. Portland cement stucco with integral color
   C. Brick masonry
   D. Stone masonry
   E. Cast stone masonry
   F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
   G. Aluminum, masonite, and vinyl siding are not permitted.

2. Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

Exterior Finishes

1. All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

Trim

1. All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum 3/4" thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

RESIDENTIAL SUBDISTRICT

ARCHITECTURAL GUIDELINES

Doors

1. All exterior doors shall be wood or metal, hinged, of rail and stile construction, with 1 to 6 panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.

2. Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

Screen Doors

1. Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with 1 to 6 panels. All panels shall be screened. Screen doors shall be painted.

2. Storm doors are not permitted at the front door but are allowed at side and rear doors.

Garage Doors

1. Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.

2. Garages may have maximum 18 foot wide doors.

Exterior Door Hardware

1. Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

Windows

1. Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than 4 panels. Fake mullions are discouraged.

2. Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.

3. All operable windows shall be equipped with insect screens.

4. Bay windows shall be glazed a minimum of 80% of their width.

Exterior Window Shutters

1. Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

Awnings

1. Window awnings are not permitted, with the exception of shutter awnings.

Glazing

1. Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

Roofs

1. Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25 year dimensional, laminated type. Flat, 3-tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.

2. All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.

3. All soffit venting shall be 2 inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.

4. Dormers shall be appropriately proportioned, hip or gable, with a minimum 6/12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.

5. Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.

6. Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.

7. All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

8. Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.

9. Satellite dishes and roof antennae shall not be visible from the street.

Chimneys

1. All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.

2. The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney. Acceptable products include the series of black galvanized chimney caps by Gelco.

3. Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

Rain Gutters

1. Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.

2. Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.

3. Downspouts shall terminate at splash blocks, gravel, brick or concrete.

Paint

1. All exterior finish coat paint shall be acrylic latex or latex enamel.

RESIDENTIAL SUBDISTRICT

ARCHITECTURAL GUIDELINES

Porch Construction

1. Porch columns shall be wood posts, minimum 6 x 6, painted and free of ornamentation.
2. Porches shall have wood railings. Railing details must be included with plan submissions for approval.
3. Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
4. Porches and covered balconies may be screened at the rear of the homes only.

Elements Not Permitted

The following list of elements are not permitted in the development:

Window A/C units
Exterior fluorescent lighting
Solar powered landscape lighting
Soffit/cornice lighting visible from a public way
Skylights visible from a public way
Antennas or satellite dishes greater than 18" dia.
Decorative flags - properly displayed American flags are allowed
Concrete statuary visible from public way
Plastic furniture or artificial plants visible from a public way
Asphalt or gravel drives



Architectural Detail Character



Residential Street Edge Condition



Residential Street Character



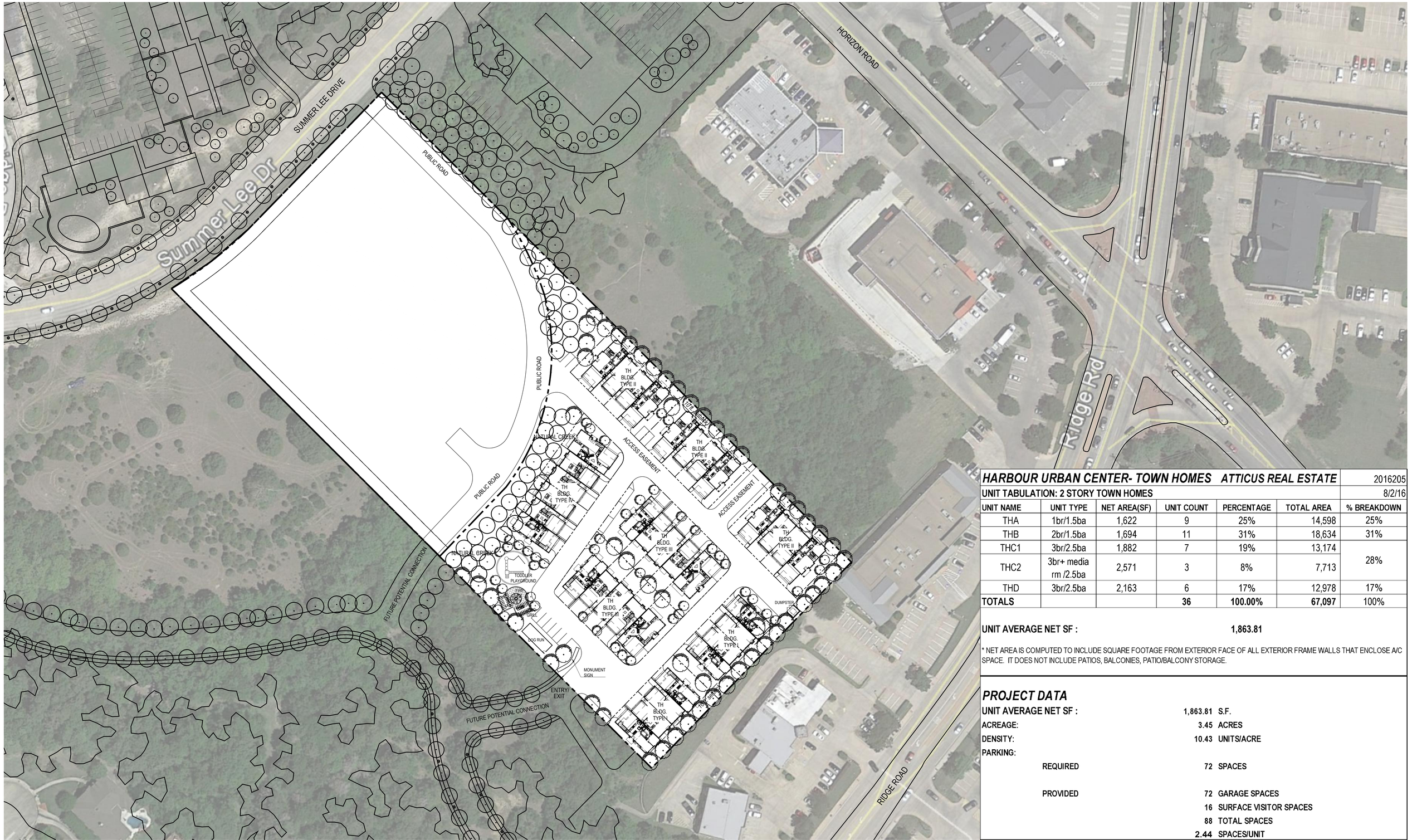
Residential Street Edge Condition

Exhibit E-9 (Page 6 of 6)
Residential Subdistrict

RESIDENTIAL SUBDISTRICT

GRADING PLAN





HARBOUR URBAN CENTER- TOWN HOMES ATTICUS REAL ESTATE						2016205
UNIT TABULATION: 2 STORY TOWN HOMES						8/2/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
THA	1br/1.5ba	1,622	9	25%	14,598	25%
THB	2br/1.5ba	1,694	11	31%	18,634	31%
THC1	3br/2.5ba	1,882	7	19%	13,174	28%
THC2	3br+ media rm /2.5ba	2,571	3	8%	7,713	
THD	3br/2.5ba	2,163	6	17%	12,978	17%
TOTALS			**36**	**100.00%**	**67,097**	100%

UNIT AVERAGE NET SF : **1,863.81**

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,863.81	S.F.
ACREAGE:	3.45	ACRES
DENSITY:	10.43	UNITS/ACRE
PARKING:		
REQUIRED	72	SPACES
PROVIDED	72	GARAGE SPACES
	16	SURFACE VISITOR SPACES
	88	TOTAL SPACES
	2.44	SPACES/UNIT

N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

A203

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ARCHITECTURAL SITEPLAN
TOWNHOMES
August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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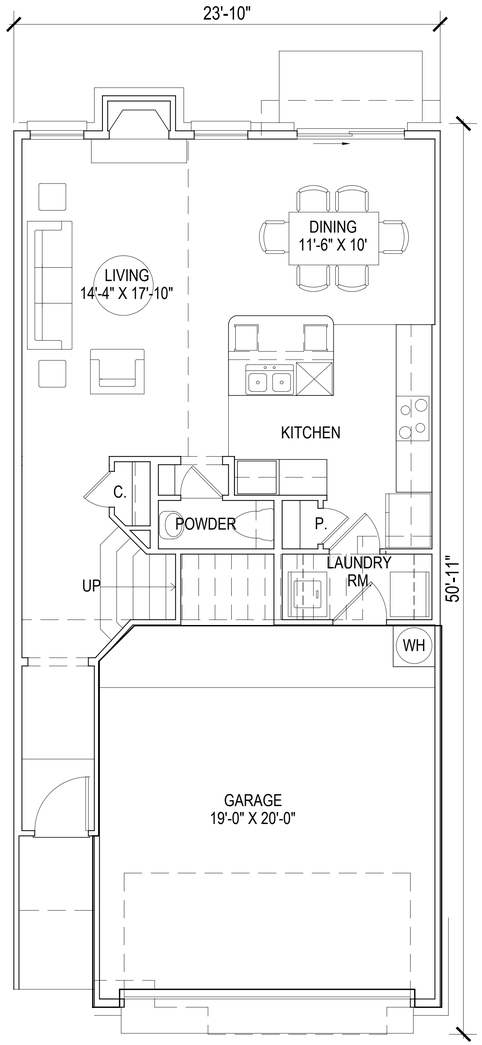


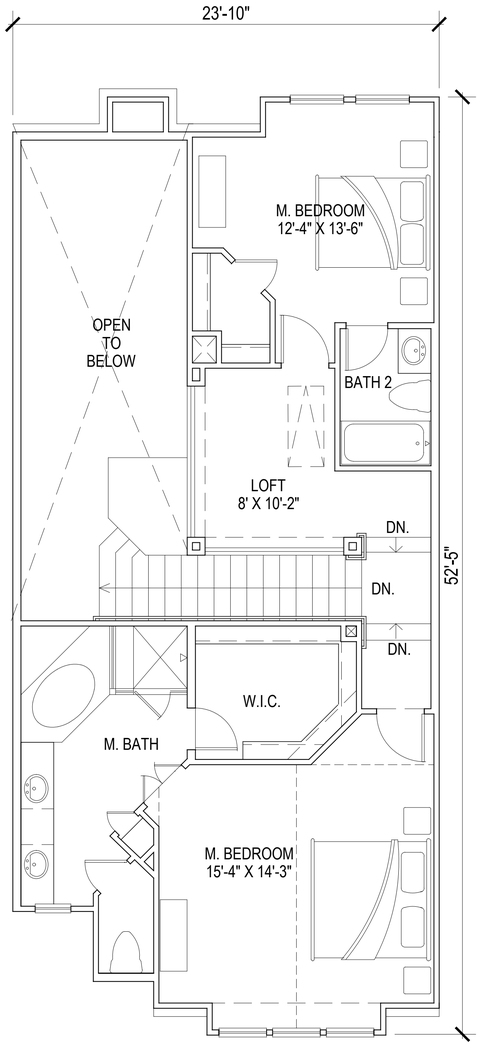
THA-L

NET - 728 SQ. FT.

TOWNHOME A

LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.

TOTAL: 1622 SF.



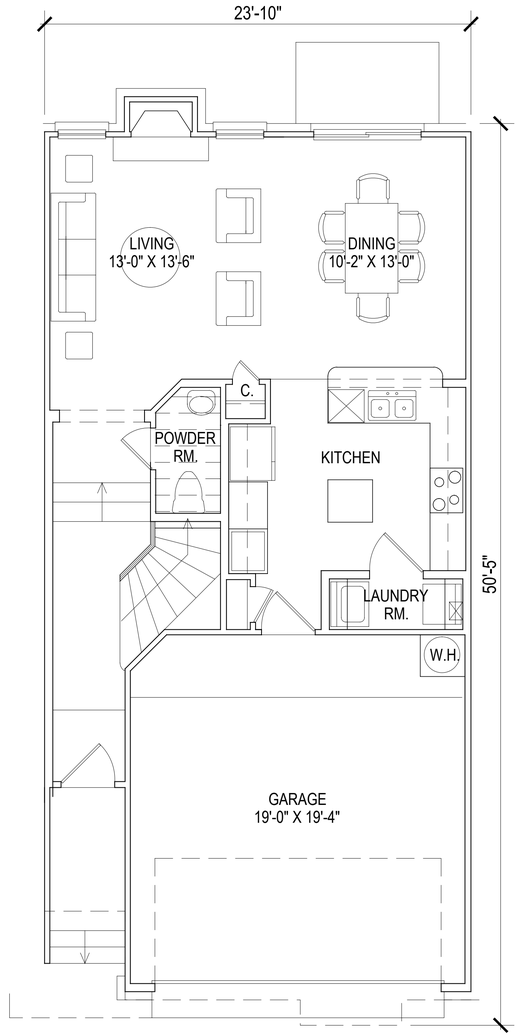
THA-U

NET - 894 SQ. FT.

TOWNHOME A

LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.

TOTAL: 1622 SF.



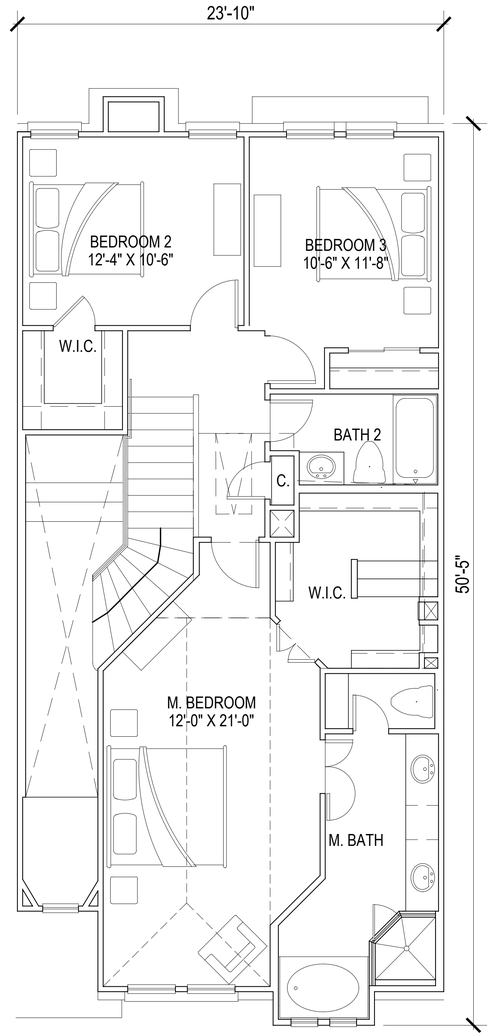
THB-L

NET - 724 SQ. FT.

TOWNHOME B

LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.

TOTAL: 1,694 SF.



THC1-L

NET - 970 SQ. FT.

TOWNHOME B

LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.

TOTAL: 1,694 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
July 14, 2016

A304

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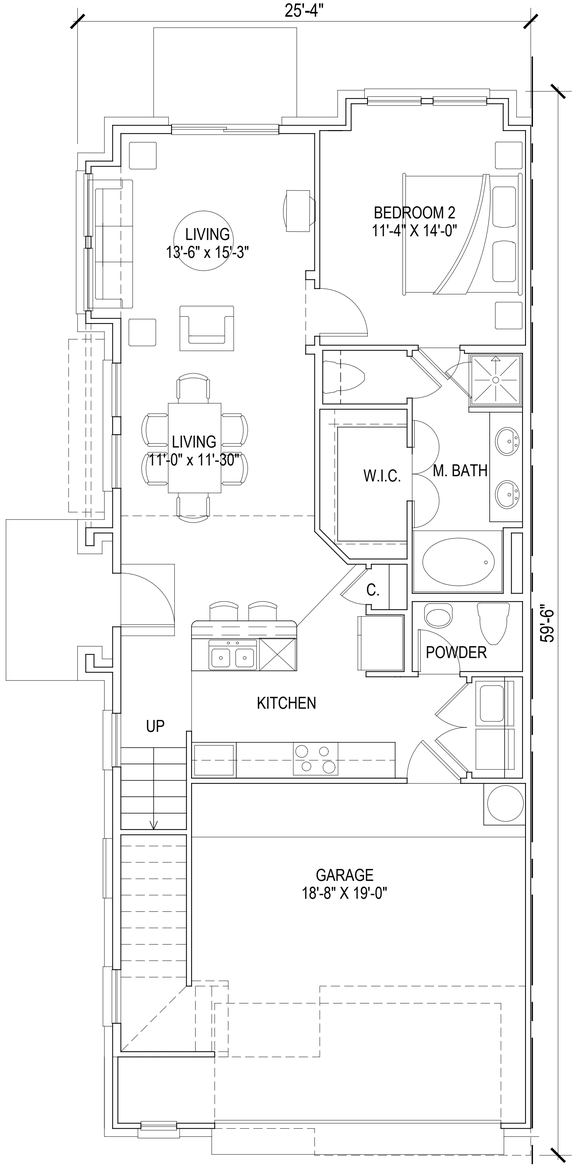


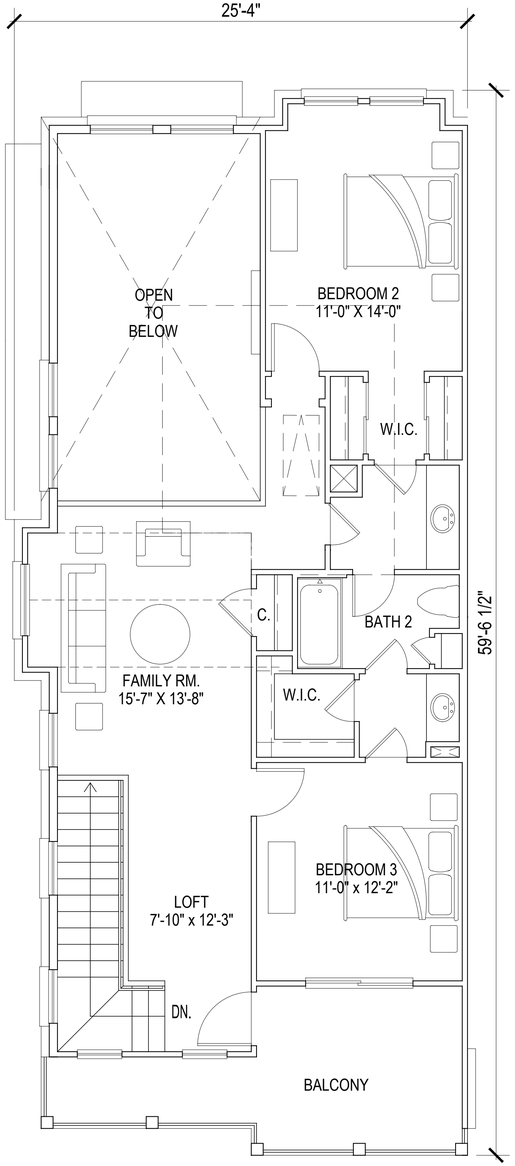
THC1-L

NET - 911 SQ. FT.

TOWNHOME C1

LOWER LEVEL: 911 SF.
UPPER LEVEL: 971 SF.

TOTAL: 1,882 SF.



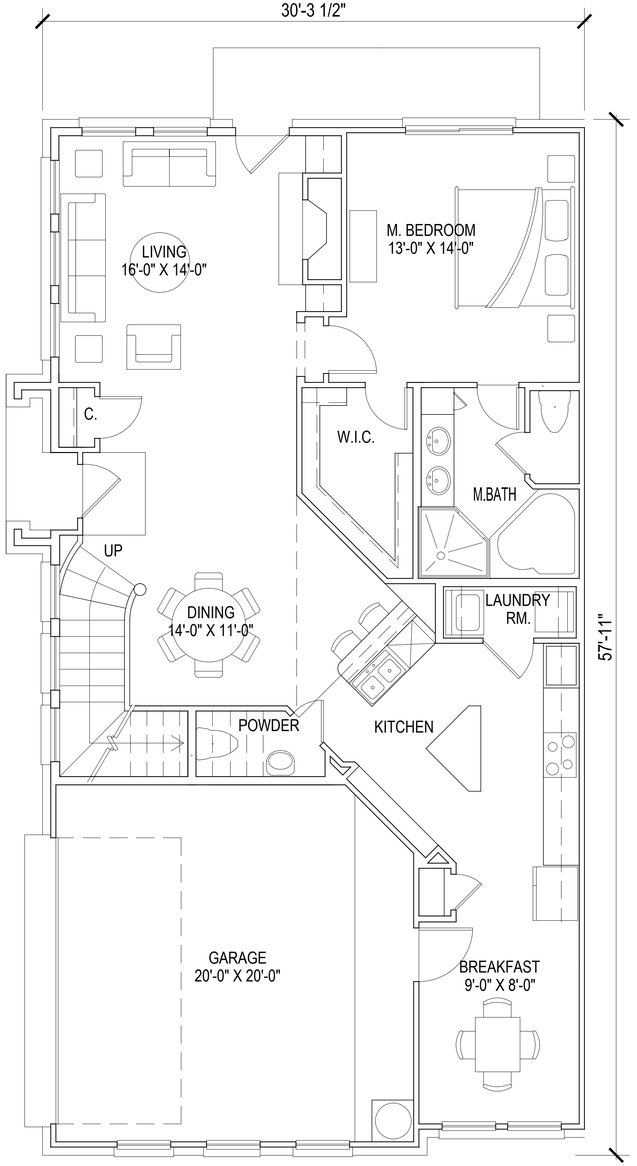
THC1-U

NET - 971 SQ. FT.

TOWNHOME C1

LOWER LEVEL: 911 SF.
UPPER LEVEL: 971 SF.

TOTAL: 1,882 SF.



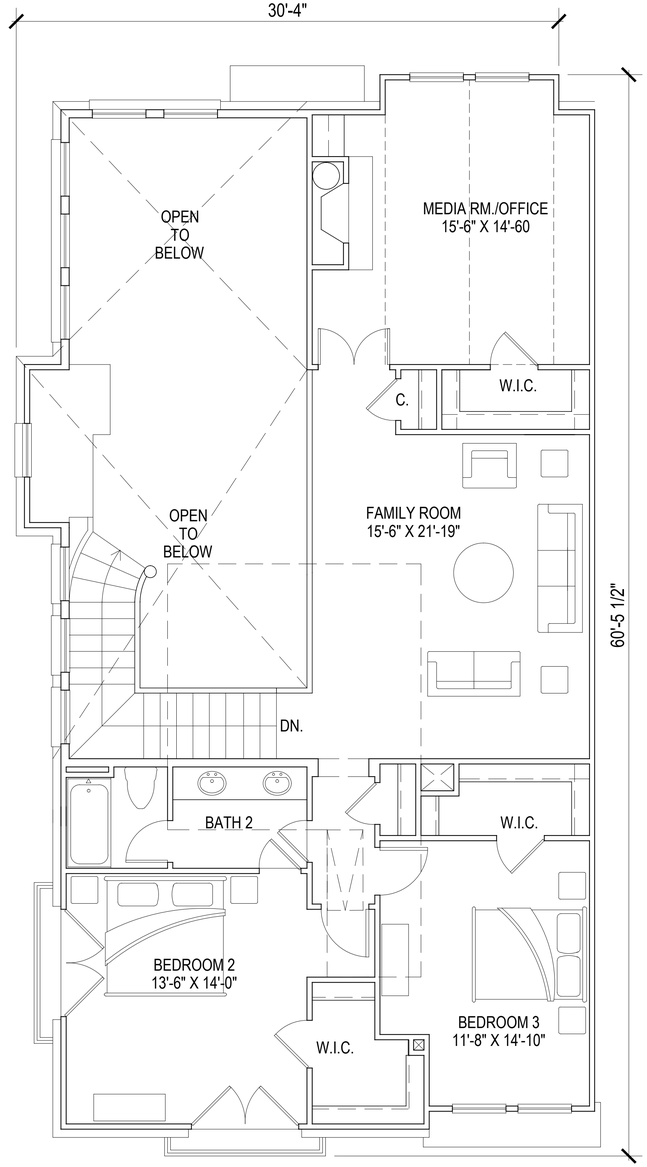
THC2-L

NET - 1314 SQ. FT.

TOWNHOME C-2

LOWER LEVEL: 1,314 SF.
UPPER LEVEL: 1,257 SF.

TOTAL: 2,571 SF.



THC2-U

NET - 1,257 SQ. FT.

TOWNHOME C-2

LOWER LEVEL: 1,314 SF.
UPPER LEVEL: 1,257 SF.

TOTAL: 2,571 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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July 14, 2016

HARBOUR URBAN CENTER
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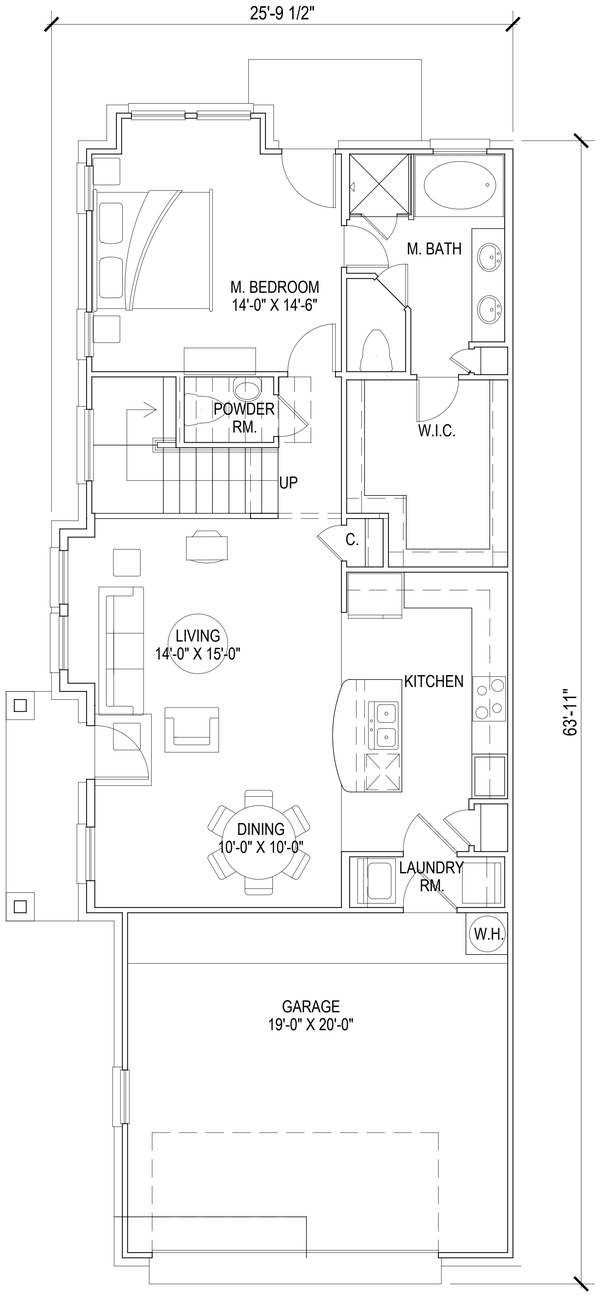
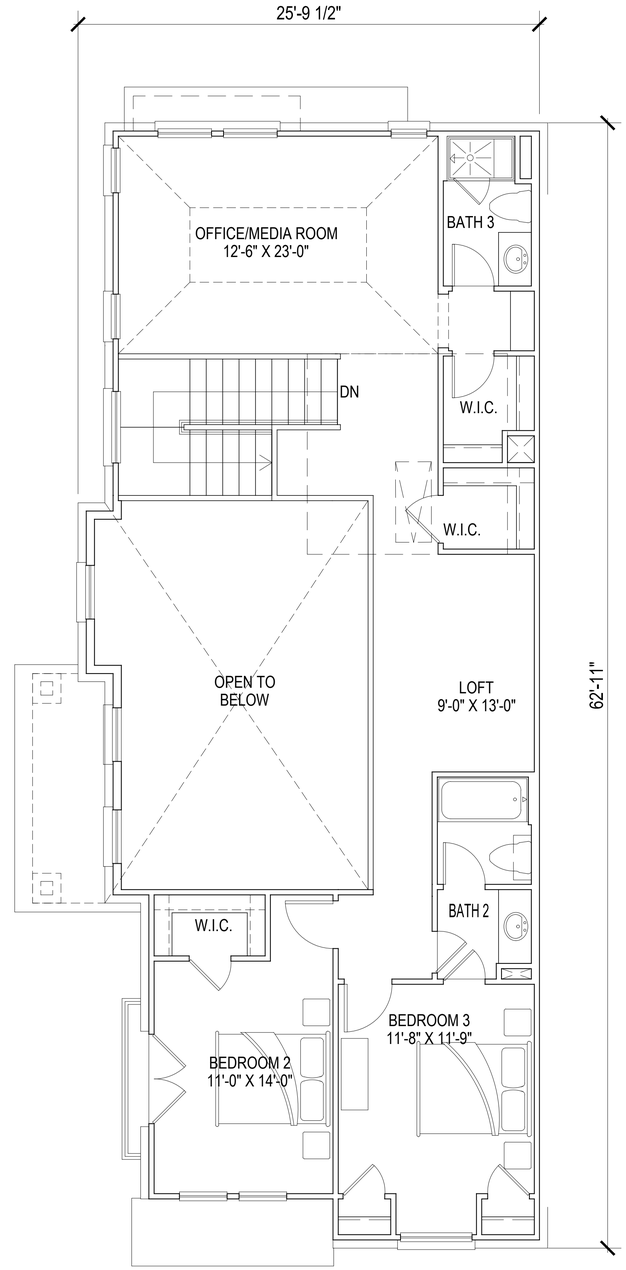


TH. D-LOWER

NET - 1083 SQ. FT.

TOWNHOME D

LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1.080 SF.
TOTAL: 2,163 SF.



TH. D-UPPER

NET - 1080 SQ. FT.

TOWNHOME D

LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1,080 SF.
TOTAL: 2,163 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
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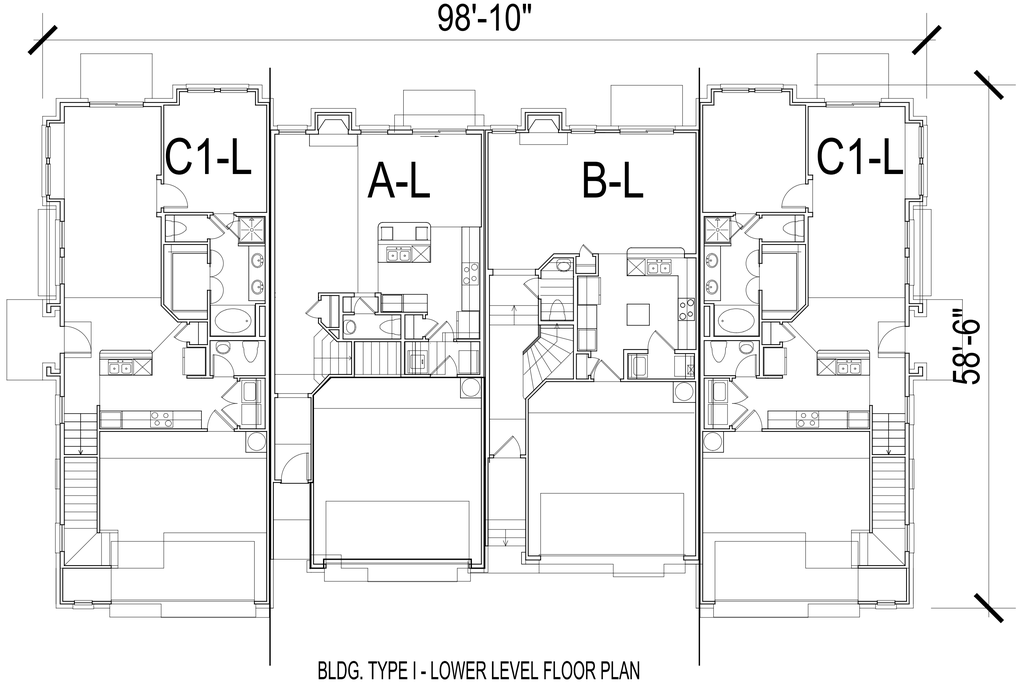
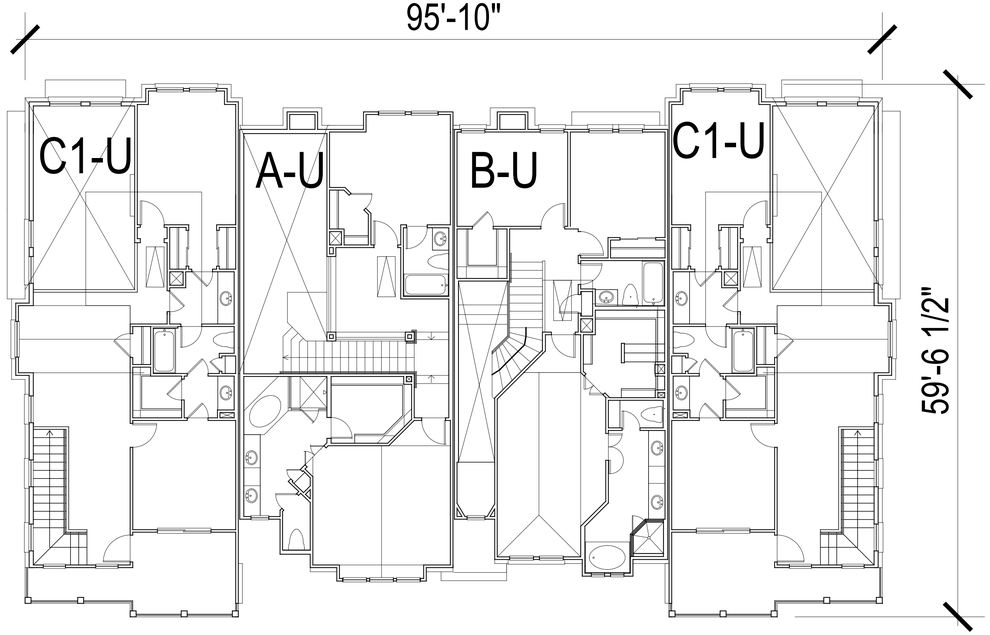


BLDG. TYPE I - LOWER LEVEL FLOOR PLAN



BLDG. TYPE I - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE I, FLOOR PLANS

July 14, 2016

A420

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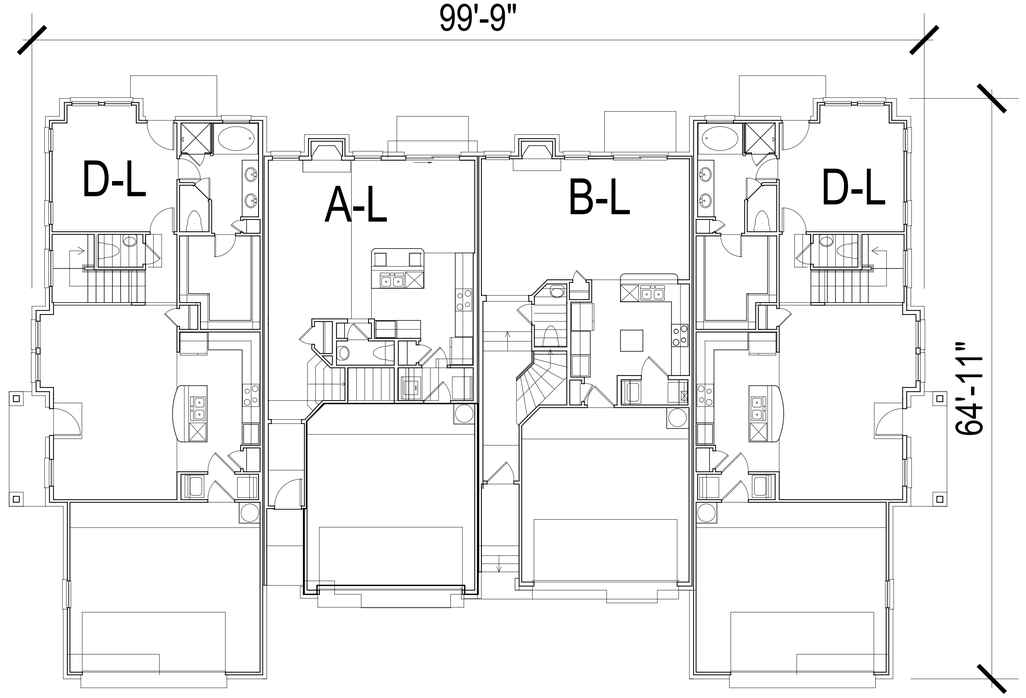
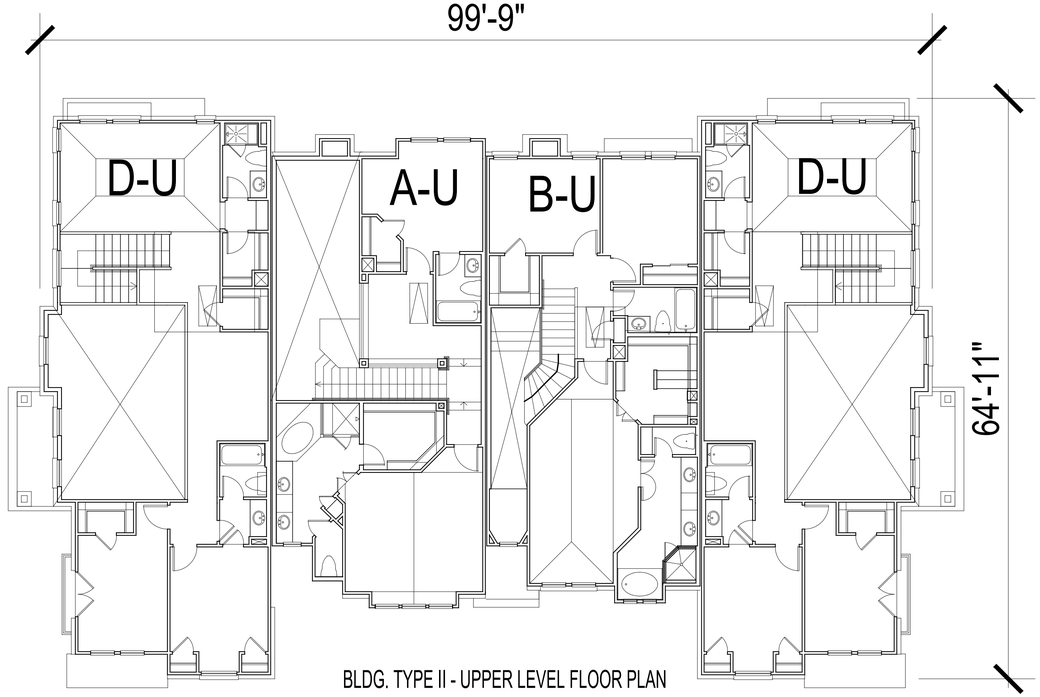


BLDG. TYPE II - LOWER LEVEL FLOOR PLAN



BLDG. TYPE II - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE II, FLOOR PLANS

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A422

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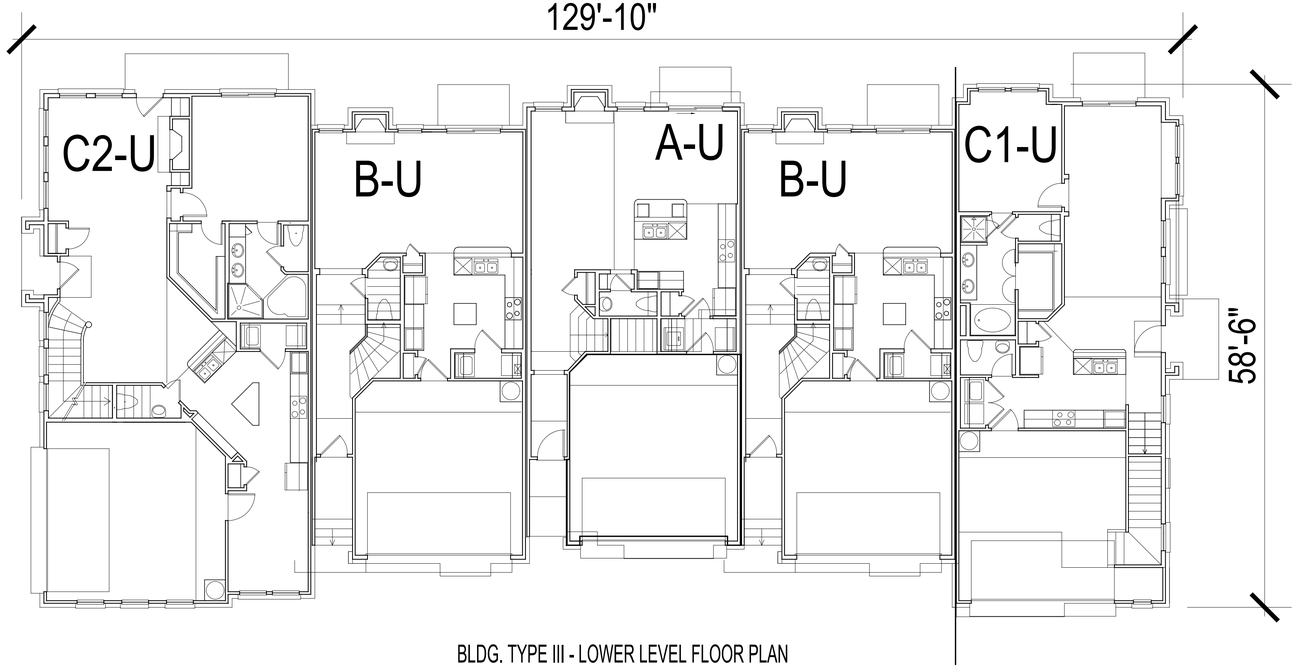
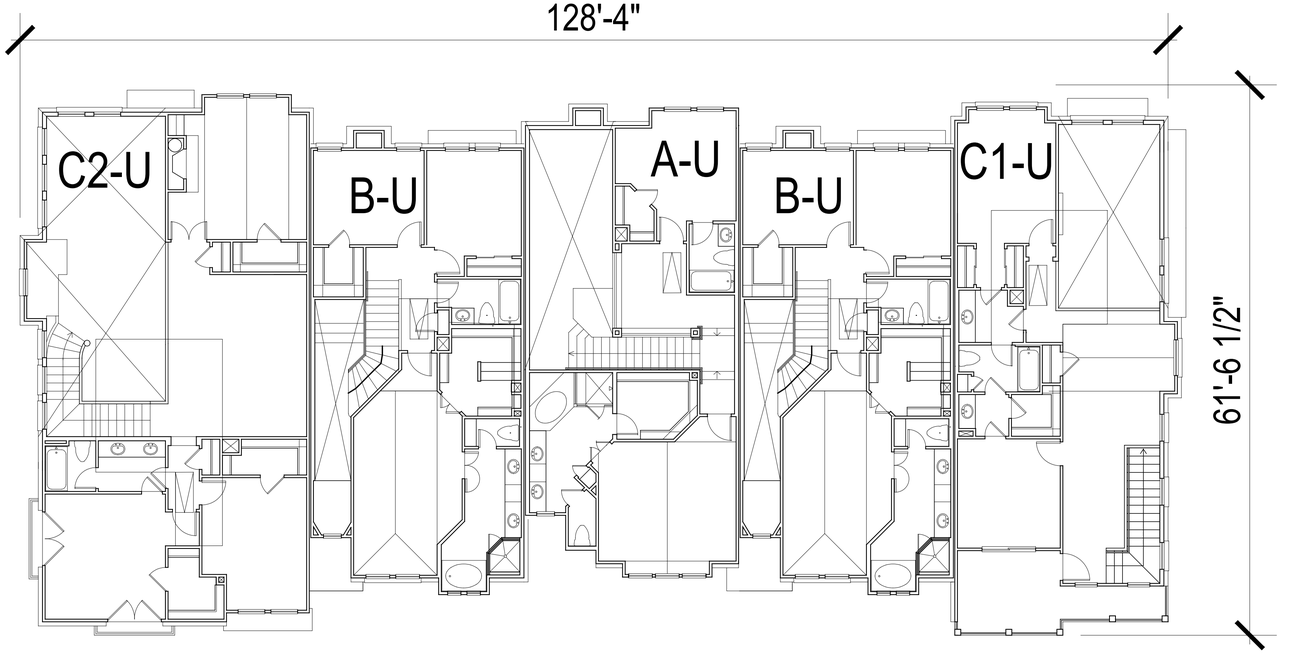


BLDG. TYPE III - LOWER LEVEL FLOOR PLAN



BLDG. TYPE III - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE III, FLOOR PLANS

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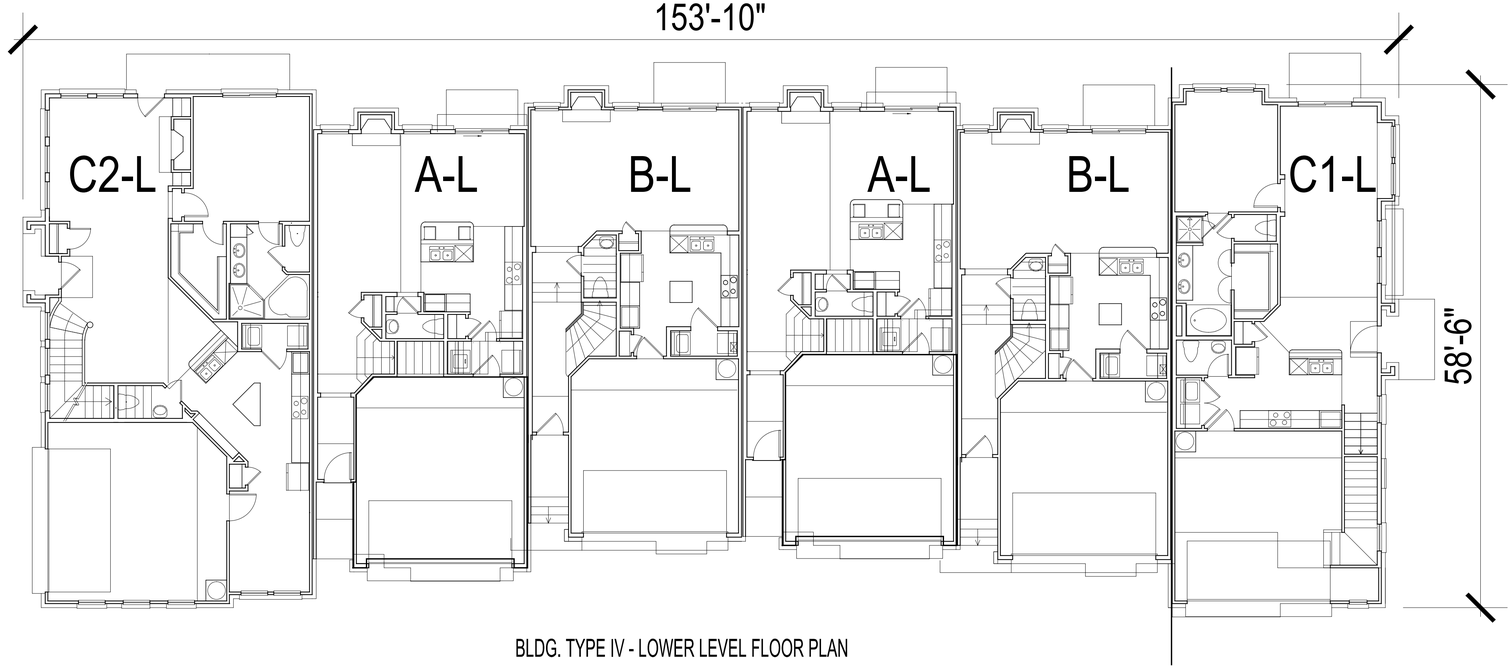

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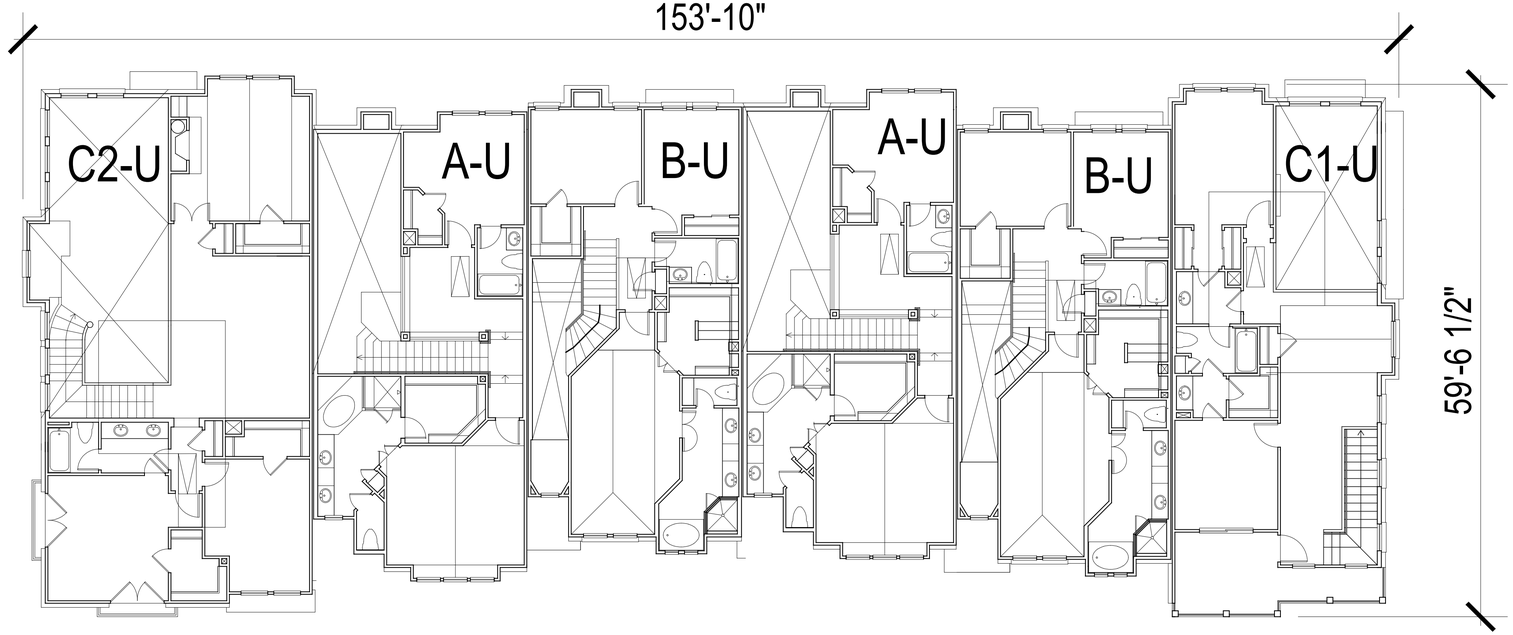

BLDG. TYPE IV - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A426

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TOWNHOUSE BLDG. TYPE IV, FLOOR PLANS

July 14, 2016

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FRONT ELEVATION (scale: 1/8´´=1´)



SIDE ELEVATION (scale: 1/8´´=1´)



REAR ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TH BLDG II. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A422

Z2016-026

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FRONT ELEVATION (scale: 1/8´´=1´)



RIGHT ELEVATION (scale: 1/8´´=1´)



LEFT ELEVATION (scale: 1/8´´=1´)



REAR ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TH BLDG III. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A432
Z2016-026

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FRONT ELEVATION (scale: 1/8´´=1´)



RIGHT ELEVATION (scale: 1/8´´=1´)



LEFT ELEVATION (scale: 1/8´´=1´)



REAR ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TH BLDG III. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
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A442
Z2016-026

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CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR A 3.462-ACRE PORTION OF A LARGER 6.915-ACRE TRACT OF LAND IDENTIFIED AS LOTS 3A, 4A & 5A, ISAAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jason Lentz of Atticus Real Estate on behalf of Atticus Rockwall, LLC for the approval of a PD Development Plan for 36 townhomes to be situated within the *Residential Subdistrict* of Planned Development District 32 (PD-32) on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 10-21* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT ORDINANCE 08.30.16

approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Cross access (*as depicted in Exhibit 'B' of this ordinance*) shall be provided to the property directly north of the subject property;

2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and

DRAFT ORDINANCE 08.09.2016

the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

DRAFT ORDINANCE 08.09.2016

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

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ORDINANCE
08.09.2016

Exhibit 'B':
Concept Plan

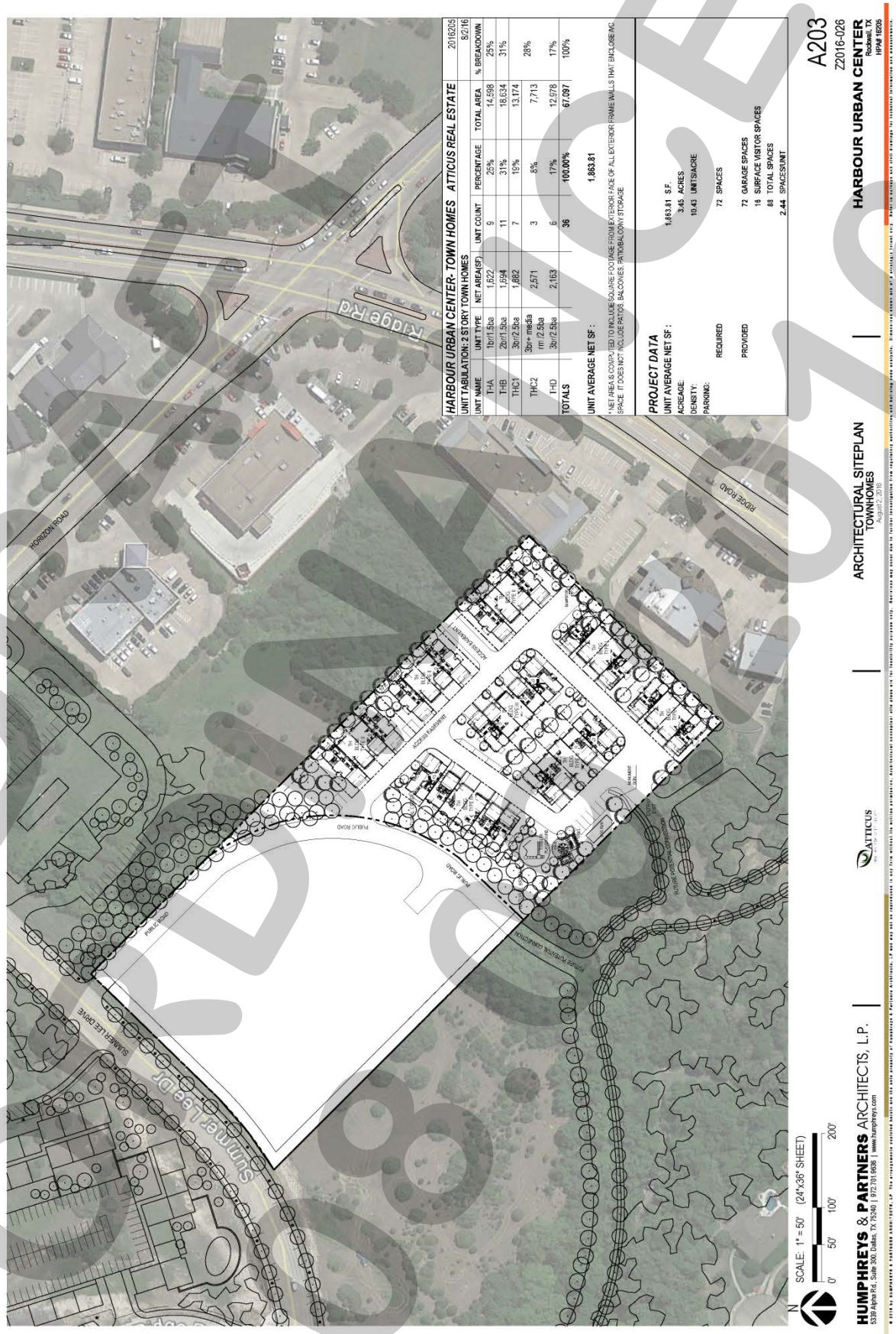

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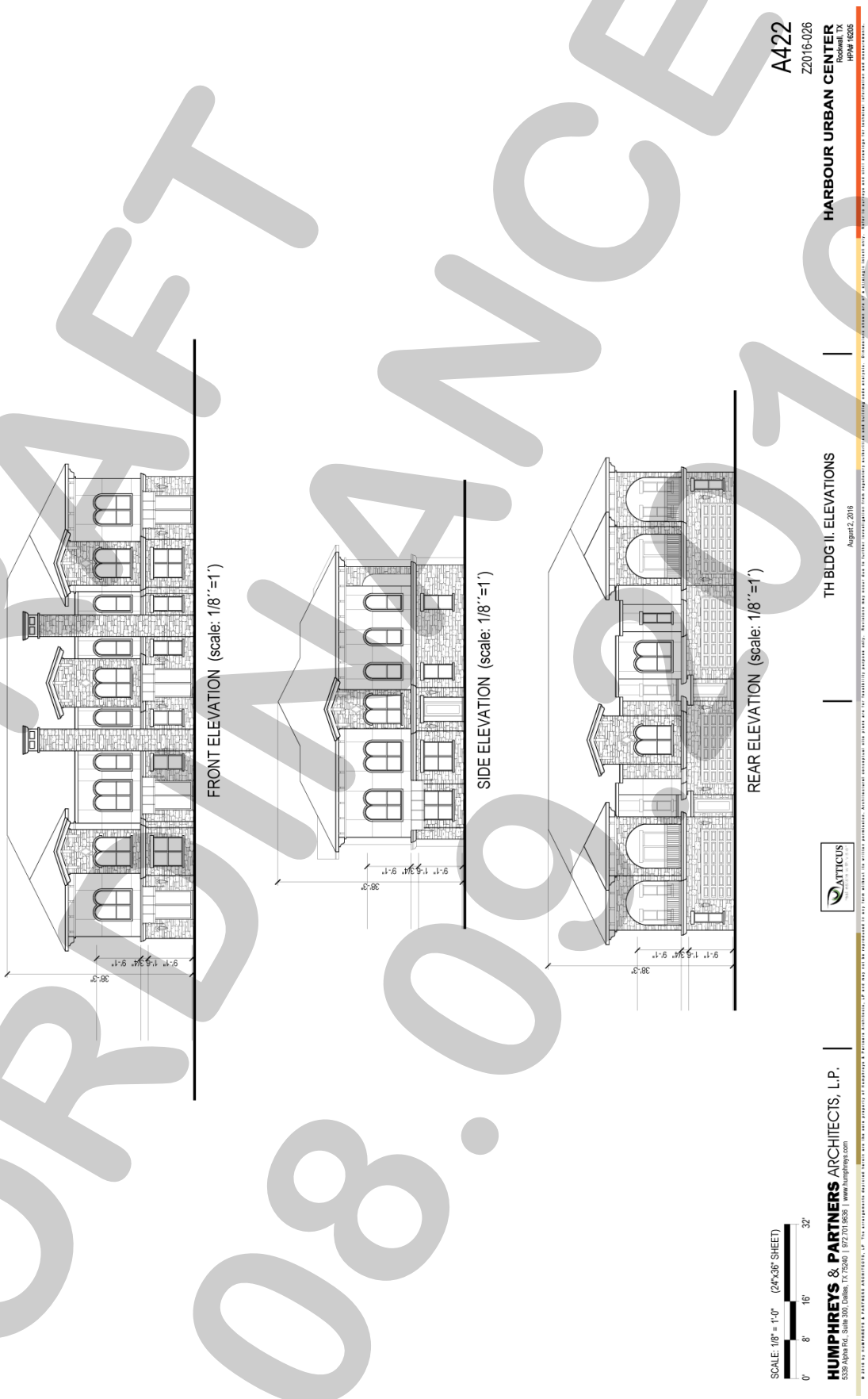
Exhibit 'C':
Concept Building Elevations



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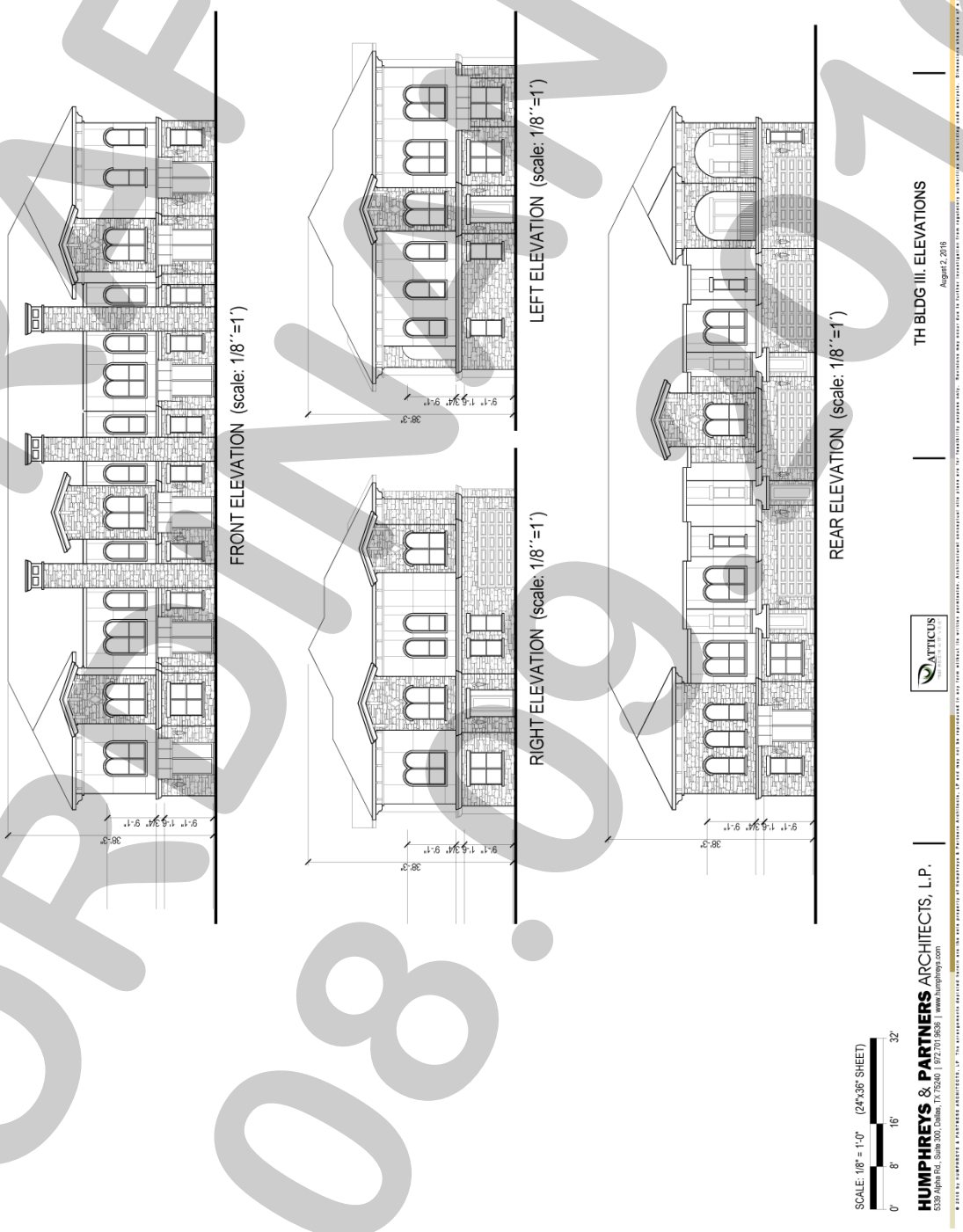

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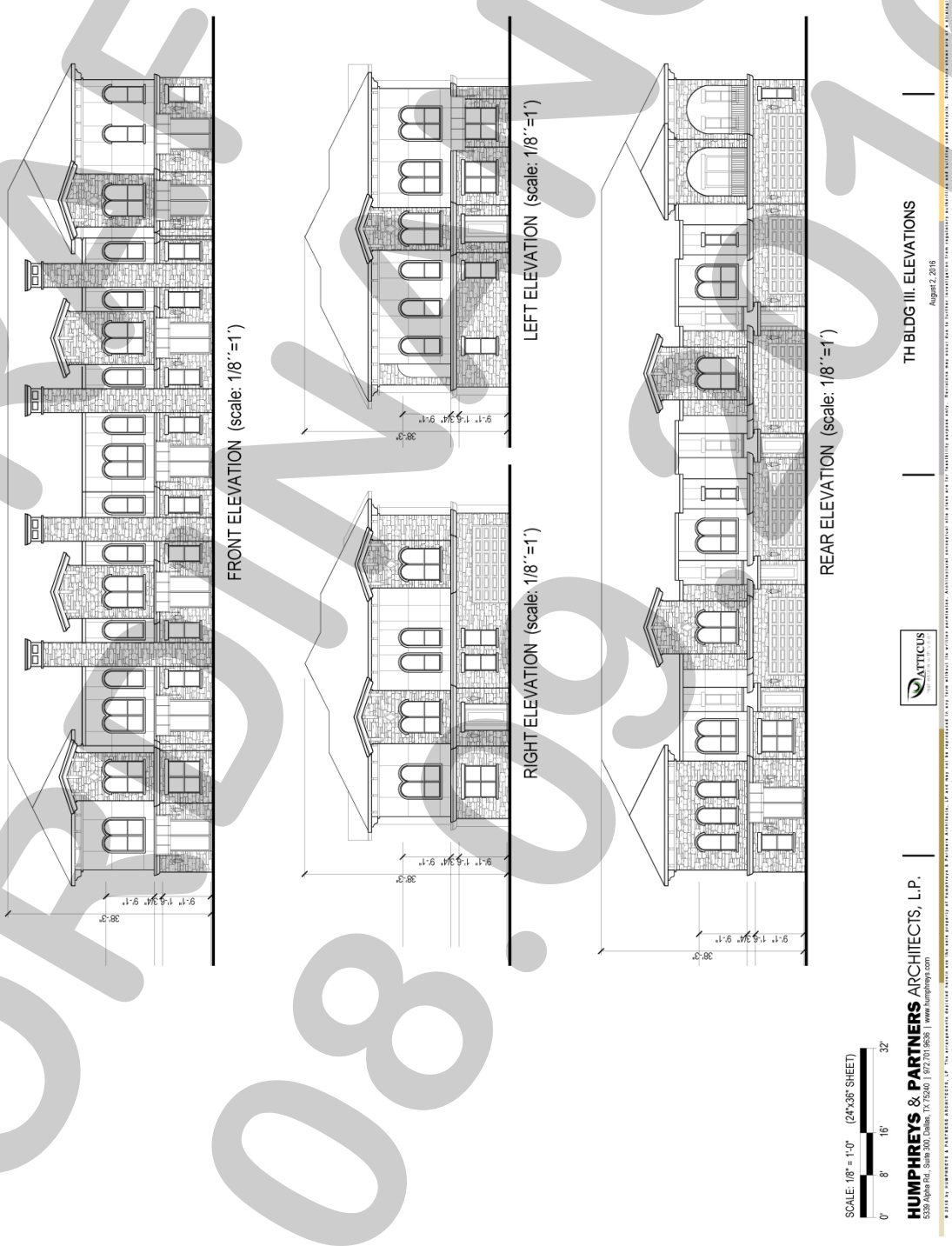
ORDINANCE
08.09.2016

Exhibit 'C':
Concept Building Elevations



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08.09.2016
FOR REVIEW

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: August 9, 2016

SUBJECT: Z2016-027; *Amendment to the Minimum Square Footage Requirements*

On July 5, 2016, the City Council directed staff to prepare a text amendment increasing the minimum square footage requirements for dwelling units in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts. In addition, the Council directed staff to establish a minimum square footage requirement for dwelling units in the Agriculture (AG) District. Specifically, the motion by the City Council directed staff to establish the following:

- ☑ Single Family 16 (SF-16) District: 2,400 SF
- ☑ Single Family 10 (SF-10) District: 2,200 SF
- ☑ Agricultural (AG) District: 1,600 SF

This motion passed by a vote of 5-2, with Council Members White and Lewis dissenting. In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Per the Planning and Zoning Commission's request at the work session on July 26, 2016, staff has compiled a summary of all single-family building permits issued, by zoning district, for a period starting on January 1, 2011 and ending July 27, 2016. It should be noted that the square footages contained in this study include non-air-conditioned spaces (*e.g. covered porches, garages, roof overhangs, and etcetera*), and that the UDC requirement is for air-conditioned space only. This means these numbers could vary by an estimated 200 SF – 600 SF. With that being said there is some evidence that the proposed changes would not have an effect on the vast majority of our current single-family permits.

Staff has also included a comparison of comparable city's square footage requirements in similar zoning districts for the Planning and Zoning Commission's review. In addition, staff has prepared a summary of all residential zoning districts' density and dimensional requirements -- *with the proposed modifications* -- for the Planning and Zoning Commission's review. Staff has also attached a draft ordinance with the proposed changes. The anticipated schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: July 26, 2016~~
Planning and Zoning Public Hearing: August 9, 2016
City Council Public Hearing [*1st Reading*]: August 15, 2016
City Council [*2nd Reading*]: September 6, 2016

Staff has sent out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. The publish date of this notice was *Friday, July 22, 2016*.

Permits Issued (01.01.2011 - 07.27.2016) SF/Dwelling Unit

Zoning District	Base Zoning	Subdivision	Number of Permits Issued	Minimum	Maximum	Average
Agricultural (AG) District	AG	Various	2	4,563	5,727	5,145
Zero Lot-Line (ZL-5) District	ZL-5	Various	3	2,544	3,373	2,820
Single Family 7 (SF-7) District	SF-7	Various	11	1,420	3,786	2,426
Single Family 8.4 (SF-8.4) District	SF-8.4	Various	0	-	-	-
Single Family 10 (SF-10) District	SF-10	Various	82	2,357	5,486	3,804
Single Family 16 (SF-16) District	SF-16	Various	0	-	-	-
Single Family Estate 1.5 (SFE-1.5) District	SFE-1.5	Various	6	4,011	7,900	5,828
Single Family Estate 4 (SFE-4) District	SFE-4	Various	2	4,820	5,240	5,030
Planned Development District 2 (PD-2)	Mixed	Lakeside Village	34	1,890	5,892	3,398
Planned Development District 5 (PD-5)	SF-8.4	Caruth Lakes	322	2,238	4,991	3,160
Planned Development District 8 (PD-8)	SF-4	Chandler's Landing	6	2,920	6,784	4,456
Planned Development District 8 (PD-8)	SF-6	Chandler's Landing/Harbor Landing	26	2,541	6,477	3,971
Planned Development District 8 (PD-8)	SF-6.5	Chandler's Landing	1	3,866	3,866	3,866
Planned Development District 9 (PD-9)	SF-10	Rainbow Lake Estates	15	3,286	4,507	4,159
Planned Development District 9 (PD-9)	SF-12.5	Fox Chase/Shady Dale Estates	12	3,482	4,789	4,072
Planned Development District 10 (PD-10)	SF-10	Rockwall Downes/Townsend Village	71	2,511	4,768	3,358
Planned Development District 17 (PD-17)	SF-6.5	Lynden Park Estates	25	1,468	3,113	2,463
Planned Development District 18 (PD-18)	ZL-5	Lago Vista	1	4,651	4,651	4,651
Planned Development District 41 (PD-41)	SF-10	The Preserve	154	2,920	5,540	4,507
Planned Development District 54 (PD-54)	SF-10	Flagstone Estates	3	3,200	4,026	3,644
Planned Development District 58 (PD-58)	SF-10	Dalton Ranch	46	2,641	4,544	3,614
Planned Development District 59 (PD-59)	SF-7	Park Place	34	2,122	6,910	3,587
Planned Development District 64 (PD-64)	SF-16	Fontanna Ranch	36	3,015	4,953	3,684
Planned Development District 70 (PD-70)	SF-10	Stone Creek Estates	404	2,241	6,495	4,114
Planned Development District 74 (PD-74)	SF-10	Breezy Hill	149	3,232	6,747	4,915
Planned Development District 75 (PD-75)	SF-7	Lake Rockwall Estates	9	1,175	3,747	2,014
		TOTAL:	*1,454*			
		AVERAGE:		*2,879.75*	*5,179.67*	*3,861.92*

NOTE: These SF include non-air-conditioned spaces (e.g. covered porches, garages, roof overhangs, etcetera).

City of Rockwall
The New Horizon

Residential and Agricultural Zoning Districts Development Standards

		Single-Family Estate			Single-Family One	Single-Family Residential (16)	Single-Family Residential (10)	Single-Family Residential (8.4)	Single-Family Residential (7)	Zero Lot Line Residential	Duplex (Two-Family) Residential	Agricultural District
Abbreviation		SF-E/1.5	SF-E/2.0	SF-E/4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	*N/A*
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	1.0
Minimum Dwelling Unit (Square Feet)		2,000	2,200	2,500	2,500	~~1,800~~ 2,400	~~1,500~~ 2,200	1,500	1,100	1,000	800	~~N/A~~ 1,600
Minimum Lot Requirements	**Area (Square Feet)**	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet)[2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	**Front (Feet)**	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet)[3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces[7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

Notes:

[1]: Public and private open space. Unless otherwise provided by the UDC, a minimum of 20 percent of the gross land area within the entire SF-1 District over five acres shall be devoted to open space, except where floodplain shall count for up to 50% of the 20% open space requirement and shall be consistent with the open space requirements of the city's parks and open space plan. Open space requirements for SF-1 District may be satisfied by public open space shall be dedicated to the city, and shall be approved by the parks board and city council during the platting process. The open space requirement is in addition to the landscaping and buffering requirements.

[2]: Frontage on a Public Street.

[3]: Side on street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district: five feet (this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20 feet. Carports and garages are required to be an additional 20 feet behind the front façade of the primary structure.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, Parking and Loading, of the UDC.

[9]: Plus a two car garage.

[10]: Two off-street parking spaces plus one garage parking space for each dwelling unit.

Zoning District Comparable Cities Zoning Districts Rockwall Zoning Districts	Minimum Lot Size (SF)	Minimum SF of Dwelling Units for Comparable Cities																		
		Rockwall	Allen	Burleson	Cedar Hill	Coppell	Frisco	Grapevine	Keller	Lancaster	Mesquite	Pflugerville	Plano	Rowlett	Southlake	Sunnyvale	Wylie	Average	Median (Middle #)	Mode (Most Reoccuring #)
Townhouse (TH) [Allen]	2,160		1,200															1,200	1,200	
Single Family Attached (SF-A) [Plano]	2,250												800					800	800	
Single Family Attached (SF-A) [Burleson]	2,500			1,000			800					900						900	900	
Townhouse District (TH) [Frisco]	2,500						650											650	650	
Townhouse District (TH)-w/o side yard [Wylie]	3,000																1,200	1,200	1,200	
Townhouse District (TH)-w/ side yard [Wylie]	3,500																1,000	1,000	1,000	
Patio Home District (PH) [Plano]	4,000												800					800	800	
Original Town Residential District (OTR) [Frisco]	4,500						800											800	800	
Urban Residential (UR) [Plano]	5,000												800					800	800	
Zero Lot Line (ZZL-5) District	5,000	1,000		1,000								1,100		1,500				1,150	1,050	1,000
Single Family Residential (R-6) [Allen]	6,000			1,200									800					1,000	1,000	
Single Family Residential (SF-R) [Pflugerville]	6,250											1,400						1,400	1,400	
Two-Family (2F) District	7,000	800																800	800	
Single Family 7 (SF-7) District	7,000	1,100		1,100	1,500	1,200	800						800	1,500				1,143	1,100	1,100
Single Family Residential (R-2A) [Mesquite]	7,200										1,700							1,700	1,700	
Single Family Residential (R-3) [Mesquite]	7,200										1,500							1,500	1,500	
Single Family Residential (R-5) [Allen]	7,500		1,600					1,200				1,400						1,400	1,400	
Single Family Residential (R-1A) [Mesquite]	8,250										2,000							2,000	2,000	
Single Family Residential (R-2) [Mesquite]	8,250										1,700							1,700	1,700	
Single Family Residential 10 (SF-10) [Rowlett]	8,000													1,800				1,800	1,800	
Single Family 8.4 (SF-8.4) District	8,400	1,500							1,400									1,450	1,450	
Single Family 1 (SF-1) District	8,400	2,500																2,500	2,500	
Single Family Residential (SF-8.5) [Cedar Hill]	8,500				1,700		800											1,250	1,250	
Single Family Residential (R-4) [Allen]	9,000		1,600			1,600						1,400	800	1,800				1,440	1,600	1,600
Single Family 10 (SF-10) District	10,000	1,500		1,500	1,900		800		1,600					2,100			2,400	1,686	1,600	1,500
Single Family Residential (R-1) [Mesquite]	11,000										2,000							2,000	2,000	
Single Family Residential (R-3) [Allen]	12,000		1,800			1,800			1,800									1,800	1,800	1,800
Single Family Residential 12.5 (SF-12.5) [Frisco]	12,500						800	1,400										1,100	1,100	
Single Family Residential (SF-15) [Cedar Hill]	15,000				2,000				2,000					2,100				2,033	2,000	2,000
Single Family 16 (SF-16) District	16,000	1,800		1,800			800											1,467	1,800	1,800
Single Family Residential (R-2) [Allen]	18,000		2,000			2,000												2,000	2,000	2,000
Single Family District (R-20) [Grapevine]	20,000							1,600	2,200				800	2,400	1,800			1,760	1,800	
Single Family District (SF-20B) [Southlake]	20,000														1,500		2,600	2,050	2,050	
Single Family Estate (SFE) [Pflugerville]	21,780											1,400						1,400	1,400	
Single Family Residential (SF-22) [Cedar Hill]	22,000				2,200													2,200	2,200	
Single Family Residential 4 (SF-4) [Sunnyvale]	24,000															2,000		2,000	2,000	
Single Family Residential 25 (SF-25) [Keller]	25,000								2,400									2,400	2,400	
Single Family Residential (R-1.5) [Allen]	30,000		2,400						2,400						1,800			2,200	2,400	2,400
Single Family Residential (SF-36) [Keller]	36,000								2,400									2,400	2,400	
Single Family Residential (R-1) [Allen]	40,000		2,400											2,400				2,400	2,400	2,400
Agricultural (AG) District	43,560	*N/A*									2,500							2,500	2,500	
Single Family Estate (SF-E) [Cedar Hill]	43,560			1,800	2,500	2,400	800						800		2,000			1,717	1,900	800
Single Family Residential District (SF1-B) [Southlake]	43,560														1,500	2,200	1,900	1,867	1,900	
Single Family Estate 1.5 (SFE 1.5) District	65,340	2,000																2,000	2,000	
Agricultural (A) District [Plano]	85,000												800					800	800	
Single Family Estate 2.0 (SFE 2.0) District	87,120	2,200					800									2,200	3,000	2,050	2,200	2,200
Agricultural (A) District [Pflugerville]	130,680											1,400						1,400	1,400	
Single Family Estate 4.0 (SFE 4.0) District	174,240	2,500																2,500	2,500	

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 2.1, *AGRICULTURE (AG) DISTRICT*; SECTION 3.3, *SINGLE-FAMILY RESIDENTIAL (SF-16) DISTRICT*; AND SECTION 3.4, *SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, FOR THE PURPOSE OF INCREASING THE MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE SINGLE FAMILY 10 (SF-10) & SINGLE FAMILY 16 (SF-16) DISTRICTS AND ESTABLISHING A MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE AGRICULTURE (AG) DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Sections 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16) District*; and Section 3.4, *Single-Family Residential (SF-10) District* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of increasing the minimum square footage per dwelling unit in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts, and establish a minimum square footage per dwelling unit in the Agriculture (AG) District; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 2.1, *Agriculture (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That Section 3.3, *Single-Family Residential (SF-16) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance.

Section 3. That Section 3.4, *Single-Family Residential (SF-10) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in

DRAFT ORDINANCE 07.26.16

Exhibits 'C' of this ordinance.

Section 4. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 5. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

DRAFT ORDINANCE 07.26.2016

Section 2.1. Agriculture (AG) District.

A. *Purpose.* The Agricultural District is a reserved area in which the future growth of the city might *occur. It is the intent of this district that agricultural land be held in that use for as long as is* practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined. The zone is also to be used:

1. To protect those areas that are unsuitable for development because, of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.

2. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.

B. *Permitted Uses*. In general, farming and ranching-related activities and accessory uses, including the owner's single-family dwelling on more than ten acres, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements.*

1. Minimum lot area: 43,560 square feet (one acre).
2. Minimum lot frontage on a public street: 100 feet.
3. ***Minimum square footage per dwelling unit: 1,600 square feet.***
4. Minimum lot depth: 200 feet.
5. Minimum depth of front setback: 40 feet.
6. Minimum depth of rear setback: ten feet.
7. Minimum width of side setback.

    a. Internal lot: six feet.

8. Minimum distance between buildings on the same lot or parcel of land: 12 feet.
9. Minimum length of driveway pavement from the public right-of-way on a side or rear yard: 20 feet.
10. Maximum building coverage as a percentage of lot area: N/A.
11. Maximum height of structures: 36 feet.
12. Minimum number of off-street parking spaces required for:

    a. One single dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. All other uses: see article VI, *Parking and Loading*.

DRAFT ORDINANCE 07-26-2016

Section 3.3. Single-Family Residential (SF-16) District.

A. *Purpose.*

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [*of this Unified Development Code*], *Permissible Uses*.

C. *Development Standards.*

1. Minimum lot area: 16,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: ~~***1,800***~~ ***2,400*** square feet.
4. Minimum lot frontage on a public street: 90 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 25 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

    a. Internal lot: eight feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

    a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

DRAFT ORDINANCE 07-26-2016

Section 3.4. Single-Family Residential (SF-10) District.

A. *Purpose.*

1. This district comprises a major portion of the existing single-family dwelling development of the city. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [*of this Unified Development Code*], *Permissible Uses*.

C. *Development Standards.*

1. Minimum lot area: 10,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: ~~***1,500***~~ ***2,200*** square feet.
4. Minimum lot frontage on a public street: 80 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

    a. Internal lot: six feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

    a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

DRAFT ORDINANCE 07.26.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/09/2016

APPLICANT: Jerry Monk of *Monk Consulting*

AGENDA ITEM: **SP2016-015;** Indoor Recreation Facility - *Adventure Sports*

SUMMARY:

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 12,500 sq. ft. indoor recreation facility (*i.e. Adventure Sports*). The 4.88-acre parcel of land has a total of three (3) lots scheduled to be developed, with two (2) of the lots set for future development. The applicant is proposing the indoor recreation facility on Lot 2 (*i.e. the center lot*). It should be pointed out that the lot configuration depicted on the site plan will need to meet the minimum standards of the Commercial (C) District at the time of platting. This has been added as a condition of approval. The property is zoned Commercial (C) District and is generally located north of the intersection of Industrial Boulevard and Airport Road and is addressed as 1505 Airport Road.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed indoor recreation facility use (*i.e. Adventure Sports*) is permitted by right on the subject property. The site will incorporate a total of 85 parking spaces and has two (2) points of access available from Airport Road, which are *24-ft Firelane, Public Access, and Utility Easements.*

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance with the technical requirements contained within the Unified Development Code (UDC), with the exception of the conditions listed in the *Recommendations* section of this report.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 sq. ft.*	*4.88-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*x>30-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[1]	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*29' 4"; In Conformance*
Max Building/Lot Coverage	*40%*	*~5.9%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; Exception Request*
Floor Area Ratio	*0.33*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*43*	*51 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X<20%; Exception Request*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES: 1. If the adjacent property is predominantly residentially zoned or residentially used, the setback shall be 20 feet.

EXCEPTION REQUESTS:

The applicant is requesting exceptions to the Unified Development Code (*UDC*) for the section outlined below. As a note, an exception request to the UDC requires passage of a simple majority vote of those City Council members present. The code reads as follows:

> **Exterior walls.** *Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII…on walls which are visible from a public street or open space, including a minimum of 20 percent stone.*
>
> *All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials) shall be limited to 50 percent of the building's exterior finishes…*
>
> *Exceptions to this requirement may be permitted on a case by case basis by the council upon submission and approval of elevation drawings of the subject structure, and material samples.*

The applicant is requesting the following exceptions:

a) *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 90% (*exterior*) masonry material requirements by allowing metal wall panels to exceed the 10% secondary material requirement for the south (14%), east (60%) and west (38%) elevations as submitted.

b) *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 20% stone requirements by allowing a reduction in cultured stone for the south (16%), east (17%) and west (13%) elevations as submitted.

A request for an exception to the exterior material requirements is a discretionary decision for the City Council.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) All lots depicted on the site plan will be required to meet the minimum standards of the Commercial (C) District and the approval of this site plan does not vest the lot configuration for Lots 1 and 3.

3) A shared parking agreement will be required at the time of development of Lots 1 and 3 incorporating the three lots within this development and meeting the parking standards for each lot in accordance with the *Article VI, Parking and Loading* standards of the UDC.

4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-015	**Owner**	ZAPH & ATH PROPERTIES, LLC	**Applied**	6/17/2016	LM
Project Name	Adventure Sports Facility	**Applicant**	MONK CONSULTING	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	8/3/2016	DG

Revised Plan Comments Highlighted

Site Address	City, State Zip	Zoning
1505 AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
COLUMBIA PARK	4-1	NULL	4-1	0020-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Assistant City Engineer	Amy Williams	7/29/2016	8/12/2016	7/29/2016		APPROVED	
BUILDING	John Shannon	6/17/2016	6/24/2016	7/22/2016	35	APPROVED	
BUILDING	John Shannon	8/1/2016	8/8/2016	8/1/2016		APPROVED	
ENGINEERING	Amy Williams	6/17/2016	6/24/2016	7/19/2016	32	COMMENTS	See Comments
(7/19/2016 4:17 PM AW) See markups Give distance between driveways (proposed to proposed and existing to proposed) Pro-rata for sewer $105.18/lf of Airport Road Check dimension at the back (see markup) See question on markup regarding sewer Impact fees 4% engineering fees							
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	7/21/2016	34	COMMENTS	see comments
(7/21/2016 4:20 PM AA) Fire Hydrant Coverage: All portions of the exterior walls of the first story of the building shall be within 600-ft. of a fire hydrant as measured by an approved route around the exterior of the facility or building. Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.							
FIRE	Ariana Hargrove	8/1/2016	8/8/2016	8/1/2016		APPROVED	revised plans 7/28/16
GIS	Lance Singleton	6/17/2016	6/24/2016	7/20/2016	33	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(7/20/2016 10:51 AM LS) New Address Assignment will be: 1505 Airport Rd, Rockwall TX 75087 *The future front lot will be 1501 and the rear lot will be 1509. Please delete the old address of 1551 from all documents since location has changed.							
PLANNING	David Gonzales	6/17/2016	6/24/2016	7/22/2016	35	COMMENTS	See comments

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-015" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:
1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% for metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:

1. Will there be three separate lots developed? If so, provide a lot/phasing plan. Also, this lot and the rear (north) lot will require lot frontage. A minimum of 60-ft width required to create a flag lot for each.
2. Remove the label (By Plat) where indicated.
3. Relabel 24-ft Firelanes as "24-ft Firelane, Public Access & Utility Easement"
4. Dumpster Enclosure: What is the exterior material of the enclosure? The exterior material is to match the primary structure with an opaque gate. Provide a self latching mechanism for the dumpster enclosure gate.

Landscape Plan:
1. Meets the intent of the UDC and is OK as submitted.

Photometric Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. The lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
3. All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
4. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

Building Elevations:
1. Provide exterior material percentage calculations for each exterior material and for each elevation (north, south, east, & west).
2. Label the north facing elevation - there are two south elevations.
3. Approval of exceptions by City Council as indicated above.

The following are scheduled meetingdatesthat you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: July 26, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]
Planning - Action: August 9, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: August 15, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]

PLANNING	David Gonzales	8/3/2016	8/10/2016	8/3/2016		COMMENTS	See comments

Revised Submittal Comments:

Planning Department General Comments:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:
1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% for metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Meets the intent of the UDC and is OK as submitted.

Landscape Plan:
1. Meets the intent of the UDC and is OK as submitted.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Photometric Plan:
1. Meets the intent of the UDC and is OK as submitted with the following general comments:
a) The lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards.
b) All lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.

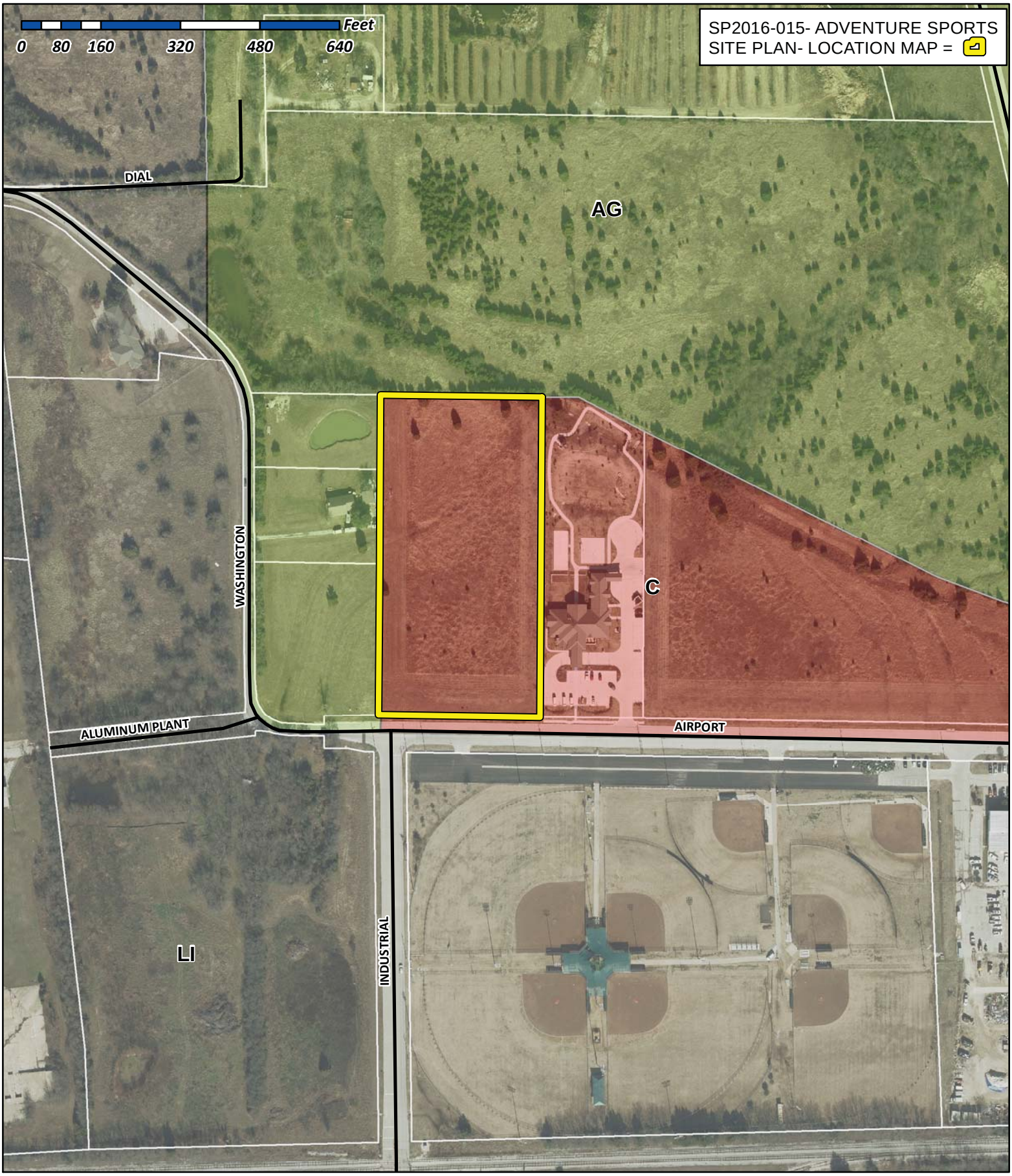
Building Elevations:
1. Other than the request for exceptions to the exterior material requirements as noted above, the plan meets the intent of the UDC and is OK as submitted.

The following are scheduled meetingdatesthat you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: August 9, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: August 15, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]



City of Rockwall

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

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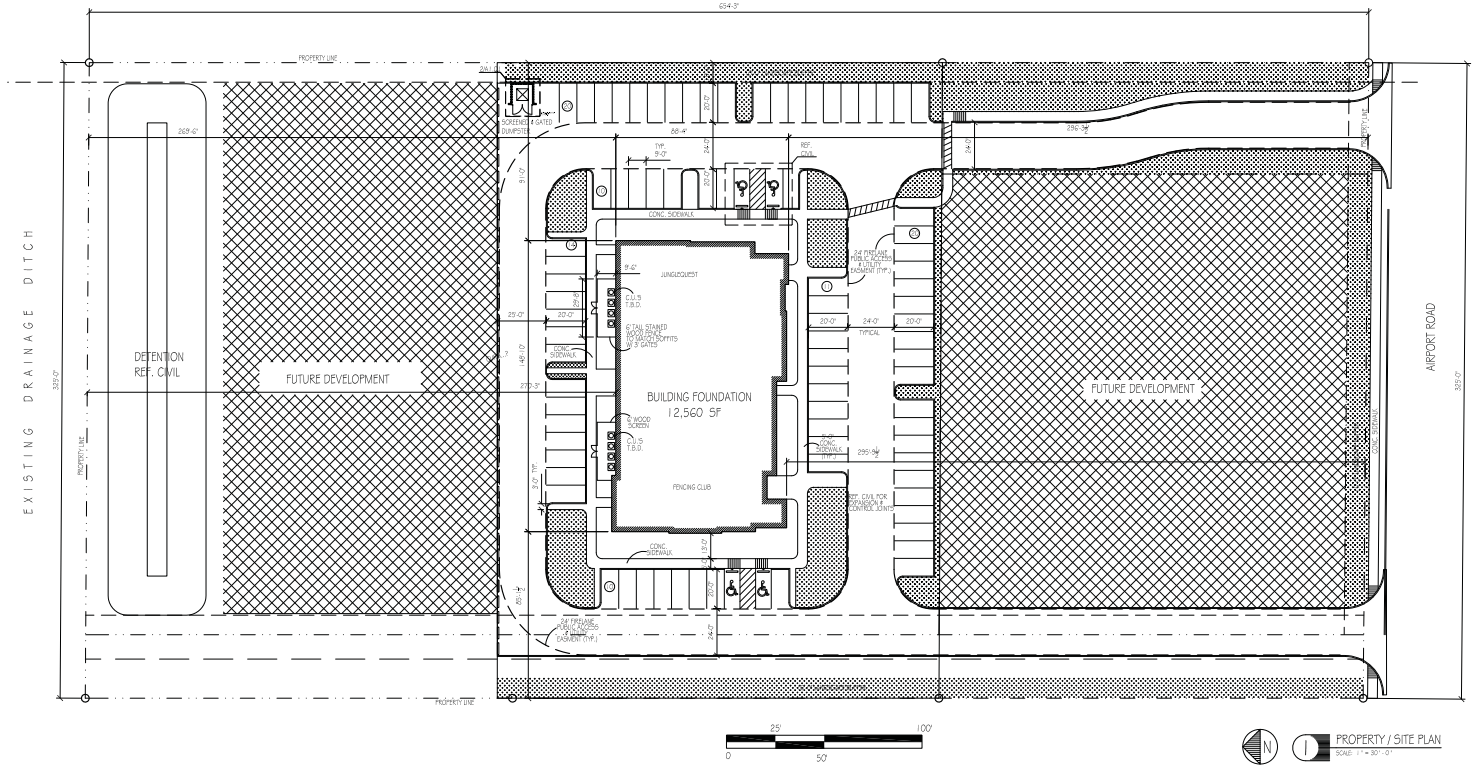


1 PROPERTY / SITE PLAN
SCALE: 1" = 30'-0"

SITE NOTES:

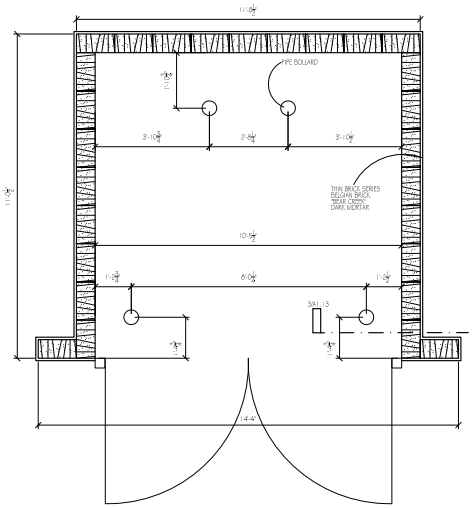
1. TOTAL LOT / SITE AREA = 212,487 SF.
   PHASE I AREA = 72,430 SF / 1.66 ACRES
2. IMPERVIOUS AREA = 59,022 SF.
3. PERVIOUS / LANDSCAPE = 14,675 SF. OR 20%

	TOTAL # REQ. / USE	TOTAL # REQ. H.C.	TOTAL # PROV.
REC. CLUB	32	-	81
GEN. OFF.	14	-	4 H.C.
			85 TOTAL

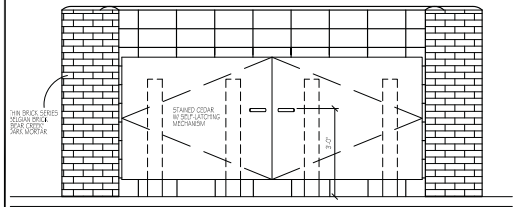
1. OFFICE PORTION TO BE WOOD FRAME CONSTRUCTION.
2. SPORTS CLUB AREA TO BE PRE-ENGINEERED METAL BUILDING CONSTRUCTION.

** REF. LP-1 FOR LANDSCAPING & IRRIGATION

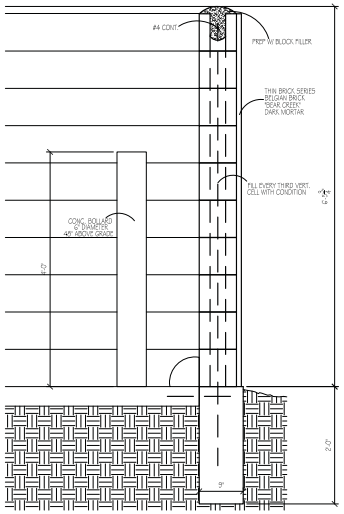
TYPICAL SPACE DIMENSIONS: 180 SF.



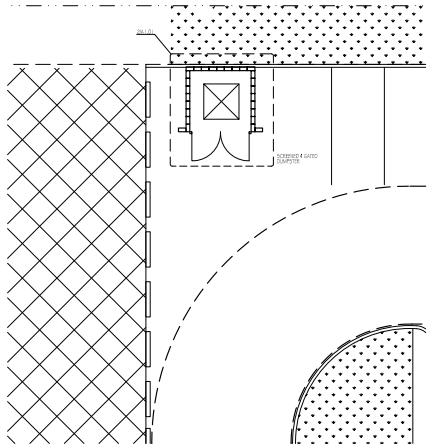
2 TRASH SCREEN - FLOOR PLAN (TYP.)
SCALE: 1/2" = 1'-0"



3 TRASH SCREEN - FRONT ELEV.
SCALE: 1/2" = 1'-0"



4 TRASH SCREEN - SECTION
SCALE: 1/2" = 1'-0"



5 TRASH SCREEN - AREA PLAN
SCALE: 1" = 10'

ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

New Construction of Adventure Sports Facility

New Construction of Adventure Sports Facility

1505 Airport Rd. Rockwall, Texas 75087

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ARCON ARCHITECTS. ALL DESIGNS AND INFORMATION HEREIN ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN CONSENT OF ARCON ARCHITECTS.

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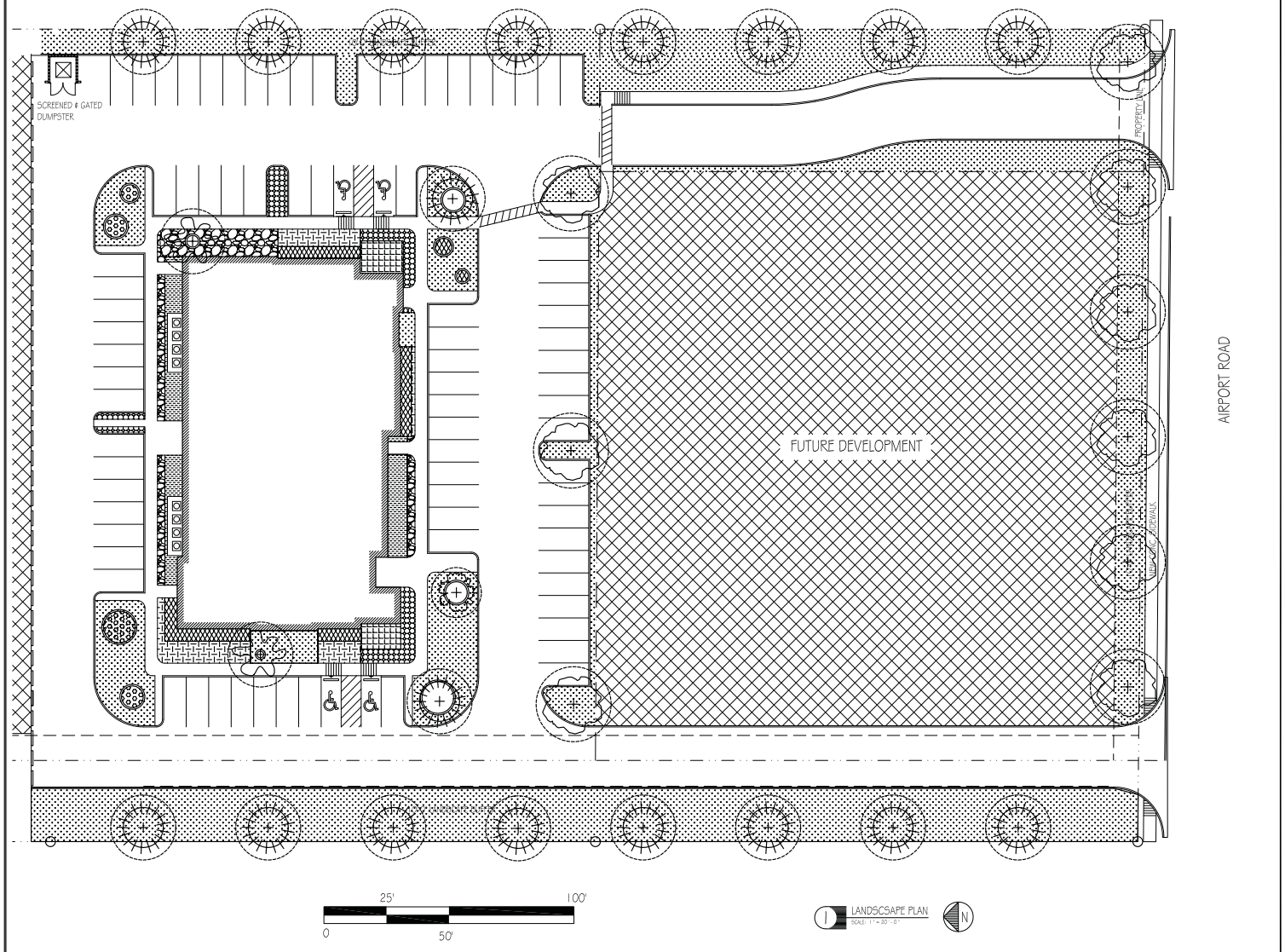
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16

SITE PLAN

SHEET NUMBER

SP.01



LANDSCAPE KEY:

- MEXICAN FEATHERGRASS
  1 GALLON. 24" O.C. INSTALL HEIGHT ~12". MATURE HEIGHT ~24".
- DWARF BOTTLEBRUSH
  3 GALLON. 36" O.C. INSTALL HEIGHT ~24". MATURE HEIGHT ~36".
- VARIEGATED SHELL GINGER
  3 GALLON. 48" O.C. INSTALL HEIGHT ~36". MATURE HEIGHT ~60".
- BLOOD BANANA PLANT
  3 GALLON. 48" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~96".
- MEXICAN BEACH PEBBLES
  3" COVERAGE OVER WEED BARRIER. RANDOM SIZES.
- JAPANESE YEW
  3 GALLON. 60" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~144".
- CLUMPING BAMBOO
  3 GALLON. 72" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~200".
- TURF: (ZOYSIA JAMMER SOD ADJACENT TO BUILDING)
  (BERMUDA HYDROMULCH ELSEWHERE)
- BALD CYPRESS: (STREET TREE)
  100 GALLON. 50' O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~30'.
- TEXAS SABOL PALM
  100 GALLON. 50' O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~30'.
- TEXAS REDBUD
  100 GALLON. INSTALL HEIGHT ~8'. MATURE HEIGHT ~18'.
- LITTLE GEM MAGNOLIA
  100 GALLON. INSTALL HEIGHT ~12'. MATURE HEIGHT ~24'.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED TO "UDC" REQUIREMENTS.

ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

New Construction of Adventure Sports Facility

New Construction of Adventure Sports Facility

1505 Airport Rd. Rockwall, Texas 75087

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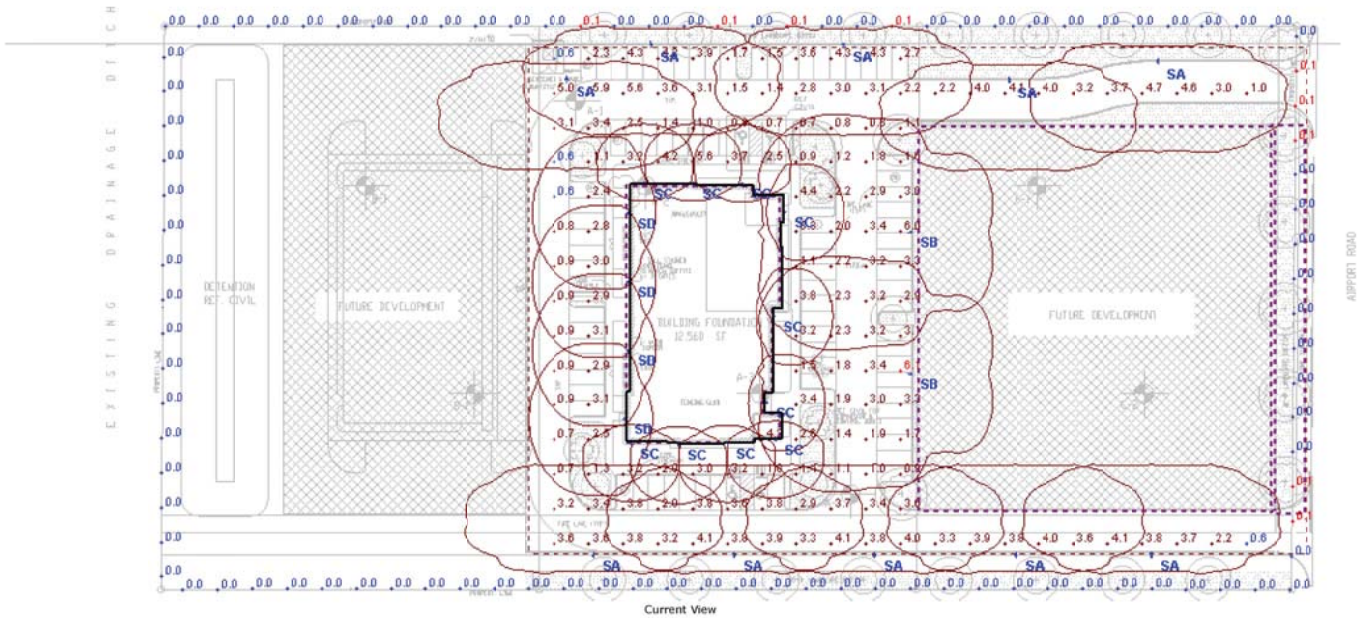
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16

LANDSCAPE PLAN

SHEET NUMBER

LP.01



Current View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.8 fc	6.1 fc	0.6 fc	10.2:1	4.7:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Note

1. Pole height: 20'-0" on 2.5' base
2. SC height: 12'-0"
3. SD height: 20'-0"
4. Calc grid at ground level
5. Light levels based on intial output

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SD	4	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	LED	1	4609	1	50
	SA	10	Lithonia Lighting	DSX2 LED 80C 530 40K BLC MVOLT SPA	DSX2 LED WITH 80 LEDs @530 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED	1	13189	1	137
	SB	2	Lithonia Lighting	DSX2 LED 80C 700 40K TFTM MVOLT SPA	DSX2 LED WITH 80 LEDs @700mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS	LED	1	21346	1	188
	SC	10	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	1	3469	1	25

N

1 PHOTOMETRIC PLAN
SCALE: N.T.S.

ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

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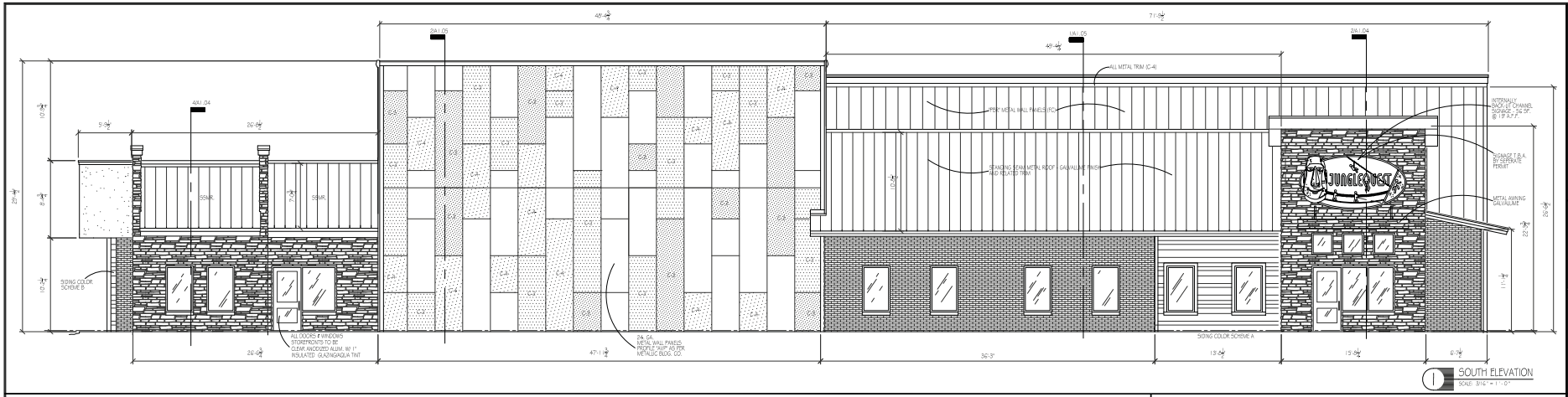
ISSUED FOR :

SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16

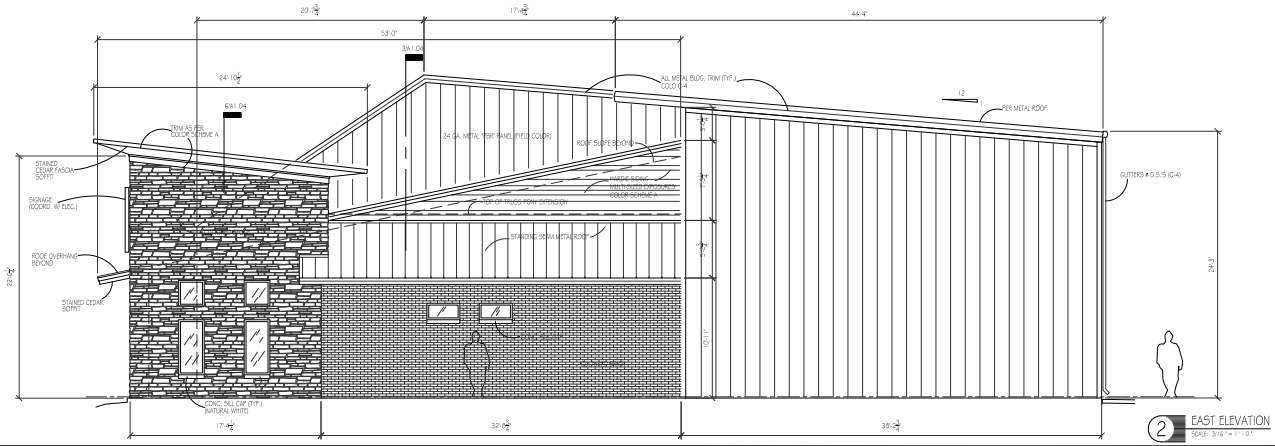
PHOTOMETRIC / SIGHT LIGHTING PLAN

SHEET NUMBER

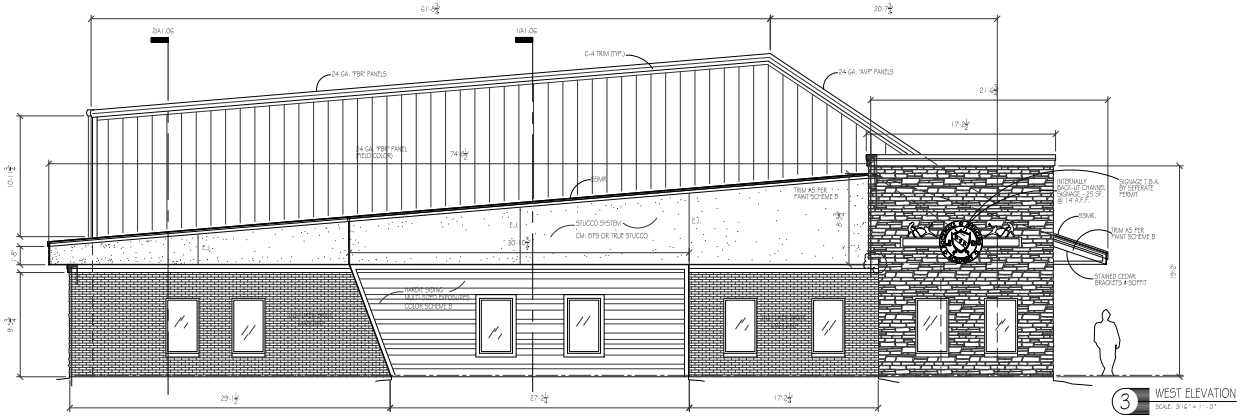
PH.01



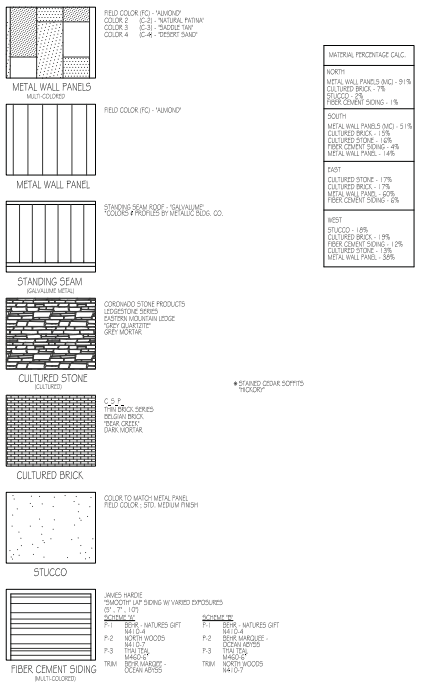
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



MATERIAL PERCENTAGE CALC.
NORTH METAL WALL PANELS (MC) - 91% CULTURED BRICK - 7% STUCCO - 2% FIBER CEMENT SIDING - 1%
SOUTH METAL WALL PANELS (MC) - 51% CULTURED BRICK - 15% CULTURED STONE - 12% FIBER CEMENT SIDING - 4% METAL WALL PANEL - 14%
EAST CULTURED STONE - 17% CULTURED BRICK - 17% METAL WALL PANEL - 60% FIBER CEMENT SIDING - 6%
WEST STUCCO - 18% CULTURED BRICK - 19% FIBER CEMENT SIDING - 12% CULTURED STONE - 13% METAL WALL PANEL - 38%

4 MATERIALS LEGEND
SCALE: 3/16" = 1'-0"

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STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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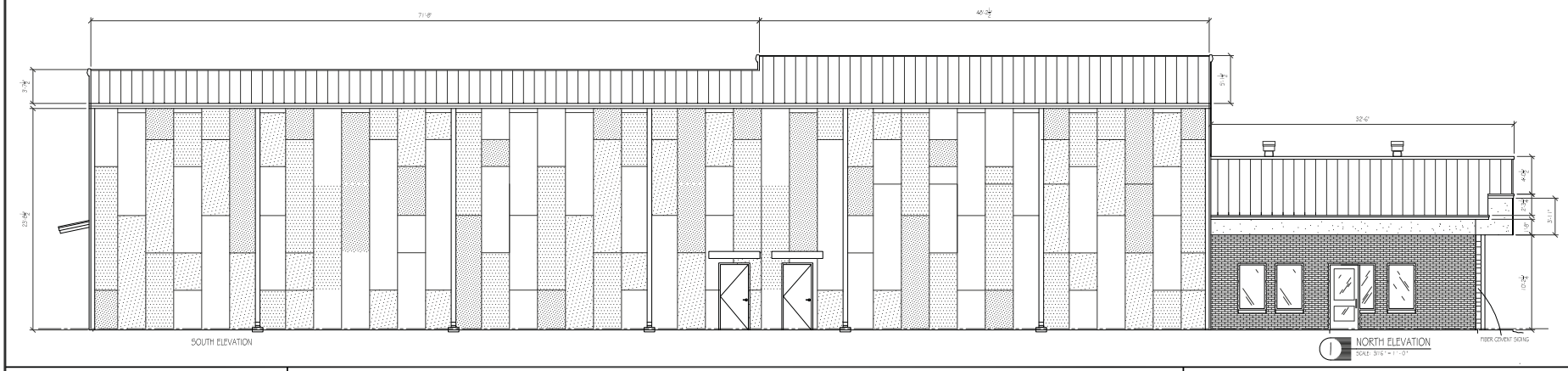
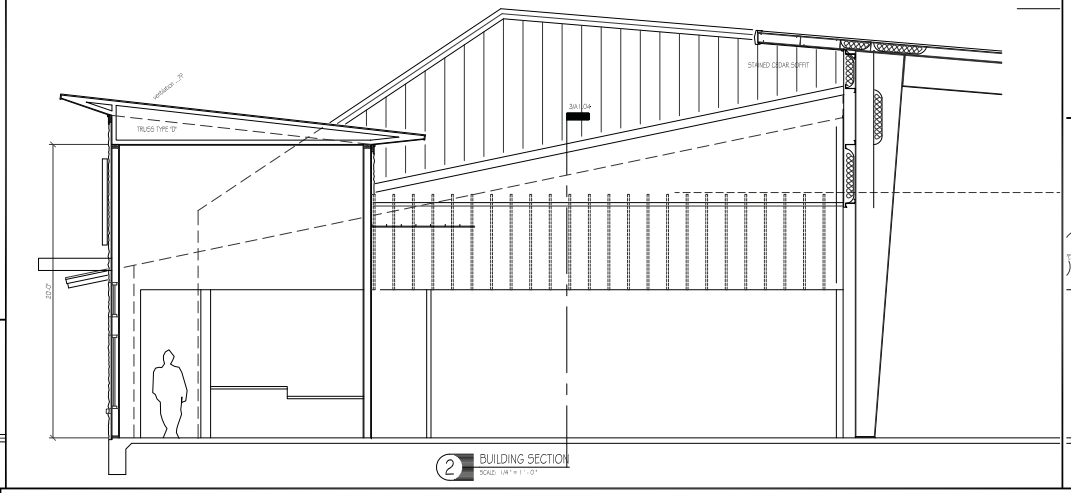
SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16

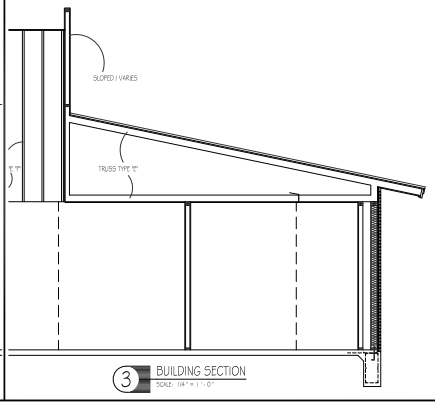
EXT. ELEVATIONS

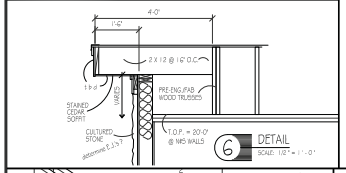
SHEET NUMBER

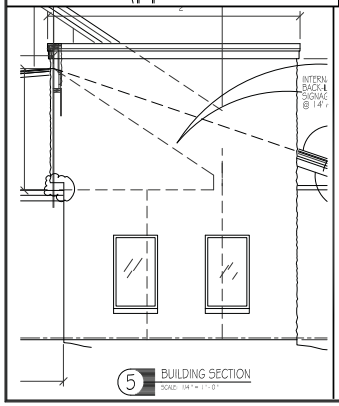
A1.03

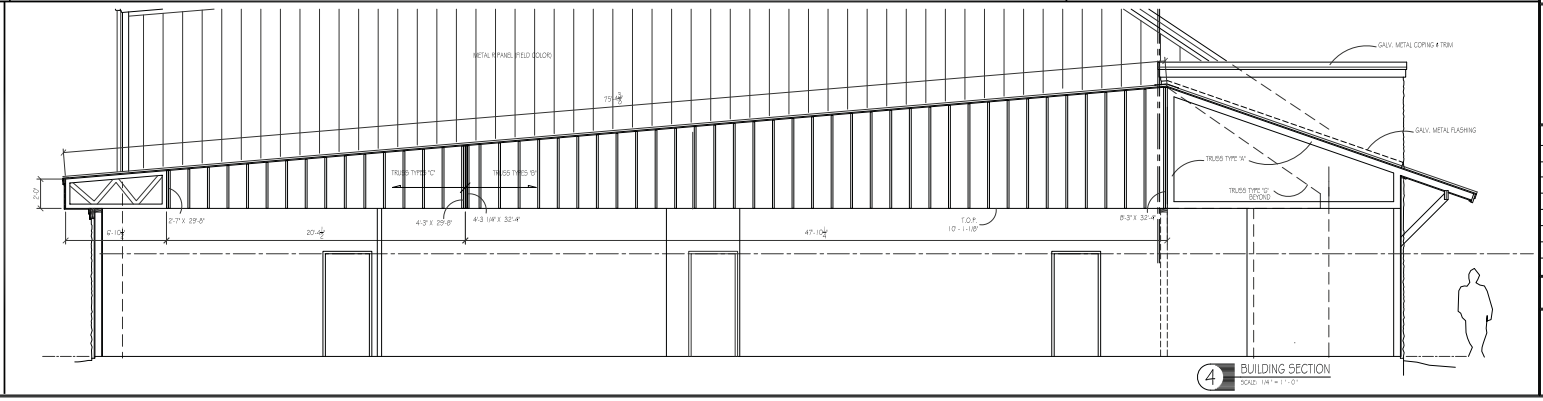












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CONSTRUCTION

STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126

DATE: 7-15-16

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EXPIRES: 3/31/17

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ISSUED FOR :	
SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16

EXT. ELEVATIONS

SHEET NUMBER

A1.04

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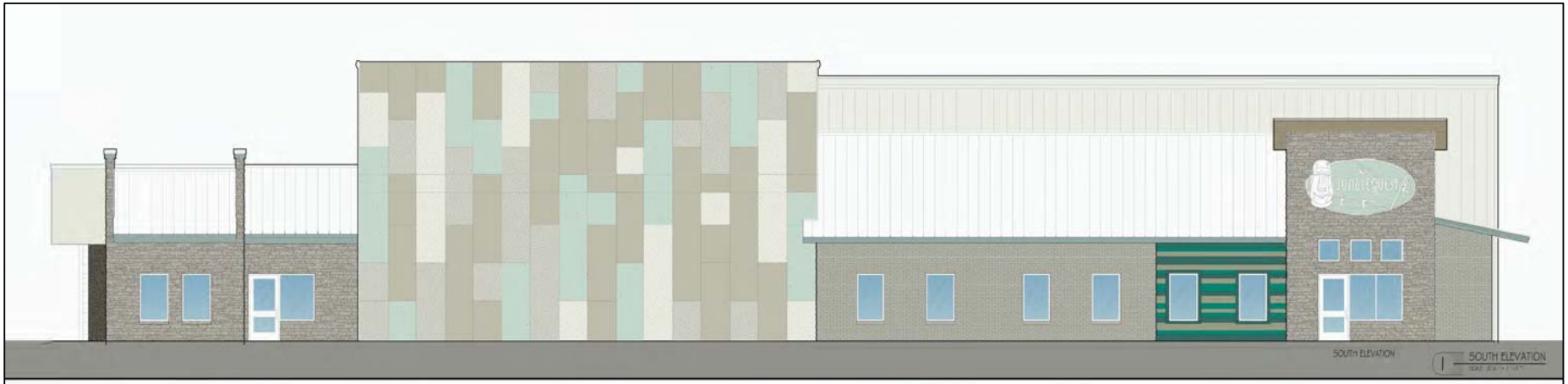
REAL ESTATE
CONSTRUCTION



1 SOUTH ELEVATION



2 EAST ELEVATION

ARCON Architects, Inc.
814 Hall Ave., Seabrook, Tx. 77586
Stan Cromartie, AIA - 281-316-6392

Owner: Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, Texas 75087-6007
Dr. Steve Arze - 469-834-6757

Adventure Sports Facility

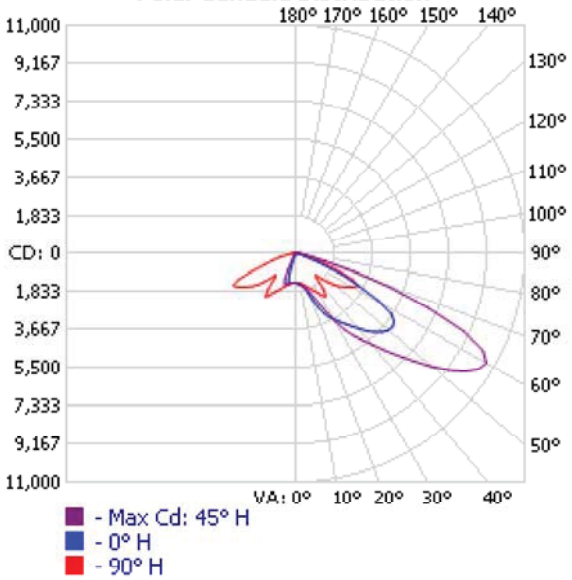
Case No. SP2016-015

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX2 LED 80C 530 40K BLC MVOLT

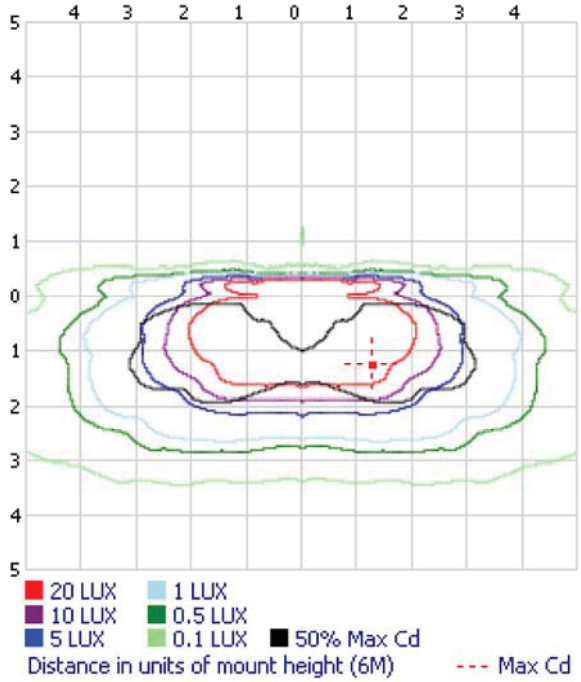
TEST #:	LTL29316PA38
TEST LAB:	SCALED PHOTOMETRY
TEST DATE:	10/28/2015
CATALOG:	DSX2 LED 80C 530 40K BLC MVOLT
DESCRIPTION:	DSX2 LED WITH 80 LEDS @530 MA, 4000K, BACKLIGHT CONTROL OPTIC
SERIES:	D-SERIES AREA SIZE 2
LAMP:	LED
LAMP OUTPUT:	TOTAL LUMINAIRE LUMENS: 13189.9, ABSOLUTE PHOTOMETRY *
BALLAST / DRIVER:	LED DRIVER
INPUT WATTAGE:	137
LUMINOUS OPENING:	RECTANGLE (L: 14.52", W: 11.04")
Max Cd:	10,573.4 AT HORIZONTAL: 45°, VERTICAL: 60°
ROADWAY CLASS:	SHORT, TYPE III



Polar Candela Distribution



Isolux Plot



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

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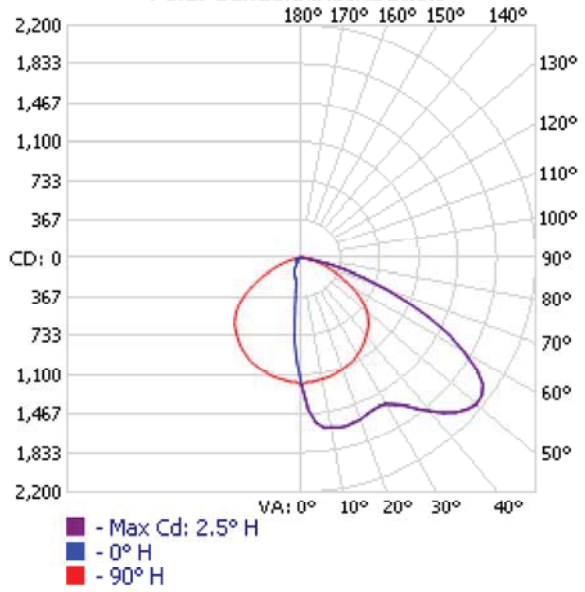
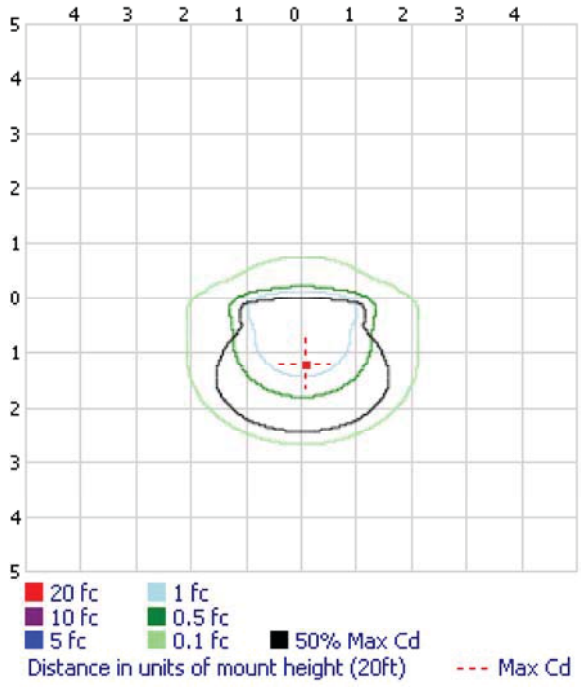
OUTDOOR PHOTOMETRIC REPORT
CATALOG: WST LED P2 40K VF HVOLT

TEST #:	ISF 30965P19
TEST LAB:	SCALED PHOTOMETRY
TEST DATE:	5/16/2016
CATALOG:	WST LED P2 40K VF HVOLT
DESCRIPTION:	WST LED, PERFORMANCE PACKAGE 2, 4000 K, VISUAL COMFORT FORWARD THROW, HVOLT
SERIES:	WST-LED
LAMP:	LED
LAMP OUTPUT:	TOTAL LUMINAIRE LUMENS: 3469.4, ABSOLUTE PHOTOMETRY *
BALLAST / DRIVER:	LED DRIVER
INPUT WATTAGE:	31
LUMINOUS OPENING:	RECTANGLE (L: 7.56", W: 12")
Max Cd:	2,144.7 AT HORIZONTAL: 2.5°, VERTICAL: 50°
ROADWAY CLASS:	VERY SHORT, TYPE III

Polar Candela Distribution



Isofootcandle Plot



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
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ISF 30965P19
VISUAL PHOTOMETRIC TOOL

PUBLISH
PAGE 1 OF 4

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 30, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *August 9, 2016* Planning and Zoning Commission meeting.

2. **P2016-036** **(Korey)**
   Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Saint George Partners, LTD for the approval of a final plat for Lot 1, Block A, Service King IH-30 Addition being a 3.293-acre tract of land currently described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

3. **P2016-037** **(Korey)**
   Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an amending plat Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the 38.056-acre subdivision situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

5. Hold an election to elect a Vice-Chairman for the Planning and Zoning Commission.

PUBLIC HEARINGS

6. **Z2016-025** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

7. **Z2016-026** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.

DISCUSSION ITEMS

8. **Z2016-023** **(Korey)**
   Hold a public hearing to discuss and consider a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to *Specific Use Permit (SUP) No. S-118* [*Ordinance No. 14-02*] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle, and take any action necessary.

9. **Z2016-028** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

10. **Z2016-029** **(David)**
    Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.

11. **P2016-038** **(Korey)**
    Discuss and consider a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street, and take any action necessary.

12. **P2016-039** **(Korey)**
    Discuss and consider a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road, and take any action necessary.

13. **SP2016-016** **(David)**
    Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

14. **SP2016-017** **(David)**
    Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-023: Master Plat for the Saddle Star South Subdivision [*Approved*]
- ✓ P2016-024: Preliminary Plat for the Saddle Star South Subdivision [*Approved*]
- ✓ P2016-035: Lot 1, Block 1, Carmel Carwash Addition [*Approved*]
- ✓ SP2016-015: Exception to the Masonry Requirements for Adventure Sports [*Approved*]
- ✓ Z2016-019: Planned Development District for Multi-Family Apartment Complex [*Denied*]
- ✓ Z2016-020: SUP for a Carport at 509 Sunset Hill Drive (*2nd Reading*) [*Approved*]
- ✓ Z2016-021: Zoning Amendment to PD-52 for Townhomes (*2nd Reading*) [*Approved*]
- ✓ Z2016-022: SUP for SPR Packaging, LLC (*1st Reading*) [*Approved*]
- ✓ Z2016-027: Amendment to Sec. 2.1, 3.3 & 3.4 of Article V of the UDC (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of August, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 30, 2016
5:00 P.M.

DISCUSSION ITEMS

1. SP2016-017 **(David)**

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

ADJOURNMENT

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MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 9, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01p.m. The Commissioners present at the meeting were, Commissioners Johnny Lyons, Patrick Trowbridge, Sandra Whitley, Annie Fishman, Tracy Logan and new Commissioner, Mark Moeller. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Fire Marshall, Ariana Hargrove, and Civil Engineer, Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the July 26, 2016 Planning and Zoning Commission meeting.

2. P2016-023

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

3. P2016-024

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

4. P2016-035

Discuss and consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

Commissioner Whitley made motion to approve the consent agenda. Commissioner Fishman seconded the motion, which passed by a vote of 7-0.

III. PUBLIC HEARING ITEMS

5. Z2016-019

Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating the subject property is a 42.5 acre parcel of land located east of the intersection of Discovery Blvd. and John King on the north side of Discovery. It is zoned Light Industrial District and the applicant is requesting to amend the zoning to a Planned Development District for a 750 unit multi-family apartment complex. The surrounding land uses are Rockwall Mini Storage and Park Place RV to the north of the subject property of which both are zoned Light Industrial District followed by IH-30. South of the property is Discovery Blvd followed by several tracts of land zoned Light Industrial District which also includes Peak Pediatric, directly east is the Rockwall Economic Development Corporation Technology Park, Phase I which also is zoned Light Industrial, and directly west of the subject property are Phases I and II of the Rockwall Downs Subdivision. Both of these parcels are zoned Planned Development District 10 for single family land uses.

Mr. Miller went on to state that in looking at the applicants concept plan, they are proposing a 750 unit development which will be broken down into two phases and each phase will consist of two 360 units, 6 separate residential buildings an 8,500 square foot clubhouse and pool area, and the total development will consist of 25-30% open space. Both phases show to have the same unit composition with the units ranging from about 680 square feet to 1,480 square feet and the overall average net unit use will be around 1,000 square feet. However, the applicant has incorporated language in the Planned Development District that allows them to reduce the overall average net unit area down to 950 square feet, as well, as reduce the unit's size for Phase II to 600 square feet. The applicant has stated that the reason is to allow some flexibility within the zoning ordinance to account for any changes in the market. The overall density being proposed is 17.64 units per acre and currently the City's highest multi-family zoning district is MF-14 District which only allows 14 units per acre; however this being a Planned Development District they can request the increased density, but that is a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Miller went on to state that the other change that deviates from the Code is the applicants request for a parking requirement change. The Unified Development Code stipulates that one bedroom units require 1½ parking space per unit, two bedroom units require two parking spaces per unit, and three bedroom units require 2½ parking spaces per unit; however, the applicant is requesting that all units, despite the number of bedrooms, be parked at 1½ parking space per unit. This dictates a minimum of 540 parking spaces per phase. The applicant is showing a total of 458 surface parking spaces and 107 garage parking spaces for a total of 565 parking spaces and they have also included a requirement in the PD that 20% of the parking spaces will be covered. The applicant also has submitted conceptual building elevations, and although they are conceptual, they have been incorporated into the ordinance and general conformance to those elevations is considered to be a condition of approval. The Architectural Review Board will still need to make recommendations at the time of site plan if the case were to be approved.

Mr. Miller added that in looking at the Comprehensive Plan, the Future Land Use map designates the property for Technology and Industrial uses, and what the applicant is proposing would require the property to be amended to a high density residential designation which is typically defined as anything that exceeds three units per acre, and goes on to state that the high density residential land use should be used as a transitional use from Commercial or where it serves as a logical extension of an existing high density development. In this case, it would be up to the Planning and Zoning Commission and City Council to decide if this would serve this transitional nature being in between the Tech Park and the Rockwall Downs Subdivision. The change to the Future Land Use map has been incorporated into the conditions of approval for the case, and therefore if Planning and Zoning and City Council approve, that change will take effect.

Mr. Miller went on to state that staff sent out 22 notices on July 22nd to property owners and residents within 500-feet of the subject property as well as the Lofland Farms and Meadow Creek HOA's, and at the time the memo was drafted staff did not receive any responses in favor or in opposition to the request.

Mr. Miller advised the Commission that the applicant was present and available for questions.

Chairman Renfro asked if there were any questions for staff.

Commissioner Trowbridge asked for clarification of what was stated concerning the parking spaces exceeding the 1.5 requirement that is being proposed. Mr. Miller explained that the request is for one and a half parking spaces per unit and that is what was put into the PD; however their concept plan shows parking in excess of that at 458 surface parking and 107 garage spaces which totals 565 and exceeds the requirement by 25 spaces.

Commissioner Logan asked if City Council previously had approved the change of the Rockwall Downes from Light Industrial to Residential. Mr. Miller stated that that was the result of a settlement that was done in 2004, that zoning was determined by the settlement that was reached with the Cambridge Company.

Commissioner Lyons asked how much more land was still available for Light Industrial use within this area other than subject property. Mr. Miller stated he did not have the exact figure but added that the Light Industrial designation does extend currently to the other side of the Technology Park to Discovery Lakes with Rochelle Road being the divider. There is also Light Industrial land adjacent to IH-30 and north of that as well as along John King Blvd.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Matt Brendall
600 E. Las Colinas Blvd.
Irving, TX

Mr. Brendall came forward and stated he is the development partner for the Texas region of JPI and gave brief explanation of request. JPI is a local privately owned company headquartered in DFW for the last 25 years that only builds top of class multi-family communities that have a fully integrated team of professionals including in house construction team which helps control the quality of the product. Over the history of the company they have built over 300 communities throughout the country, and have been most active in the DFW area having built over 50 communities in the area.

Mr. Brendall stated that they pride themselves in delivering the best in class product to the submarkets that they serve and in most instances it's a new product to the markets that they deliver to. It is a combination of high quality finishes, both in the units and in the common areas, it's all a high level of services from the onsite staff, and typically have double the amenity space of the other communities in the sub markets and those amenities are highly programed with many events put on by the management team on site.

Mr. Brendall went on to provide a slide show that featured pictures of communities JPI has built to date in the DFW area. He spoke of choosing the City of Rockwall after doing quite a bit of research and when looking at the demographics they were very favorable for the product they deliver. In recent communities in the DFW area the rents have been about $500 more than the submarkets that they serve, because of the product that is delivered to those markets. They also shopped the most recent multi-family communities that were delivered to the market and after speaking to management it looks to be that Rockwall's occupancy is over 97% occupied, and at looking at the Dallas Metro historical average is 93% putting Rockwall about 4% over the historical average.

Mr. Brendall stated he would give the presentation over to his colleague Miller Sylvan who would discuss the specific site and request.

Miller Sylvan
600 E. Las Colinas Blvd.
Irving, TX

Mr. Sylvan gave brief explanation of request and provided a slide presentation which showed the site plan on the property. He stated the subject property it is a total of about 42 acres with about 15 acres of floodplain mainly on the north side of the site, but cuts through in a few different areas and he feels that could be a deterrent to other uses. In the past they have tried to situate their buildings in areas that can look out onto that green space and in this case they can take advantage of the floodplain. He feels this area is well suited for multi-family, because there is

already a successful multi-family development just across on John King Blvd, it has easy access to IH-30 and he believes it is a very appropriate transition between the lighter intensity single family use to the west and the more intense Technology uses to the east.

Mr. Sylvan went on to explain that it will consist of two phases, 360 units each, three story buildings, with approximately 30% garage parking that would be built one to two years apart. The first phase would be on the western side. They have situated the site plan to so that the buildings front Discovery, as well as, fronting the shared boulevard that would run through both phases. The main components they want to focus when site planning is fronting buildings on green space and focusing on an interconnected system of hike and bike trails. Approximately 70 of the units will have private yards which will allow for residents with pets with this amenity that no other community currently provides. He went on to add that they pride themselves with providing amenities that are not currently on the market such as units with 10 foot ceilings, washer and dryers and side by side appliances, predominately masonry facades, oversized kitchen islands, and the amenity/clubhouse space between 8,000-10,000 square feet which is more than double than what is typically seen in the Rockwall market.

Mr. Sylvan further stated that they appreciated the conversation that took place at the work session at the previous meeting where there was discussion and concern of the unit sizes and the unit mix that were being proposed at that time specifically the need for more two and three bedrooms was discussed, but now that the market study was completed and it was found that there should be a higher percentage of two and three bedrooms and a little bit bigger sizes, from what initially was proposed. He went on to explain that there are seven competitors that the market study identified, and the recommended unit mix from the external market mix is fifty five percent one bedroom, thirty five percent two bedrooms, and ten percent three bedrooms. From those seven competitors the average of those communities has sixty two percent one bedrooms, twenty nine percent two bedrooms and five percent three bedrooms. JPI will be providing fifty five one bedrooms, twenty nine two bedrooms, and ten percent three bedrooms keeping them more heavily weighted towards the two and three bedrooms and less heavily weighted on the one bedrooms as was the recommended unit mix from the market study. The recommended size was 765 square feet for the one bedroom, 950-1275 square feet for the two bedrooms, and 1350-1550 for the three bedrooms, which will be bigger than the average that current communities have.

Chairman Renfro asked to what market is the analysis comparing them to. Mr. Sylvan stated that it is based on seven comparable properties within the Rowlett/Rockwall market that were built between 2008 to now.

Chairman Renfro asked what the smallest unit will be. Mr. Sylvan stated the smallest will be 675 square feet.

Mr. Sylvan went on to describe what the building elevations would be, and provided a slide show showing renderings and different views of what community will look like. He spoke about how they feel the proposal complements surrounding land uses and embraces flood plain and other site constraints.

Commissioner Whitley asked Mr. Sylvan to expand on the 97% lease rate and asked if he felt that percentage is sustainable with as many units as are being proposed. Mr. Sylvan stated he felt it would be sustainable considering if approved they would break ground middle part of 2017 and construction would take a couple years, by the time they would be fully leased would be about three years and that it wouldn't flooding the market with units all at once.

Commissioner Whitley asked if the amenities would be built first to allow the initial tenants the benefit of those. Mr. Sylvan stated that was correct.

Commissioner Whitley asked if JPI would maintain ownership of the property once construction was complete. Mr. Sylvan stated the communities they've built over the last five years JPI has maintained ownership for an average of about six years and follow the lead of their capital partners.

Commissioner Lyons asked what an in house construction team consisted of. Mr. Brendall explained that a lot of developers use a third party construction group where they send in plans

and that company bids it and therefore the construction company is in it for the profit for them, but at JPI the construction team are JPI employees therefore the contract is with themselves making them the developer and the builder which allows them to control the projects more.

Commissioner Moeller expressed concern with the density, looking at 17 units per acre where the City's maximum is 14 units per acre. Mr. Sylvan asked Mr. Miller if he could clarify that some PD's due allow for higher density than the 14 units allowed in the multi-family ordinance. Mr. Miller explained that the Multi-Family 14 ordinance is a straight zoning district but there are some PD's that due incorporate higher densities, that and higher densities can be requested thru the Planned Development District but that is a discretionary call by Planning and Zoning Commission and City Council.

Commissioner Trowbridge asked if any capital partner had been chosen as of yet. Mr. Sylvan stated at this time a partner has not been decided on.

Commissioner Trowbridge asked what the basis is for requesting one and a half parking spaces. Mr. Sylvan stated typically they are one parking space per unit to ensure they have enough parking for all residents and an additional about .2 to .5 spaces per unit to allow for visitors. Feels there is sufficient parking for the use based on their experience, it didn't make sense for them to build more spaces and have them empty.

Chairman Renfro asked anyone who wished to speak concerning the case to come forward and do so, there being no one indicating such, Chairman Renfro asked the applicant to remain at the podium for further questions.

Chairman Renfro expressed concern with the amount of available parking, and was concerned if there isn't sufficient parking made available some of that may spill over to the neighboring streets. He asked how solid the decision to keep the requested ratio was. Mr. Sylvan stated they were flexible, currently they show 1.7 spaces on the plan. The data may have been incorrect on that but, they feel they're sufficiently parked and can bump that number to the City's requirement of 1.67 if needed. Mr. Miller added that comparing the numbers to what is being requested and what the City requires, it would be fifty five parking spaces higher than what is currently being projected.

Commissioner Whitley asked what would happen to the overall plan if the parking is changed. Mr. Miller stated that some of the green space would be narrowed.

General discussion took place concerning parking standard versus requested the City's requirement. Mr. Miller noted that Commission could make the recommendation that the City's parking requirement for multi-family uses be met and that could be incorporated into the ordinance.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Logan expressed concern and asked for discussion as to how much of the Comprehensive Plan would be changed by adding more multi-family development to the City.

Mr. Miller stated that was what was before the Planning and Zoning Commission, what is being proposed is a zoning change on a piece of property that was designated on the Future Land Use map as a Technology/Industrial property, but with that being said it is zoned Light Industrial and has not developed therefor that is something to weigh on both sides of the issue and that is the discretionary decision before the Commission.

Chairman Renfro commented on the fact that the property does have quite a bit of floodplain and in the past have tried to have other residential builders there but the topography was not suitable. He feels if this is a nice product it would serve as a nice buffer between the subdivision and the technology park.

Commissioner Fishman stated she felt the proposal is a beautiful well thought out plan, but is concerned whether or not Rockwall has the demographic and demand to fill a property of this size.

Commissioner Trowbridge stated he feels that the benefits of the proposal are that it will make a nice transitional use and will provide a nice buffer between the residential and tech park.

Commissioner Whitley asked if notices were sent out to the neighboring properties. Mr. Miller stated that notices were sent to all property owners on the tax roll provided by the Appraisal District and no notices were received back.

Commissioner Lyons made a motion to approve the item with staff recommendations as well as the requirement to meet the City's multi-family parking standard as outlined in the Unified Development Code. Commissioner Trowbridge seconded the motion, which passed by a vote of 6-1, with Commissioner Logan dissenting.

6. Z2016-022

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is requesting a Specific Use Permit to allow for a structure that exceeds the maximum height requirements within a Light Industrial District for an existing manufacturing facility. The property is located at the intersection of Justin Road and Industrial Blvd. and is addressed as 1480 Justin Road.

Mr. Gonzales went on to state that the applicant has indicated that SPR Packaging plans to install three new high-bays for the purpose of placing new equipment extruders to meet its future manufacturing capabilities. Based on the site plan and the building elevations submitted, the extruders will be placed adjacent to the existing 60-ft height high-bay area, which is located on the north rear side of the building. The vertical expansion will be incorporated on top of the existing manufacturing facility, and will increase the height of this portion of the facility by approximately 35-ft. The newly constructed high-bay area will have an overall height of 71-ft. from grade, which will be approximately ten feet higher than the existing, adjacent metal high-bays. It should be noted that the facilities' existing roof structure was designed to extend upward to allow for the requested expansion. The addition will be comprised of pre-engineered metal panels that will match the existing structure. The vertical addition will exceed the 60-ft height limitation established in the Unified Development Code which states that the maximum building height for properties within the Light Industrial District is 120 feet, but any structure exceeding 60-ft shall require an SUP. In this case, the vertical expansion exceeds the 60-ft height limitation by 11-ft and requires an SUP.

Mr. Gonzales further stated that on July 22, 2015, staff mailed eleven notices to property owners within 500 feet of the subject property. Staff also sent an e-mail to the Park Place Home Owners Association and additionally, staff posted a sign on the property. No notices were received back in favor or in opposition of request.

Mr. Gonzales added that the applicant was present and is available for questions.

Chairman Renfro opened the public hearing and asked applicant to come forward.

Mark Cross
5310 Harvest Hill Suite 180
Dallas, TX

Mr. Cross of Cross Design Group came forward and stated he is the architect on the project. They did the original building for SPR in 2006, which was about 50,000-60,000 feet, had the original three high bayed extruders that were 60feet tall. In 2011 they did another expansion of about 120,000 feet and they have been steadily growing since then.

Mr. Cross went on to state that SPR is in the process of putting in $23 million worth of new equipment in the building and the new extruders are higher because technology has improved and they need to go higher in order for the new equipment to fit. The exterior of the building will look exactly like the adjacent section of the building that is metal, everything else is tilt wall.

Commissioner Trowbridge asked reason as to why it needs to be higher than the last version. Mr. Cross stated the primary reason is due to technology and the new equipment that they're ordering requires a higher clear height.

Chairman Renfro asked if anyone wish to speak to come forward and do so, there being no one indicating such Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Lyons made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 7-0.

7. Z2016-024

Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [*S. Goliad Street*], and take any action necessary.

Chairman Renfro stated the applicant made a request to withdraw the case and Planner, Korey Brooks explained a motion would have to be taken by the Commission for case to officially be considered withdrawn.

Chairman Renfro made a motion to withdraw the case. Commissioner Logan seconded the motion which passed by a vote of 7-0.

Chairman Renfro called for a ten minute break at 7:17 p.m.
The meeting reconvened at 7:27 p.m.

8. Z2016-025

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating the subject property is located south of the intersection of Horizon Road and Summer Lee Drive it is a portion of a seven acre property and the actual subject property is about three and a half acres. It is located in Planned Development 32, and as it was discussed at the previous work session is a unique PD, which was established in 2010 by the City Council and is intended to be a form base code which essentially means that it is a code that creates predicable built results using physical building form as the driving principal of the code itself. This is opposed to using land use or separation of land uses such as the Unified Development Code. The PD was built around a concept plan, which was a vision for the entire area that showed how the area was set to develop. It also incorporated a street network plan and a master utility plan and that was to ensure that the infrastructure that was being put in was adequate to support the concept plan that was in place. Additionally a sub-district plan was put which divided the 78 acre Planned Development into ten sub-districts was adopted each of the sub-districts is like a zoning district having its own permitted set of uses allowed within them, they also have their own development standards in the form of a form based code. The sub-districts allow various uses; the Residential is built around the idea of having a pool of units consisting of 1,161 condominium and townhome units are allowed within Planned Development 32 and that number comes from allowing 15 units per acre within the District. Those units were never allocated to any one

individual sub-district rather the way it is structured is if the use allows condominiums or townhomes they can pull from those units on a first come first serve basis. Currently two developments have been approved, Marina Village who was allocated 399 of those units, and Summer Lee Condominiums which was allocated 265 of those units leaving a balance of 497 units.

Mr. Miller went on to explain that the subject property is in what is called an interior sub-district which according to the PD Ordinance is intended to provide an area that can function as either office/residential or senior living. Looking at the use chart the permitted uses within this sub-district the urban residential condominium units only land use is a permitted by right use and with there being a balance of 497 units and the applicant is only requesting 245 units, the use and the number of units is not in question because it is allowed by right which means if a site plan is submitted and all the criteria is met, they would be allowed to proceed. The reason the proposal is before the Commission is tied to the street network, it is tied to the street that runs from Summer Lee to the south western corner of the subject property. Mr. Miller then provided a slide show showing a map of the entire District and included the renderings and street network plan that is in question as well as the streetscape plan that is tied to the district.

Mr. Miller further stated that the Streetscape Plan contained in Ordinance No. 10-21 calls for a Street Type G, which is intended to serve an edge to the open space areas of the sub-district and connect Summer Lee Drive and Ridge Road. Specifically this street section consists of two-way traffic on a 24-foot wide street with eight foot parallel parking spaces along the western side of the roadway, adjacent to the condominium project, an eight foot parkway, and eight foot sidewalks on both sides of the street. The total right-of-way width of this street cross section is 60-feet. In lieu of this, the applicant is proposing a modified street cross section that will consist of two-way traffic on a 24-foot wide street with five foot sidewalks on either side of the street, and a one to two foot parkway. The total right-of-way width of the proposed road section will be 36-feet; however, one foot of the sidewalk will be situated outside of the right-of-way. This means that either the right-of-way width will need to be increase to 37-feet or the additional one foot will need to be put into a Pedestrian Access Easement at the time of platting and that has been included as a condition of approval.

Mr. Miller went on to explain that in reviewing this request, staff has identified an additional waiver to building placement, which will be required to be approved along with the applicant's request. Specifically, the Interior Sub-district requires a minimum of a five foot building setback and an average of a 20-foot setback along the Street Type 'G', which the applicant is proposing to modify. In this case, the applicant would be requesting a minimum of a one to two foot building setback along this modified street section. Since a waiver to building placement is specifically identified in Section 9.C, Waivers of Design Standards, of Ordinance No. 10-21, it could be granted at the time of site plan approval by the City Council; however, since the modified street section is causing the PD Development Plan it has been included in the request as a condition in the draft ordinance. Also, when considering waivers and amendments to Planned Development 32 the City Council, followed by a recommendation from the Planning and Zoning Commission is requested to weigh the request based on three criteria which are 1) does it meet the general intent of the PD District or Sub-district in which the property is located 2) will it result in an improved project which will be an attractive contribution to the PD District or Sub-district; and 3) will the request prevent the implementation of the intent of this PD District.

Mr. Miller further stated that the applicant has provided staff with building elevations for the condominiums which have been tied down to the Planned Development District ordinance and the purpose of putting them in the ordinance and making it a general condition of approval for the site plan is to ensure that what is being proposed with the street cross section is what will be turned in at time of site plan.

Also, Mr. Miller added that on July 22, 2016, staff mailed 84 notices to property owners and residents within 500-feet of the subject property and also emailed notices to the Lakeside Village, Lago Vista and Signal Ridge Homeowner's Associations and additionally, staff posted a sign on the subject property along Summer Lee Drive. Out of the 84 notices sent out two responses in favor of the request and three responses opposed to the request were received by staff.

Mr. Miller stated the applicant is present and available for questions.

Chairman Renfro asked for questions for staff from the Commission.

Commissioner Whitley asked of the notices that were opposed to the request if it appears as if those are not in favor of the project as a whole, but asked if that was something that they were considering or are they just looking to make recommendation of the specific waivers not the project as a whole. Mr. Miller stated that was correct, not the project as a whole.

Chairman Renfro made a general comment stating that he felt the intent and design as it was presented to the Commission several years ago was to provide an environment by the Harbor where vehicles would not be the main circular drive but instead have more pedestrian traffic and he is concerned with narrowing the sidewalks as was the intent of the original design when PD32 was drafted.

Commissioner Logan asked what the ADA requirement for sidewalks was. Mr. Miller stated ADA requirements are 5 foot.

Chairman Renfro asked if the original as it was presented was to have 8 foot sidewalks with an 8 foot parking easement for parallel parking where would the 8 foot sidewalk be located. Mr. Miller brought up a map and explained that it is an 8 foot sidewalk starting at the center of the development, followed by an 8 foot parallel parking on the building side, then a 24 foot street to allow two- way traffic and then an 8 foot parkway followed by an 8 foot sidewalk. And what is being proposed is a 5 foot sidewalk followed by a 2 foot parkway followed by a 24 foot two way traffic street, followed by a 1 foot parkway and a 5 foot sidewalk with one of those feet being outside of the right of way, which has been conditioned for a pedestrian access easement to be put in. What it would be is a 36 foot right of way versus a 60 foot right of way making it a 24 foot difference.

Commissioner Whitley asked by eliminating all of the parallel parking where would those vehicles be parking. Mr. Miller stated they are building a structured parking garage and they will have some head in on street parking as well.

Commissioner Lyons expressed concern that there would not be a landscape buffer between the streets and the buildings.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Jason Lentz
5339 Alpha Road
Dallas, TX

Mr. Lentz came forward and Chairman Renfro asked what the existing rendering of the sidewalk is as opposed to what is being proposed. Mr. Lentz provided a site plan to show renderings and explained that it had to be done this way because not doing so would require getting onto neighboring property, would be willing to consider other options perhaps a wider sidewalk on the building side to provide more room between the building and the road but pointed out that it is driven by the fact that the site has somewhat of an unusual width.

Chairman Renfro asked if they would be willing to increase the size of the sidewalks. Mr. Lentz stated that they would be willing if there was sufficient room to accommodate that request, but there is not.

Commissioner Whitley asked what the intent of the street in question was since it's coming off of Summer Lee and therefor is not a main road. Is the intent for it to dead end, or is that for future development. Mr. Lentz explained that the plan is to provide access through the townhome development so it will come all the way. Mr. Miller brought up the concept plan summary slide to provide a visual of how that roadway will come through there and how it will provide access and also pointed out to a road that was part of another development as part of the Summer Lee Condominiums, when that was waived the roadway alignment to connect to Ridge Road is required to connect to Ridge Road and the they are putting in a public road that will complete that alignment.

Michael Smith
Humphry's and Partners Architects
5339 Alpha Road
Dallas, TX

Mr. Smith came forward and explained that the reason the building is on the southwest property line is because that is as far as it can go per the fire code which requires to remain at least ten feet off of that property line because they have no control over who builds next to them, and with the building's windows looking in that direction in order to have all that glass for the residents to have the view of the lake it has to be set back off of that property line a certain distance. Mr. Smith also noted that they are proposing a 36 foot right of way and as the building and the site plan have been laid out that is what the maximum that can be done in a public right of way in this location.

Chairman Renfro asked if that 36 foot right of way included two lanes of traffic and how many feet of would those two lanes take. Mr. Smith stated that was correct, and the two lanes would take 24 of the 36 feet. Mr. Smith added that because one side of the building is completely lined up against the creek they would not be opposed to shifting the sidewalk where there would be more on one side of the road than the other, if they could get rid of the sidewalk all together on one side then they could put 12 feet of sidewalk and buffer on the one side of the road, they could move the roadway within the 36 feet. Chairman Renfro asked if they were willing to do that and if it was done, how it would be determined what the best side would be. Mr. Smith stated he felt the best side would be on the pedestrian side against the building and they would be open to make that change and added that 36 feet is worst case scenario where the area curves around the road, there are portions where it will be wider with landscape buffer.

Commissioner Lyons made comment of liking the idea of consolidating the sidewalk to one side.

Commissioner Moeller stated his concern was with the areas that have fewer sidewalks especially in the areas where it curves, how narrow it would be may pose a problem therefor also likes the idea of moving the sidewalk as a safety precaution to the pedestrians.

Commissioner Logan expressed concern at not necessarily how narrow the sidewalk would be but the concern is how narrow the road would be, if a fire truck would be able to get by. Mr. Miller explained that Fire would use both Summer Lee and this roadway that is being proposed as fire lane; the fire truck itself would not be accessing the garage.

Chairman Renfro asked the applicant if making the change of moving the road to create more of a buffer on the other side is something they felt could be done. Mr. Smith stated the change was feasible.

Chairman Renfro asked if there was anyone wishing to speak to come forward and do so.

David Stubblefield
1550 Anna Cade Dr.
Rockwall, TX

Mr. Stubblefield came forward and stated he represents and is present on behalf of the adjoining property owners to the northeast. He stated Mr. Lentz made mention the reason why they have to narrow the right of way and eliminate the parallel parking and narrow the sidewalks was by not doing so would cause him to go onto adjoining property, but after representing the individuals that own that property he was not aware of that and those adjoining property owners would be willing to sell or dedicate the additional property to allow the full width of the street. Mr. Stubblefield went on to state that the adjoining property owners are in favor of the request and support both the condominium and the townhome proposals however pointed out that the sole access into the residential sub-district will be via this road and the now private easement that will go into the rear townhome portion of the property. Mr. Stubblefield showed via the slide on the screen where the cross access portion is the entire residential sub-district and the rear portion is the vast majority but there is between four and five acres of land on either side and the adjoining property owners own the property that is on the northeast side and were previous owners of the property of the southwest side and still hold papers to that and would like to see both of those developed, but there are no public roads now as it is proposed to be a private

easement. Feels a single ordinance can do both amendments to the PD and feels that if it is done that way then the developer would be required to put in streets that would allow for access for the entire residential sub-district and is here tonight to urge on that specific concern.

Mr. Miller added there would be further discussion concerning the cross access during the discussion for the townhome proposal.

Chad Cain
P.O. Box 2345
Rowlett, TX

Mr. Cain came forward and expressed his opposition to the request. He was against the whole development itself originally, and feels should not bend to the will of people that want to develop by making changes to the original plan and does not feel they should be given this deviation. He feels that there is no reason to change from what the original plan for this area was and is highly opposed and urged the Commission to vote against it.

Chairman Renfro asked if there was anyone else who wished to speak to come forward, there being no one indicating such Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

General discussion took place concerning Mr. Cain's concerns and questions.

Mr. Miller advised the Commission a motion could be made to continue the public hearing to allow the applicant more time to address the Commission's concerns.

Chairman Renfro made motion to continue the public hearing to the next scheduled meeting which will take place on August 29th. Commissioner Trowbridge seconded the motion, which passed by a vote of 7-0.

9. Z2016-026

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating that the subject property is directly southeast of the previous case and is located in a different sub-district it is called the residential sub-district and according to the PD ordinance it is reserved for zero lot line single family residential housing due to lower volume of traffic, the ordinance also states that the Harbor District due to a lower volume of traffic makes this ideal for single family uses. In this case the applicant is proposing a 36 unit townhouse development on the 3 ½ subject property. According to the use charts, in the residential sub-district the townhouse use requires a Specific Use Permit, however since the proposed product is a front entry product on potentially private streets that could change the access within the District staff requested that the applicant submit a PD Development Plan which will change the intent of the sub-district and has the same discretionary approval as the Specific Use Permit regard to land use. However, approving the Planned Development Plan will negate the need for the Specific Use Permit and that would be added to the draft ordinance. Looking at the specific development, it will incorporate front entry garages in rows of four to five townhomes which will be a minimum of 1,622 square feet to 2,163 square feet which creates an average size of 1,863 square feet if all the townhomes are taken into account.

Mr. Miller went on to state that Ordinance 10-21 does not establish minimum units sizes or establish design standards for townhouses, however the Comprehensive Plan states that townhouses should have rear entry drives, in this case the applicant is proposing based on the building elevations to offset one of the keystone properties to make it a side entry approach, but the majority of the project will incorporate front entry garages. Additionally the Comprehensive

Plan states that townhomes should have a different appearance through the use of varied details, trim, materials, architecture and setback. However in this case the applicant is proposing an enclosed community and as a result is proposing more of a uniformed design scheme. Concept building elevations have been included in the draft ordinance and conformance to those elevations is considered to be a condition of approval. With regard to the any amendment or waiver to the Planned Development Plan, in this case what's being looked at is the intent of the sub-district and what the Commission is being asked to consider is three criteria which is; if it meets the general intent of the PD District, if it will provide an improved project with an attractive contribution to the District and that it will not prevent the implementation of the intent of the PD District.

Mr. Miller then displayed the site plan for the townhome project on screen and explained that as Mr. Stubblefield referred to during the previous case; staff has made the recommendation to the applicant that they find a way to incorporate access to the adjacent property. It is not a private easement but rather a public access easement that staff has requested the applicant place and it extends from the potential public roadway down in a southeastern direction to a stub out to the adjacent property and that is in an effort to provide access in a similar location as shown on the Concept Plan and to provide an additional point of access to the adjacent property.

Mr. Miller further stated that if the request is approved, the Architectural Review Board would need to review any elevations submitted, however this is a discretionary request for the Planning and Zoning Commission and City Council. Staff mailed 52 notices to property owners and residents within 500-feet of the subject property and emailed notices to the Lago Vista Homeowner's Associations as well as posted a sign on the subject property along Summer Lee Drive. Of the 52 notices mailed out staff received 3 responses in favor and 1 response in opposition.

Mr. Miller provided a map on screen that showed how the project will be laid out in relation to existing developments in the District and stated he as well as the applicant is available for questions.

Chairman Renfro asked for questions for staff from the Commission.

Commissioner Moeller asked if there is an alley along the development, and was the original intent to have rear entry through and alley and now what is being proposed is to get rid of the alley and go front entry. Mr. Miller stated that was correct, the original intent of the residential sub-district was to incorporate 49 zero lot line single family homes that were alley fed, and that plan incorporated two different street types, street type "N" being the alley and street type "M", the applicant is requesting to change the intent of the sub-district to townhomes with front entry garages.

Chairman Renfro asked staff to explain further on what applicant is proposing concerning the building elevations as it appears there is some monotony as being presented. Mr. Miller stated that in this case the applicant is using a more uniformed design scheme because it is an enclosed area, but they are using varying roof pitches, chimney placements that provide some relief in the façade.

Chairman Renfro opened the public hearing and asked the applicant to come forward.

Jason Lentz
5339 Alpha Road
Dallas, TX

Mr. Lentz came forward and stated the purpose of the request is for a 36 townhome development where the PD currently calls for 49 zero lot line single family homes. Explained that they have built this product in the past and have seen a lot of success in this type of development and feels it lends itself well in this area and will serve its intent going form 49 units to 36 units this would lessen the density and would give the area a more community/neighborhood feel. There will be nine one bedroom one bath units that will also include a powder bath and the remaining twenty seven would be two bedroom units, some with a full bath and powder bath and some with two full bathrooms with an average square footage of 1,900 square feet. Mr. Lentz then provided

a color rendering of the elevations on screen that showed a four unit building where some units would have two windows bays and other units would have three window bays anywhere from 24 to 28 feet wide per unit.

Chairman Renfro asked if the garages would be in the rear. Mr. Lentz stated the garages are being placed to where they are facing out to the roadways, not having set alleys for the garages. The front elevations is what they call the side without the garages there would still be a public front door from the side of the building which is what would be the units fenced in front yard.

Chairman Renfro asked what the approximate rent is estimated to be at. Mr. Lentz stated this will be a for sale product.

Commissioner Moeller asked staff if there were front entry garages in place in any development in the City. Mr. Miller stated there were some in PD-10, Stone Creek, as well as in some of the older areas that have front entry garages.

Chairman Renfro asked if anyone wish to speak to come forward and do so.

Chad Cain
PO Box 2345
Rowlett, TX

Mr. Cain came forward came forward and expressed his opposition to the request. Feels the only area of PD-32 slated for residential single family homes does not need to change to a townhome use. Does not think front entry garages are a good fit because of all the vehicles that is all that could be seen when stepping outside one's home instead of a nice landscape. Mr. Cain further expressed his strong opposition of losing the only part set aside for single family homes to allow townhomes and urged the Commission to vote against it.

David Stubblefield
1550 Anna Code Road
Rockwall, TX

Mr. Stubblefield came forward and stated he represents the adjoining property owners who own the property northeast of the subject property and the problem his clients have is that it is a very long slender property. They would like to sell or develop the property but the issue is with the access.

Chairman Renfro asked the applicant to come forward to offer rebuttal.

Mr. Lentz came forward and stated that what they are proposing as opposed to what originally was laid out, is a better fit as it will create less density and a more residential/community feel and feels it will have the same success as others they've built.

Commissioner Trowbridge asked if the land has already been purchased or is it under contract to be developed. Mr. Lentz stated they own a portion of it and under contract with the rest.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Chairman Renfro expressed concern that the previous case for the condominiums and the current case run in conjunction with each other and felt that this item should possibly be continued as well to allow the applicant additional time to go over the Commissions concerns.

General discussion took place among the Commission concerning questions that arose concerning the roadway and as to whether or not item should be continued until the next meeting to allow the Commission as well as the applicant additional time to review the information presented and for the applicant to review the Commissions concerns.

Commissioner Trowbridge made a motion to continue the public hearing for item Z2016-026 to the next meeting which will take place on August 30th. Commissioner Lyons seconded the motion, which passed by a vote of 7-0.

10. Z2016-027

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16)* District; and Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of increasing the minimum square footage per dwelling unit in these zoning districts, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating that as discussed in the previous meeting, the City Council directed staff to prepare a text amendment to increase the minimum square footage requirement for dwelling units in a Single Family 10 and a Single Family 16 District. In addition they have also directed staff to establish a minimum square footage size for an Agricultural District specifically the information in the ordinance that was provided is to make a change to the Single Family 16 District to a 2,400 square foot minimum dwelling unit and for Single Family 10 District to a 2,200 square foot unit minimum and in an Agricultural District it would establish a 1,600 square foot minimum. At the last meeting when it was initially brought up there were some questions about building permits and staff has since put together a summary of all building permits issued from January 1, 2011 to July 27, 2016 but the building permit information that is taken in contains all areas under roof, whereas the UDC requirement in question is just air condition space that is being taken into account. Staff also provided the Commission a report that was prepared of comparable cities square footage requirements that details zoning districts residential dwelling unit requirements as well as a summary of all residential zoning district density and dimensional requirements.

Mr. Miller went on to state that staff was bringing this forward for the Commission's recommendation to the City Council.

Chairman Renfro asked for any questions for staff from the Commission.

Commissioner Trowbridge asked if what was being proposed is to make the minimum square foot increase on a parcel of land that is not changing, for example a 7,000 square foot lot or a 10,000 square foot lot or go from a smaller house to a larger house. Mr. Miller stated that was correct.

Chairman Renfro opened the public hearing asked if anyone wished to come forward and do so, there being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Trowbridge expressed concern of putting a bigger house on a same size lot.

Commissioner Trowbridge made motion to deny the item. Motion failed to pass due to there being no second. Chairman Renfro made motion to approve the item with staff recommendations. Commissioner Lyons seconded the motion, which passed by a vote of 6-1 with Commissioner Trowbridge dissenting.

IV. ACTION ITEMS

11. SP2016-015

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the subject property is north of Industrial Blvd and Airport Road just east of Washington Street and is zoned for Commercial use. The applicant is requesting a site plan approval for a 12,500 square foot indoor recreation facility, which will include rock climbing and a fencing academy. The development is going to involve 4.88 acres and will be three lots that will all eventually have some development on it; the indoor recreation facility will be lot 2 in the center. Mr. Gonzales

pointed out that at time of plating the other two lots, which will be lot 1 and lot 3 meet the requirements for the Commercial District Development Standards.

Mr. Gonzales went on to state concerning the density and dimension requirements, when looking at the site plan, landscape plan and the photometric plan, all those meet the general technical requirements as far as site plan is concerned, however, there are two exceptions to the building elevations that the applicant is requesting. Both have to do with Article V for the General Commercial Districts Standards, one being that the building is required to have 90% masonry construction throughout the building and the other a minimum of 20% stone. On one of the exceptions they are requesting the allowance of metal wall panels that exceed the 10% secondary material requirement and that will be for three elevation sides, they have 14% metal panels, 60% is located on the east, and 38% on the west. The other exception would be for the stone requirement, the applicant is using a ledge stone but the elevations do not meet the 20% requirement, therefore they are asking for the exception to that. The request is to for the south elevations to be 16% the east 17% and the west 13%. The exceptions require recommendation from the Planning and Zoning Commission as well as City Council.

Mr. Gonzales advised the Commission that the applicant was present and available for questions.

Chairman Renfro asked the Commission for questions for staff or the applicant.

Commissioner Whitley expressed concern of a possible problem with glare off of the building as some building in Dallas have had, asked if there would be any potential glare issue with this building. Mr. Gonzales stated there would not be they meet the UDC photometric requirements.

Commissioner Lyons asked if any sample material was provided for the Commission to look at. Mr. Gonzales provided a sample board the applicant submitted.

Stan Crowmardy
Arkon Architects
814 Hall
Seabrook, TX

Commissioner Lyons asked what kind of warranty the stone they would be using would have, and was it real stone. Mr. Crowmardy stated they would be using a combination of cementitious product and brick masonry and believes the warranty to be five years minimum, but added that the product wears just like stone and masonry.

Commissioner Logan asked if the item would be going to Architectural Review Board for review. Mr. Gonzales stated it would not as it is in a Straight Zone District and not within an Overlay District.

Commissioner Whitley made a motion to approve the request with staff recommendations. Commissioner Logan seconded the motion, which passed by a vote of 7-0.

V. DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-030: Replat for Lots 5 & 6, Block C, Sanger Bros. Addition [*Approved*]
- ✓ P2016-031: Replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 [*Approved*]
- ✓ P2016-032: Final Plat for Lot 1, Block B, Rockwall Technology Park, Phase IV [*Approved*]
- ✓ P2016-033: Final Plat for Lot 1, Block A, Rockwall Technology Park, Phase IV [*Approved*]
- ✓ P2016-034: Final Plat for Lots 1-3, Block A, Dalton Goliad Addition [*Approved*]
- ✓ Z2016-020: SUP for a Carport at 509 Sunset Hill Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-021: Zoning Amendment to PD-52 for Townhomes (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

Mr. Miller welcomed new Commissioner Mark Moeller.

VI. ADJOURNMENT

The meeting adjourned at 9:44 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/30/2016

APPLICANT: Matt Claymore; *Claymoore Engineering, Inc.*

AGENDA ITEM: **P2016-036**; *Lot 1, Block A, Service King IH-30 Addition*

SUMMARY:

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Saint George Partners, LTD for the approval of a final plat for Lot 1, Block A, Service King IH-30 Addition being a 3.293-acre tract of land currently described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a tract of land [*Tract 7-01 of the J. Lockhart Survey, Abstract No. 134*] into one parcel of land [*Lot 1, Block A, Service King IH-30 Addition*] for the purpose of establishing the necessary fire lane and cross access, drainage and detention, and utility easements.

- ☑ A site plan (SP2016-006) for a *major automotive repair facility* (i.e. Service King Automotive Collision Repair Center) was approved by the Planning and Zoning Commission on May 31, 2016. In addition, City Council approved variances to rooftop mechanical screening requirements, building standards, and four (4) sided architecture requirements stipulated by the SH-205 Overlay (SH-205 OV) District on June 6, 2016.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lot 1, Block A, Service King IH-30 Addition,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-036	**Owner**	U, V REAL ESTATE LP	**Approved**		
Project Name	Lot 1, Block A, Service King	**Applicant**	CLAYMOORE ENGINEERING INC	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1780 I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL KIA	7-1	NULL	7-1	0134-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/12/2016	8/19/2016	8/24/2016	12	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/23/2016	11	COMMENTS	See Comments

(8/23/2016 3:57 PM AW)
See markups
Need to remove "Private" from "drainage and detention" easement
Need to add all the storm system in a minimum of 15' drainage easement.
Need to add all the fire lane that surrounds the building to the plat
May want to look at a "Fire lane, utility, and drainage" easement around the building to clean up the plat and just add additional easements for the inlets and fire hydrants
Add the language "for maintenance, repair, and replacement of the detention & drainage and" to note #4. See markup

FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/24/2016	12	COMMENTS	see comment

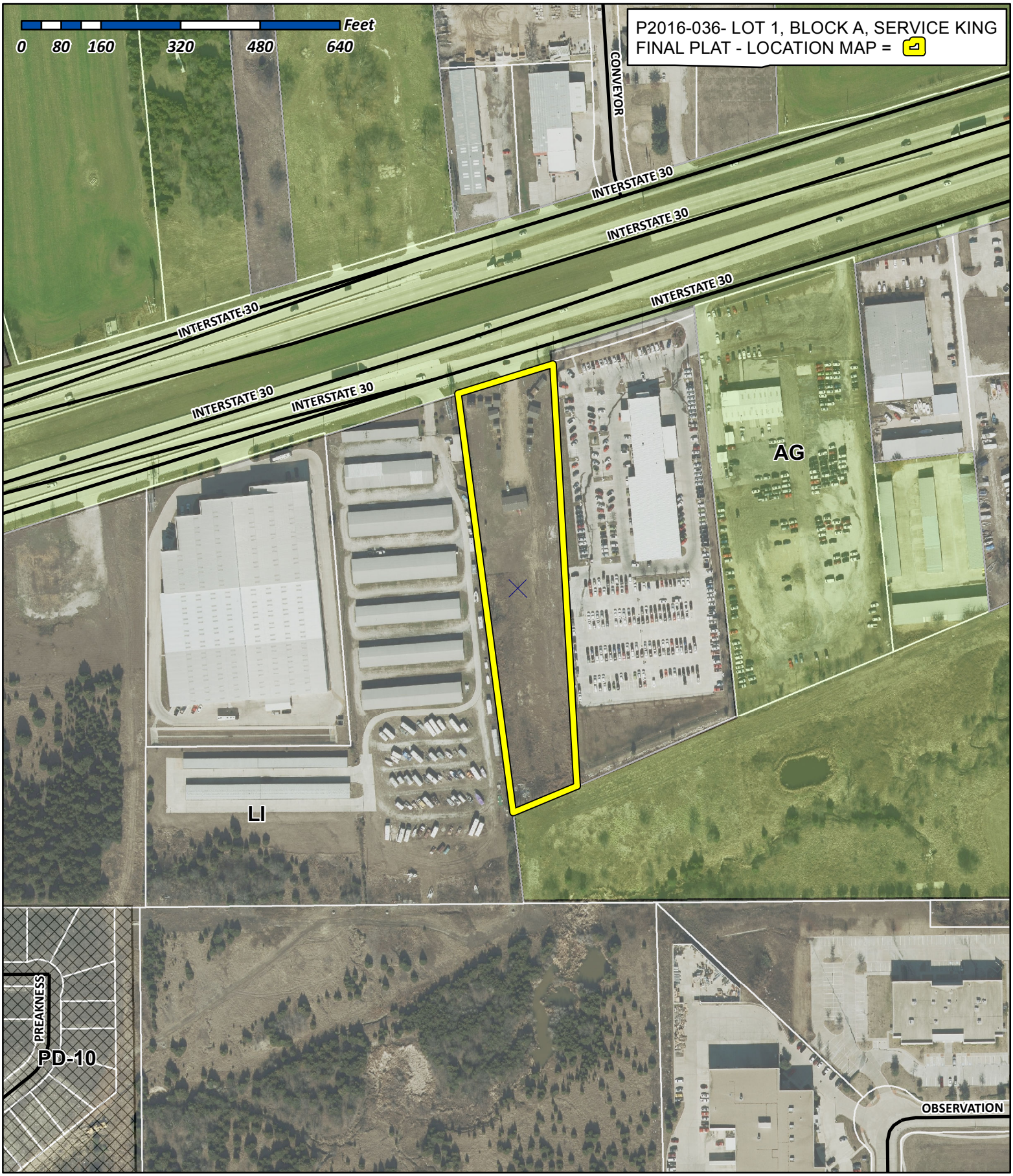
(8/24/2016 10:38 AM AA)
Need to correctly label all fire lane easements.

GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/23/2016	11	COMMENTS	Comments

(8/24/2016 10:44 AM KB)
P2016-036 Service King IH-30 Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Saint George Partners, LTD for the approval of a final plat for Lot 1, Block A, Service King IH-30 Addition being a 3.293-acre tract of land currently described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

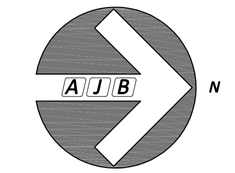
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
M.3 For reference, include the case number (P2016-036) in the lower right hand corner of all pages on future submittals.							
M.4 Please provide the following statement in General Notes: "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54."							
M.5 Please change title block and all instances of "Service King IH-35 Addition" to "Service King IH-30 Addition."							
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 7, 2016. The Planning & Zoning meeting date for this case will be August 30, 2016.							
I.7 The projected City Council meeting date and subsequent approval for this plat is September 6, 2016.							



City of Rockwall

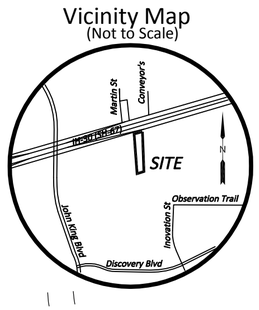
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Lot 2, Block A
McKeown-Belaustegui Addition
Cabinet E, Slide 233
(PRRCT)

12' Fire Lane
Volume 1754, Page 232

30'x75' Perpetual Easement
Volume 177, Page 340

PK-Nail Fnd bears:
S 08°37'10" E - 9.25'

Interstate No. 30
(Variable width ROW)

N 05°15'05" W
541.16'

318.18'

7.69'

N 73°53'46" E

15' Blackland W.S.C. Easment
Volume 174, Page 881

20' Utility Easement
Cabinet E, Slide 233

N 06°33'29" W
291.08'

Fence
Corner

T. S. P. Coordinates
N:7021960.80
E:2604509.48

1/2" IRF bears:
N 46°25'31" E - 2.43'

S 68°16'12" W
139.25'

Private Drainage & Detention Easement
By this plat

N 84°44'55" E 155.43'

Lot 1, Block A
3.293 Acres
143,447 Sq. Ft.
Called 3.2931 Acres
Saint George Partners, Ltd.
Document No. 20160000006853
(OPRRCT)

15' Utility Easement
By this plat

15' Blackland W.S.C. Easment
Volume 174, Page 881

S 84°44'55" W
101.86'

24' Cross Access Easement
and Fire Lane - By this plat

N 84°44'55" E
101.86'

Δ= 15°51'35"
R = 20.00'
A = 5.54'

Δ= 15°51'35"
R = 44.00'
A = 12.18'

15' Blackland W.S.C. Easment
Volume 174, Page 881

T. S. P. Coordinates
N:7022871.15
E:2604612.15

Point of
Beginning

N 68°53'20" E
90.88'

S 68°53'20" W
82.46'

201.50'

68.73'

T.P & L. Co. Easement
Volume 147, Page 129

S 01°46'48" E
251.98'

859.22'

25.43'

51.98'

Capped IRF bears:
S 65°06'12" E - 6.58'

TxDOT Mon Fnd bears:
S 01°41'11" E - 9.02'

Hitt Family Limited Partnership
Volume 1875, Page 238
(DRRCT)

1/2" IRF

20' San. Swr. Easement

10' Building Line
Cabinet G, Slide 279

Detention Pond Easement
Cabinet G, Slide 279

15' Building Line
15' Utility Easement
Cabinet G, Slide 279

15' Utility Easement
Cabinet G, Slide 279

15' Utility Easement
Cabinet G, Slide 279

24' Cross Access Easement and Fire Lane
Cabinet G, Slide 279

25' Building Line
Cabinet G, Slide 279

Lot 1, Block 1
Rockwall Kia
Cabinet G, Slide 279
(PRRCT)

LINE	BEARING	DISTANCE
L1	S 16°09'38" E	20.69'
L2	S 05°15'05" E	278.55'
L3	S 50°15'05" E	27.48'
L4	N 84°44'55" E	78.20'
L5	N 39°44'55" E	28.81'
L6	N 05°15'05" W	162.54'
L7	N 16°09'38" W	26.40'
L8	S 73°50'22" W	13.26'
L9	N 16°09'38" W	15.00'
L10	N 73°50'22" E	13.26'
L11	N 16°09'38" W	114.52'
L12	N 73°52'38" E	15.00'
L13	S 16°09'38" E	157.34'
L14	S 05°15'05" E	109.18'
L15	N 84°44'55" E	10.00'
L16	S 05°15'05" E	15.00'
L17	S 84°44'55" W	10.00'
L18	S 05°15'05" E	46.01'
L19	S 39°44'55" W	41.23'
L20	S 84°44'55" W	90.63'
L21	N 50°15'05" W	11.73'
L22	S 39°44'55" W	20.05'
L23	N 50°15'05" W	15.00'
L24	N 39°44'55" E	20.05'
L25	N 50°15'05" W	13.18'
L26	N 05°15'05" W	218.76'
L27	S 84°44'55" W	10.00'
L28	N 05°15'05" W	15.00'
L29	N 84°44'55" E	10.00'
L30	N 05°15'05" W	49.57'
L31	N 16°09'38" W	19.27'
L32	N 73°52'38" E	15.00'

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the east lien of Lot 1, Block 1 of Rockwall Kia according to the plat recorded in Cabinet G, Slide 279, Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area.

Case No. P2016-___

FINAL PLAT
SERVICE KING IH-35 ADDITION
LOT 1, BLOCK A

1 LOT TOTALING 3.293 ACRES
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: Saint George Partners, Ltd
3811 Turtle Creek, Suite 1800
Dallas, Texas 75219

Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale:	1" = 100'
Date:	August 2, 2016
Technician:	Spradling/Elam
Drawn By:	Spradling/Elam
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	Service King IH-30
Job. No.	552-084
GF No.	

Sheet: 1 Of: 2

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\1780 EAST IH 30\Service King IH-30.dwg, 8/11/2016 1:44:33 PM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SAINT GEORGE PARTNERS, LTD. is the owner of a 3.293 acre tract of land situated in the John Lockhart Survey Abstract No. 134, Rockwall County, Texas and being a tract of land described as in a Warranty Deed to Saint George Partners, Ltd. recorded in Document No. 20160000006853, Official Public Records of Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

BEGINNING at a point in the south line of Interstate Highway No. 30 and being the northwest corner of Lot 1, Block 1 of Rockwall Kia an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 279, Plat Records Rockwall County, Texas, from which a capped iron rod bears SOUTH 65°06'12" EAST a distance of 6.58 feet and a TxDOT Monument bears SOUTH 01°41'11" EAST a distance of 9.02 feet;

THENCE along the west line of said Lot 1, Block 1, SOUTH 01°46'48" EAST a distance of 859.22 feet to a 1/2 inch iron rod found for corner in the north line of a tract of land described in a deed to Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Deed Records Rockwall County, Texas (DRRCT);

THENCE along the north line of said Hitt Family tract, SOUTH 68°16'12" WEST a distance of 139.25 feet to a point for corner in the east line of Lot 2, Block A of McKeown-Belaustegui Addition an addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 233 (PRCCT), from which a 1/2 inch iron rod found bears NORTH 46°25'31" EAST a distance of 2.43 feet;

THENCE along the east line of said Lot 2, Block A, NORTH 06°33'29" WEST a distance of 541.16 feet to a point for corner;

THENCE continuing along said east line, NORTH 05°15'05" WEST a distance of 318.18 feet to a point for corner in the south line of said Interstate Highway No. 30, from which a pk-nail found bears SOUTH 08°37'10" EAST a distance of 9.25 feet;

THENCE along the south line of said Interstate Highway No. 30, NORTH 73°53'46" EAST a distance of 201.50 feet to the POINT OF BEGINNING;

CONTAINING 3.293 acres or 143,447 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, SAINT GEORGE PARTNERS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the SERVICE KING IH-30 ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SERVICE KING IH-30 ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

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

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

SAINT GEORGE PARTNERS, LTD

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2016

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

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

Case No. P2016-___

FINAL PLAT
SERVICE KING IH-35 ADDITION
LOT 1, BLOCK A

1 LOT TOTALING 3.293 ACRES
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: Saint George Partners, Ltd
3811 Turtle Creek, Suite 1800
Dallas, Texas 75219

Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale:	1" = 100'
Date:	August 2, 2016
Technician:	Spradling/Elam
Drawn By:	Spradling/Elam

Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	Service King IH-30
Job. No.	552-084
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 2 Of: 2

A.J. Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/30/2016

APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc*.

AGENDA ITEM: **P2016-037**; Lakeview Summit, Phase IV

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an amending plat of Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the 38.056-acre subdivision situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The applicant is requesting approval of an amending plat of Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the subdivision. With this amending plat, no lots are being changed.

- ☑ A replat for Lakeview Summit, Phase IV was approved by the Planning and Zoning Commission on March 16, 2016 [Case No. P2015-007]. Since this time, the applicant has added additional necessary utility easements that were omitted from the filed replat.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *amending plat* for Lakeview Summit, Phase IV*,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *amending plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-037	**Owner**	PCB, PROPERTIES LLC	**Approved**		
Project Name	Lakeview Summit Ph IV	**Applicant**	DOUPHRATE & ASSOCIATES INC	**Closed**		
Type	PLAT			**Expired**		
Subtype	AMENDING			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

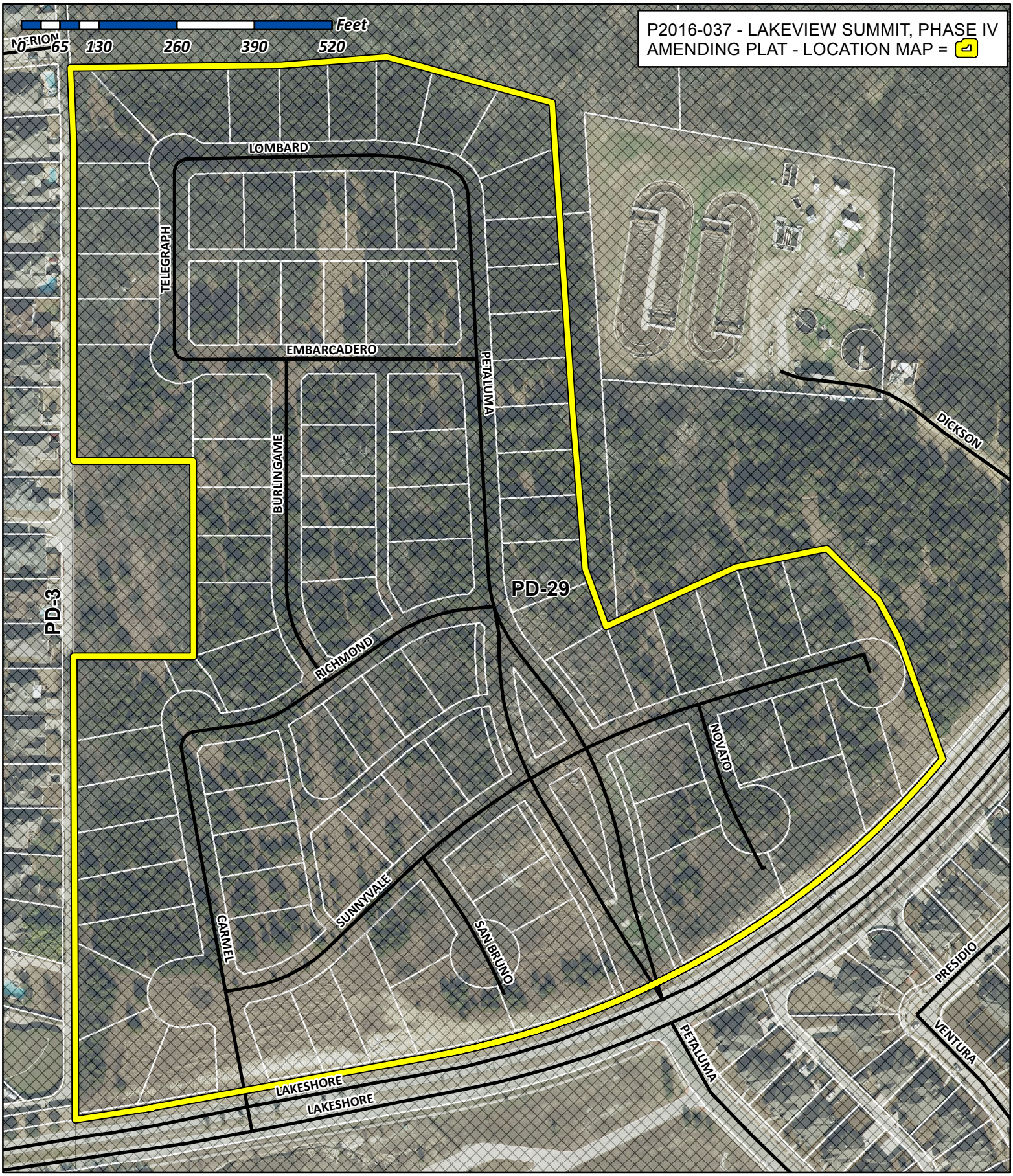
Site Address	**City, State Zip**	**Zoning**
PETALUMA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LAKEVIEW SUMMIT PH 4	1	G	1	4294-000G-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	APPROVED	
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/23/2016	11	COMMENTS	Comments

(8/23/2016 1:26 PM KB)
P2016-037 Lakeview Summit Phase IV Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an amending plat of Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the 38.056-acre subdivision situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2016-037) in the lower right hand corner of all pages on future submittals.
M.4 Please check the scale. It doesn't seem to be 1 inch = 100 feet. It seems to be enlarged
M.5 Please change "Access Easement" to "Public Access Easement"
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 7, 2016. The Planning & Zoning meeting date for this case will be August 30, 2016.
I.7 The projected City Council meeting date and subsequent approval for this plat is September 6, 2016.



City of Rockwall

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

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

POINT OF BEGINNING

NORTHING 7034627.9769
EASTING 2590238.5915
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO05 & R008

THE FAIRWAY POINTE AT THE SHORES PHASE 1
CABINET D, SLIDE 9 P.R.R.C.T.

THE SHORES, PHASE III
CABINET C, SLIDE 99

LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

N 00°12'37" W 775.30'

N 00°00'03" W 523.11'

N 02°19'00" W 135.23'

1/2 IRF "D.A.I."

N 89°57'35" E 200.06'

S 89°58'33" W 199.70'

N 89°20'14" E 353.02'

BUTLER CEMETERY

NOTE: LOT 9A, BLOCK A TO BE FOR CEMETERY ACCESS & PARKING T.B.M.B.H.

N 00°02'27" W 326.70'

S 00°02'27" E 134.35'

COMMON AREA T.B.M.B.H.

15' SAN. SEWER EASEMENT VOL. 2167, PG. 167

20' SAN. SEWER EASEMENT VOL. 2167, PG. 162

CARMEL DRIVE

TELEGRAPH DRIVE

BURLINGAME DRIVE

EMBARCADERO DRIVE

LOMBARD DRIVE

PETALUMA DRIVE

RICHMOND DRIVE

SUNNYVALE DRIVE

SAN BRUNO COURT

NOVATO COURT

NORTH LAKESHORE DR. 100' R.O.W.

S 79°37'53" W 475.59'

25' BLDG. LINE

15' TXU EASEMENT

20' ALLEY

30' ALLEY

LOT 1A, BLOCK A 10' L.B. T.B.M.B.H.

LOT 9, BLOCK B L.B. T.B.M.B.H.

LOT 53, BLOCK A L.B. T.B.M.B.H.

LOT 15, BLOCK C 15' L.B. T.B.M.B.H.

LOT 14, BLOCK C 15' L.B. T.B.M.B.H.

LOT 64, BLOCK A T.B.M.B.H.

LOT 1 T.B.M.B.H. (LEVEL A)

8'X8' WALK ESMT.

22 DETENTION, DRAINAGE, & UTILITY EASEMENT T.B.M.B.H. (LEVEL C)

PARK LAND DEDICATION TO THE CITY OF ROCKWALL WITH LAKEVIEW SUMMIT PHASE 3 CAB. F, SLIDE 267-270, DRRCT

LOT 55, H.O.A. OPEN AREA

LOT 56, H.O.A. OPEN AREA

APPROX. LOCATION OF 100 YEAR FLOOD LINE

1/2 IRF "D.A.I."

N 85°31'37" E 176.30'

S 74°33'21" E 287.60'

S 03°50'27" E 514.23'

S 04°30'33" E 267.66'

N 65°23'46" E 238.70'

N 78°35'27" E 154.79'

S 19°44'31" E 214.56'

SQUABBLE CREEK TREATMENT PLANT

CITY OF ROCKWALL PARK LAKEVIEW SUMMIT PHASE 3

ROCKWALL ELEMENTARY SCHOOL NO. 9 CAB. E, SLIDE 161 P.R.R.C.T.

LAKEVIEW SUMMIT, PHASE 3 CAB. F, SLIDE 267-270

J.H.B. JONES SURVEY, ABSTRACT NO. 124

NATHAN BUTLER SURVEY, ABSTRACT NO. 21

NORTHING 7034569.3575
EASTING 2591044.0672
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO05 & R008

SURVEYOR NOTES:

1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARING FOR THIS PLAT IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

LEGEND

◇ = STREET NAME CHANGE
(TYP.) = TYPICAL
A.E. = ACCESS EASEMENT
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER LINE EASEMENT
L.B. = LANDSCAPE BUFFER
T.B.M.B.H. = TO BE MAINTAINED BY H.O.A.

VICINITY MAP
NOT TO SCALE

SITE
QUAIL
CHAMPION
LAKESHORE
SH 205
Caruth Lake
ALAMO ROAD
GOLIAD
LAKE RAY HUBBARD

0 100 200 300
1 INCH = 100 FEET

TYPICAL LOT CORNER VISIBILITY EASEMENTS

15' X 15' WHERE ALLEYS INTERSECT STREETS

15' X 15' AT STREET INTERSECTIONS WITH CORNER CLIPS

25' X 25' AT ALL STREET INTERSECTIONS WITHOUT CORNER CLIPS

NOTE:
NO REAR ENTRY ON THE FOLLOWING LOTS:
1-9, BLOCK A
17-21, BLOCK A
45-52, BLOCK A
1-8, BLOCK B

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
LAKEVIEW SUMMIT, PHASE IV
93 LOTS – 38.056 AC.

CABINET I, SLIDE 221, P.R.R.C.T.
SITUATED IN THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER	ENGINEER	SURVEYOR
D.R. HORTON – TEXAS, LTD.	DOUPHRATE & ASSOCIATES, INC.	MADDOX SURVEYING & MAPPING INC
4306 MILLER RD. STE. A	2235 RIDGE ROAD STE 200	P.O. BOX 2109
ROWLETT, TEXAS 75088	ROCKWALL, TEXAS	FORNEY, TEXAS 75126
214-607-4244	(972) 771-9004	(972) 564-4416

1"=100' 08-05-2016 SHEET 1 OF 2 (P2015-007)

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, D.R. HORTON – TEXAS, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, and being all of Lakeview Summit, Phase IV Replat as recorded in Cabinet I, Slide 221, Plat Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "D.A.I." found on the northerly right of way line of North Lakeshore Drive (a 100' right of way) and at the southeast corner of The Fairway Pointe at the Shores, an addition to the City of Rockwall as recorded in Cabinet D, Slide 9 of the Plat Records of Rockwall County, Texas, said point also being on the southwest corner of said Lakeview Summit, Phase IV;

THENCE, leaving the northerly right of way line of North Lakeshore Drive and along the westerly line of said Lakeview Summit, Phase IV, the following courses and distances:

North 00 degrees 12 minutes 37 seconds West, a distance of 775.30 feet to 1/2 inch iron rod with cap stamped "D.A.I." found at the southwest corner of the Butler Cemetery (unrecorded);

North 89 degrees 57 minutes 35 seconds East, a distance of 200.06 feet to a 1/2 inch iron rod found at the southeast corner of said Butler Cemetery;

North 00 degrees 02 minutes 27 seconds West, a distance of 326.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northeast corner of said Butler Cemetery;

South 89 degrees 58 minutes 33 seconds West, a distance of 199.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northwest corner of said Butler Cemetery and also being on the easterly line of The Shores, Phase III, an addition to the City of Rockwall as recorded in Cabinet C, Slide 99 of said Plat Records;

THENCE North 00 degrees 00 minutes 03 seconds West, along the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV, a distance of 523.11 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 19 minutes 00 seconds West, continuing along the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV, a distance of 135.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for the northwest corner of said Lakeview Summit, Phase IV;

THENCE leaving the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV and along the northerly and easterly line of said Lakeview Summit, Phase IV the following courses and distances:

North 89 degrees 20 minutes 14 seconds East, a distance of 353.02 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

North 85 degrees 31 minutes 37 seconds East, a distance of 176.30 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 74 degrees 33 minutes 21 seconds East, a distance of 287.09 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 03 degrees 50 minutes 27 seconds East, a distance of 514.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 04 degrees 30 minutes 33 seconds East, a distance of 267.66 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 49 minutes 23 seconds East, a distance of 102.53 feet to a 1/2 inch iron rod found for corner

North 65 degrees 23 minutes 46 seconds East, a distance of 238.70 feet to a 1/2 inch iron rod found for corner;

North 78 degrees 35 minutes 27 seconds East, a distance of 154.79 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 45 degrees 22 minutes 49 seconds East, a distance of 121.83 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 28 degrees 25 minutes 00 seconds East, a distance of 73.44 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 44 minutes 31 seconds East, a distance of 214.56 feet to a 1/2 inch iron rod found for corner on the aforementioned northerly right of way line of North Lakeshore Drive and at the beginning of a curve to the right;

THENCE along said northerly right of way line of North Lakeshore Drive, the following courses and distances:

Along said curve to the right having a central angle of 39 degrees 46 minutes 37 seconds, a radius of 1450.00 feet, a chord distance of 986.55 feet that bears South 59 degrees 44 minutes 34 seconds West, around said curve an arc distance of 1006.65 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 79 degrees 37 minutes 53 seconds West, a distance of 475.59 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

Along said curve to the right having a central angle of 01 degree 33 minutes 11 seconds, a radius of 650.00 feet, a chord distance of 17.62 feet that bears South 80 degrees 24 minutes 28 seconds West, around said curve an arc distance of 17.62 feet to a 1/2 inch iron rod found for corner

South 81 degrees 11 minutes 04 seconds West, a distance of 114.45 feet to the POINT OF BEGINNING and containing 1,657,733 square feet or 38.056 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, D.R. HORTON–TEXAS, LTD., the owners of the land shown on this plat, and designated herein as the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, have been notified and signed this plat.

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

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

OWNER: D.R. HORTON – TEXAS, LTD.

_____ _____
David L. Booth, Assistant V.P. Date

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared David L. Booth , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2016.

_____
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT–OF– WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____.

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

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

_____ _____
Director of Planning City Engineer

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1440.00'	7°11'52"	180.90'	N 70°21'27" E	180.78'
C2	1440.00'	3°49'14"	96.02'	N 41°31'51" E	96.00'
C3	1440.00'	3°25'53"	86.24'	N 45°09'25" E	86.23'
C4	1440.00'	6°57'00"	174.67'	N 50°20'52" E	174.56'
C5	640.00'	7°18'51"	81.70'	N 33°31'15" W	81.65'
C6	640.00'	8°21'16"	93.32'	N 21°12'04" W	93.24'
C7	640.00'	6°18'41"	70.50'	N 13°52'05" W	70.46'
C8	160.00'	11°06'18"	31.01'	S 16°15'53" E	30.96'
C9	535.00'	12°56'18"	120.81'	S 02°28'08" E	120.56'
C10	535.00'	13°10'03"	122.95'	S 17°39'50" E	122.68'
C11	265.00'	9°23'32"	43.44'	N 26°30'48" W	43.39'
C12	640.00'	1°33'11"	17.35'	N 80°24'28" E	17.35'
C13	1440.00'	5°40'29"	142.62'	N 76°47'38" E	142.56'
C14	1440.00'	8°08'57"	204.81'	N 57°53'50" E	204.64'
C15	40.00'	33°53'20"	23.66'	S 27°13'40" E	23.32'
C16	60.00'	33°53'20"	35.49'	S 27°13'40" E	34.97'
C17	110.00'	14°45'21"	28.33'	N 17°39'41" W	28.25'
C18	90.00'	14°45'21"	23.18'	N 17°39'41" W	23.11'
C19	225.00'	7°05'13"	27.83'	N 58°52'12" E	27.81'
C20	225.00'	13°42'05"	53.81'	N 74°21'32" E	53.68'
C21	310.00'	5°50'03"	31.57'	S 52°39'09" W	31.55'
C22	290.00'	5°50'03"	29.53'	S 52°39'09" W	29.52'
C23	110.00'	24°05'07"	46.24'	S 67°36'44" W	45.90'
C24	90.00'	24°05'07"	37.83'	S 67°36'44" W	37.56'
C25	275.00'	3°06'10"	14.89'	S 56°52'40" W	14.89'
C26	50.00'	12°30'25"	10.91'	N 57°31'43" E	10.89'
C27	20.00'	38°40'00"	13.50'	S 70°36'30" W	13.24'
C28	50.00'	20°02'02"	17.48'	S 28°42'02" W	17.39'
C29	20.00'	38°43'05"	13.52'	N 19°21'30" E	13.26'
C30	60.00'	29°25'36"	30.82'	S 14°46'25" E	30.48'
C31	40.00'	29°25'36"	20.54'	S 14°46'25" E	20.32'
C32	625.00'	7°11'19"	78.41'	N 33°35'01" W	78.36'
C33	1225.00'	0°42'16"	15.06'	S 65°21'36" W	15.06'
C34	1175.00'	0°43'53"	15.00'	S 65°29'19" W	15.00'
C35	625.00'	14°41'13"	160.21'	N 18°03'21" W	159.77'
C36	175.00'	11°06'18"	33.92'	S 16°15'53" E	33.86'
C37	280.00'	9°23'32"	45.90'	N 26°30'48" W	45.85'
C38	326.00'	4°37'55"	26.35'	N 28°53'37" W	26.35'
C39	221.00'	6°00'12"	23.16'	S 13°42'51" E	23.15'
C40	579.00'	14°38'21"	147.94'	N 18°01'55" W	147.53'
C41	474.00'	1°48'55"	15.02'	S 30°18'07" E	15.02'
C42	1175.00'	2°52'47"	59.06'	S 61°26'22" W	59.05'
C43	1225.00'	2°42'09"	57.78'	S 61°29'58" W	57.77'
C44	474.00'	18°50'23"	155.86'	S 13°54'58" E	155.16'
C45	579.00'	6°52'36"	69.49'	N 33°44'23" W	69.45'
C46	75.00'	19°07'25"	25.03'	N 12°37'44" W	24.92'
C47	75.00'	38°16'03"	50.09'	N 41°19'28" W	49.17'
C48	75.00'	14°35'41"	19.10'	N 67°45'20" W	19.05'
C49	25.00'	71°59'09"	31.41'	N 39°03'36" W	29.38'
C50	275.00'	8°29'09"	40.73'	N 79°17'45" W	40.69'
C51	275.00'	7°45'05"	37.20'	N 87°24'51" W	37.18'
C52	325.00'	1°10'34"	6.67'	S 88°17'53" W	6.67'
C53	325.00'	12°04'02"	68.45'	N 84°04'49" W	68.32'
C54	325.00'	2°59'38"	16.98'	N 76°32'59" W	16.98'
C55	20.00'	41°13'55"	14.39'	S 70°40'26" E	14.08'
C56	20.00'	41°09'17"	14.37'	N 20°34'41" W	14.06'
C57	40.00'	119°58'52"	83.76'	S 70°16'27" E	69.28'
C58	40.00'	60°01'08"	41.90'	S 19°43'33" W	40.01'

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1090.73'	10°07'29"	192.74'	N 32°53'15" W	192.49'
C2	600.00'	10°06'03"	105.77'	S 21°53'46" E	105.64'
C3	185.00'	33°48'03"	109.14'	S 16°57'39" E	107.56'
C4	100.00'	24°05'07"	42.04'	S 67°36'44" W	41.73'
C5	300.00'	5°50'03"	30.55'	S 52°39'09" W	30.53'
C6	50.00'	29°25'36"	25.68'	S 14°46'25" E	25.40'
C7	100.00'	14°45'21"	25.75'	N 17°39'41" W	25.68'
C8	50.00'	33°53'20"	29.57'	S 27°13'40" E	29.14'
C9	1200.00'	2°28'15"	51.75'	S 47°03'47" W	51.75'
C10	1200.00'	0°17'10"	5.99'	S 48°26'30" W	5.99'
C11	1200.00'	10°21'29"	216.94'	S 53°45'50" W	216.64'
C12	1200.00'	5°02'46"	105.69'	S 61°27'57" W	105.65'
C13	1200.00'	9°09'56"	191.96'	S 68°34'18" W	191.76'
C14	250.00'	33°40'53"	146.96'	N 62°40'06" E	144.86'
C15	250.00'	5°11'12"	22.63'	S 57°55'11" W	22.62'
C16	250.00'	23°23'13"	102.05'	S 72°12'24" W	101.34'
C17	200.00'	9°38'04"	33.63'	N 60°08'37" E	33.59'
C18	200.00'	16°14'56"	56.72'	N 73°05'06" E	56.53'
C19	300.00'	16°14'14"	85.02'	N 83°10'17" W	84.73'
C20	50.00'	71°59'09"	62.82'	N 39°03'36" W	58.77'
C21	225.00'	13°16'31"	52.13'	S 30°32'25" E	52.01'
C22	225.00'	6°43'11"	26.39'	S 20°32'34" E	26.37'
C23	225.00'	14°06'58"	55.43'	S 10°07'30" E	55.29'
C24	602.00'	9°24'02"	98.77'	N 32°28'40" W	98.66'
C25	602.00'	17°03'54"	179.30'	N 19°14'42" W	178.64'
C26	198.00'	11°06'18"	38.38'	S 16°15'53" E	38.32'
C27	497.00'	4°38'53"	40.32'	S 28°53'08" E	40.31'
C28	497.00'	16°34'41"	143.80'	S 18°16'21" E	143.30'
C29	497.00'	14°42'06"	127.53'	S 02°37'58" E	127.18'
C30	303.00'	9°23'32"	49.67'	N 26°30'48" W	49.61'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450.00'	39°46'37"	1006.65'	S 59°44'34" W	986.55'
C2	650.00'	1°33'11"	17.62'	S 80°24'28" W	17.62'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°12'37" W	25.76'
L2	S 19°44'31" E	38.16'
L3	S 19°49'23" E	23.05'
L4	S 04°30'33" E	48.76'
L5	N 85°31'37" E	7.54'
L6	N 85°31'37" E	24.56'
L7	N 89°20'14" E	28.89'
L8	N 00°00'03" W	23.80'
L9	N 86°32'25" E	36.88'
L10	N 67°03'44" E	13.02'
L11	N 56°01'48" E	19.41'
L12	S 79°28'31" E	37.44'
L13	S 89°04'29" E	16.07'
L14	N 88°46'34" E	12.15'
L15	N 78°21'20" E	32.88'
L16	N 78°23'34" E	36.80'
L17	N 68°52'56" E	11.22'
L18	S 31°12'34" E	9.67'
L19	N 70°15'29" E	7.60'
L20	N 79°37'53" E	25.09'
L21	S 81°11'04" W	7.80'
L22	S 39°17'15" E	42.43'
L23	S 03°50'27" E	10.13'
L24	N 78°35'27" E	0.35'
L25	S 44°10'20" E	12.48'
L26	S 44°10'20" E	12.48'
L27	N 34°30'32" E	14.14'
L28	N 55°29'28" W	14.14'
L29	N 51°34'06" W	13.14'
L30	N 25°02'21" W	5.03'
L31	N 25°02'21" W	5.03'
L32	N 79°39'17" E	5.97'
L33	N 79°39'17" E	15.00'
L34	N 79°39'17" E	15.00'
L35	N 79°39'17" E	5.86'
L36	N 35°21'53" E	13.93'
L37	N 10°43'57" E	14.24'
L38	S 79°16'03" E	14.04'
L39	S 46°10'41" E	12.88'
L40	N 40°25'00" E	14.51'
L41	N 83°54'01" E	20.88'
L42	N 83°54'01" E	12.33'
L43	N 45°01'46" W	14.14'
L44	N 55°19'35" E	2.32'
L45	S 29°29'13" E	39.47'
L46	S 29°29'13" E	39.47'
L47	N 46°33'46" W	14.51'
L48	N 43°26'14" E	13.77'
L49	N 10°42'45" W	56.26'
L50	N 21°49'02" W	133.69'
L51	S 31°12'34" E	194.89'
L52	S 21°49'02" E	132.25'
L53	N 10°42'45" W	56.26'
L54	N 31°12'34" W	179.81'
L55	N 37°10'41" W	81.93'
L56	N 75°03'10" W	40.10'
L57	N 75°03'10" W	40.10'
L58	N 44°21'17" E	14.30'
L59	N 44°56'26" E	14.14'
L60	N 45°03'34" W	14.14'
L61	S 72°42'16" E	51.12'
L62	S 25°52'25" E	67.35'
L63	N 81°12'34" E	12.42'
L64	N 81°12'34" E	24.67'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°52'57" W	10.73'
L2	N 44°51'12" E	13.63'
L3	S 39°56'42" W	32.43'
L4	N 62°20'02" E	1.52'
L5	N 63°03'13" E	26.46'
L6	N 79°30'32" E	72.93'
L7	N 16°50'44" W	32.46'
L8	S 16°50'44" E	112.08'
L9	N 00°03'37" W	383.52'
L10	N 33°51'41" W	64.13'
L11	N 89°56'30" E	496.91'
L12	N 79°39'17" E	43.82'
L13	N 55°34'10" E	81.24'
L14	N 49°44'07" E	210.17'
L15	N 00°03'37" W	369.52'
L16	N 29°29'13" W	64.29'
L17	N 25°02'21" W	29.80'
L18	N 10°17'00" W	145.60'
L19	N 10°17'00" W	125.08'
L20	N 44°10'20" W	37.48'
L21	N 73°09'16" E	290.61'
L22	N 73°09'16" E	10.64'
L23	N 45°49'40" E	138.58'
L24	N 45°49'40" E	26.24'
L25	N 79°30'32" E	45.87'
L26	N 83°54'01" E	52.84'
L27	N 55°19'35" E	136.70'
L28	N 55°19'35" E	66.75'
L29	N 81°12'34" E	111.34'
L30	N 10°29'28" W	426.86'
L31	N 10°29'28" W	10.74'
L32	N 10°29'28" W	168.37'
L33	N 89°56'30" E	158.58'
L34	N 89°56'30" E	160.60'
L35	N 89°56'30" E	187.09'
L36	S 00°00'03" E	174.57'
L37	S 00°00'03" E	160.78'
L38	S 88°42'36" W	331.64'
L39	N 75°03'10" W	40.10'
L40	N 03°04'01" W	101.84'
L41	N 03°04'01" W	174.81'
L42	N 03°04'01" W	359.70'
L43	N 37°10'41" W	106.21'
L44	N 10°42'45" W	56.26'
L45	N 21°49'02" W	135.75'
L46	N 31°12'34" W	179.81'
L47	N 21°49'02" W	131.26'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°49'23" E	102.53'
L2	S 45°22'49" E	121.83'
L3	S 28°25'00" E	73.44'
L4	S 81°11'04" W	114.45'

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
LAKEVIEW SUMMIT, PHASE IV
93 LOTS – 38.056 AC.
CABINET I, SLIDE 221, P.R.R.C.T.
SITUATED IN THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
D.R. HORTON – TEXAS, LTD.
4306 MILLER RD. STE. A
ROWLETT, TEXAS 75088
214–607–4244

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD STE 200
ROCKWALL, TEXAS
(972) 771–9004

SURVEYOR
MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564–4416

1"=100'

08–05–2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/30/2016

APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc*.

AGENDA ITEM: **P2016-037**; Lakeview Summit, Phase IV

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an amending plat of Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the 38.056-acre subdivision situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The applicant is requesting approval of an amending plat of Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the subdivision. With this amending plat, no lots are being changed.

- ☑ A replat for Lakeview Summit, Phase IV was approved by the Planning and Zoning Commission on March 16, 2016 [Case No. P2015-007]. Since this time, the applicant has added additional necessary utility easements that were omitted from the filed replat.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *amending plat* for Lakeview Summit, Phase IV*,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *amending plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-037	**Owner**	PCB, PROPERTIES LLC	**Approved**		
Project Name	Lakeview Summit Ph IV	**Applicant**	DOUPHRATE & ASSOCIATES INC	**Closed**		
Type	PLAT			**Expired**		
Subtype	AMENDING			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

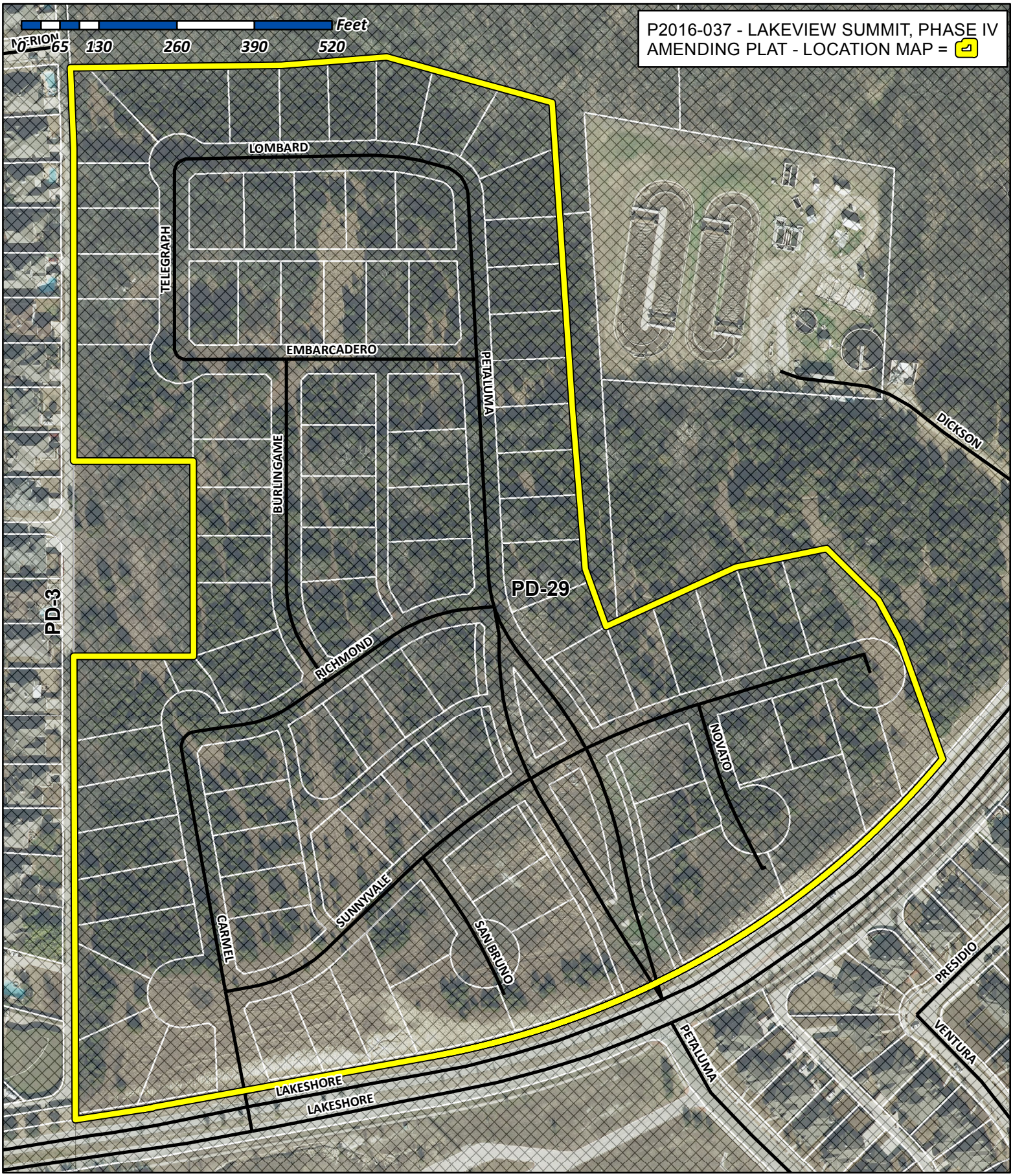
Site Address	**City, State Zip**	**Zoning**
PETALUMA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LAKEVIEW SUMMIT PH 4	1	G	1	4294-000G-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	APPROVED	
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/23/2016	11	COMMENTS	Comments

(8/23/2016 1:26 PM KB)
P2016-037 Lakeview Summit Phase IV Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an amending plat of Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the 38.056-acre subdivision situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2016-037) in the lower right hand corner of all pages on future submittals.
M.4 Please check the scale. It doesn't seem to be 1 inch = 100 feet. It seems to be enlarged
M.5 Please change "Access Easement" to "Public Access Easement"
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 7, 2016. The Planning & Zoning meeting date for this case will be August 30, 2016.
I.7 The projected City Council meeting date and subsequent approval for this plat is September 6, 2016.



City of Rockwall

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

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

POINT OF BEGINNING

NORTHING 7034627.9769
EASTING 2590238.5915
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO05 & R008

THE FAIRWAY POINTE AT THE SHORES PHASE 1
CABINET D, SLIDE 9 P.R.R.C.T.

THE SHORES, PHASE III
CABINET C, SLIDE 99

LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

N 00°12'37" W 775.30'

N 00°00'03" W 523.11'

N 02°19'00" W 135.23'

1/2 IRF "D.A.I."

N 89°57'35" E 200.06'

S 89°58'33" W 199.70'

N 89°20'14" E 353.02'

BUTLER CEMETERY

NOTE: LOT 9A, BLOCK A TO BE FOR CEMETERY ACCESS & PARKING T.B.M.B.H.

N 00°02'27" W 326.70'

S 00°02'27" E 134.35'

COMMON AREA T.B.M.B.H.

15' SAN. SEWER EASEMENT VOL. 2167, PG. 167

20' SAN. SEWER EASEMENT VOL. 2167, PG. 162

CARMEL DRIVE

TELEGRAPH DRIVE

BURLINGAME DRIVE

EMBARCADERO DRIVE

LOMBARD DRIVE

PETALUMA DRIVE

RICHMOND DRIVE

SUNNYVALE DRIVE

SAN BRUNO COURT

NOVATO COURT

NORTH LAKESHORE DR. 100' R.O.W.

S 79°37'53" W 475.59'

25' BLDG. LINE

15' TXU EASEMENT

20' ALLEY

30' ALLEY

LOT 1A, BLOCK A 10' L.B. T.B.M.B.H.

LOT 9, BLOCK B L.B. T.B.M.B.H.

LOT 53, BLOCK A L.B. T.B.M.B.H.

LOT 15, BLOCK C 15' L.B. T.B.M.B.H.

LOT 14, BLOCK C 15' L.B. T.B.M.B.H.

LOT 64, BLOCK A T.B.M.B.H.

LOT 1 T.B.M.B.H. (LEVEL A)

8'X8' WALK ESMT.

22 DETENTION, DRAINAGE, & UTILITY EASEMENT T.B.M.B.H. (LEVEL C)

PARK LAND DEDICATION TO THE CITY OF ROCKWALL WITH LAKEVIEW SUMMIT PHASE 3 CAB. F, SLIDE 267-270, DRRCT

LOT 55, H.O.A. OPEN AREA

LOT 56, H.O.A. OPEN AREA

APPROX. LOCATION OF 100 YEAR FLOOD LINE

1/2 IRF "D.A.I."

N 85°31'37" E 176.30'

S 74°33'21" E 287.60'

S 03°50'27" E 514.23'

S 04°30'33" E 267.66'

N 65°23'46" E 238.70'

N 78°35'27" E 154.79'

S 19°44'31" E 214.56'

SQUABBLE CREEK TREATMENT PLANT

CITY OF ROCKWALL PARK LAKEVIEW SUMMIT PHASE 3

ROCKWALL ELEMENTARY SCHOOL NO. 9 CAB. E, SLIDE 161 P.R.R.C.T.

LAKEVIEW SUMMIT, PHASE 3 CAB. F, SLIDE 267-270

J.H.B. JONES SURVEY, ABSTRACT NO. 124

NATHAN BUTLER SURVEY, ABSTRACT NO. 21

NORTHING 7034569.3575
EASTING 2591044.0672
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO05 & R008

SURVEYOR NOTES:

1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARING FOR THIS PLAT IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

LEGEND

◇ = STREET NAME CHANGE
(TYP.) = TYPICAL
A.E. = ACCESS EASEMENT
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER LINE EASEMENT
L.B. = LANDSCAPE BUFFER
T.B.M.B.H. = TO BE MAINTAINED BY H.O.A.

VICINITY MAP
NOT TO SCALE

SITE
QUAIL
CHAMPION
LAKESHORE
SH 205
Caruth Lake
ALAMO ROAD
GOLIAD
LAKE RAY HUBBARD

0 100 200 300
1 INCH = 100 FEET

TYPICAL LOT CORNER VISIBILITY EASEMENTS

15' X 15' WHERE ALLEYS INTERSECT STREETS

15' X 15' AT STREET INTERSECTIONS WITH CORNER CLIPS

25' X 25' AT ALL STREET INTERSECTIONS WITHOUT CORNER CLIPS

NOTE:
NO REAR ENTRY ON THE FOLLOWING LOTS:
1-9, BLOCK A
17-21, BLOCK A
45-52, BLOCK A
1-8, BLOCK B

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
LAKEVIEW SUMMIT, PHASE IV
93 LOTS – 38.056 AC.

CABINET I, SLIDE 221, P.R.R.C.T.
SITUATED IN THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER	ENGINEER	SURVEYOR
D.R. HORTON – TEXAS, LTD.	DOUPHRATE & ASSOCIATES, INC.	MADDOX SURVEYING & MAPPING INC
4306 MILLER RD. STE. A	2235 RIDGE ROAD STE 200	P.O. BOX 2109
ROWLETT, TEXAS 75088	ROCKWALL, TEXAS	FORNEY, TEXAS 75126
214-607-4244	(972) 771-9004	(972) 564-4416

1"=100' 08-05-2016 SHEET 1 OF 2 (P2015-007)

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, D.R. HORTON – TEXAS, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, and being all of Lakeview Summit, Phase IV Replat as recorded in Cabinet I, Slide 221, Plat Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "D.A.I." found on the northerly right of way line of North Lakeshore Drive (a 100' right of way) and at the southeast corner of The Fairway Pointe at the Shores, an addition to the City of Rockwall as recorded in Cabinet D, Slide 9 of the Plat Records of Rockwall County, Texas, said point also being on the southwest corner of said Lakeview Summit, Phase IV;

THENCE, leaving the northerly right of way line of North Lakeshore Drive and along the westerly line of said Lakeview Summit, Phase IV, the following courses and distances:

North 00 degrees 12 minutes 37 seconds West, a distance of 775.30 feet to 1/2 inch iron rod with cap stamped "D.A.I." found at the southwest corner of the Butler Cemetery (unrecorded);

North 89 degrees 57 minutes 35 seconds East, a distance of 200.06 feet to a 1/2 inch iron rod found at the southeast corner of said Butler Cemetery;

North 00 degrees 02 minutes 27 seconds West, a distance of 326.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northeast corner of said Butler Cemetery;

South 89 degrees 58 minutes 33 seconds West, a distance of 199.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northwest corner of said Butler Cemetery and also being on the easterly line of The Shores, Phase III, an addition to the City of Rockwall as recorded in Cabinet C, Slide 99 of said Plat Records;

THENCE North 00 degrees 00 minutes 03 seconds West, along the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV, a distance of 523.11 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 19 minutes 00 seconds West, continuing along the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV, a distance of 135.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for the northwest corner of said Lakeview Summit, Phase IV;

THENCE leaving the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV and along the northerly and easterly line of said Lakeview Summit, Phase IV the following courses and distances:

North 89 degrees 20 minutes 14 seconds East, a distance of 353.02 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

North 85 degrees 31 minutes 37 seconds East, a distance of 176.30 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 74 degrees 33 minutes 21 seconds East, a distance of 287.09 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 03 degrees 50 minutes 27 seconds East, a distance of 514.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 04 degrees 30 minutes 33 seconds East, a distance of 267.66 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 49 minutes 23 seconds East, a distance of 102.53 feet to a 1/2 inch iron rod found for corner

North 65 degrees 23 minutes 46 seconds East, a distance of 238.70 feet to a 1/2 inch iron rod found for corner;

North 78 degrees 35 minutes 27 seconds East, a distance of 154.79 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 45 degrees 22 minutes 49 seconds East, a distance of 121.83 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 28 degrees 25 minutes 00 seconds East, a distance of 73.44 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 44 minutes 31 seconds East, a distance of 214.56 feet to a 1/2 inch iron rod found for corner on the aforementioned northerly right of way line of North Lakeshore Drive and at the beginning of a curve to the right;

THENCE along said northerly right of way line of North Lakeshore Drive, the following courses and distances:

Along said curve to the right having a central angle of 39 degrees 46 minutes 37 seconds, a radius of 1450.00 feet, a chord distance of 986.55 feet that bears South 59 degrees 44 minutes 34 seconds West, around said curve an arc distance of 1006.65 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 79 degrees 37 minutes 53 seconds West, a distance of 475.59 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

Along said curve to the right having a central angle of 01 degree 33 minutes 11 seconds, a radius of 650.00 feet, a chord distance of 17.62 feet that bears South 80 degrees 24 minutes 28 seconds West, around said curve an arc distance of 17.62 feet to a 1/2 inch iron rod found for corner

South 81 degrees 11 minutes 04 seconds West, a distance of 114.45 feet to the POINT OF BEGINNING and containing 1,657,733 square feet or 38.056 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, D.R. HORTON–TEXAS, LTD., the owners of the land shown on this plat, and designated herein as the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, have been notified and signed this plat.

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

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

OWNER: D.R. HORTON – TEXAS, LTD.

_____ _____
David L. Booth, Assistant V.P. Date

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared David L. Booth , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2016.

_____
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT–OF– WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____.

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

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

_____ _____
Director of Planning City Engineer

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1440.00'	7°11'52"	180.90'	N 70°21'27" E	180.78'
C2	1440.00'	3°49'14"	96.02'	N 41°31'51" E	96.00'
C3	1440.00'	3°25'53"	86.24'	N 45°09'25" E	86.23'
C4	1440.00'	6°57'00"	174.67'	N 50°20'52" E	174.56'
C5	640.00'	7°18'51"	81.70'	N 33°31'15" W	81.65'
C6	640.00'	8°21'16"	93.32'	N 21°12'04" W	93.24'
C7	640.00'	6°18'41"	70.50'	N 13°52'05" W	70.46'
C8	160.00'	11°06'18"	31.01'	S 16°15'53" E	30.96'
C9	535.00'	12°56'18"	120.81'	S 02°28'08" E	120.56'
C10	535.00'	13°10'03"	122.95'	S 17°39'50" E	122.68'
C11	265.00'	9°23'32"	43.44'	N 26°30'48" W	43.39'
C12	640.00'	1°33'11"	17.35'	N 80°24'28" E	17.35'
C13	1440.00'	5°40'29"	142.62'	N 76°47'38" E	142.56'
C14	1440.00'	8°08'57"	204.81'	N 57°53'50" E	204.64'
C15	40.00'	33°53'20"	23.66'	S 27°13'40" E	23.32'
C16	60.00'	33°53'20"	35.49'	S 27°13'40" E	34.97'
C17	110.00'	14°45'21"	28.33'	N 17°39'41" W	28.25'
C18	90.00'	14°45'21"	23.18'	N 17°39'41" W	23.11'
C19	225.00'	7°05'13"	27.83'	N 58°52'12" E	27.81'
C20	225.00'	13°42'05"	53.81'	N 74°21'32" E	53.68'
C21	310.00'	5°50'03"	31.57'	S 52°39'09" W	31.55'
C22	290.00'	5°50'03"	29.53'	S 52°39'09" W	29.52'
C23	110.00'	24°05'07"	46.24'	S 67°36'44" W	45.90'
C24	90.00'	24°05'07"	37.83'	S 67°36'44" W	37.56'
C25	275.00'	3°06'10"	14.89'	S 56°52'40" W	14.89'
C26	50.00'	12°30'25"	10.91'	N 57°31'43" E	10.89'
C27	20.00'	38°40'00"	13.50'	S 70°36'30" W	13.24'
C28	50.00'	20°02'02"	17.48'	S 28°42'02" W	17.39'
C29	20.00'	38°43'05"	13.52'	N 19°21'30" E	13.26'
C30	60.00'	29°25'36"	30.82'	S 14°46'25" E	30.48'
C31	40.00'	29°25'36"	20.54'	S 14°46'25" E	20.32'
C32	625.00'	7°11'19"	78.41'	N 33°35'01" W	78.36'
C33	1225.00'	0°42'16"	15.06'	S 65°21'36" W	15.06'
C34	1175.00'	0°43'53"	15.00'	S 65°29'19" W	15.00'
C35	625.00'	14°41'13"	160.21'	N 18°03'21" W	159.77'
C36	175.00'	11°06'18"	33.92'	S 16°15'53" E	33.86'
C37	280.00'	9°23'32"	45.90'	N 26°30'48" W	45.85'
C38	326.00'	4°37'55"	26.35'	N 28°53'37" W	26.35'
C39	221.00'	6°00'12"	23.16'	S 13°42'51" E	23.15'
C40	579.00'	14°38'21"	147.94'	N 18°01'55" W	147.53'
C41	474.00'	1°48'55"	15.02'	S 30°18'07" E	15.02'
C42	1175.00'	2°52'47"	59.06'	S 61°26'22" W	59.05'
C43	1225.00'	2°42'09"	57.78'	S 61°29'58" W	57.77'
C44	474.00'	18°50'23"	155.86'	S 13°54'58" E	155.16'
C45	579.00'	6°52'36"	69.49'	N 33°44'23" W	69.45'
C46	75.00'	19°07'25"	25.03'	N 12°37'44" W	24.92'
C47	75.00'	38°16'03"	50.09'	N 41°19'28" W	49.17'
C48	75.00'	14°35'41"	19.10'	N 67°45'20" W	19.05'
C49	25.00'	71°59'09"	31.41'	N 39°03'36" W	29.38'
C50	275.00'	8°29'09"	40.73'	N 79°17'45" W	40.69'
C51	275.00'	7°45'05"	37.20'	N 87°24'51" W	37.18'
C52	325.00'	1°10'34"	6.67'	S 88°17'53" W	6.67'
C53	325.00'	12°04'02"	68.45'	N 84°04'49" W	68.32'
C54	325.00'	2°59'38"	16.98'	N 76°32'59" W	16.98'
C55	20.00'	41°13'55"	14.39'	S 70°40'26" E	14.08'
C56	20.00'	41°09'17"	14.37'	N 20°34'41" W	14.06'
C57	40.00'	119°58'52"	83.76'	S 70°16'27" E	69.28'
C58	40.00'	60°01'08"	41.90'	S 19°43'33" W	40.01'

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1090.73'	10°07'29"	192.74'	N 32°53'15" W	192.49'
C2	600.00'	10°06'03"	105.77'	S 21°53'46" E	105.64'
C3	185.00'	33°48'03"	109.14'	S 16°57'39" E	107.56'
C4	100.00'	24°05'07"	42.04'	S 67°36'44" W	41.73'
C5	300.00'	5°50'03"	30.55'	S 52°39'09" W	30.53'
C6	50.00'	29°25'36"	25.68'	S 14°46'25" E	25.40'
C7	100.00'	14°45'21"	25.75'	N 17°39'41" W	25.68'
C8	50.00'	33°53'20"	29.57'	S 27°13'40" E	29.14'
C9	1200.00'	2°28'15"	51.75'	S 47°03'47" W	51.75'
C10	1200.00'	0°17'10"	5.99'	S 48°26'30" W	5.99'
C11	1200.00'	10°21'29"	216.94'	S 53°45'50" W	216.64'
C12	1200.00'	5°02'46"	105.69'	S 61°27'57" W	105.65'
C13	1200.00'	9°09'56"	191.96'	S 68°34'18" W	191.76'
C14	250.00'	33°40'53"	146.96'	N 62°40'06" E	144.86'
C15	250.00'	5°11'12"	22.63'	S 57°55'11" W	22.62'
C16	250.00'	23°23'13"	102.05'	S 72°12'24" W	101.34'
C17	200.00'	9°38'04"	33.63'	N 60°08'37" E	33.59'
C18	200.00'	16°14'56"	56.72'	N 73°05'06" E	56.53'
C19	300.00'	16°14'14"	85.02'	N 83°10'17" W	84.73'
C20	50.00'	71°59'09"	62.82'	N 39°03'36" W	58.77'
C21	225.00'	13°16'31"	52.13'	S 30°32'25" E	52.01'
C22	225.00'	6°43'11"	26.39'	S 20°32'34" E	26.37'
C23	225.00'	14°06'58"	55.43'	S 10°07'30" E	55.29'
C24	602.00'	9°24'02"	98.77'	N 32°28'40" W	98.66'
C25	602.00'	17°03'54"	179.30'	N 19°14'42" W	178.64'
C26	198.00'	11°06'18"	38.38'	S 16°15'53" E	38.32'
C27	497.00'	4°38'53"	40.32'	S 28°53'08" E	40.31'
C28	497.00'	16°34'41"	143.80'	S 18°16'21" E	143.30'
C29	497.00'	14°42'06"	127.53'	S 02°37'58" E	127.18'
C30	303.00'	9°23'32"	49.67'	N 26°30'48" W	49.61'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450.00'	39°46'37"	1006.65'	S 59°44'34" W	986.55'
C2	650.00'	1°33'11"	17.62'	S 80°24'28" W	17.62'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°12'37" W	25.76'
L2	S 19°44'31" E	38.16'
L3	S 19°49'23" E	23.05'
L4	S 04°30'33" E	48.76'
L5	N 85°31'37" E	7.54'
L6	N 85°31'37" E	24.56'
L7	N 89°20'14" E	28.89'
L8	N 00°00'03" W	23.80'
L9	N 86°32'25" E	36.88'
L10	N 67°03'44" E	13.02'
L11	N 56°01'48" E	19.41'
L12	S 79°28'31" E	37.44'
L13	S 89°04'29" E	16.07'
L14	N 88°46'34" E	12.15'
L15	N 78°21'20" E	32.88'
L16	N 78°23'34" E	36.80'
L17	N 68°52'56" E	11.22'
L18	S 31°12'34" E	9.67'
L19	N 70°15'29" E	7.60'
L20	N 79°37'53" E	25.09'
L21	S 81°11'04" W	7.80'
L22	S 39°17'15" E	42.43'
L23	S 03°50'27" E	10.13'
L24	N 78°35'27" E	0.35'
L25	S 44°10'20" E	12.48'
L26	S 44°10'20" E	12.48'
L27	N 34°30'32" E	14.14'
L28	N 55°29'28" W	14.14'
L29	N 51°34'06" W	13.14'
L30	N 25°02'21" W	5.03'
L31	N 25°02'21" W	5.03'
L32	N 79°39'17" E	5.97'
L33	N 79°39'17" E	15.00'
L34	N 79°39'17" E	15.00'
L35	N 79°39'17" E	5.86'
L36	N 35°21'53" E	13.93'
L37	N 10°43'57" E	14.24'
L38	S 79°16'03" E	14.04'
L39	S 46°10'41" E	12.88'
L40	N 40°25'00" E	14.51'
L41	N 83°54'01" E	20.88'
L42	N 83°54'01" E	12.33'
L43	N 45°01'46" W	14.14'
L44	N 55°19'35" E	2.32'
L45	S 29°29'13" E	39.47'
L46	S 29°29'13" E	39.47'
L47	N 46°33'46" W	14.51'
L48	N 43°26'14" E	13.77'
L49	N 10°42'45" W	56.26'
L50	N 21°49'02" W	133.69'
L51	S 31°12'34" E	194.89'
L52	S 21°49'02" E	132.25'
L53	N 10°42'45" W	56.26'
L54	N 31°12'34" W	179.81'
L55	N 37°10'41" W	81.93'
L56	N 75°03'10" W	40.10'
L57	N 75°03'10" W	40.10'
L58	N 44°21'17" E	14.30'
L59	N 44°56'26" E	14.14'
L60	N 45°03'34" W	14.14'
L61	S 72°42'16" E	51.12'
L62	S 25°52'25" E	67.35'
L63	N 81°12'34" E	12.42'
L64	N 81°12'34" E	24.67'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°52'57" W	10.73'
L2	N 44°51'12" E	13.63'
L3	S 39°56'42" W	32.43'
L4	N 62°20'02" E	1.52'
L5	N 63°03'13" E	26.46'
L6	N 79°30'32" E	72.93'
L7	N 16°50'44" W	32.46'
L8	S 16°50'44" E	112.08'
L9	N 00°03'37" W	383.52'
L10	N 33°51'41" W	64.13'
L11	N 89°56'30" E	496.91'
L12	N 79°39'17" E	43.82'
L13	N 55°34'10" E	81.24'
L14	N 49°44'07" E	210.17'
L15	N 00°03'37" W	369.52'
L16	N 29°29'13" W	64.29'
L17	N 25°02'21" W	29.80'
L18	N 10°17'00" W	145.60'
L19	N 10°17'00" W	125.08'
L20	N 44°10'20" W	37.48'
L21	N 73°09'16" E	290.61'
L22	N 73°09'16" E	10.64'
L23	N 45°49'40" E	138.58'
L24	N 45°49'40" E	26.24'
L25	N 79°30'32" E	45.87'
L26	N 83°54'01" E	52.84'
L27	N 55°19'35" E	136.70'
L28	N 55°19'35" E	66.75'
L29	N 81°12'34" E	111.34'
L30	N 10°29'28" W	426.86'
L31	N 10°29'28" W	10.74'
L32	N 10°29'28" W	168.37'
L33	N 89°56'30" E	158.58'
L34	N 89°56'30" E	160.60'
L35	N 89°56'30" E	187.09'
L36	S 00°00'03" E	174.57'
L37	S 00°00'03" E	160.78'
L38	S 88°42'36" W	331.64'
L39	N 75°03'10" W	40.10'
L40	N 03°04'01" W	101.84'
L41	N 03°04'01" W	174.81'
L42	N 03°04'01" W	359.70'
L43	N 37°10'41" W	106.21'
L44	N 10°42'45" W	56.26'
L45	N 21°49'02" W	135.75'
L46	N 31°12'34" W	179.81'
L47	N 21°49'02" W	131.26'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°49'23" E	102.53'
L2	S 45°22'49" E	121.83'
L3	S 28°25'00" E	73.44'
L4	S 81°11'04" W	114.45'

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
LAKEVIEW SUMMIT, PHASE IV
93 LOTS – 38.056 AC.
CABINET I, SLIDE 221, P.R.R.C.T.
SITUATED IN THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
D.R. HORTON – TEXAS, LTD.
4306 MILLER RD. STE. A
ROWLETT, TEXAS 75088
214–607–4244

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD STE 200
ROCKWALL, TEXAS
(972) 771–9004

SURVEYOR
MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564–4416

1"=100'

08–05–2016

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: August 30, 2016

SUBJECT: Z2016-025; *Harbor Urban Center Condominiums*

On August 9, 2016 the Planning and Zoning Commission approved a motion to continue *Case No. Z2016-025* by a vote of 7-0. Since this motion, the applicant has revised the concept plan and street cross sections in an effort to better address the Planning and Zoning Commissions comments and concerns that were raised in this meeting. The new street cross section increases the right-of-way width from 36-feet to 40-feet and reincorporates a row of parallel parking adjacent to the proposed condominium building, in between the sidewalk and the roadway. Beyond the parallel parking spaces is a six (6) foot sidewalk leaving a one (1) foot parkway/building setback. The following are the cross sections related to this case:

Figure 1.1: Street Type 'G' Cross Section from Ordinance No. 10-21

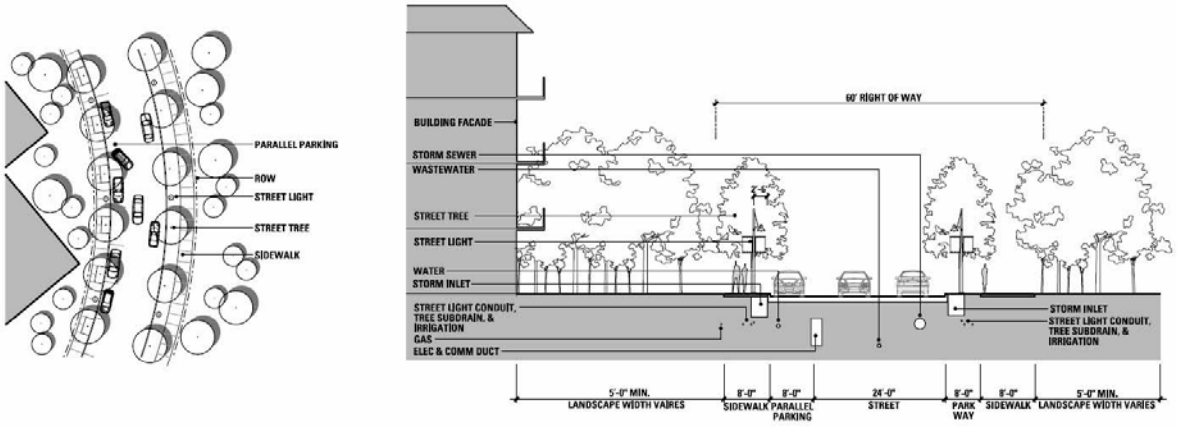


Figure 1.2: Applicant's Proposed Street Cross Section (Current Request; i.e. August 30, 2016)

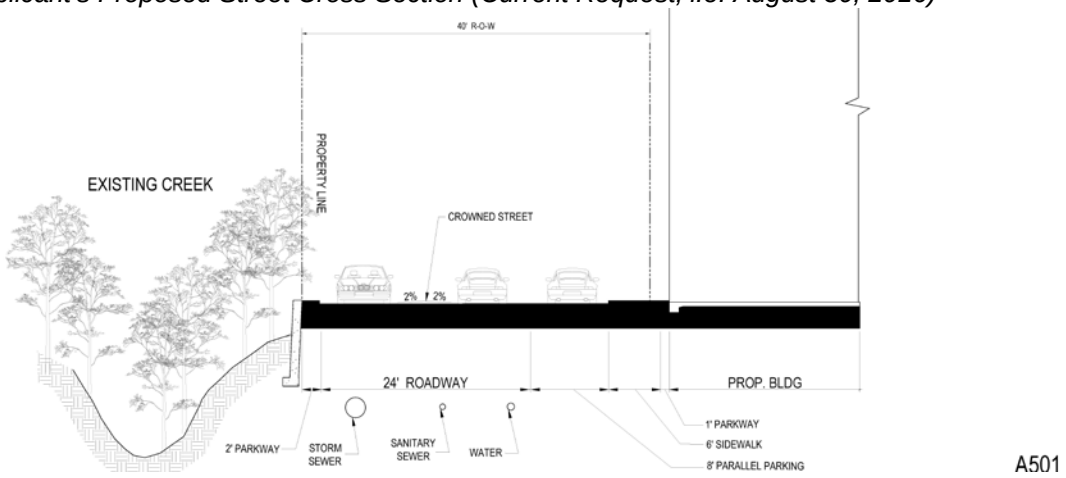
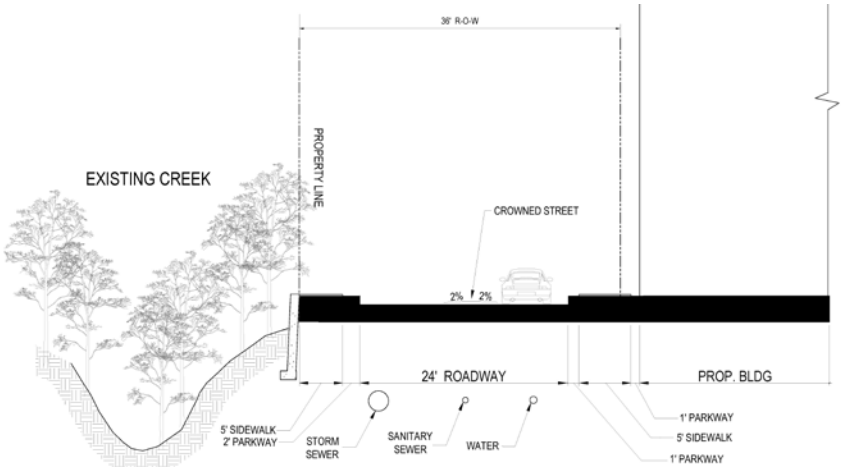


Figure 1.3: Applicant's Proposed Street Cross Section (Original Request; i.e. July 15, 2016)



As was stated at the August 9, 2016 Planning and Zoning Commission meeting the purpose of this PD Development Plan is to allow for changes to the required *Street Type 'G'* cross section required by *Ordinance No. 10-21*. This includes modifications to the street section and the alignment of the roadway. The proposed use, number of units and layout of the building are all permitted *by-right* within the *Interior Subdistrict*. Considering this, staff should point out that the updated concept plan does show a change in the parking design for the proposed condominium building. The previous building incorporated a wrap design (*i.e. the building wraps around the parking garage*), whereas the new building incorporates a podium design (*i.e. the parking garage is located below the condominium units*). This is the same design style utilized by the adjacent Summer Lee Condominiums. The applicant has also reduced the number of units shown on the concept plan from 245 to 228 for the purpose of accommodating the increased right-of-way width. Should the Planning and Zoning Commission have any additional questions staff and the applicant will be available at the meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/30/2016

APPLICANT: Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2016-025**; *Harbor Urban Center Condominiums*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

Addendum 08.30.2016: Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 228 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

BACKGROUND:

On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistrict that contained individual development and land use standards. The subject property is a 3.453-acre tract of land located within the *Interior Subdistrict*, which -- according to the *PD Ordinance* -- is intended "… to provide an area that can function as either office, residential, or senior living ..."

REQUEST:

On July 15, 2016, the applicant, Jason Lentz, submitted an application proposing to develop the subject property with a 245-unit condominium building and structured parking garage. According to the *Subdistrict Land Use Chart* contained in *Exhibit 'D'* of Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the *Urban Residential (Condominium Units Only)* land use is permitted *by-right* within the *Interior Subdistrict*. In addition, *Ordinance No. 10-21* states, "(t)hat no more than 1,161 urban residential units shall be allowed in *PD-32*, which may include condominium and/or townhouse units, in addition to a maximum of 49 single-family zero lot line units (*patio homes*)." Currently, 664 of the urban residential units have been entitled (*i.e. Marina Village with 399-units and Summer Lee Condominiums with 265-units*), which leaves a total of 497-units still available. The ordinance does not stipulate a minimum or maximum number of units for any given subdistrict (*i.e. the pool of units is allocated on a first-come-first-serve basis to each development regardless of location as long as condominiums and townhouses are a permitted use within the subdistrict and there are still units available in the pool*).

According to the procedures stipulated in *Section 9.B*, *Procedures*, of *Ordinance 10-21*, this request -- *being in conformance with the Subdistrict Land Use Chart* -- would generally only be subject to *PD Site Plan* approval by the Planning and Zoning Commission; however, the proposed street extending from Summer Lee Drive to the southwestern corner of the subject property does not conform to the *Street Type G* cross section required by the *Streetscape Plan* contained in *Exhibit 'C'* of the ordinance. Taking this into consideration -- *and in conformance with Section 9.A, Development Plans, of Ordinance No. 10-21* -- staff has required the applicant to submit a *PD Development Plan* to allow the City Council discretionary authority over the requested waiver to the streetscape standards.

Addendum 08.30.2016: The proposed number of units have decreased from 245 to 228 (or a decrease of 17 units).

CHARACTERISTICS OF THE WAIVER REQUEST(S):

The *Streetscape Plan* contained in *Ordinance No. 10-21* calls for a *Street Type G*, which is intended to serve "…as an edge to the open space [*areas of the*] subdistrict …" and connect Summer Lee Drive and Ridge Road [*FM-740*]. Specifically this street section consists of *two-way* traffic on a 24-foot wide street with eight (8) foot parallel parking spaces along the western side of the roadway (*i.e. adjacent to the condominium project*), an eight (8) foot parkway, and eight (8) foot sidewalks on both sides of the street. The total right-of-way width of this street cross section is 60-feet. In lieu of this, the applicant is proposing a modified street cross section that will consist of two-way traffic on a 24-foot wide street with five (5) foot sidewalks on either side of the street, and a one (1) to two (2) foot parkway. The total right-of-way width of the proposed road section will be 36-feet; however, staff should point out that one (1) foot of the sidewalk will be situated outside of the right-of-way. This means that either the right-of-way width will need to be increase to 37-feet or the additional one (1) foot will need to be put into a *Pedestrian Access Easement* at the time of platting. Staff has included this as a condition of approval.

In reviewing this request, staff has identified an additional waiver to *building placement*, which will be required to be approved along with the applicant's request. Specifically, the *Interior Subdistrict* requires a minimum of a five (5) foot building setback and an average of a 20-foot setback along the *Street Type 'G'*, which the applicant is proposing to modify. In this case, the applicant would be requesting a minimum of a one (1) to two (2) foot building setback along this modified street section. Since a waiver to *building placement* is specifically identified in *Section 9.C, Waivers of Design Standards*, of *Ordinance No. 10-21*, it could be granted at the time of site plan approval by the City Council; however, since the modified street section is causing the *PD Development Plan* staff has included it in this request as a condition in the attached draft ordinance.

Addendum 08.30.2016: Please see the attached memorandum for an outline of the specific changes to the proposed street cross section.

WAIVER PROCEDURES:

Since this request [*i.e. a request to modify an established street cross section*] does not fall under the waivers listed in *Section 9.C, Waivers of Design Standards*, of *Ordinance No. 10-21*, the waiver is considered to be an amendment to Planned Development District 32 (PD-32), and in accordance with the amendment process staff has prepared a draft ordinance for the City Council's review (*see attached draft ordinance*). In addition, according to *Ordinance No. 10-21*, "(w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … (i)n order to approve a waiver the City Council must find that the waiver:

(a) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
(b) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
(c) Will not prevent the implementation of the intent of this PD District."

The ordinance also grants the City Council the power to condition any approval to mitigate for potential negative impacts that could result from the approval of a waiver. Staff has provided some conditions for the City Council to review in the *Recommendations* section of this case memo. The conditions have also been placed in the attached draft ordinance. Should the City Council choose to grant the request the applicant will still need to submit a site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission. The waiver to the *building placement requirements* is accounted for in the attached draft ordinance.

Staff should point out that if the City Council chooses to deny the request the motion should be based on the street cross section proposed by the applicant and not the land use, as the *Urban Residential (Condominium Units Only)* land use is a permitted *by-right* use in the *Interior Subdistrict*. It should also be mentioned that if the request is denied the applicant does have the ability to submit a site plan for the proposed development, as long as the proposed street cross section is in conformance to the *Streetscape Plan* contained in *Ordinance No. 10-21*.

NOTIFICATION:

On July 22, 2016, staff mailed 84 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lakeside Village, Lago Vista and Signal Ridge Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time, this case memo was drafted two (2) responses in favor of the request and four (4) responses opposed to the request were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for waivers to the requirements of Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance and which are as follows:

   (a) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G_1'* standards stipulated in *Exhibit 'D'* of the attached draft ordinance; and,

   (b) The minimum building setback adjacent to *Street Type 'G_1'* shall be two (2) feet. This can be reduced to one (1) foot if the right-of-way width is increased to 37-feet; and,

   (c) Any portion of the sidewalk situated outside of the right-of-way shall be required to be placed within a *Pedestrian Access Easement* on the final plat; and,

   (d) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and the attached draft ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

   (e) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

   (f) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

(g) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

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

Addendum 08.30.2016: The conditions of approval for this case have changed as noted below. These conditions have been incorporated into the attached draft ordinance.

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance and which are as follows:

(a) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the Street Type 'G$_1$' standards stipulated in Exhibit 'D' of the attached draft ordinance; and,

(b) The minimum building setback adjacent to Street Type 'G1' shall be one (1) foot; and,

(c) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and the attached draft ordinance, and with the guidelines contained in Resolution No. 10-40; and,

(d) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary); and,

(e) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

(f) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

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

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-025	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Harbor Urban Center Condominiums	**Applicant**	ATTICUS ROCKWALL LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:55 PM AW)
Need public street per PD-32 plan
Storm water pro-rata $7226.59/acre
Meet all engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

(7/21/2016 4:11 PM AA)
Fire Apparatus Access Roadway:
Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads . Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Fire Hydrant Coverage:
All portions of the exterior walls of the first story of the building shall be within 600-ft. of a fire hydrant as measured by an approved route around the exterior of the facility or building.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.

PLANNING	Ryan Miller	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

Z2016-025 (PD Development Plan for the Harbor Urban Center Condominiums): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

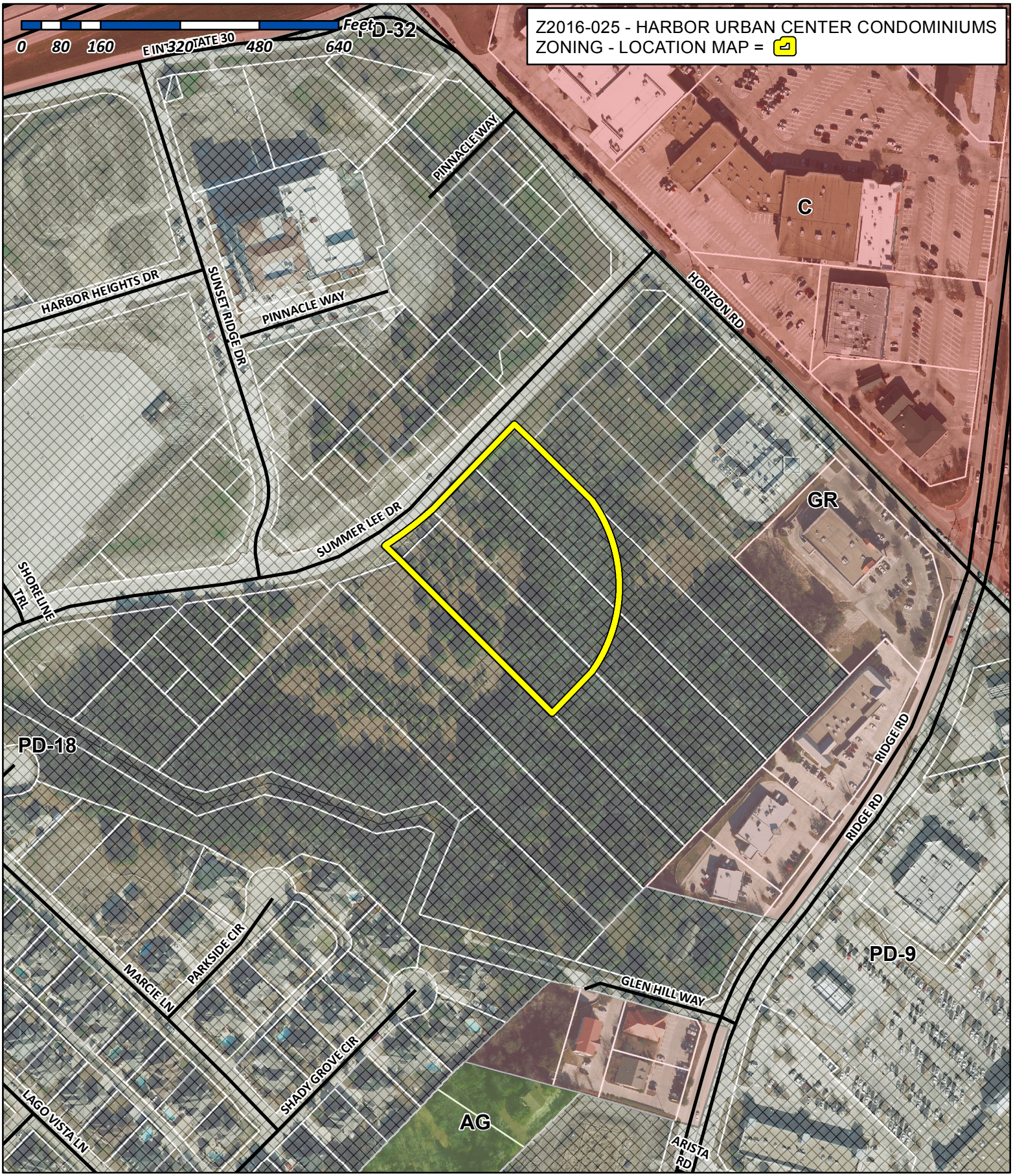
I.1 This case is for the PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, and located north of the intersection of Ridge Road [FM-740] and Glen Hill Way.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-025) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.
M.5 A legal description covering the area of the townhomes will be required to be submitted prior to the first City Council meeting.
I.6 Per conversations on July 21, 2016, it is staff's understanding that a public roadway ranging from 36 – 40 feet will be established, extending from Summer Lee Drive to the southwestern corner of the subject property.
M.7 Provide a site plan that better delineates the requested development (i.e. remove the townhome data on the right side of the page and the line work not relating to this project).
M.8 Submit four (4) sided elevations of the proposed condominium building. These will be placed in the PD Development ordinance to ensure general conformance is met at the time of site plan (Update 07/21/2016: The applicant stated that the building may be five [5] stories in height. This is permitted but must be established on the submitted building elevations. In addition, the building rendering will need to be updated).
I.9 Please note that the minimumbuilding height for the first floor is 15-feet. This is intended to provide a commercial look to the first floor of the building. It should also be noted that the Planned Development District does allow for mixed use building should the proposed development wish to incorporate commercial or office uses/flex space on the first floor (Note: most commercial and retail uses require the approval of a Specific Use Permit).
I.10 Per Ordinance No. 10-21 all elevations shall be required to be reviewed by the Architectural Review Board (ARB). This review will be required at the time of site plan approval.
I.11 If approved, an open space master plan will be required to be reviewed by the Parks Board prior to City Council approval.
I.12 If approved, the applicant will be required to submit a site plan and final plat for the subject property.
M.13 Based on the applicant's submittal staff would make the following recommendations concerning the proposed townhome development:

1) The development plan should look to incorporate a pedestrian way as required by the Interior Subdistrict's standards. See Page 4 of Resolution No. 10-40 for details on pedestrian ways.
2) The applicant should incorporate streetscape elements into the condominium development. Staff will require a streetscape plan at the time of site plan.
3) With regard to the two (2) interior courtyards depicted on the concept plan please see Page 8 of Resolution No. 10-40 for opportunities to add further amenities to the development.
4) If any portion of the parking garage is going to be visible please be aware that there are requirements contained in Planned Development District 32 (PD-32) to reduce the impact of the exposed parking areas. Additional guidelines are contained on Page 10 of Resolution No. 10-40.

All recommendations are intended to bring the plan closer into conformance with the City's Comprehensive Plan and with the intent of Planned Development District 32 (PD-32).

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning & Zoning Meeting.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.15 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 (Tuesday) [2nd Reading].							



City of Rockwall

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

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

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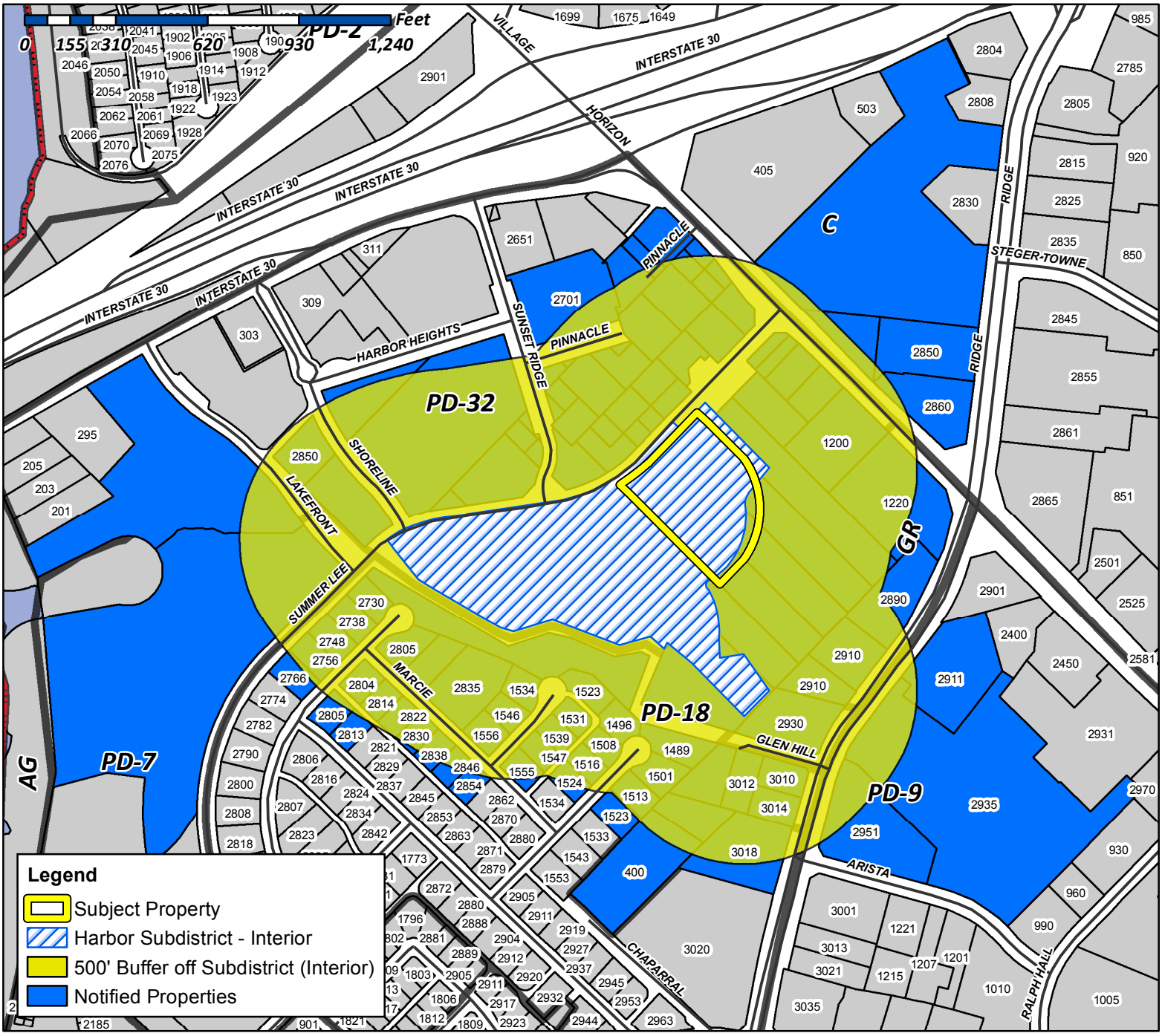
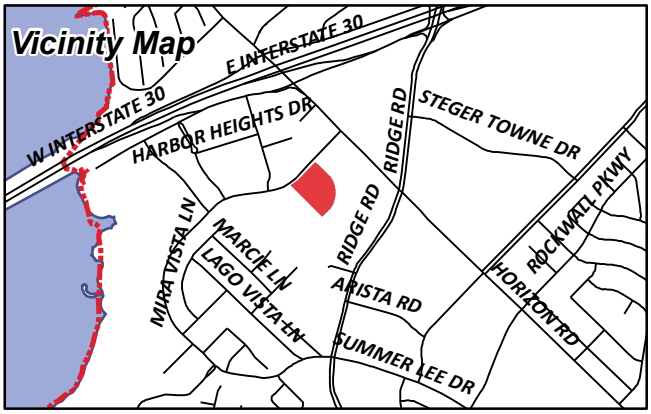


Case Number: Z2016-025
Case Name: Harbor Urban Center Condominiums
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SW Intersection of Horizon Road and Summer Lee Drive

Date Created: *07/19/2016*

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



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROV E CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

STURTZEL GILBERT J III & JEAN A
1523 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

DIETZ ROBERT E & NANCY M
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
2 N RIVERSIDE PLAZA #1250
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC
201 LAURENCE DR PMB 111
HEATH, TX 75032

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

BRISCOE TOM R/JENNIFER
2323 STEVENS RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

SAPP PATRICK & SUSIE P
2805 MARCIE LN
ROCKWALL, TX 75032

SON KWANG W & BONG N
2813 LAGO VISTA LN
ROCKWALL, TX 75032

PAULY DEVIN & JULIE L
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

JANOWSKI KEVIN C AND
ELIZABETH A CLINE
2846 MARCIE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &
MIKE SEALOCK (31%)
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

WANG LIN YU
3023 E I-30 #D500
ROCKWALL, TX 75087

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

GLEN HILLS CEMETERY
C/O INEZ GIBSON
3830 FRANK ST
DALLAS, TX 75210

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

CLAYTON FAMILY TRUST
GARY R CLAYTON TRUSTEE
6915 WINTERWOOD
DALLAS, TX 75248

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

TF HARBOR, LLC
C/O CREDIT UNION LIQUIDITY SERVICES LLC
777 E CAMPBELL RD STE 650
RICHARDSON, TX 75081

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PLEASE RETURN THE BELOW FORM

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Name: Michael T. White

Address: 2304 W Wheatland Rd, Dallas, TX 75232

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Name: Carla Gilbert for Sabre Realty Management INC.

Address: CORP: 16475 Dallas PARKWAY, #800 Addison TX 75001
Center: 2006-2014 S. Goliad Rockwall, TX 75087

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Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Until a plan for the additional traffic is designed and put into place, nothing for these tracts should be permitted -- Don't let progress become the citizens burden - Thank You!

Name: Resident

Address: Lago Vista Community

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

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Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

The reason we moved here was because of the Park-like Setting adjacent to the house. The addition of this Condominums will add unwanted noise and traffic to an already Congested intersection of Horizon Rd & I-30.

Name: Mahmoud Hassanizadeh

Address: 1523 Parkside Circle, Rockwall, TX 75032

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

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Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Congestion + Traffic Provides greater influx of people traveling in my subdivision

Name: Daryl L. Miller & Canelle Stearns Miller

Address: 2805 Lago Vista Ln Rockwall Tx 75032

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

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Case No. Z2016-025: Harbor Urban Center Condominiums

Please place a check mark on the appropriate line below:

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

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

Worsening of already bad traffic problems along Summer Lee, worsening of existing loss of landscape (Harbor Heights has yet to restore surrounding blighted landscape around it), additional overcrowding of what is supposed to be an upscale community, further intrusion into dwindling wildlife habitats, loss of privacy via loss of tree cover - consider building instead over existing nearby strip mall areas in need of renovation

Name: Jonathan & Cathey Coolidge

Address: 2756 Mira Vista Lane, Rockwall, TX 75032

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

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

City of Rockwall

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

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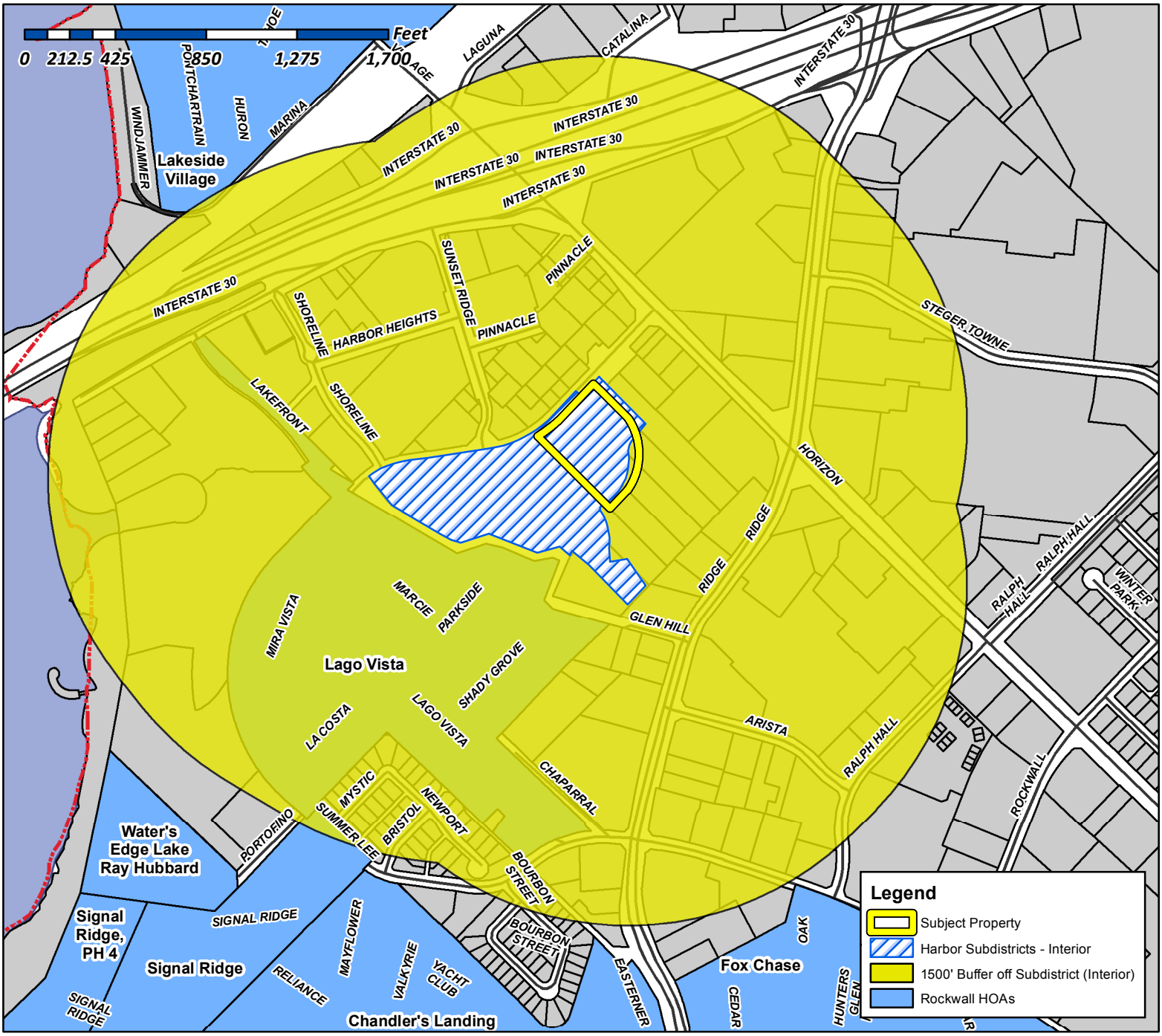
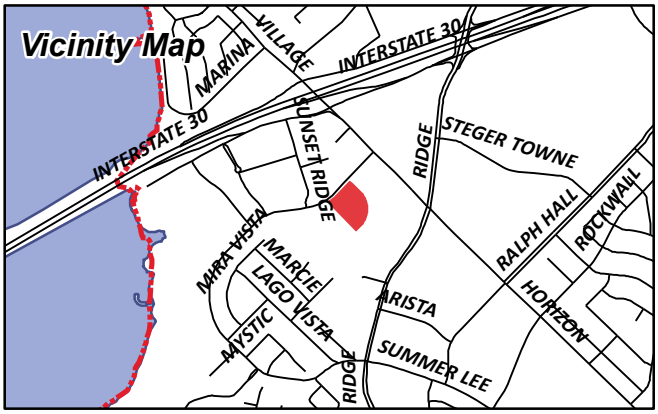


Case Number: Z2016-025
Case Name: Harbor Urban Center Condominiums
Case Type: PD Development Plan
Zoning: PD-32
Case Address: SW Intersection of Horizon Road and Summer Lee Drive

Date Created: *07/19/2016*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, July 20, 2016 11:22:20 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-025- Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.**

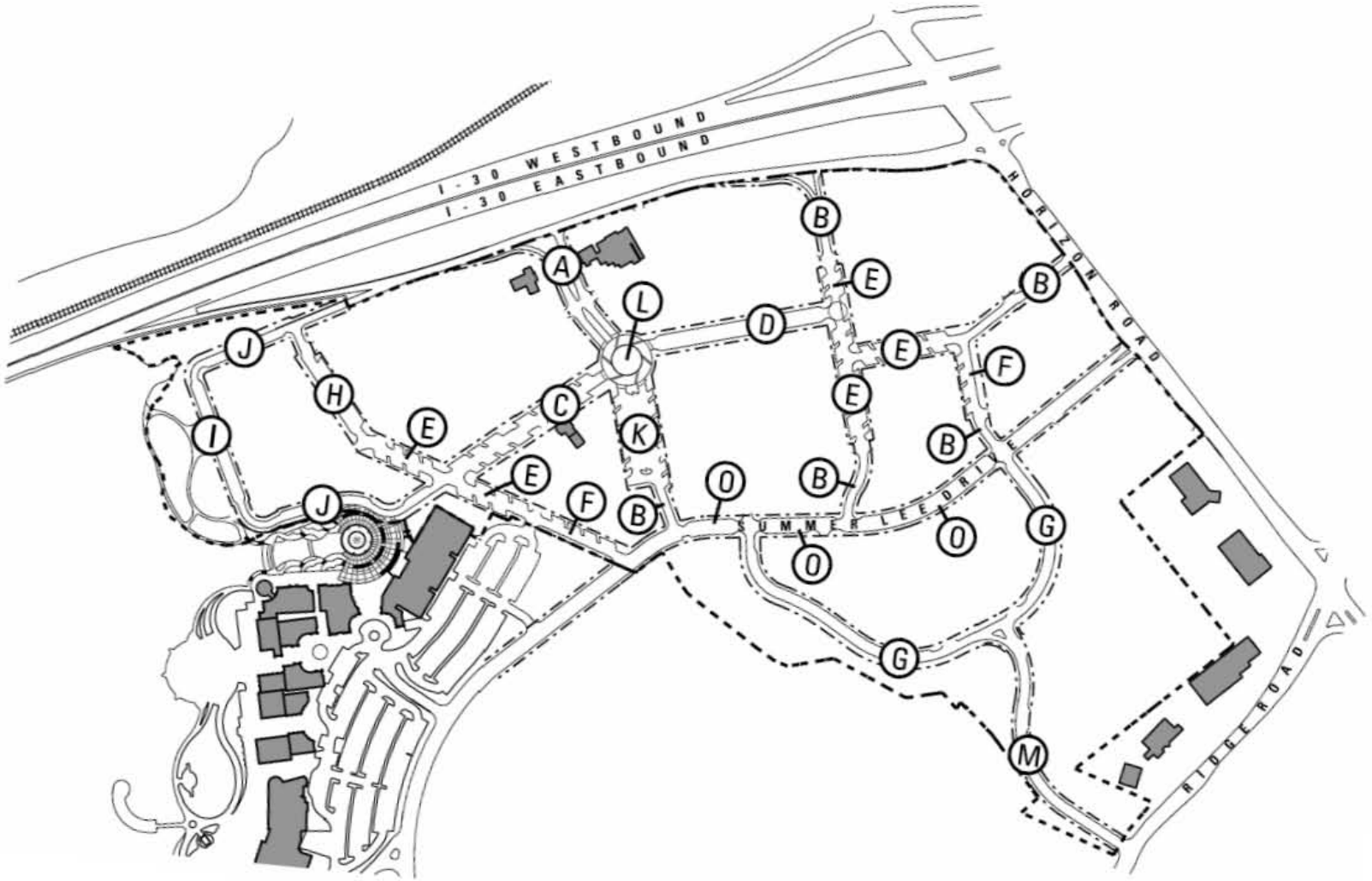
If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

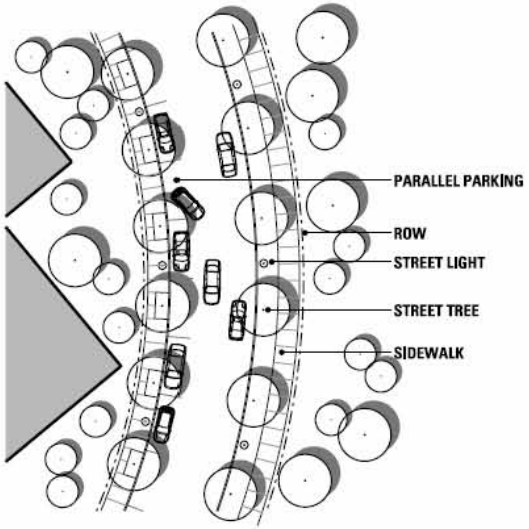
Exhibit C-4 (Page 1 of 18)
Streetscape Plan

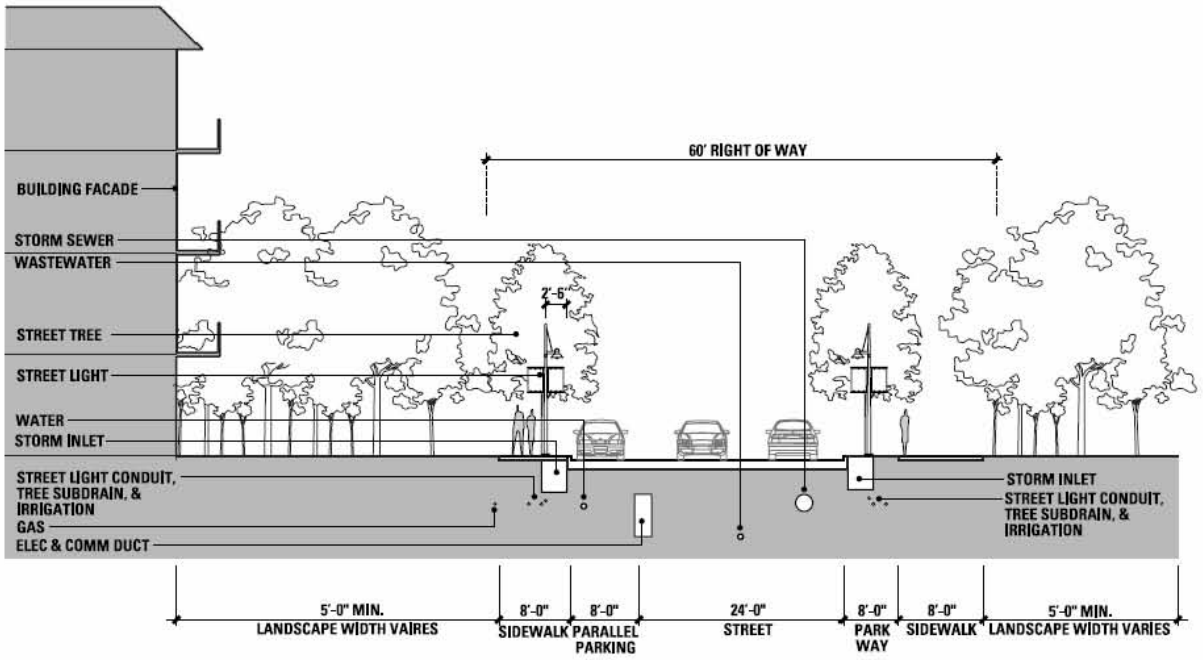
STREET TYPES PLAN



STREET TYPE G

Street type 'G' serves as an edge to the open space subdistrict. This street type consists of parallel parking designated on one side of a 24' wide street within a 60' right of way. An 8' wide concrete sidewalk with street trees in 5' x 10' leave outs spaced at 30' O.C. and pedestrian scale street lights spaced at 60' O.C. is provided on the parallel parking side of the street. An 8' wide concrete sidewalk is provided on the open space side of the street with street trees spaced at 30' O.C. and pedestrian scale light fixtures spaced at 60' O.C. within an 8' wide parkway. Existing trees may be preserved within the right of way when possible. Longitudinal slopes on this street type are between 1% and 10%. At street intersections and key pedestrian crossing areas slopes are limited to 2% for accessibility.





INTERIOR SUBDISTRICT

The primary intent of the Interior subdistrict is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this subdistrict include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this subdistrict are in the 6% - 10% range. Significant massing of existing trees are also present within this subdisctrict which should be preserved where possible.

Building Placement

Setback (Distance from R.O.W. line)

Summer Lee Drive	20'
Street Type G	5' minimum, 20' minimum average

Building Form

Each building must have a minumum of 30% of the length of its façade fronting Summer Lee Dr located on the 20' setback line.

Maximum Lot Coverage	60%

Notes

When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

Use

Ground Floor

Residential
Office
Senior Living

Upper Floors

Residential
Office
Senior Living

Height

	stories / height
Maximum Building Height	5 / 75'
Minimum 1st floor commercial Height (with other uses above)	15'

Encroachments

Location

Summer Lee Drive	5'
Street Type G	5'

Notes

Canopies, awnings, balconies, and roof overhangs may encroach over the BTL as shown in the table above.

Parking

Surface Parking Setback (Distance from R.O.W. line)

Street Type G	10'
Summer Lee Drive	15'

Surface Parking Lots

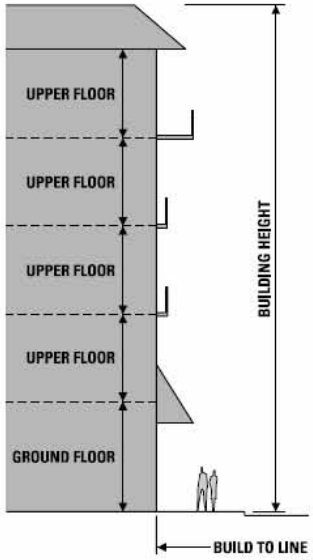
A maximum of 10% of the total parking for this subdistrict may be surface parking.

Driveways (Maximum number per block face)

Street Type G	3
Summer Lee Drive	2

Pedestrianways (Minimum number per block face)

Street Type G	1
Summer Lee Drive	1



3 - 5 Story Building

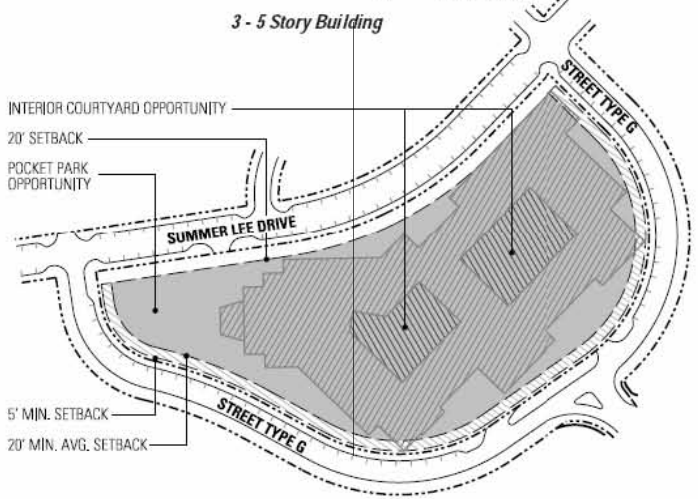
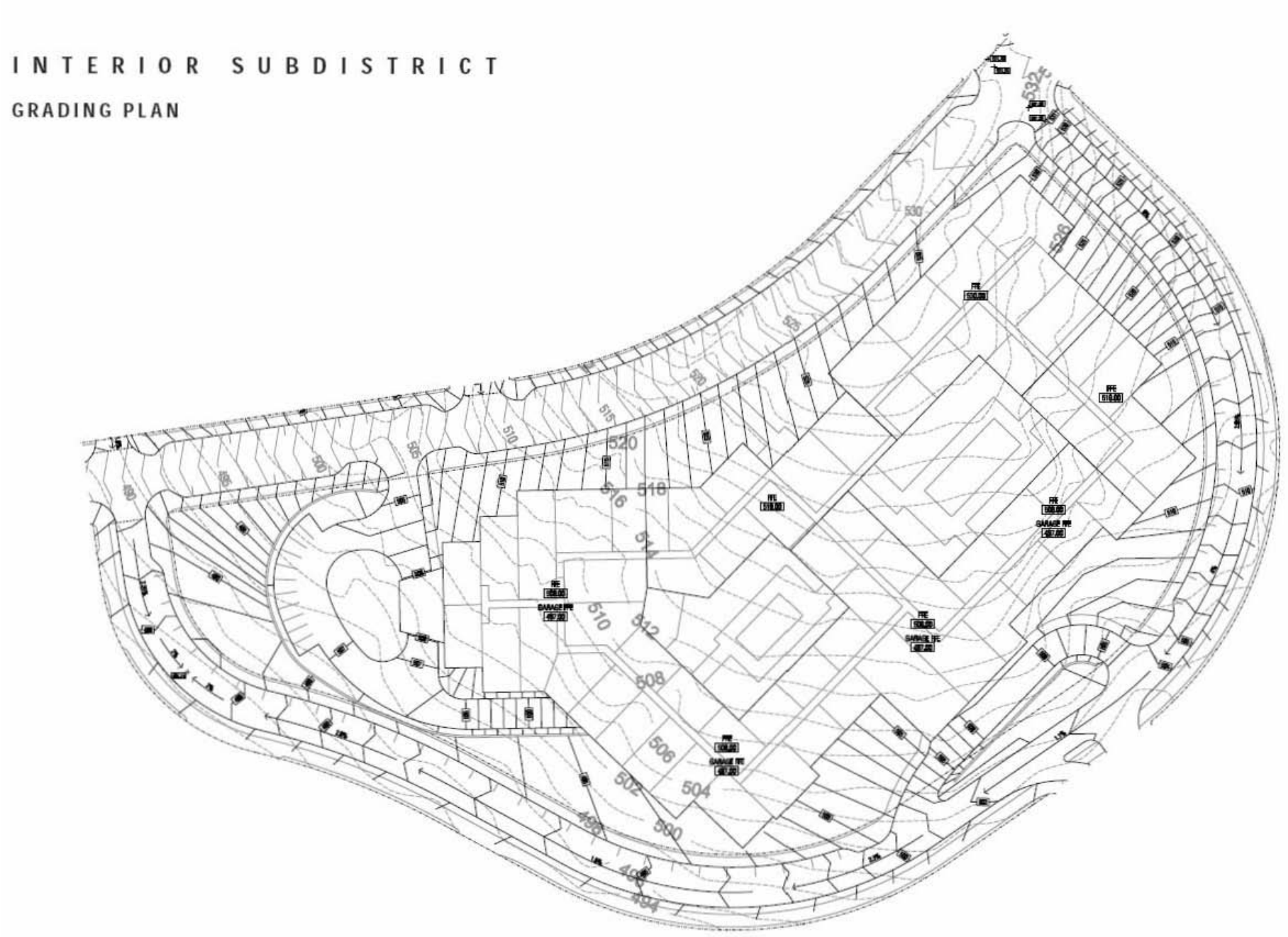


Exhibit E-8 (Page 2 of 2)
Interior Subdistrict





HARBOUR URBAN CENTER - PODIUM				ATTICUS REAL ESTATE		2016205
UNIT TABULATION: BLDG TYPE I, 4 OVER 2 PODIUM						8/23/16
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF.	485	22	10%	10,670	10%
A1	1br/1ba	647	8	4%	5,176	57%
A2	1br/1ba	618	54	24%	33,372	
A3	1br/1ba	650	27	12%	17,550	
A4	1br/1ba	736	34	15%	25,024	
A5	1br/1ba	683	8	4%	5,464	
B2	2br/2ba	944	16	7%	15,104	33%
B3	2br/2ba	1,048	19	8%	19,912	
B4	2br/2ba	1,101	29	13%	31,929	
B5	2br/2ba	1,279	11	5%	14,069	
TOTALS			**228**	**100%**	**178,270**	100%

UNIT AVERAGE NET SF : 781.89

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

HUD GROSS TOTAL UNIT AREA :	178,270	S.F.
UNIT AVERAGE NET SF :	781.89	S.F.
ACREAGE:	1.89	ACRES
DENSITY:	120.41	UNITS/ACRE

PARKING:

REQUIRED	365	SURFACE SPACES (1.6/UNIT)
PROVIDED	385	GARAGE SPACES
	13	SURFACE SPACES
	398	TOTAL SPACES
	1.75	SPACES/UNIT

N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

A202

Z2016-025

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS real estate with vision

ARCHITECTURAL SITEPLAN
CONDOMINIUMS
August 23, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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FRONT ELEVATION (scale: 1/16″=1′)



RIGHT ELEVATION (scale: 1/16″=1′)



REAR ELEVATION (scale: 1/16″=1′)



LEFT ELEVATION (scale: 1/16″=1′)

A412

Z2016-025

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WRAP BLDG. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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FRONT ELEVATION - SCALE: 3/32´´=1´

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WRAP BLDG. ELEVATIONS
July 11, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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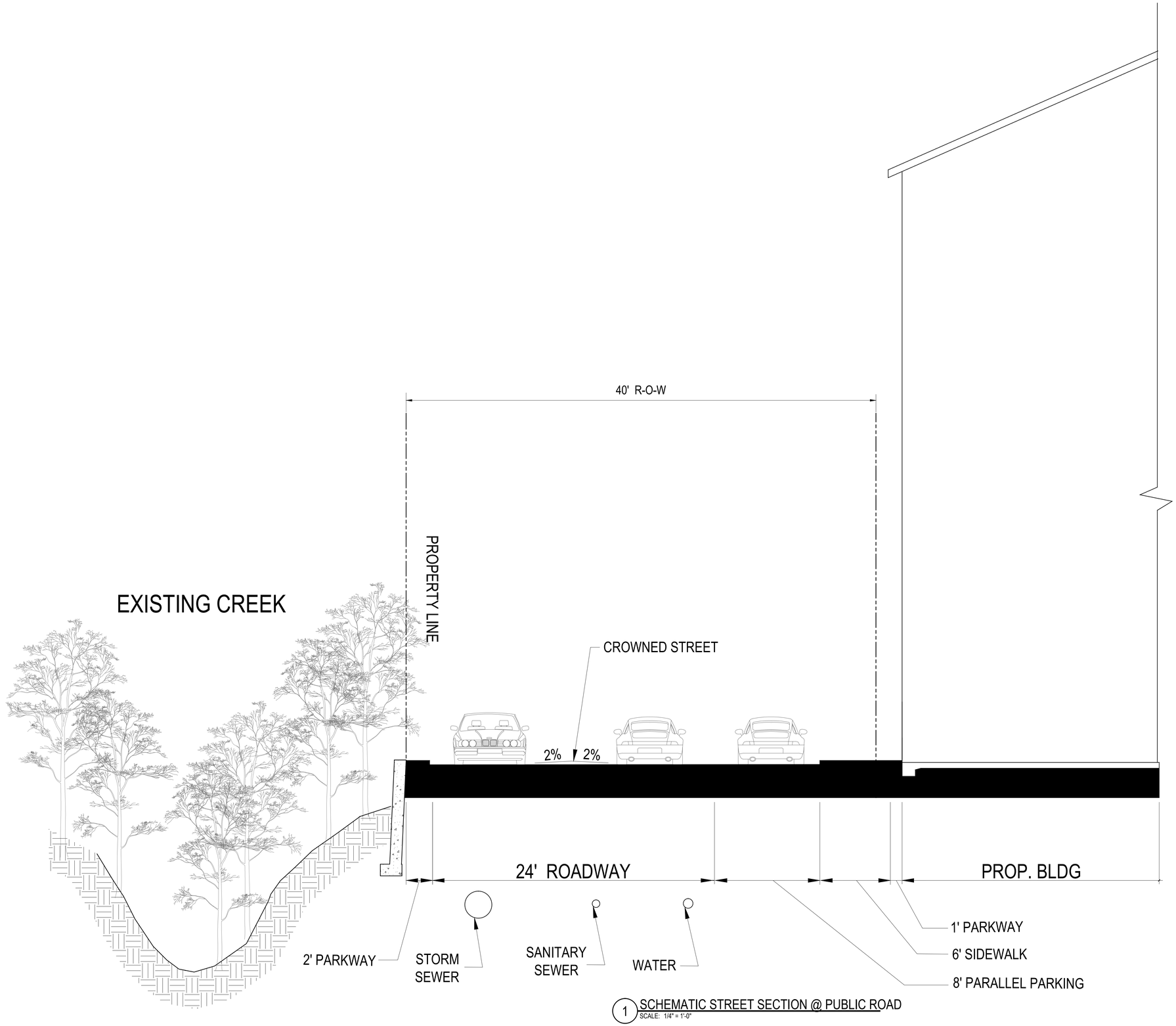

1 SCHEMATIC STREET SECTION @ PUBLIC ROAD
SCALE: 1/4" = 1'-0"

A501

Z2016-025

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STREET SECTION

August 23, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR A 3.453-ACRE PORTION OF A LARGER 6.915-ACRE TRACT OF LAND IDENTIFIED AS LOTS 3A, 4A & 5A, ISAAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jason Lentz of Atticus Real Estate on behalf of Atticus Rockwall, LLC for the approval of a PD Development Plan for a 228 unit, condominium development to be situated within the *Interior Subdistrict* of Planned Development District 32 (PD-32) on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 10-21* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT 09.15.16

approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'D'* of this ordinance; and,

2) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be one (1) foot; and,

3) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

4) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

5) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

6) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City

DRAFT ORDINANCE 09.19.2016

Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19TH DAY OF SEPTEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 6, 2016*

2nd Reading: *September 19, 2016*

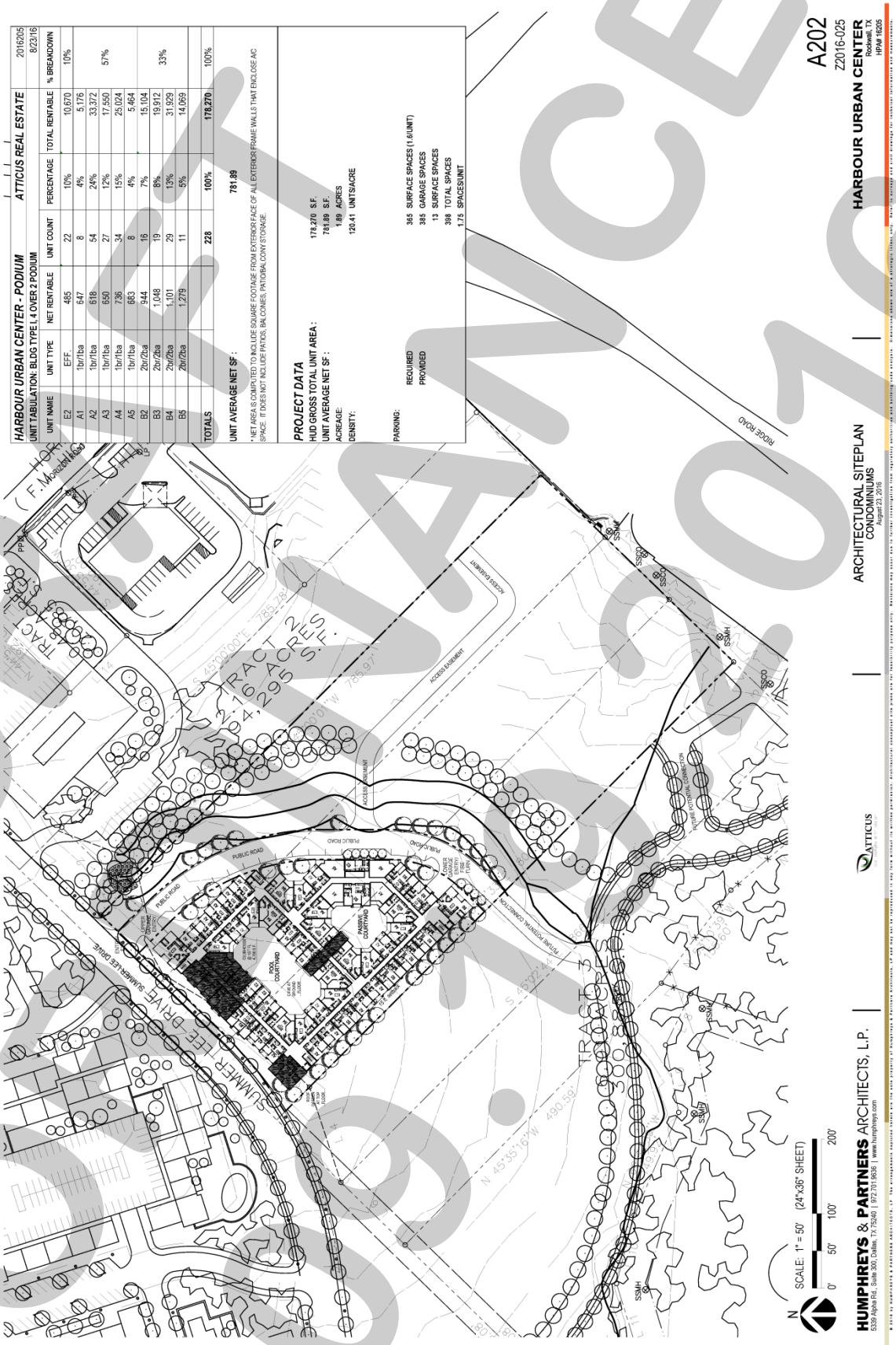
DRAFT ORDINANCE 09.19.2016

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

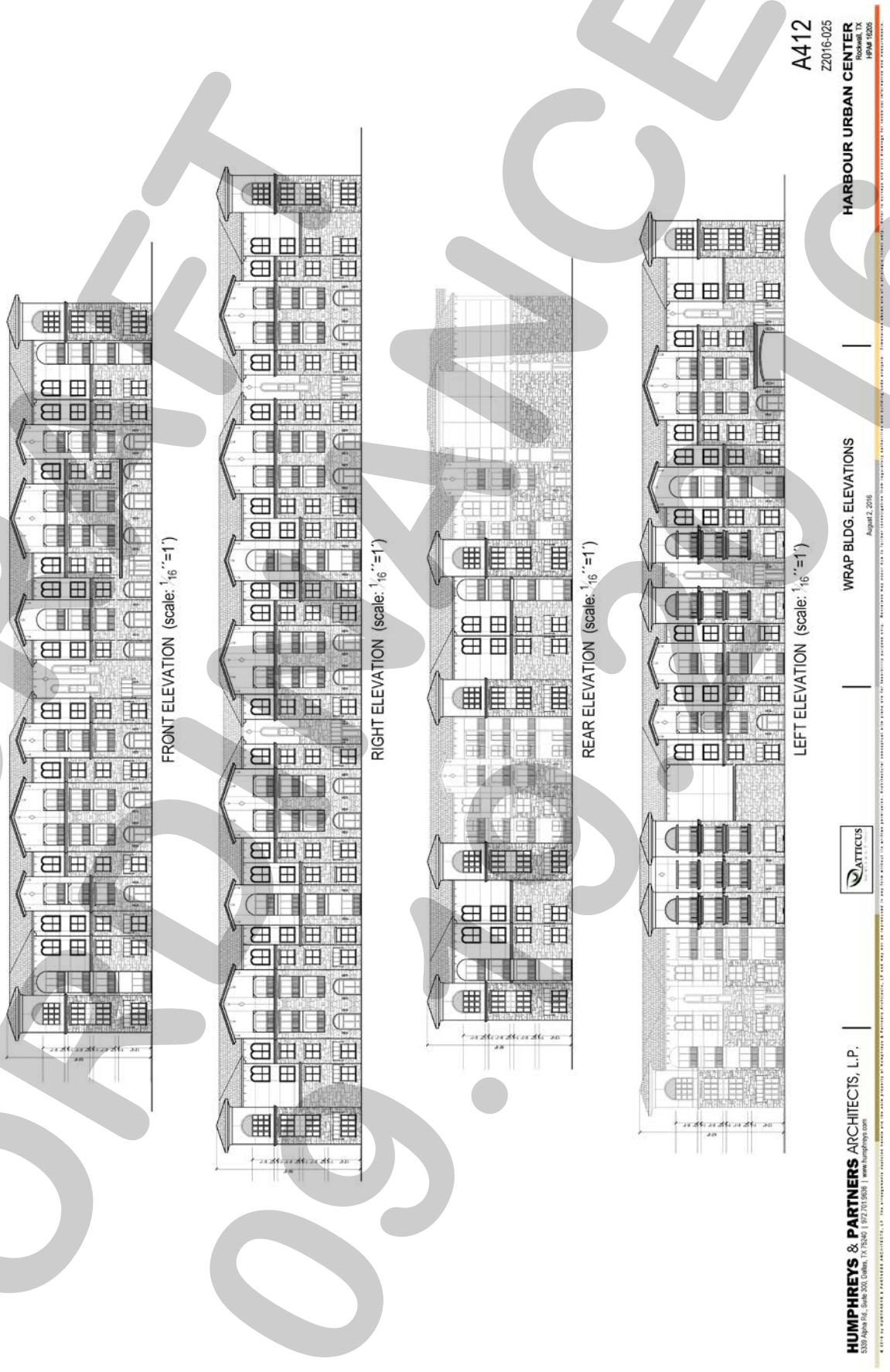
DRAFT ORDINANCE 09.19.2016

Exhibit 'B':
Concept Plan



DRAFT
08.31.2016

Exhibit 'C':
Building Elevations

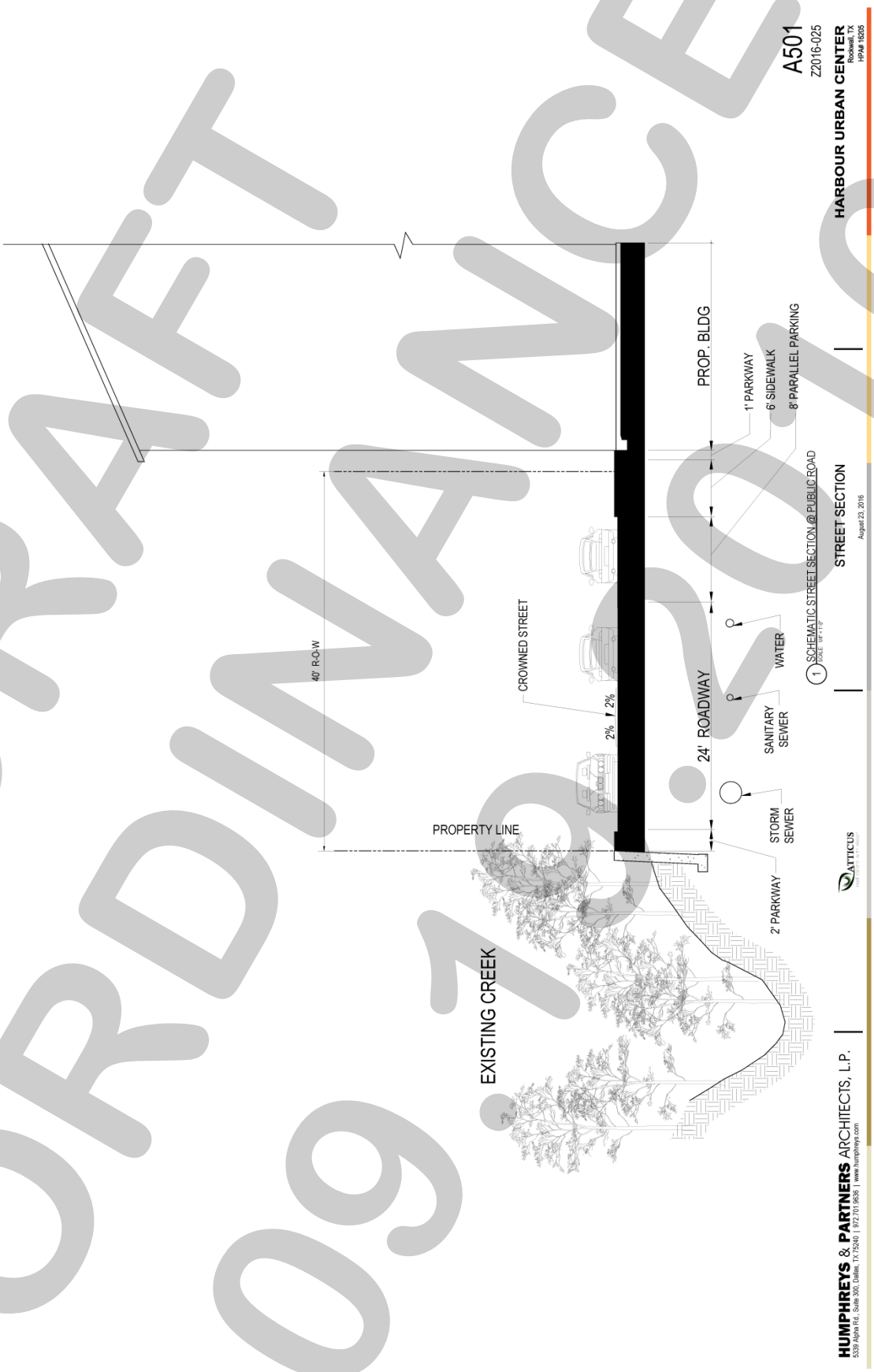


DRAFT
NOT FOR CONSTRUCTION
09.13.16

Exhibit 'C':
Building Elevations

DRAFT
ORDINANCE
07.19.2016

Exhibit 'D':
Roadway Cross Section



DRAFT ORDINANCE 09.13.2016

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: August 30, 2016

SUBJECT: Z2016-026; *Harbor Urban Center Townhomes*

On August 9, 2016, the Planning and Zoning Commission approved a motion to continue *Case No. Z2016-026* by a vote of 7-0. The purpose of the continuation was to allow the applicant time to establish an acceptable roadway cross section and alignment for the roadway proposed with *Case No. Z2016-025*, which will eventually serve this development. Since this motion, the applicant has submitted revisions to *Case No. Z2016-025* intended to address the concerns raised by the Planning and Zoning Commission at the August 9, 2016 meeting. Should the Planning and Zoning Commission have any additional questions staff and the applicant will be available at the meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/30/2016

APPLICANT: Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2016-026**; *Harbor Urban Center Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

BACKGROUND:

On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistrict that contained individual development and land use standards. The subject property is a 3.462-acre tract of land located within the *Residential Subdistrict*, which -- according to the *PD Ordinance* -- is "… reserved for zero lot line single family residential housing ... (a) lower volume of traffic in this area of the Harbor District make this subdistrict ideal for single family use."

REQUEST:

On July 15, 2016, the applicant, Jason Lentz, submitted an application for a *PD Development Plan* showing the proposed layout for a 36-unit townhouse development on the 3.462-acre subject property. According to the *Subdistrict Land Use Chart* contained in *Exhibit 'D'* of Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the *Townhouse* land use requires a Specific Use Permit (SUP) within the *Residential Subdistrict*; however, since the intent of the *Residential Subdistrict* is for the construction of single-family, zero lot line homes -- *with rear entry garages* -- and the applicant's request does not meet this intent, staff has requested that the applicant submit a *PD Development Plan* in conformance with *Section 9.A, Procedures,* of *Ordinance No. 10-21*. Since a *PD Development Plan* acts as an amendment to the *PD Ordinance*, an SUP will not be required if the request is approved by the City Council. In addition, the *PD Development Plan* grants the City Council the same discretionary approval over the development and proposed land use as an SUP.

CHARACTERISTICS OF THE REQUEST:

The concept plan for the *Residential Subdistrict* calls for 49 single-family, zero-lot-line homes fronting on to a *Street Type 'M'*. The *Streetscape Plan* contained in *Exhibit 'C'* of *Ordinance No. 10-21* defines a *Street Type 'M'* as a single-family residential neighborhood street that consists of 50-feet of right-of-way, a 30-foot wide street, and five (5) foot sidewalks provided on both sides of the street. In addition, the *Streetscape Plan* calls for a *Street Type 'N'*, which is intended to serve as an alleyway within the *Residential Subdistrict.*

The *PD Development Plan* submitted by the applicant shows the layout for the proposed townhouse development, which will incorporate private streets and amenities, front entry garages and rows of four (4) to five (5) townhomes. The development will be accessible from two (2) main points of entry, the first from a public roadway that will be constructed (*if approved*) with the Harbor Urban Center Condominiums [*Case No. Z2016-026*] and a future roadway that will connect the Harbor District to Ridge Road [*FM-740*]. The proposed unit mix for the townhouse is as follows:

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
THA	*1 Bedroom/1.5 Bath*	1,622 SF	9	14,598 SF	25%
THB	*2 Bedroom/ 1.5 Bah*	1,694 SF	11	18,634 SF	31%
THC1	*3 Bedroom/2.5 Bath*	1,882 SF	7	13,174 SF	19%
THC2	*3 Bedroom/Media Room/2.5 Bath*	2,571 SF	3	7,713 SF	8%
THD	*3 Bedroom/2.5 Bath*	2,163 SF	6	12,978 SF	17%
		Average Net Unit Area:		***1,863.81 SF***	
		Total Units:	***36***		***100.00%***

Staff should note that *Ordinance No. 10-21* does not establish minimum unit sizes for residential units within the *Residential Subdistrict*, nor does the ordinance establish design standards for townhouses. The *Residential Policies* contained in *Resolution No. 07-03* [*i.e. the Appendix 'A' of the Comprehensive Plan*] do state that all townhouses *must* have rear-entry garages. In this case, the applicant is proposing to have a front-entry product that will be accessible off a private street. The applicant has stated that the product is designed to have one (1) of the keystone townhouses (*i.e. the townhouses situated on the corner or at the end of a row*) accessible with a side entry garage, which could mitigate some of the concern over a traditional front-entry product. This means that in a row of five (5) townhouses only four (4) will have front-entry garages. This is depicted in the concept building elevations submitted by the applicant and attached to this case memo. In addition, *Resolution No. 07-03* states, "(h)omes should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback." The proposed development is meant to function as an enclosed community and as a result, the applicant is proposing a uniform design scheme. Based on the concept building elevations, the units will be constructed from stone and stucco, and will incorporate varying roof pitches and stone chimneys that help vary the façades of each building. Staff has included the concept building elevations in the attached draft ordinance and general conformance to these elevations is a consider to be a condition of approval.

In granting a *PD Development Plan* within Planned Development District 32 (PD-32) the City Council needs to decide if the proposed development -- *while not meeting the intent of the subdistrict* -- meets the following criteria:

(a) Meets the general intent of the *PD District*; and,
(b) Will result in an improved project which will be an attractive contribution to the *PD District*; and,
(c) Will not prevent the implementation of the intent of this *PD District*.

A *PD Development Plan* is a discretionary approval for the City Council, and should the City Council choose to grant the request this request the applicant will still need to submit a site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATION:

On July 22, 2016, staff mailed 52 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lago Vista Homeowner's Associations (HOA), which is the only HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code

(UDC). At the time, this case memo was drafted three (3) responses in favor of the request and one (1) response opposed to the request were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *PD Development Plan* for Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

   (a) Cross access (*as depicted in Exhibit 'B' of attached draft ordinance*) shall be provided to the property directly north of the subject property;

   (b) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and the attached draft ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

   (c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

   (d) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

   (e) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

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

City of Rockwall

Project Plan Review History

				Applied	7/15/2016	LM
Project Number	Z2016-026	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Harbor Urban Center Townhomes	**Applicant**	ATTICUS ROCKWALL LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	7/21/2016	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments

(7/19/2016 4:55 PM AW)
Need public street per PD-32 plan
Storm water pro-rata $7226.59/acre
Meet all engineering requirements

FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

(7/21/2016 4:13 PM AA)
Fire Apparatus Access Roadway:
Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft.

Fire Hydrant Coverage:
All portions of the exterior walls of the first story of the building shall be within 600-ft of a fire hydrant as measured by an approved route around the exterior of the facility or building.

Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.

PLANNING	Ryan Miller	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See Comments

Z2016-026 (PD Development Plan for the Harbor Urban Center Townhomes): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A,

Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, and located north of the intersection of Ridge Road [FM-740] and Glen Hill Way.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-026) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.
M.5 A legal description covering the area of the townhomes will be required to be submitted prior to the first City Council meeting.
I.6 According to Ordinance No. 10-21, "…adequate access necessary to serve that development in conformance with the streetscape plan for the Sub-District or with Exhibit C-4 [Streetscape Map] shall be constructed." In this case, the development does not conform to the streetscape map for the district and reduces access for the property to the north. Due to this and the proposed use not conforming to the intent of the Residential Sub-District, staff is requiring a PD Development Plan. According to the use charts contained in PD-32 townhomes require a Specific Use Permit; however, since the project will require City Council to approve a PD Development Plan, which will change the intent of the Sub-District the Specific Use Permit will not be required. Please see staff's recommendations below for strategies to reduce impact within the Sub-District.
M.7 Provide a site plan that betterdelineates the requested development (i.e. remove the condominium data on the right side of the page and the line work not relating to this project -- the roadway that would connect this project to Summer Lee Drive should remain on the plan [roadway referenced below]).
M.8 Submit four (4) sided elevations of the proposed townhomes. These will be placed in the PD Development ordinance to ensure general conformance is met at the time of site plan.
I.9 The submitted rendering does not seem to match the submitted concept plan. The elevation shown on the rendering does not include garages and all buildings adjacent to the roadway have garages [this is also true with regard to the submitted building elevations].
I.10 Per Ordinance No. 10-21 all elevations shall be required to be reviewed by the Architectural Review Board (ARB). This review will be required at the time of site plan approval.
I.11 If approved, an open space master plan will be required to be reviewed by the Parks Board prior to City Council approval at the time of final plat..
I.12 If approved, the applicant will be required to submit a site plan and final plat for the subject property.
M.13 Are these townhomes on individual lots? If they are on individual lots please submit a subdivision plan showing how the development will be subdivided and indicating minimum .lot width and depth. If the development is intended to be one (1) lot please indicate how ownership will be calculated (i.e. as a share of the total development or other). This is needed to establish conformance with the intent of the Sub-District.
M.14 Based on the applicant's submittal staff would make the following recommendations concerning the proposed townhome development:

1) The applicant should consider incorporating alleyways with rear-facing garages. According to the City's Comprehensive Plan "Townhouses should have a minimum required square footage of livable space (e.g. 1,200 SF), with no maximum size … Townhouses mustalso have rear-entry garages."
2) The streets within the development should be public streets to allow connectivity for adjacent properties. Currently, the applicant's plan limits the connectivity of the adjacent property (i.e. the property directly northeast of the subject property), and changes the adjacent property owners ability to conform to the plan (Update 07/21/2016: The applicant has stated that a cross access easement with a stub out to the adjacent property to the north will be provided. This should provide sufficient cross access).
3) The townhome property should connect to the roadway extending adjacent to the condominium project in order to increase connectivity and access to the site. It should also be pointed out that under the current development scheme the townhome site would not be able to be developed until the adjacent properties construct future roadways.
4) The applicant should consider patterning the internal streets of the development off the mew concept contained on Page 5 of Resolution No. 10-40. Staff will review the streetscape elements with the site plan.
5) The applicant should consider incorporating parallel or niche parking to accommodate visitors.
6) The applicant should incorporate streetscape elements into the townhome development. Staff will require a streetscape plan at the time of site plan.

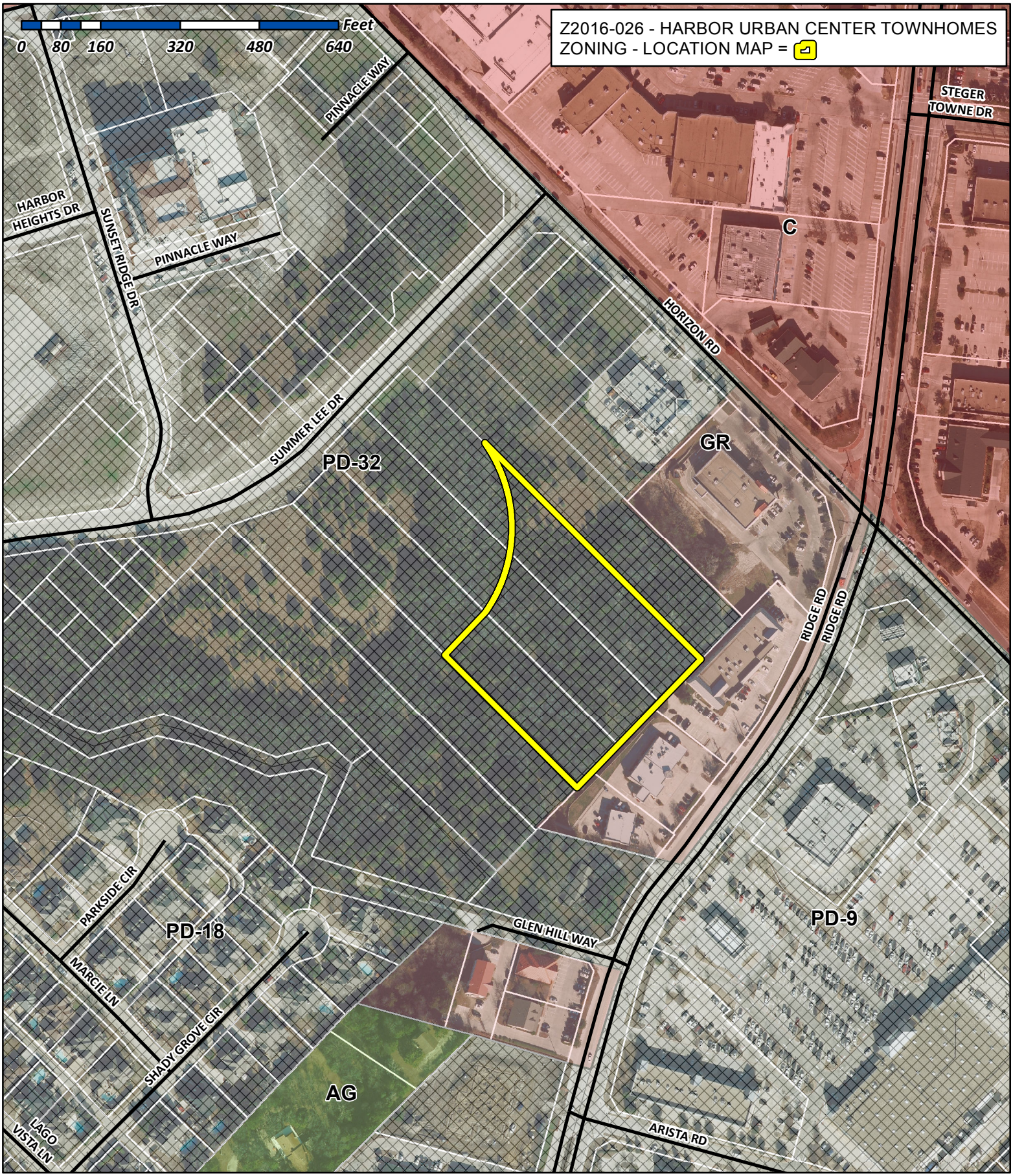
All recommendations are intended to bring the plan closer into conformance with the City's Comprehensive Plan and with the intent of Planned Development

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

District 32 (PD-32).

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning &Zoning Meeting.

I.16 The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 (Tuesday) [2nd Reading].



City of Rockwall

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

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

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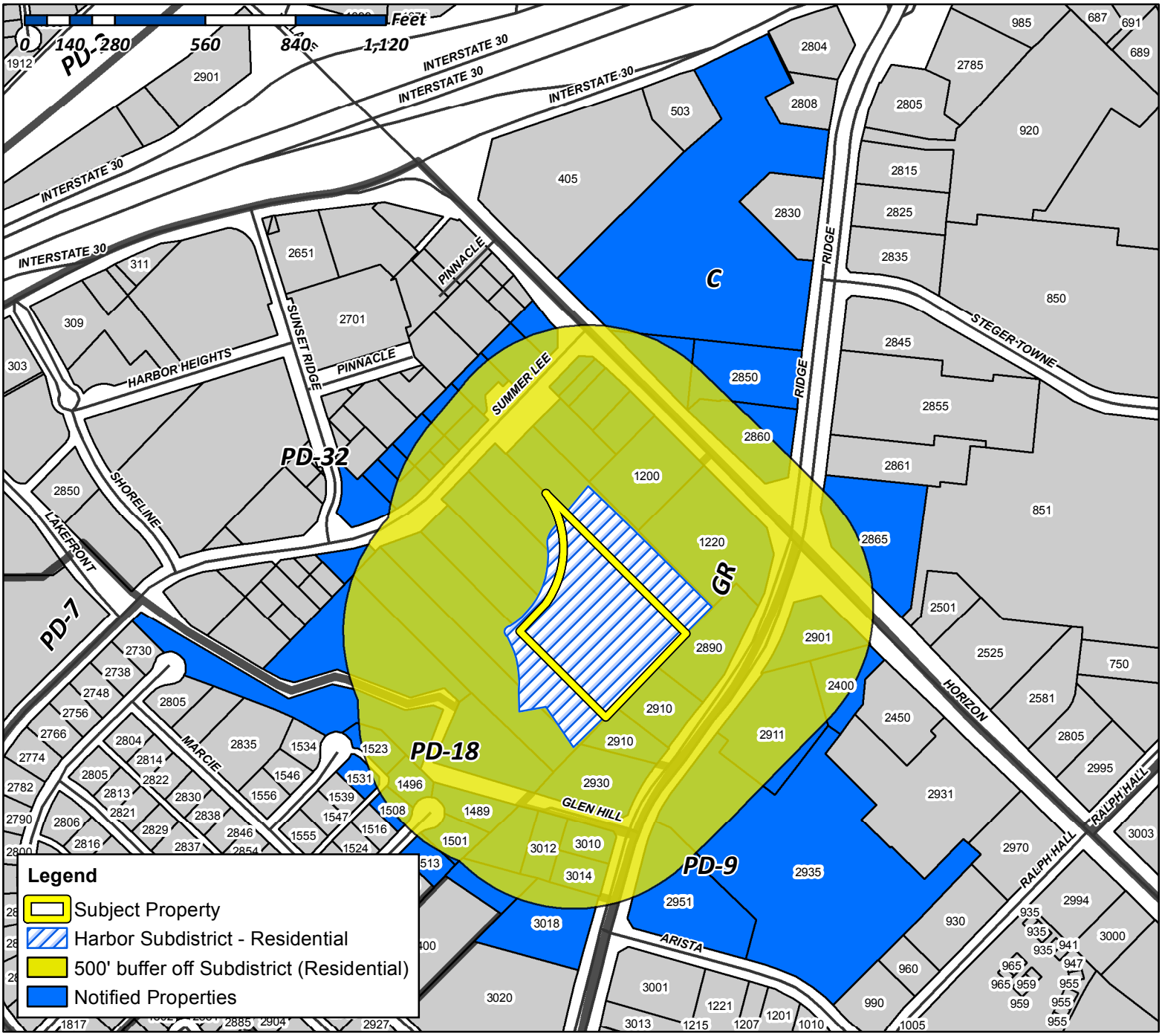
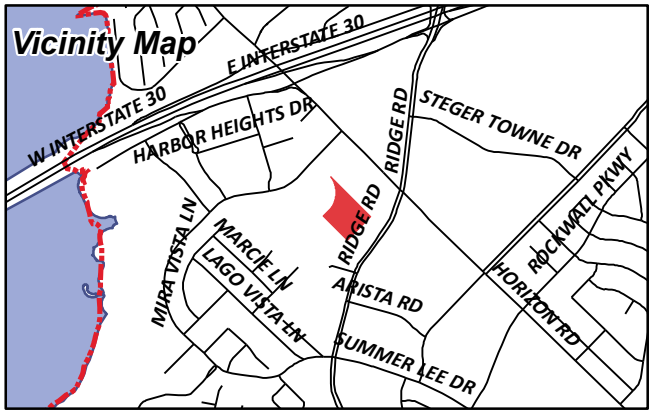


Case Number: Z2016-026
Case Name: Harbor Urban Center Townhomes
Case Type: PD Development Plan
Zoning: PD-32
Case Address: Intersection of Ridge Road and Glen Hill Way

Date Created: *07/19/2016*
For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROV E CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
2 N RIVERSIDE PLAZA #1250
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC
201 LAURENCE DR PMB 111
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &
MIKE SEALOCK (31%)
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

GLEN HILLS CEMETERY
C/O INEZ GIBSON
3830 FRANK ST
DALLAS, TX 75210

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

PLEASE RETURN THE BELOW FORM

Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

This area is much too closed in for such an uneventful and wooded area. Big infringement on the beautiful single leaving houses close by. Big bad move.

Name: Vashti Hassanizadeh

Address: 1523 Parkside Circle Rockwall TX 75032

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

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

Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

Name: Carla Gilbert for Sabre Realty Management, INC.

Address: Corp address 1645 Dallas PARKWAY #800 Addison, TX 75001
center address: 2006-2014 S. Goliad Rockwall, TX 75087

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

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PLEASE FORM

Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

That area is ready for development.
More tax base for city, so that our taxes
can decrease on our property.

Name: Robert T. Hughes

Address: 8030 San Leandro Dr Dallas, TX. 75218

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

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Case No. Z2016-026: Harbor Urban Center Townhomes

Please place a check mark on the appropriate line below:

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

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

Name: Landau Properties

Address: P.O. Box 601679, Dallas, TX 75360

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

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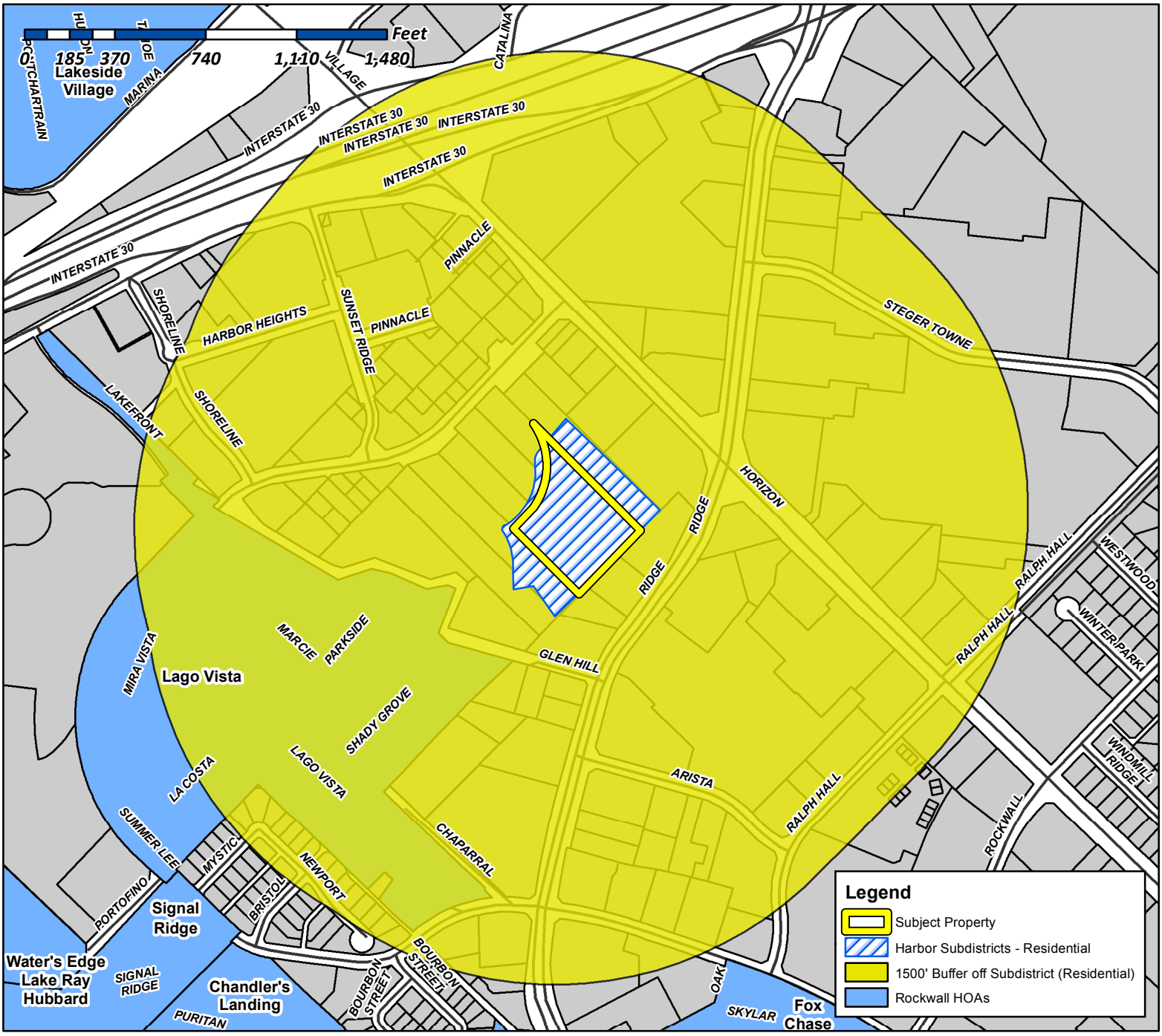

Case Number: Z2016-026
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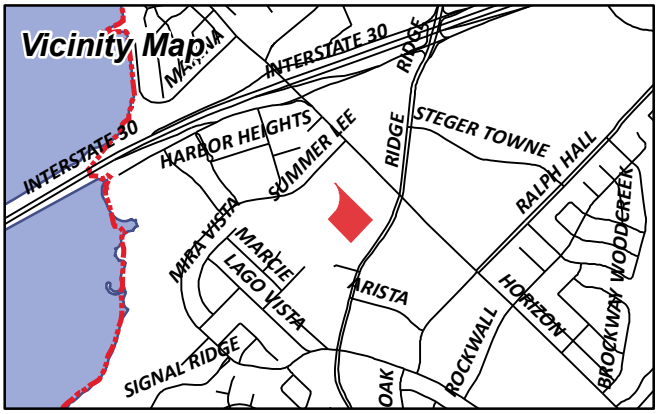
Zoning: PD-32
Case Address: North of Intersection of Ridge Road and Glen Hill Way

Date Created: *07/19/2016*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, July 20, 2016 11:22:32 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-026- Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

RESIDENTIAL SUBDISTRICT

The Residential subdistrict is reserved for zero lot line single family residential housing. A lower volume of traffic in this area of the Harbor District make this subdistrict ideal for single family use. Key characteristics of this subdistrct include adjacency to open space and steep slopes which offer views of the surrounding area. Existing slopes within this subdistrict are in the 6% - 16% range. This subdistrict is predominately vegetated by massing of existing trees which should be preserved when possible.

Building Placement

Build-to-line (Distance from R.O.W. line)		
Street Type M	10'	

Setback (Distance from R.O.W. line)	
Street Type N	5'
Side	8'
Zero Lot Line	0'

A minimum of 50% of the boundary with the Open Space Subdistrict along street type G must be a public street (type M).

Building Form		
Street Type M façade built to BTL	65%	min.
Maximum Lot Coverage	61%	
Minimum Lot Size	30' x 90'	

Notes

Use

Ground Floor	
	Residential

Upper Floors	
	Residential

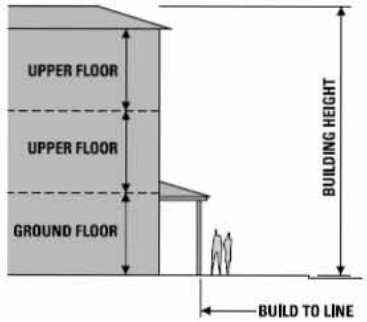
Height

	stories / height
Maximum Building Height	3 / 36'

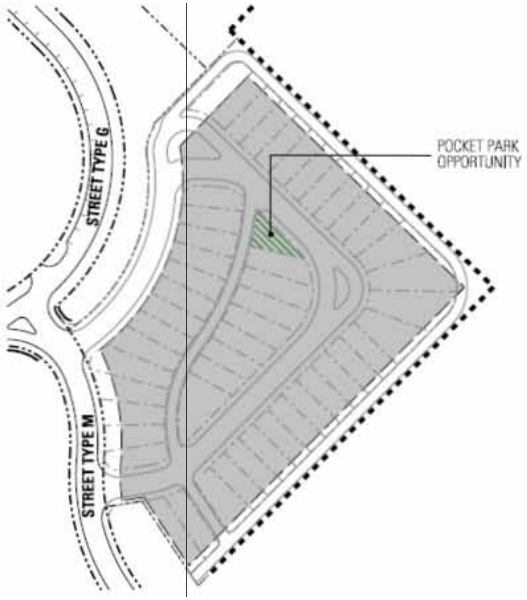
Encroachments

Location	
Front	5'

Notes
Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



3 Story S.F. Residential



RESIDENTIAL SUBDISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the subdistrict environment, the following guidelines apply regarding the repetition of floor plans and elevations:

Case 1
When building a house having the **same floor plan** and the **same elevation**, whether on the **same or opposite side** of the street, four (4) full lots must be skipped. Different paint color must be used. See Figure A.

Case 2
When building a house having the **same floor plan** and a **different elevation** on the **same side** of the street, three (3) full lots must be skipped. Different paint color must be used. See Figure B.

Case 3
When building a house having the **same floor plan** and a **different elevation** on the **opposite side** of the street, two (2) full lots must be skipped. Different paint color must be used. See Figure B.

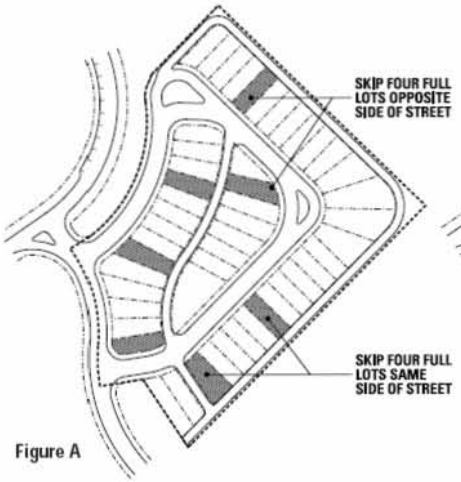


Figure A

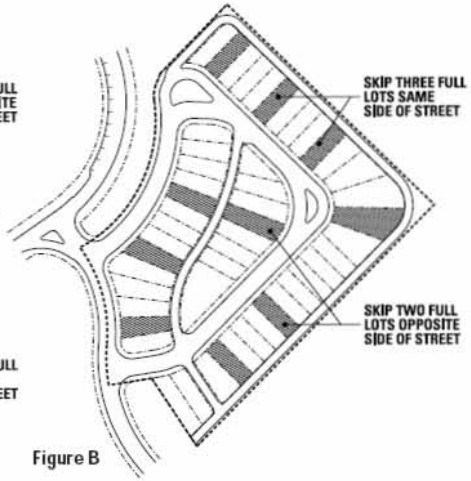
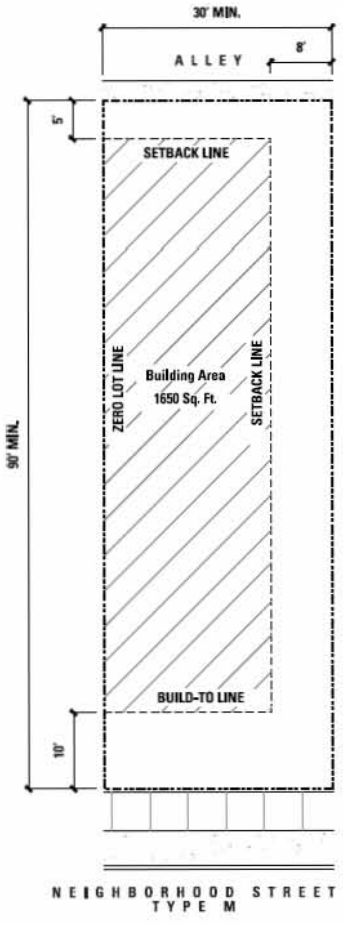
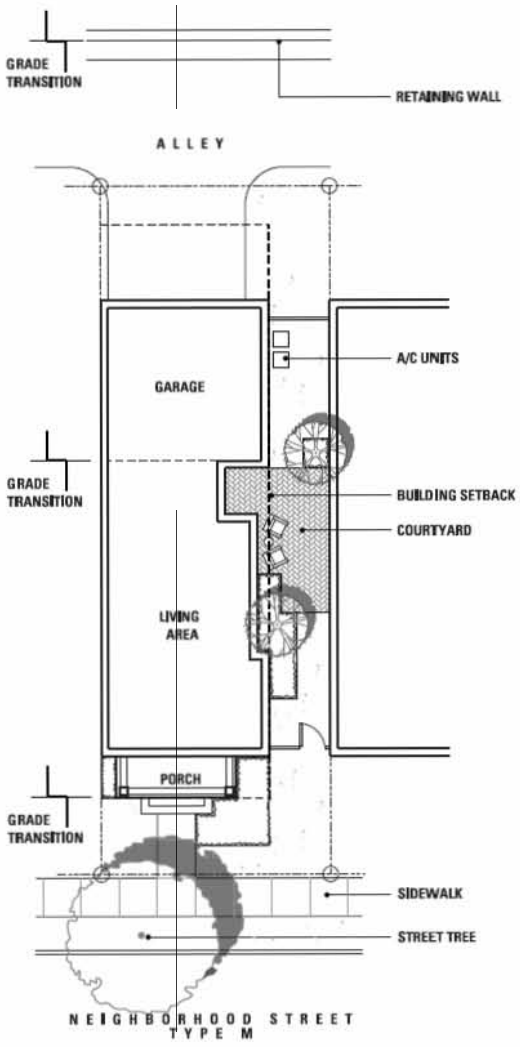


Figure B





RESIDENTIAL SUBDISTRICT

ARCHITECTURAL GUIDELINES

Site Layout, Grading and Drainage

1. Runoff onto adjacent properties is prohibited.

4. Finished floor elevations shall be set in order to provide positive drainage away from all buildings.

5. Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.

6. Do not run drainage swales from planting areas across paved areas.

Landscape Structures

1. Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.

2. All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.

3. Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

Pools and Water Features

1. Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.

2. Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.

3. Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

Lighting, Utilities and Service

1. Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.

2. Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18 inches in height.

3. Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.

4. Exposed exterior floodlights or wall packs are not permitted.

5. All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

Irrigation Design

1. Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.

2. Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.

3. Prevent overspray onto streets, pedestrian walks, driveways and buildings.

Driveways

1. Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

Garages

1. Garages must be rear loaded from an alley.

2. All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

Building Massing

1. The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.

2. All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.

3. Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

Roofs

1. The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.

2. The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

Wall Materials

1. Exterior wall materials shall be any of the following:
   A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
   B. Portland cement stucco with integral color
   C. Brick masonry
   D. Stone masonry
   E. Cast stone masonry
   F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
   G. Aluminum, masonite, and vinyl siding are not permitted.

2. Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

Exterior Finishes

1. All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

Trim

1. All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum 3/4" thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

RESIDENTIAL SUBDISTRICT

ARCHITECTURAL GUIDELINES

Doors

1. All exterior doors shall be wood or metal, hinged, of rail and stile construction, with 1 to 6 panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.

2. Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

Screen Doors

1. Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with 1 to 6 panels. All panels shall be screened. Screen doors shall be painted.

2. Storm doors are not permitted at the front door but are allowed at side and rear doors.

Garage Doors

1. Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.

2. Garages may have maximum 18 foot wide doors.

Exterior Door Hardware

1. Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

Windows

1. Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than 4 panels. Fake mullions are discouraged.

2. Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.

3. All operable windows shall be equipped with insect screens.

4. Bay windows shall be glazed a minimum of 80% of their width.

Exterior Window Shutters

1. Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

Awnings

1. Window awnings are not permitted, with the exception of shutter awnings.

Glazing

1. Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

Roofs

1. Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25 year dimensional, laminated type. Flat, 3-tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.

2. All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.

3. All soffit venting shall be 2 inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.

4. Dormers shall be appropriately proportioned, hip or gable, with a minimum 6/12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.

5. Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.

6. Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.

7. All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

8. Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.

9. Satellite dishes and roof antennae shall not be visible from the street.

Chimneys

1. All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.

2. The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney. Acceptable products include the series of black galvanized chimney caps by Gelco.

3. Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

Rain Gutters

1. Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.

2. Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.

3. Downspouts shall terminate at splash blocks, gravel, brick or concrete.

Paint

1. All exterior finish coat paint shall be acrylic latex or latex enamel.

RESIDENTIAL SUBDISTRICT

ARCHITECTURAL GUIDELINES

Porch Construction

1. Porch columns shall be wood posts, minimum 6 x 6, painted and free of ornamentation.
2. Porches shall have wood railings. Railing details must be included with plan submissions for approval.
3. Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
4. Porches and covered balconies may be screened at the rear of the homes only.

Elements Not Permitted

The following list of elements are not permitted in the development:

Window A/C units
Exterior fluorescent lighting
Solar powered landscape lighting
Soffit/cornice lighting visible from a public way
Skylights visible from a public way
Antennas or satellite dishes greater than 18" dia.
Decorative flags - properly displayed American flags are allowed
Concrete statuary visible from public way
Plastic furniture or artificial plants visible from a public way
Asphalt or gravel drives



Architectural Detail Character



Residential Street Edge Condition



Residential Street Character



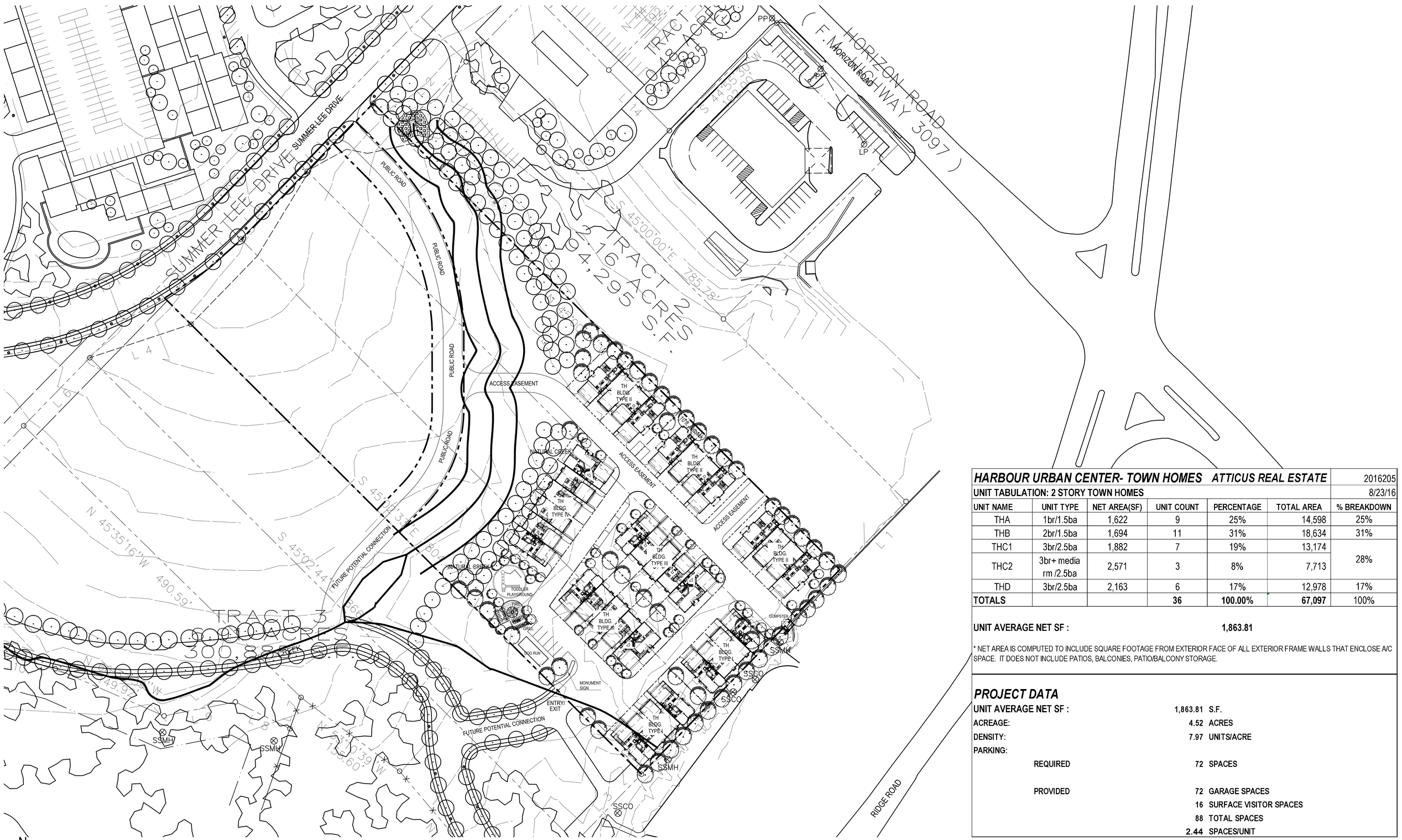
Residential Street Edge Condition

Exhibit E-9 (Page 6 of 6)
Residential Subdistrict

RESIDENTIAL SUBDISTRICT

GRADING PLAN





N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

HARBOUR URBAN CENTER- TOWN HOMES ATTICUS REAL ESTATE						2016205
UNIT TABULATION: 2 STORY TOWN HOMES						8/23/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
THA	1br/1.5ba	1,622	9	25%	14,598	25%
THB	2br/1.5ba	1,694	11	31%	18,634	31%
THC1	3br/2.5ba	1,882	7	19%	13,174	28%
THC2	3br+ media rm /2.5ba	2,571	3	8%	7,713	
THD	3br/2.5ba	2,163	6	17%	12,978	17%
TOTALS			**36**	**100.00%**	**67,097**	100%

UNIT AVERAGE NET SF : 1,863.81

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	**1,863.81**	**S.F.**
ACREAGE:	**4.52**	**ACRES**
DENSITY:	**7.97**	**UNITS/ACRE**
PARKING:		
REQUIRED	**72**	**SPACES**
PROVIDED	**72**	**GARAGE SPACES**
	16	**SURFACE VISITOR SPACES**
	88	**TOTAL SPACES**
	2.44	**SPACES/UNIT**

A203

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ARCHITECTURAL SITEPLAN
TOWNHOMES
August 23, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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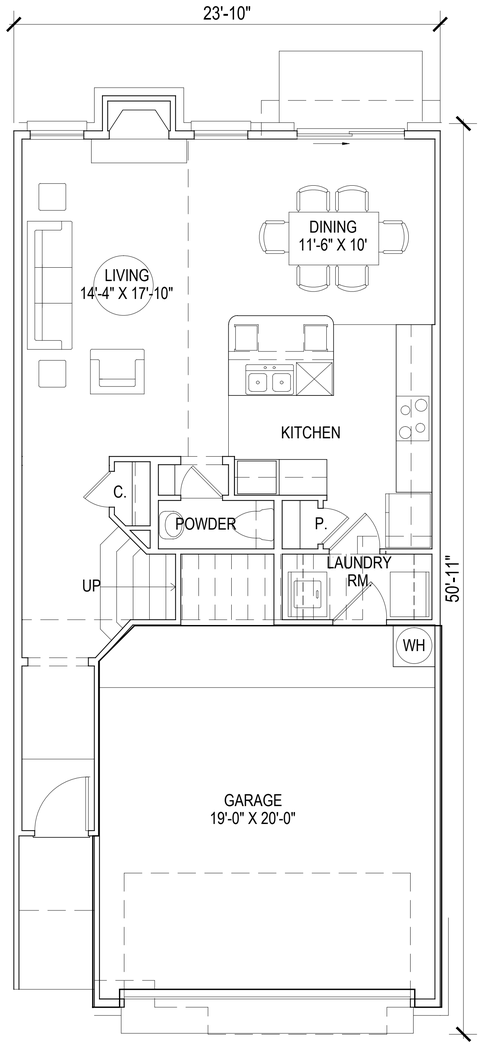


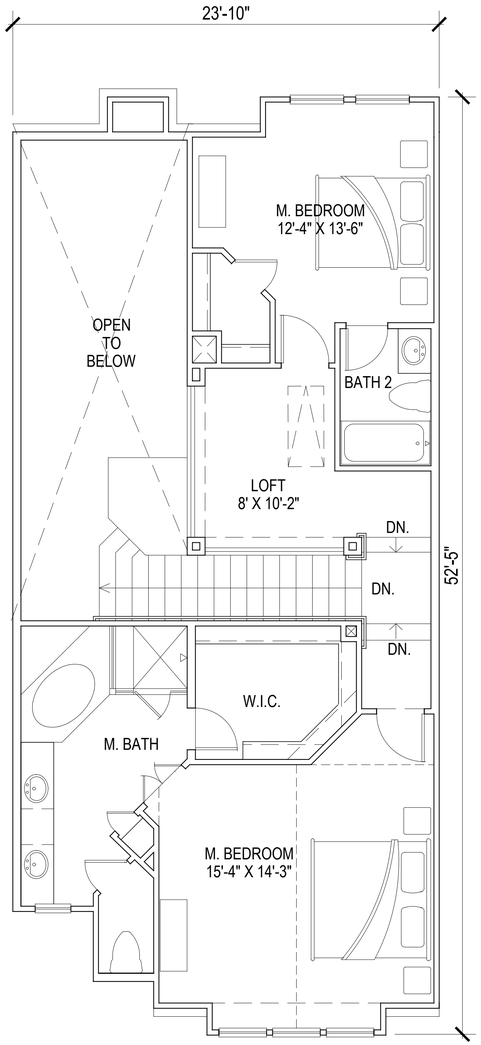
THA-L

NET - 728 SQ. FT.

TOWNHOME A

LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.

TOTAL: 1622 SF.



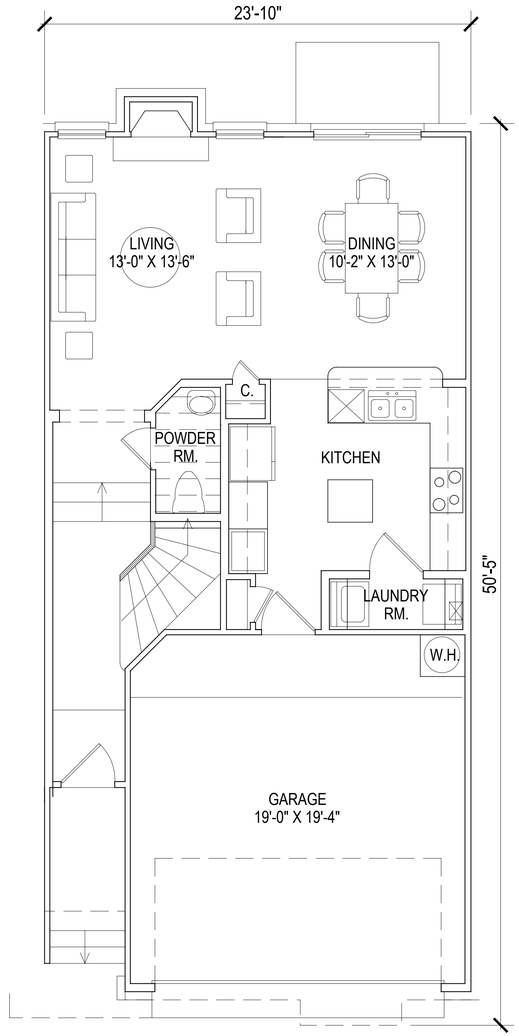
THA-U

NET - 894 SQ. FT.

TOWNHOME A

LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.

TOTAL: 1622 SF.



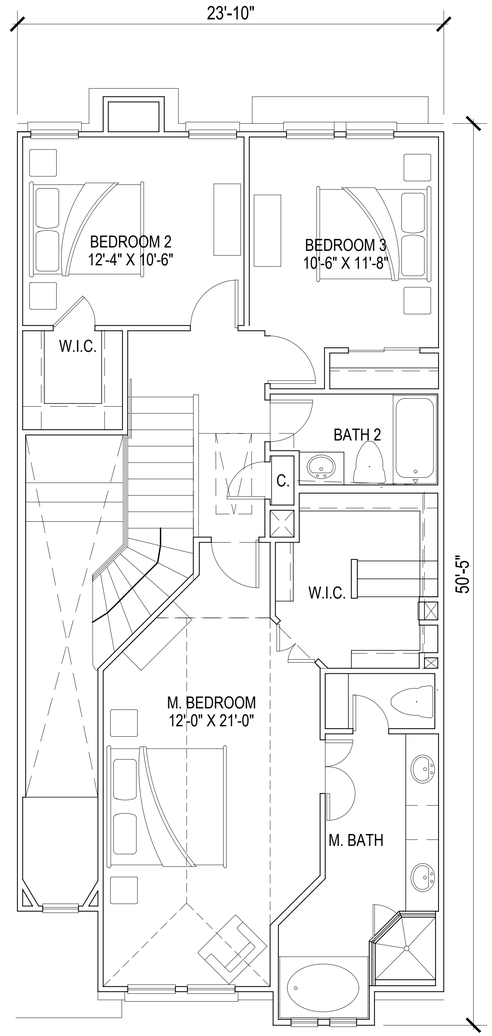
THB-L

NET - 724 SQ. FT.

TOWNHOME B

LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.

TOTAL: 1,694 SF.



THC1-L

NET - 970 SQ. FT.

TOWNHOME B

LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.

TOTAL: 1,694 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
July 14, 2016

A304

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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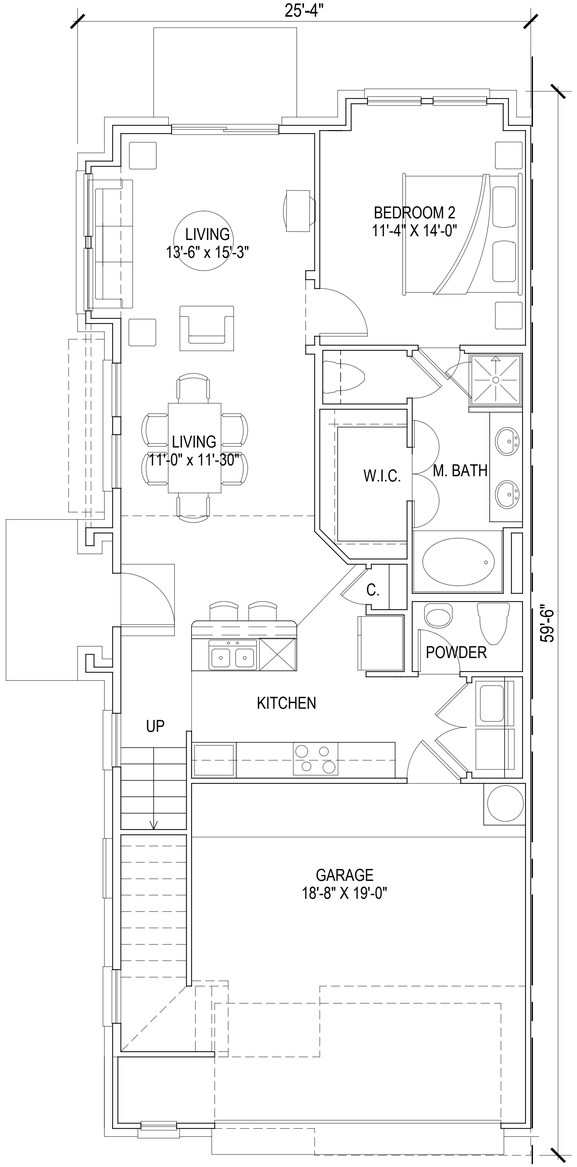


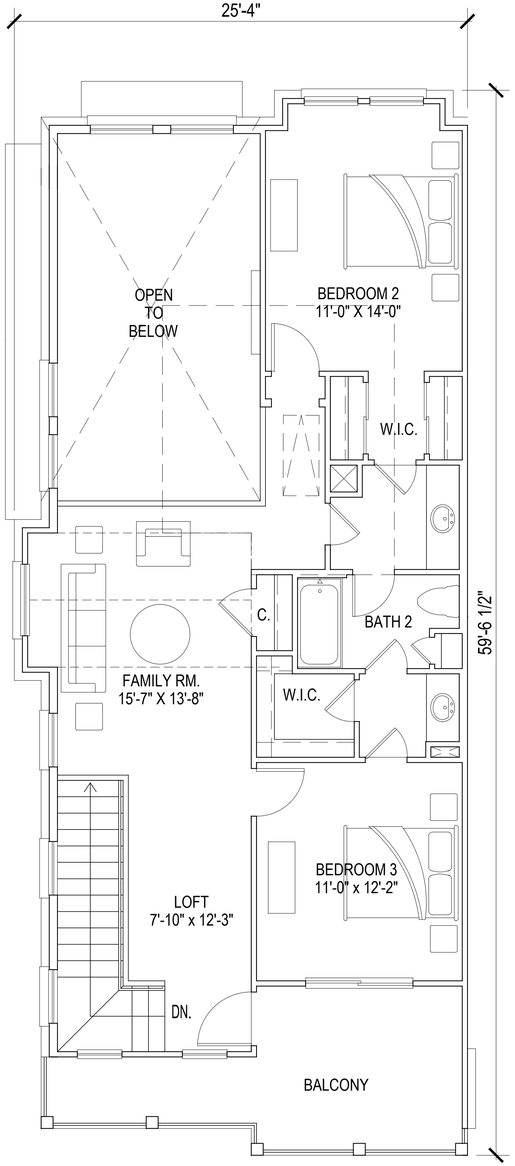
THC1-L

NET - 911 SQ. FT.

TOWNHOME C1

LOWER LEVEL: 911 SF.
UPPER LEVEL: 971 SF.

TOTAL: 1,882 SF.



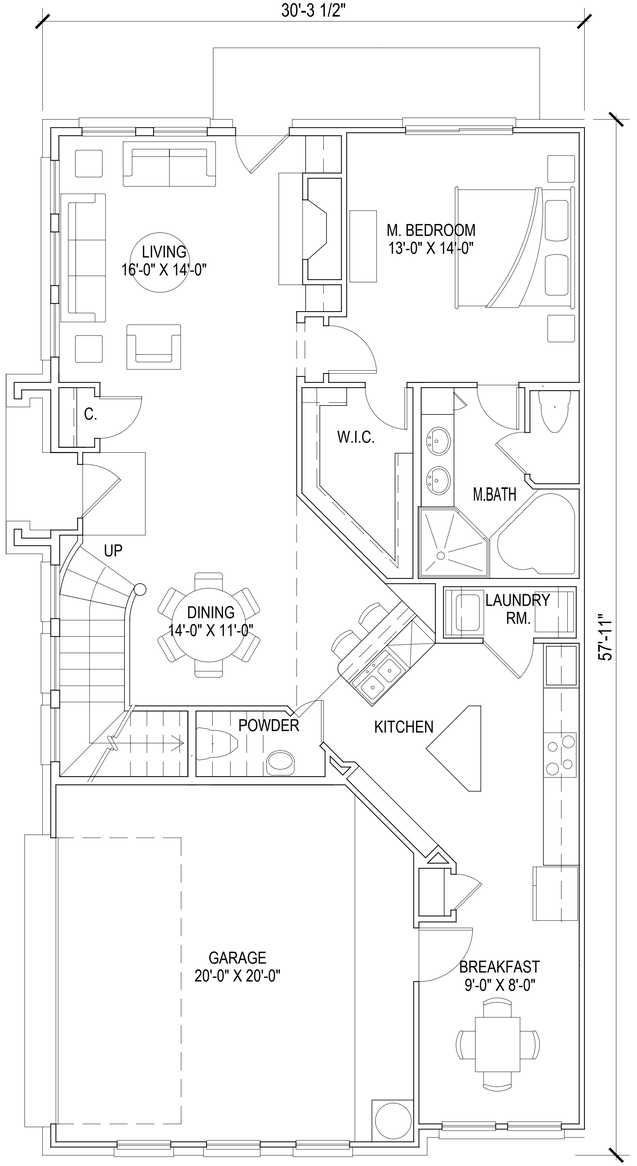
THC1-U

NET - 971 SQ. FT.

TOWNHOME C1

LOWER LEVEL: 911 SF.
UPPER LEVEL: 971 SF.

TOTAL: 1,882 SF.



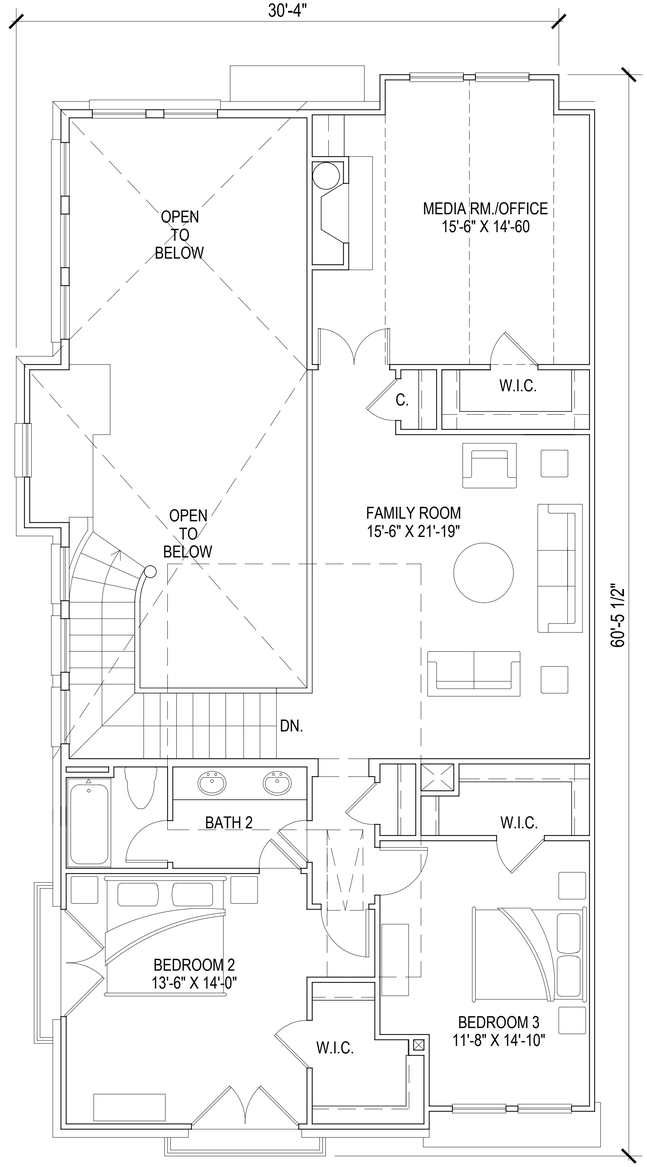
THC2-L

NET - 1314 SQ. FT.

TOWNHOME C-2

LOWER LEVEL: 1,314 SF.
UPPER LEVEL: 1,257 SF.

TOTAL: 2,571 SF.



THC2-U

NET - 1,257 SQ. FT.

TOWNHOME C-2

LOWER LEVEL: 1,314 SF.
UPPER LEVEL: 1,257 SF.

TOTAL: 2,571 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
July 14, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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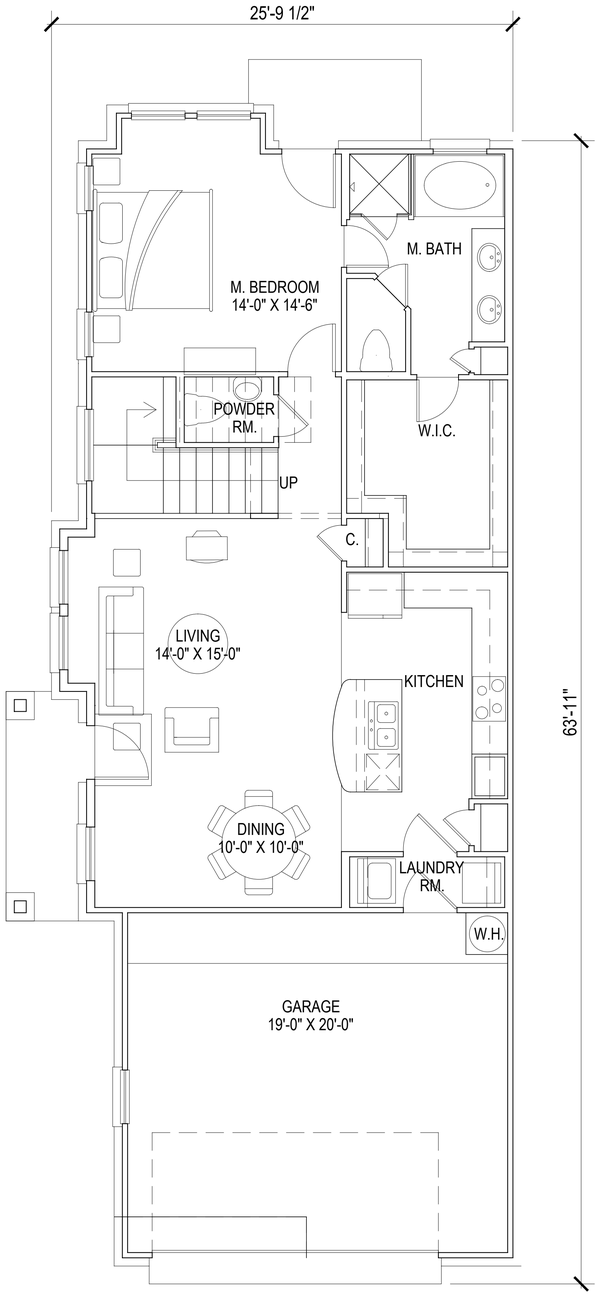
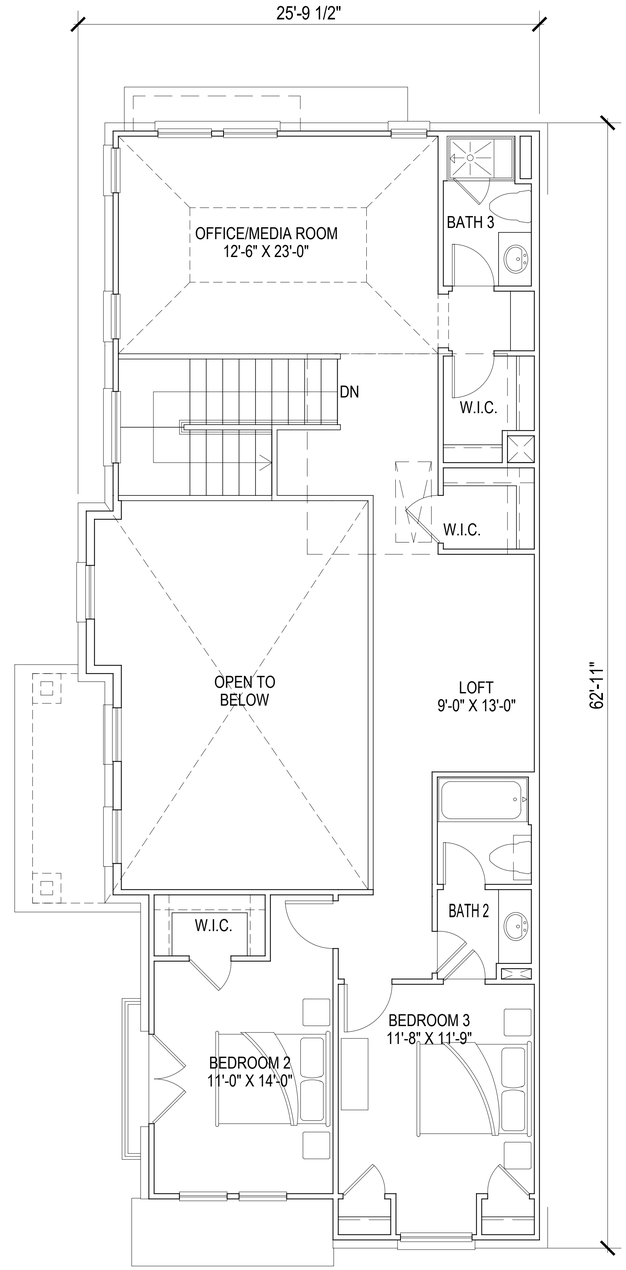


TH. D-LOWER

NET - 1083 SQ. FT.

TOWNHOME D

LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1.080 SF.
TOTAL: 2,163 SF.



TH. D-UPPER

NET - 1080 SQ. FT.

TOWNHOME D

LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1,080 SF.
TOTAL: 2,163 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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UNIT PLANS
TH. BLDGS.
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HARBOUR URBAN CENTER
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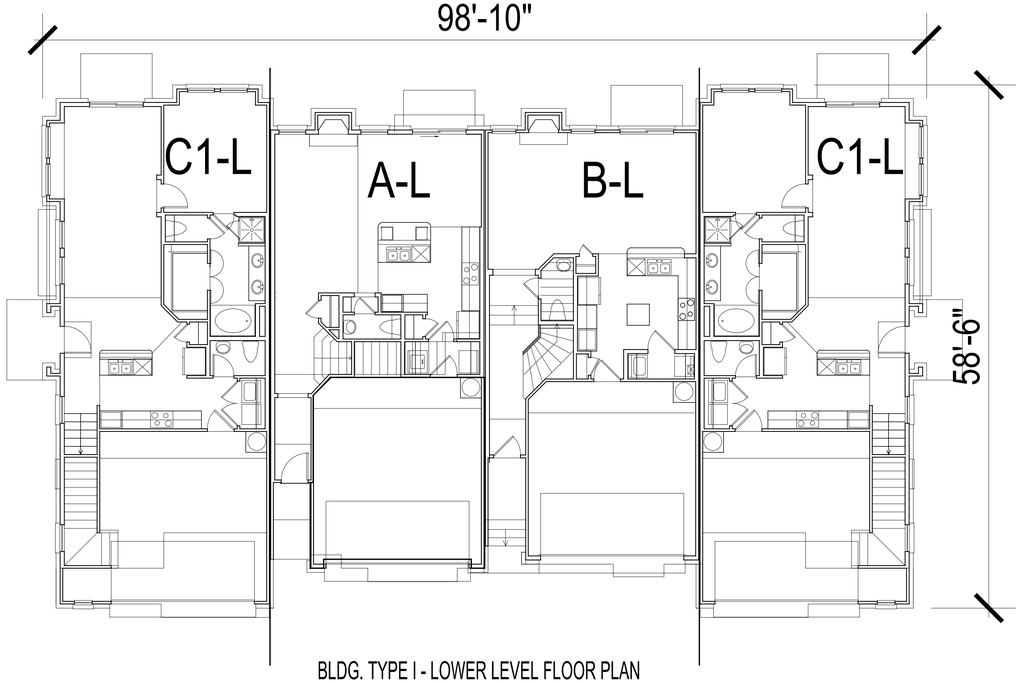
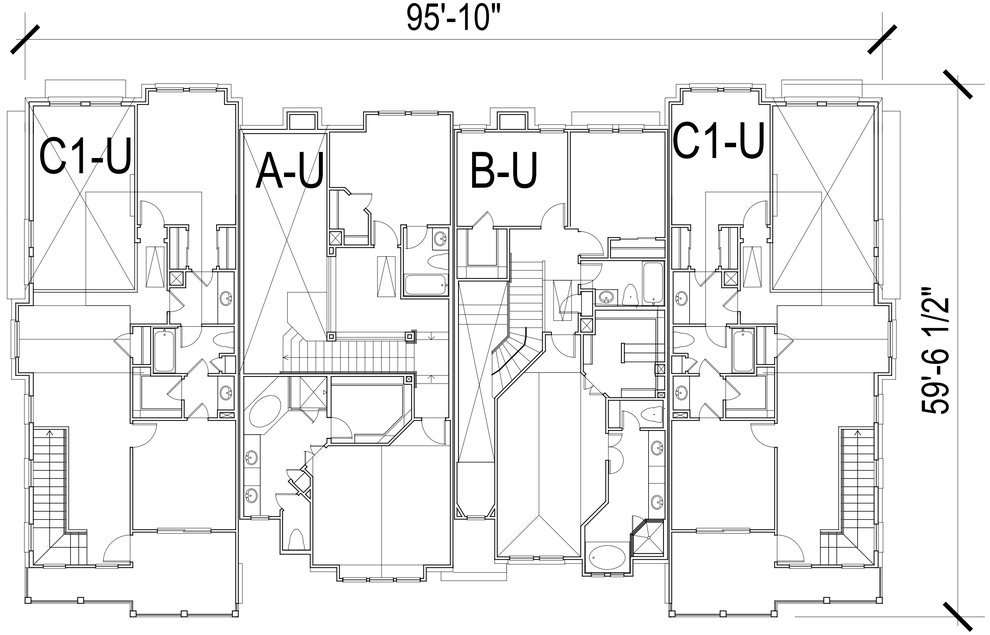


BLDG. TYPE I - LOWER LEVEL FLOOR PLAN



BLDG. TYPE I - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE I, FLOOR PLANS

July 14, 2016

A420

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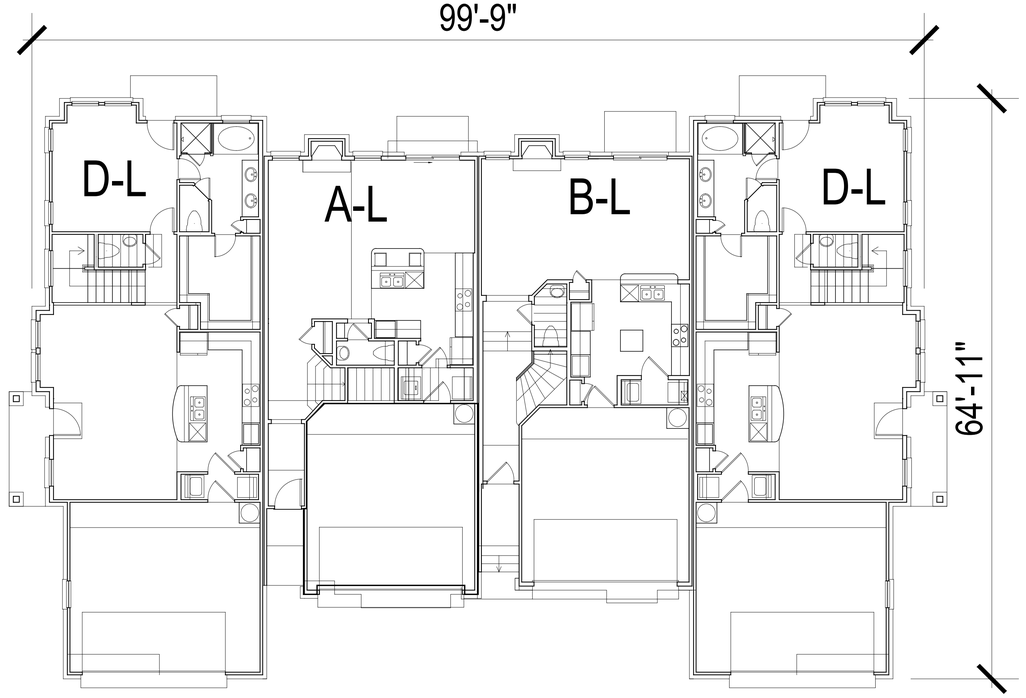
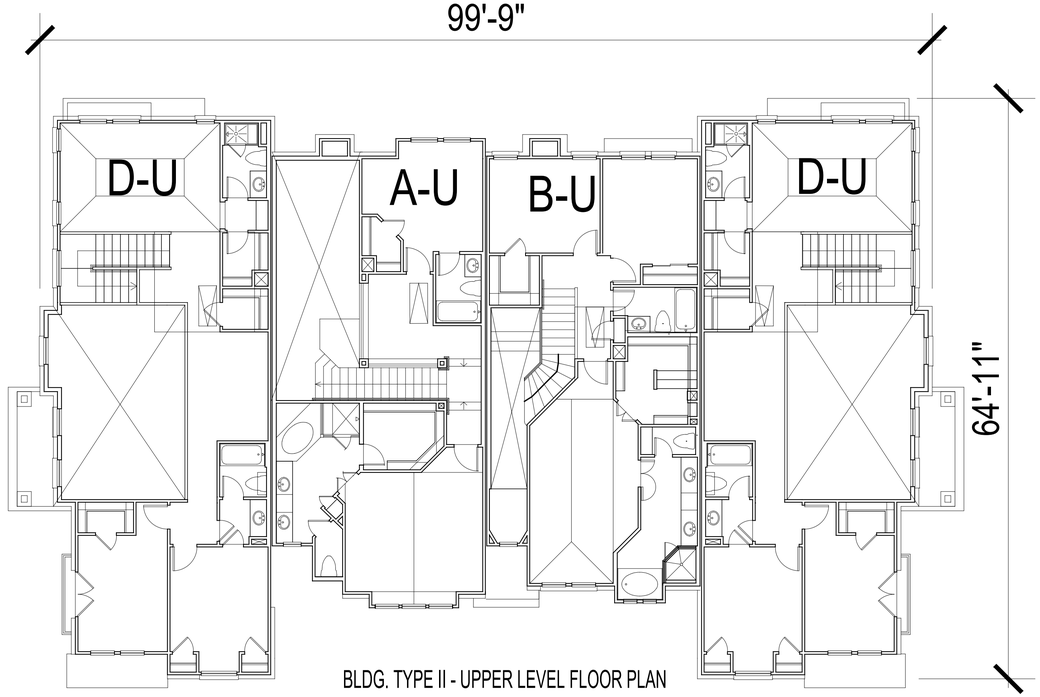


BLDG. TYPE II - LOWER LEVEL FLOOR PLAN



BLDG. TYPE II - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE II, FLOOR PLANS

July 14, 2016

A422

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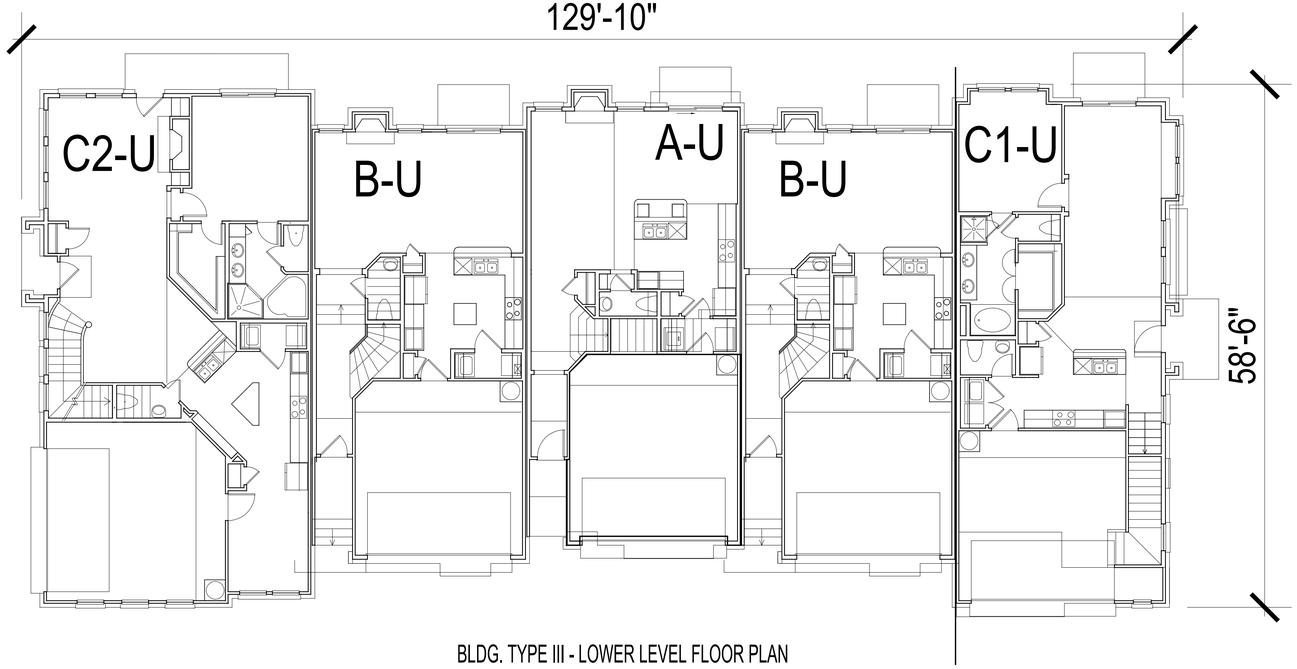
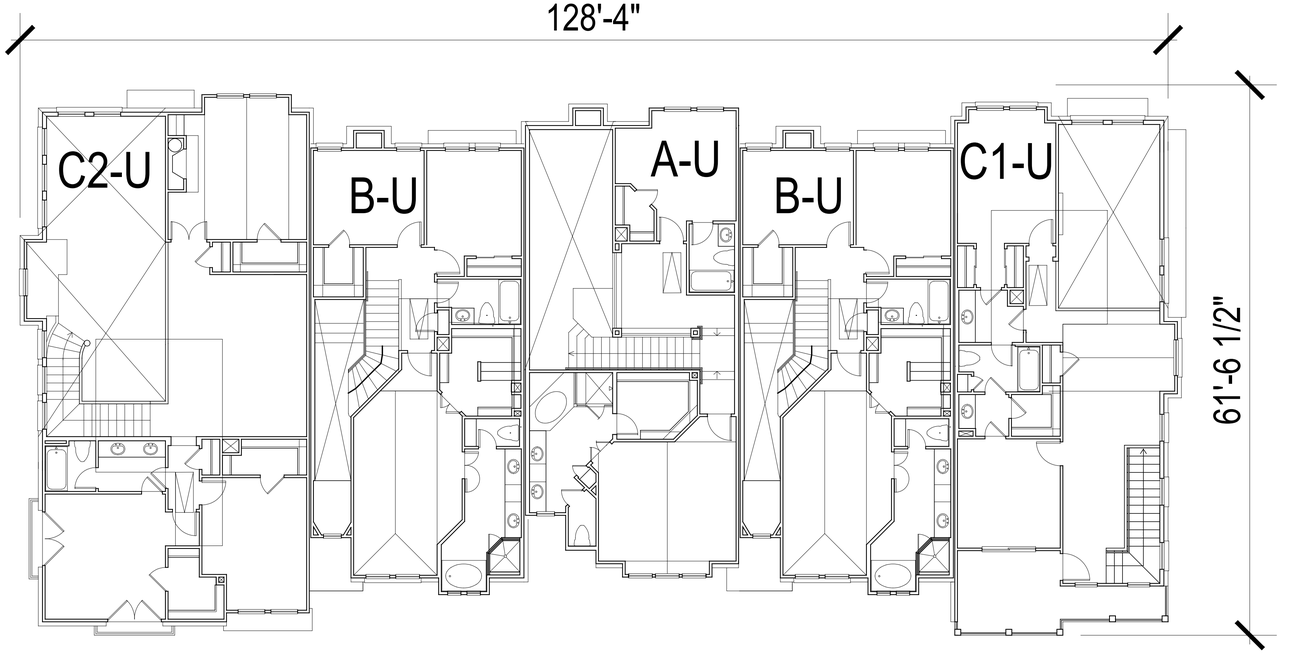


BLDG. TYPE III - LOWER LEVEL FLOOR PLAN



BLDG. TYPE III - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TOWNHOUSE BLDG. TYPE III, FLOOR PLANS

July 14, 2016

A424

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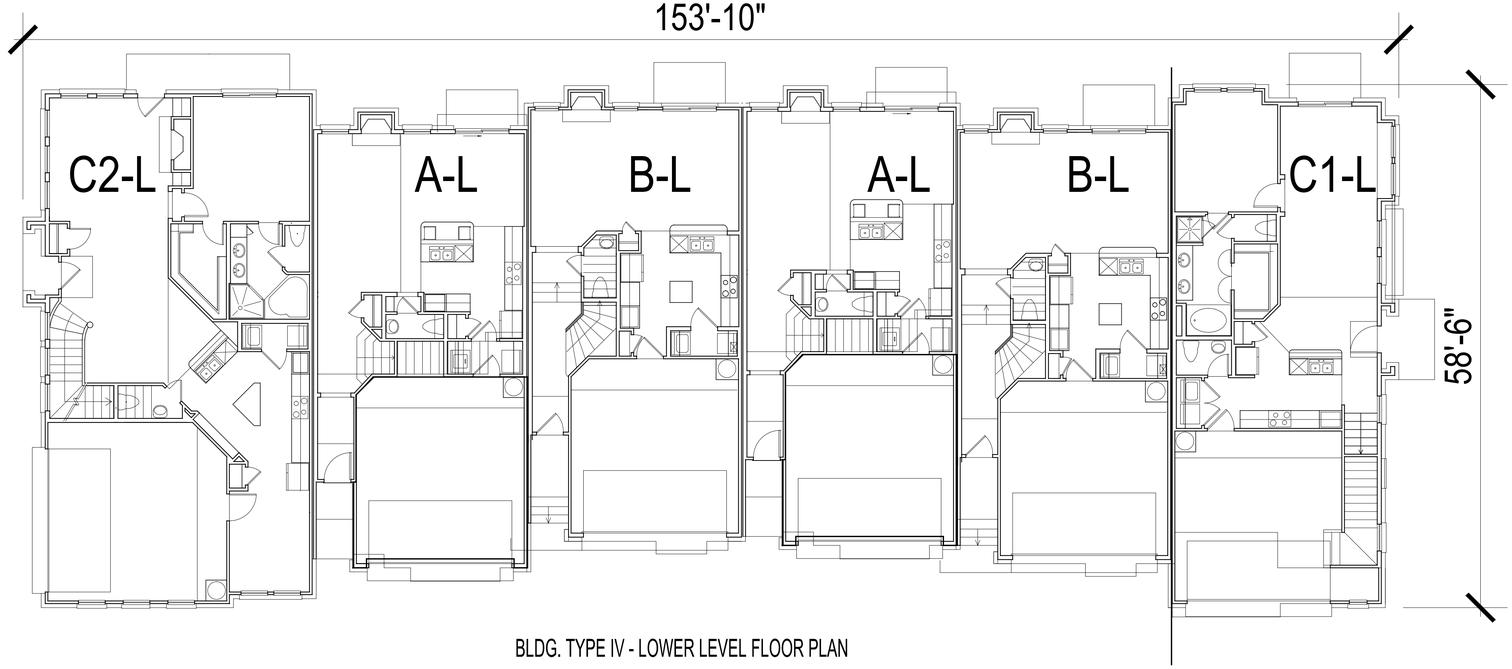
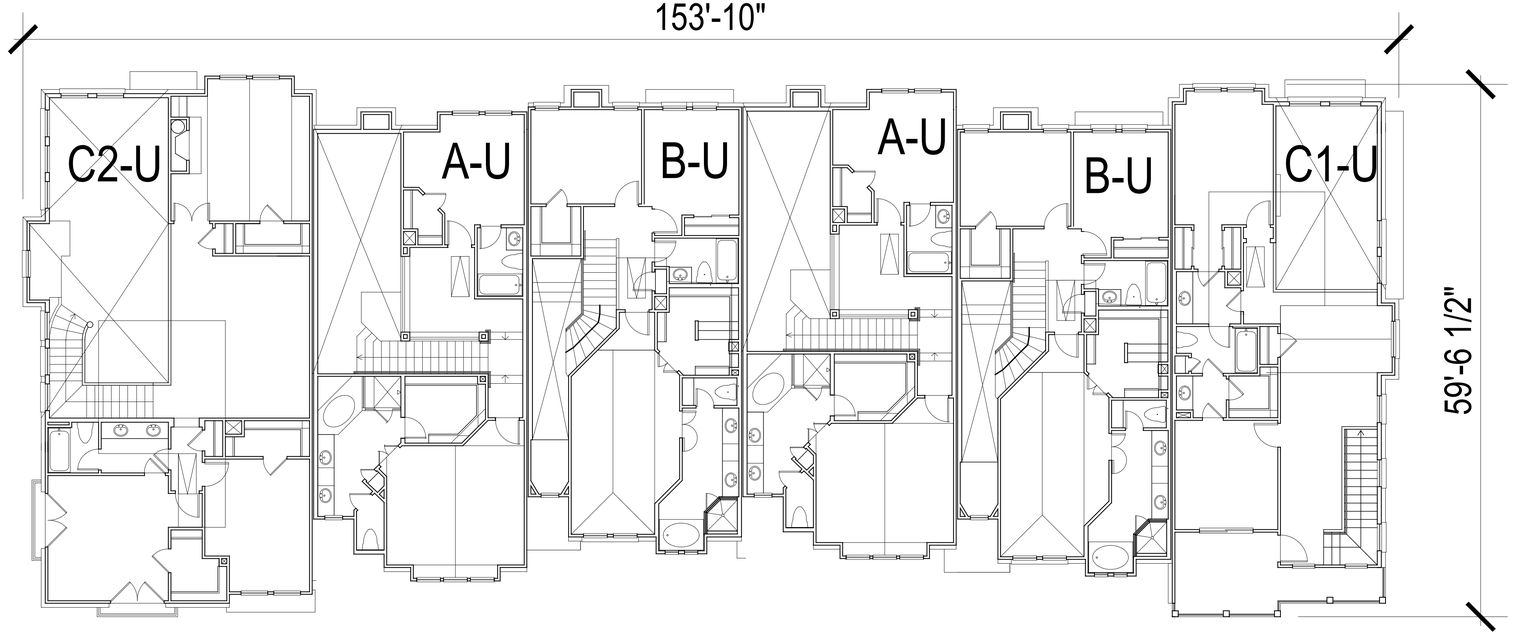


BLDG. TYPE IV - LOWER LEVEL FLOOR PLAN



BLDG. TYPE IV - UPPER LEVEL FLOOR PLAN

N

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A426

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TOWNHOUSE BLDG. TYPE IV, FLOOR PLANS

July 14, 2016

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FRONT ELEVATION (scale: 1/8´´=1´)



SIDE ELEVATION (scale: 1/8´´=1´)



REAR ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TH BLDG II. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A422

Z2016-026

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FRONT ELEVATION (scale: 1/8´´=1´)



RIGHT ELEVATION (scale: 1/8´´=1´)



LEFT ELEVATION (scale: 1/8´´=1´)



REAR ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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TH BLDG III. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A432
Z2016-026

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FRONT ELEVATION (scale: 1/8´´=1´)



RIGHT ELEVATION (scale: 1/8´´=1´)



LEFT ELEVATION (scale: 1/8´´=1´)



REAR ELEVATION (scale: 1/8´´=1´)

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS real estate with vision

TH BLDG III. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A442
Z2016-026

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CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR A 3.462-ACRE PORTION OF A LARGER 6.915-ACRE TRACT OF LAND IDENTIFIED AS LOTS 3A, 4A & 5A, ISAAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jason Lentz of Atticus Real Estate on behalf of Atticus Rockwall, LLC for the approval of a PD Development Plan for 36 townhomes to be situated within the *Residential Subdistrict* of Planned Development District 32 (PD-32) on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 10-21* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT 09.15.16

approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Cross access (*as depicted in Exhibit 'B' of this ordinance*) shall be provided to the property directly north of the subject property;

2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and

DRAFT ORDINANCE 09.19.2016

the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2016*

2nd Reading: *September 6, 2016*

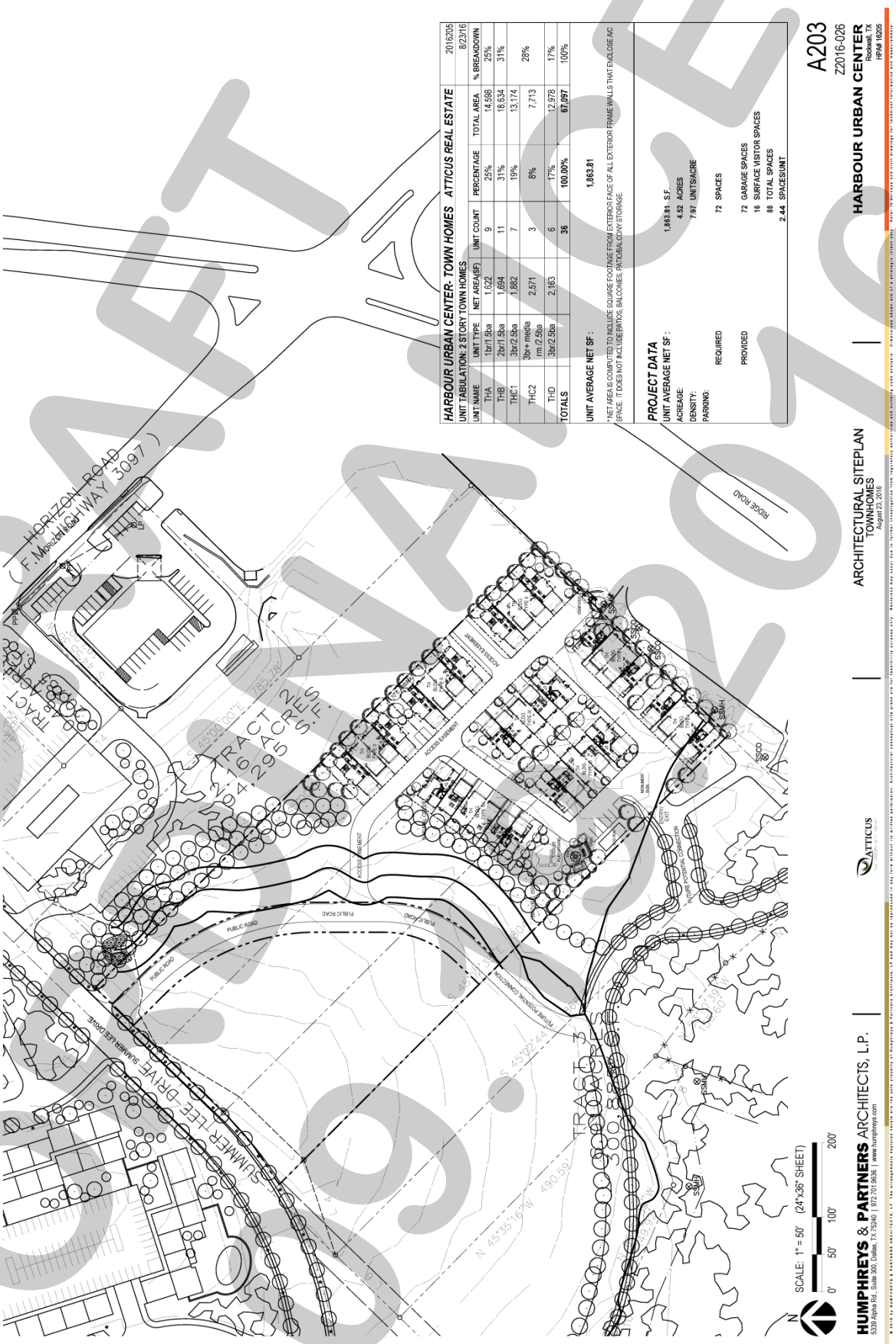
DRAFT ORDINANCE 09.19.2016

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

DRAFT ORDINANCE 09.19.2016

Exhibit 'B':
Concept Plan



HARBOUR URBAN CENTER- TOWN HOMES *ATTICUS REAL ESTATE* 2016205

UNIT TABULATION: 2 STORY TOWN HOMES 8/23/16

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
TH-A	1br/1.5ba	1,622	9	25%	14,598	25%
TH-B	2br/1.5ba	1,694	11	31%	18,634	31%
THC1	3br/2.5ba	1,882	7	19%	13,174	
THC2	3br+ media rm /2.5ba	2,571	3	8%	7,713	28%
TH-D	3br/2.5ba	2,163	6	17%	12,978	17%
TOTALS			36	100.00%	67,097	100%

UNIT AVERAGE NET SF : 1,863.81

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,863.81	S.F.
ACREAGE:	4.52	ACRES
DENSITY:	7.97	UNITS/ACRE
PARKING:		
REQUIRED	72	SPACES
PROVIDED	72	GARAGE SPACES
	16	SURFACE VISITOR SPACES
	88	TOTAL SPACES
	2.44	SPACES/UNIT

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9535 | www.humphreys.com

ATTICUS

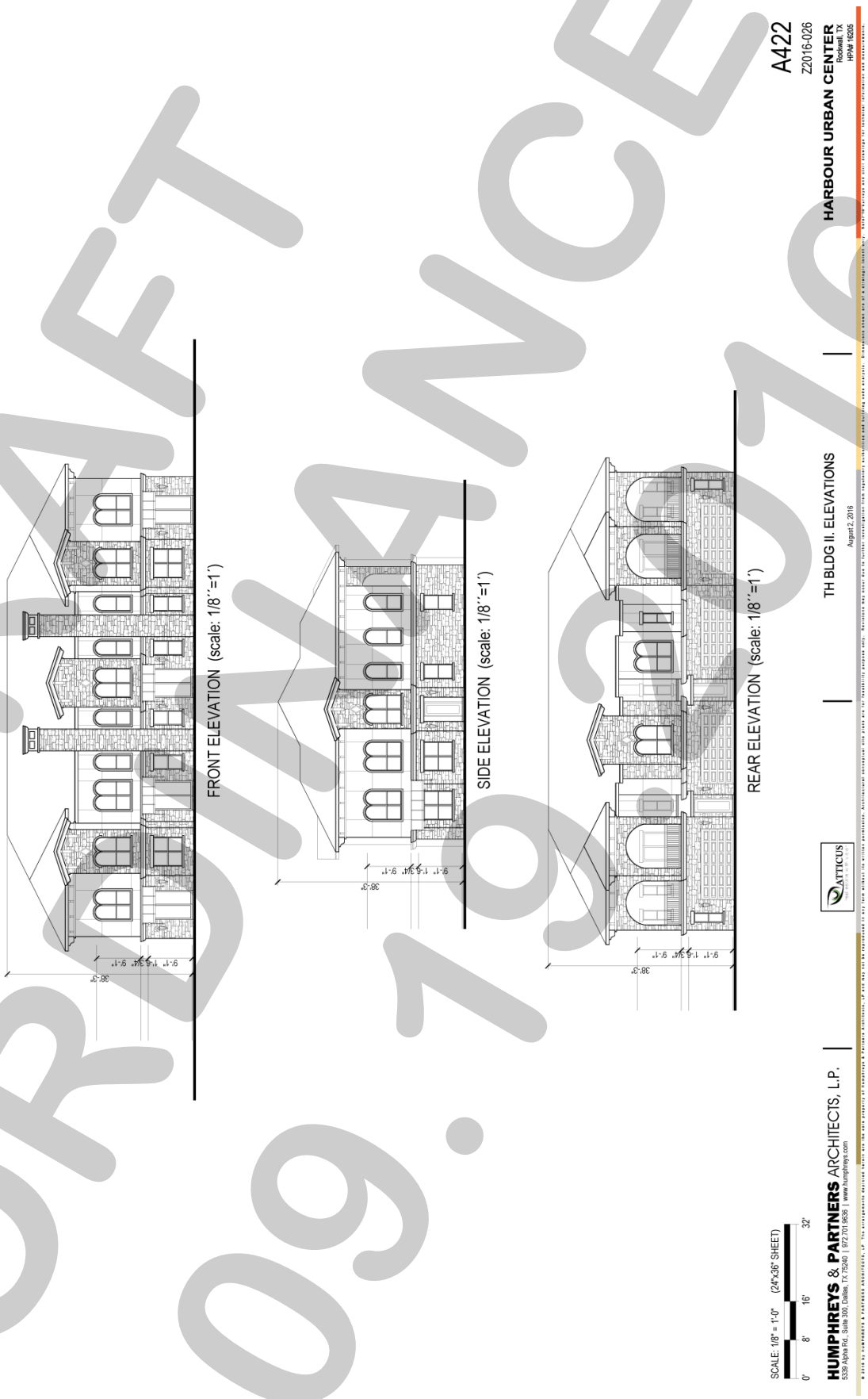
ARCHITECTURAL SITEPLAN
TOWNHOMES
August 23, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

A203
Z2016-026

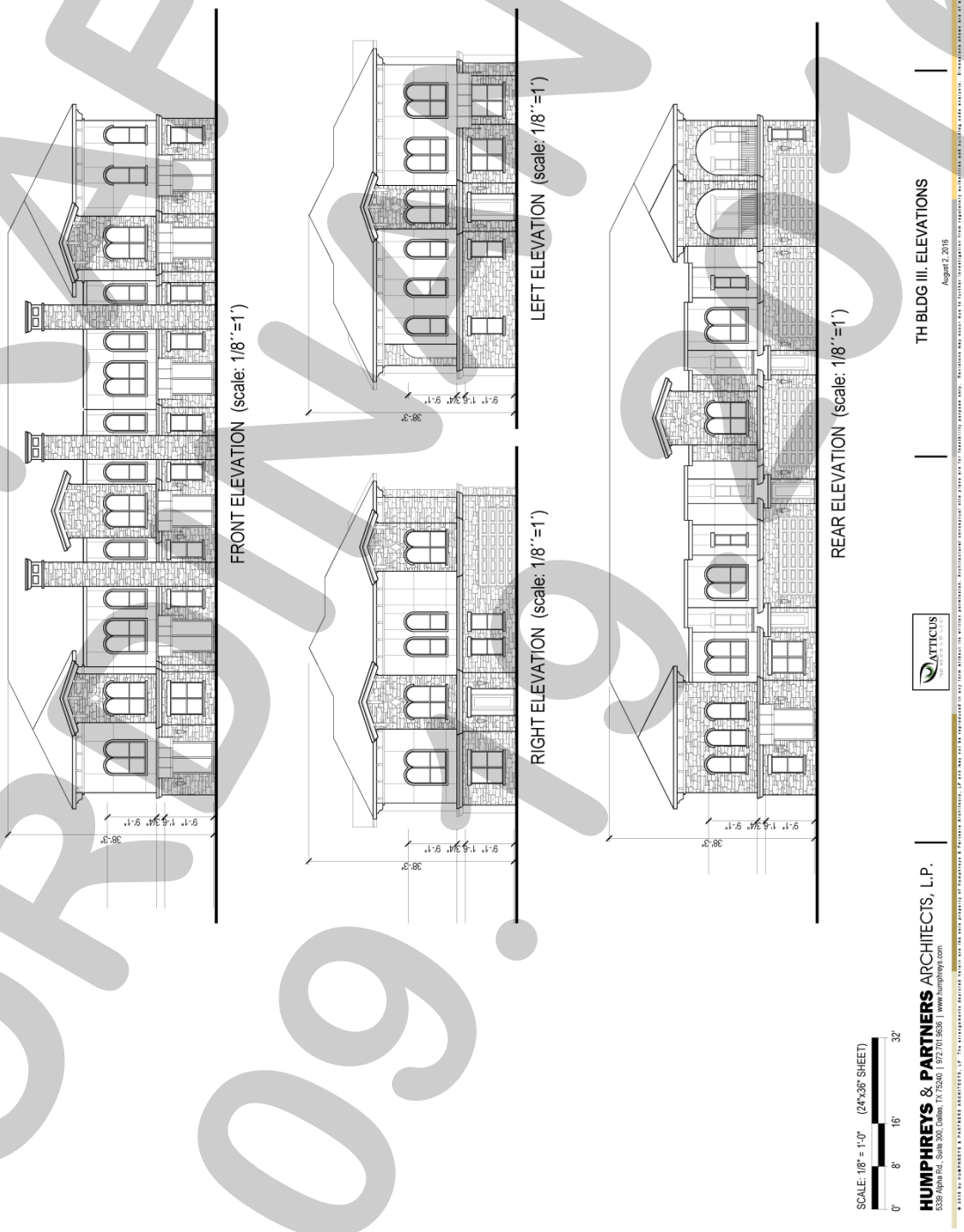
DRAFT
08.23.2016

Exhibit 'C':
Concept Building Elevations



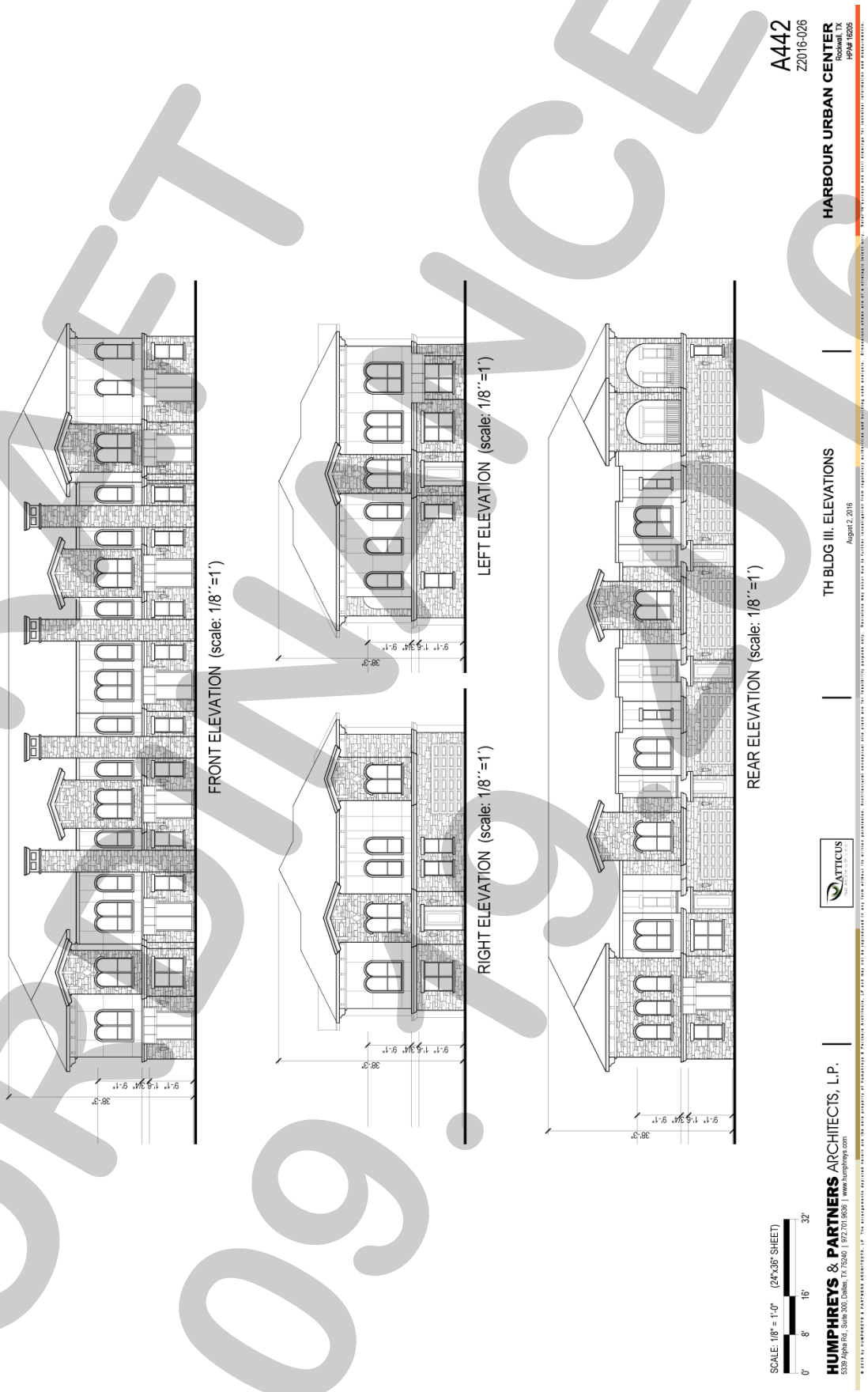
DRAFT
ORDINANCE
09.19.2016

Exhibit 'C':
Concept Building Elevations



DRAFT
ORDINANCE
09.19.2016

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 09.19.2016

City of Rockwall

Project Plan Review History

				Applied	7/14/2016	LM
Project Number	Z2016-023	**Owner**	KEVIN DALE WOMMACK	**Approved**		
Project Name	SUP for 1970 Copper Ridge Circle	**Applicant**	KEVIN DALE WOMMACK	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/14/2016	LM
Status	STAFF REVIEW					

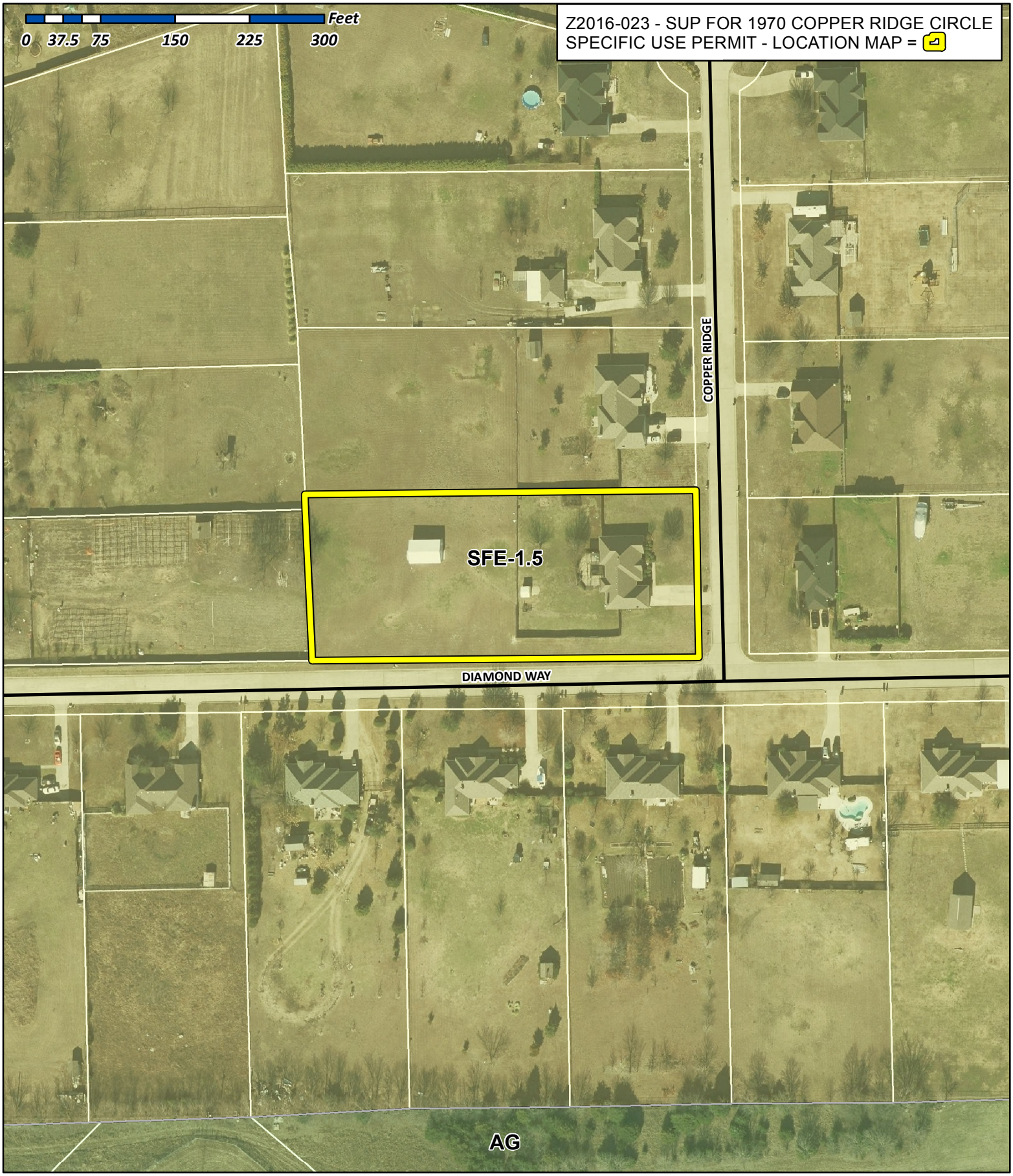
Site Address	**City, State Zip**	**Zoning**
1970 COPPER RIDGE CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STERLING FARMS ADDITION	17	B	17	5069-000B-0017-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/14/2016	7/21/2016	8/17/2016	34	APPROVED	
ENGINEERING	Amy Williams	7/14/2016	7/21/2016	8/19/2016	36	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:32 PM AW) Check location of septic system to make sure there aren't any conflicts							
FIRE	Ariana Hargrove	7/14/2016	7/21/2016	8/17/2016	34	APPROVED	
PLANNING	Korey Brooks	7/14/2016	7/21/2016	8/24/2016	41	APPROVED W/ CONDITIONS	Comments

(8/25/2016 10:24 AM KB)
Z2016-023 SUP for Accessory Building:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to Specific Use Permit (SUP) No. S-118 [Ordinance No. 14-02] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-023) in the lower right hand corner of all pages on future submittals.
I.4 Please review the attached draft ordinance prior to the September 13, 2016 Planning & Zoning Commission meeting.
I.5 The Planning and Zoning Worksession is August 30th. The Planning and Zoning Meeting is September 13.
I.6 The projected City Council meeting dates for this case will be September 19, 2016 [1st Reading] & October 3, 2016 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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

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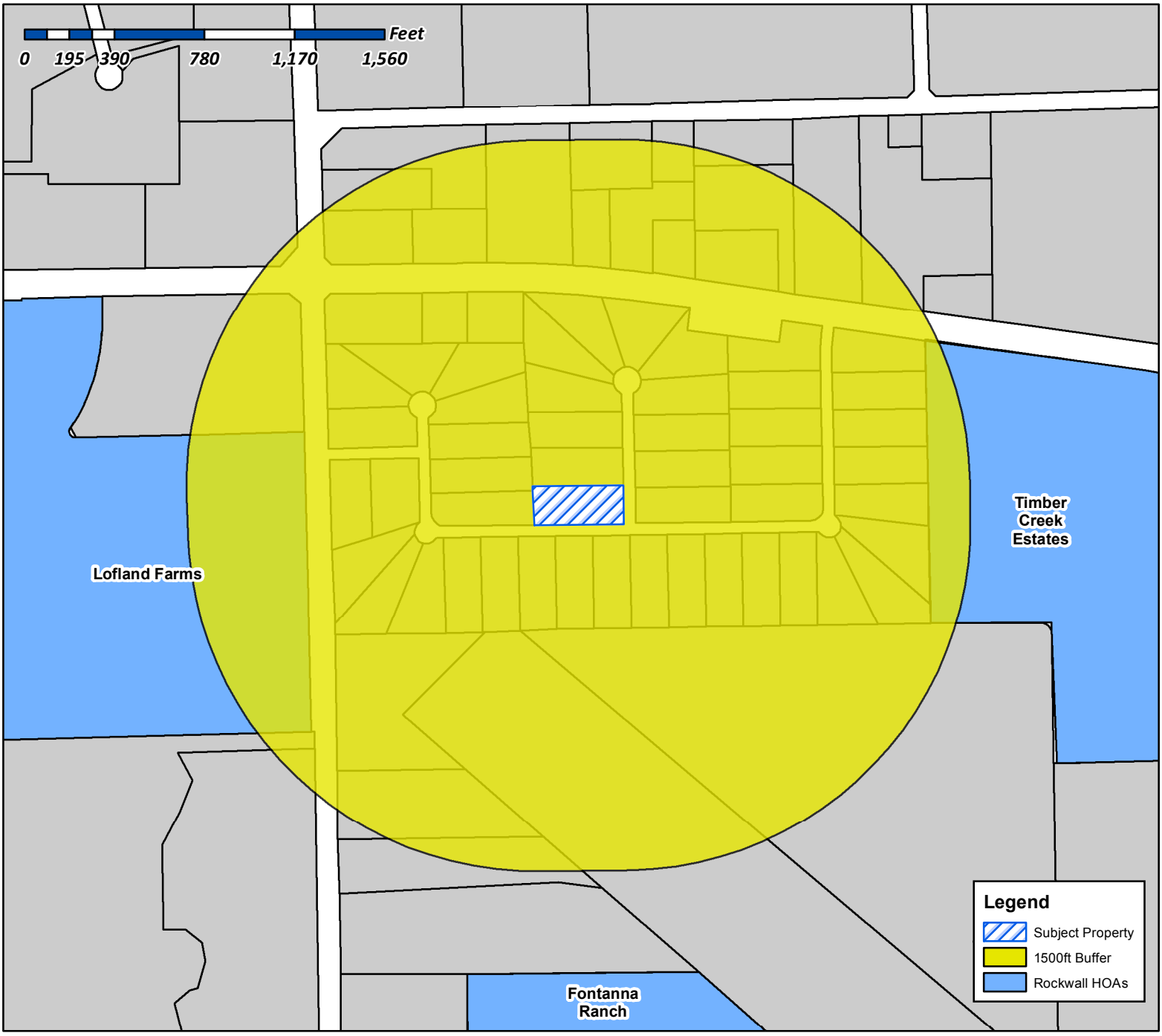
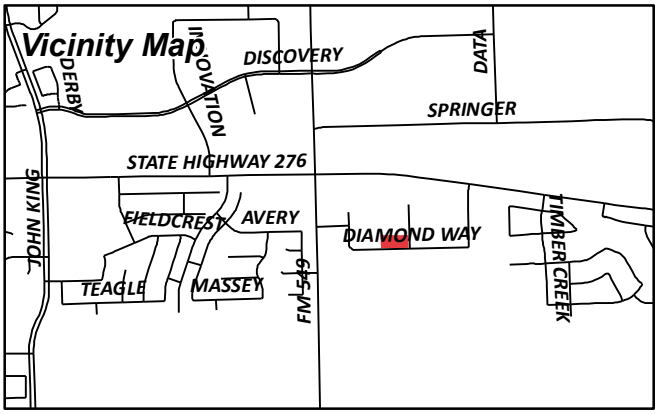


Case Number: Z2016-023
Case Name: SUP for 1970 Copper Ridge Circle
Case Type: Zoning
Zoning: SUP
Case Address: 1970 Copper Ridge Circle



Date Created: *08/15/2016*

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

City of Rockwall

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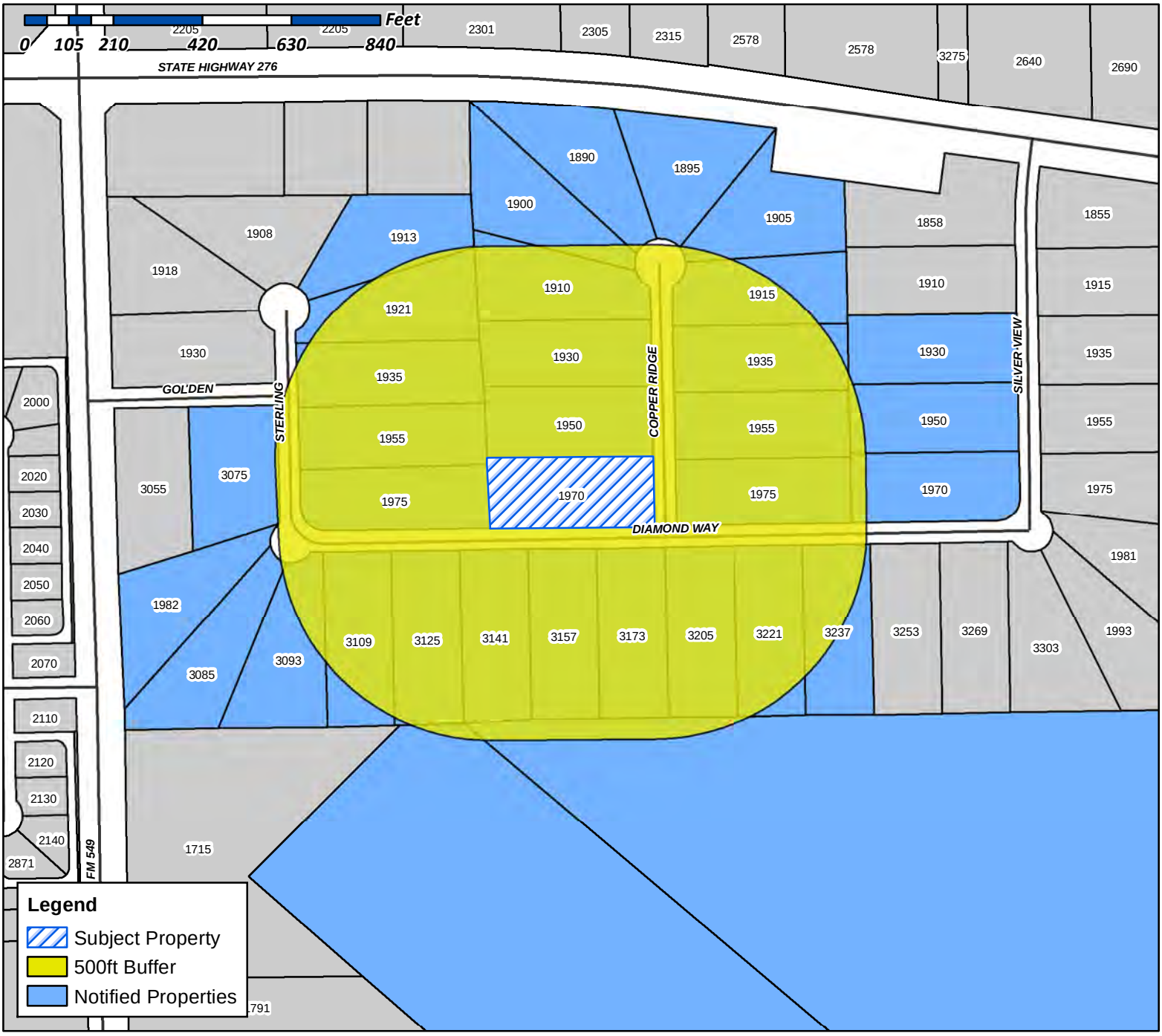
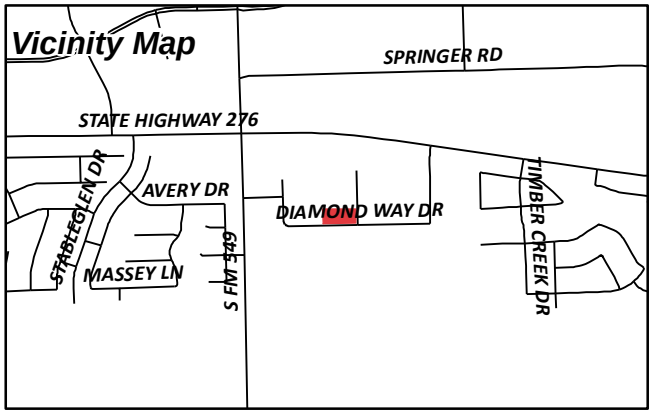


Case Number: Z2016-023
Case Name: SUP for 1970 Copper Ridge Circle
Case Type: Zoning
Zoning: SUP
Case Address: 1970 Copper Ridge Circle



Date Created: 08/15/2015
For Questions on this Case Call (972) 771-7745

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

MCDOUGLE RONNIE D & DEBORAH J
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

JONES SCOTT G & CAROLINE D
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

HALL RICHARD N JR AND ELIZABETH A
1913 STERLING CT
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WHITAKER JOSHUA & KRISTIN
1970 COPPER RIDGE CIRCLE
ROCKWALL, TX 75032

WHITE ROBERT L & MARIE
1970 SILVER VIEW LN
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

CURRENT RESIDENT
3075 GOLDEN TR
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

FOWLER DONALD D & MICHELLE
3136 MARBLE FALLS LN
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
951 BROKEN SOUND PKWY SUITE 320
BOCA RATON, FL 33487

1970 Copper Ridge Circle

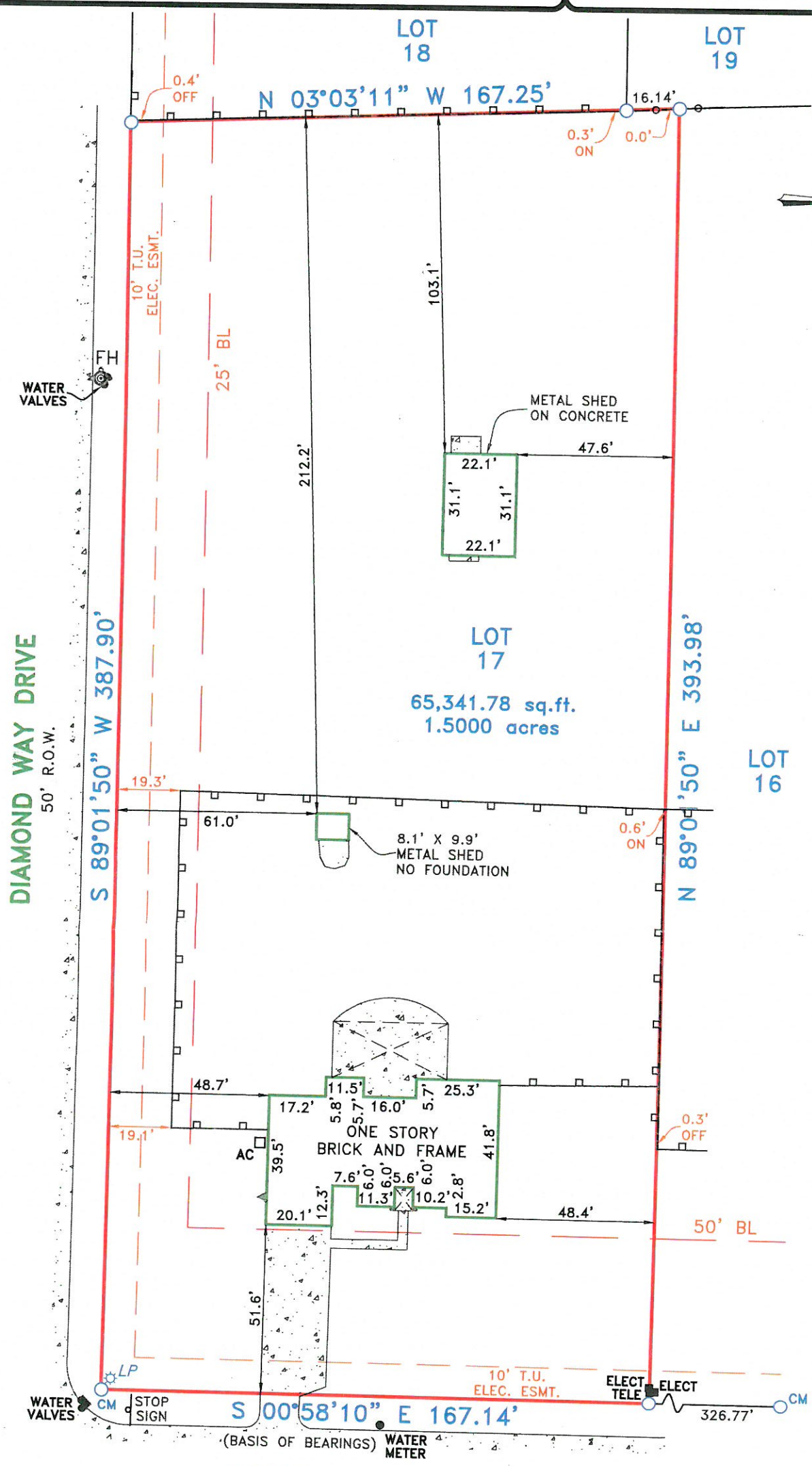
Being Lot 17, in Block B, of Sterling Farms Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 395, of the Plat Records of Rockwall County, Texas.

REPUBLIC TITLE



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- BRICK COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 46, PG. 197; VOL. 75, PG. 583; VOL. 113, PG. 35

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0045L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: WTH

Scale: 1" = 40'

Date: 08/12/15

GF No.: 1015-158274-RTT

Job No. 1512318

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

THOMAS MAUK R.P.L.S. NO. 5119

1970 Copper Ridge Circle

Being Lot 17, in Block B, of Sterling Farms Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 395, of the Plat Records of Rockwall County, Texas.

REPUBLIC TITLE



LEGEND

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- —OES— OVERHEAD ELECTRIC SERVICE
- —⊙— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
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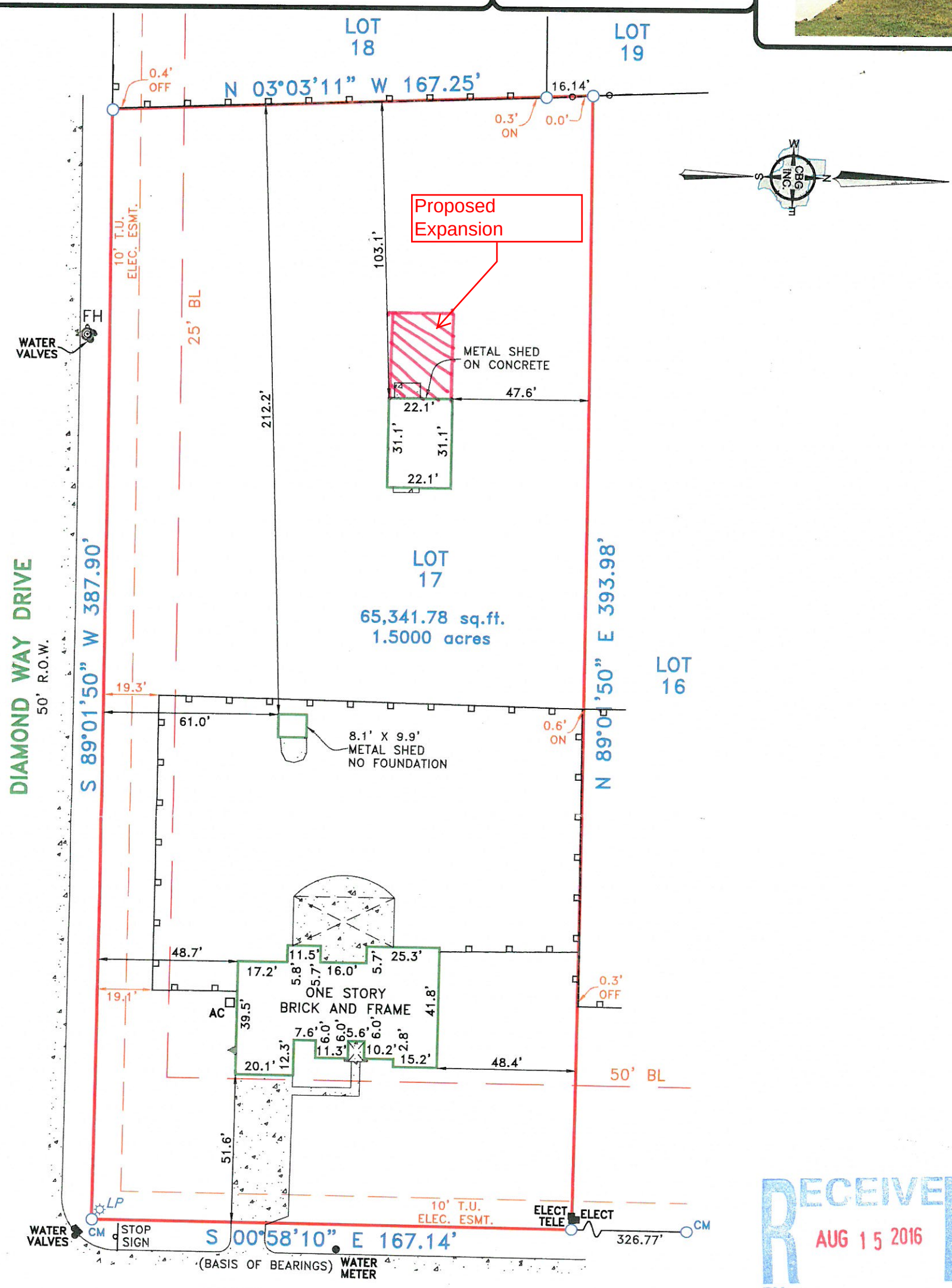

COPPER RIDGE CIRCLE
50' R.O.W.

RECEIVED
AUG 15 2016
BY:

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
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NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0045L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

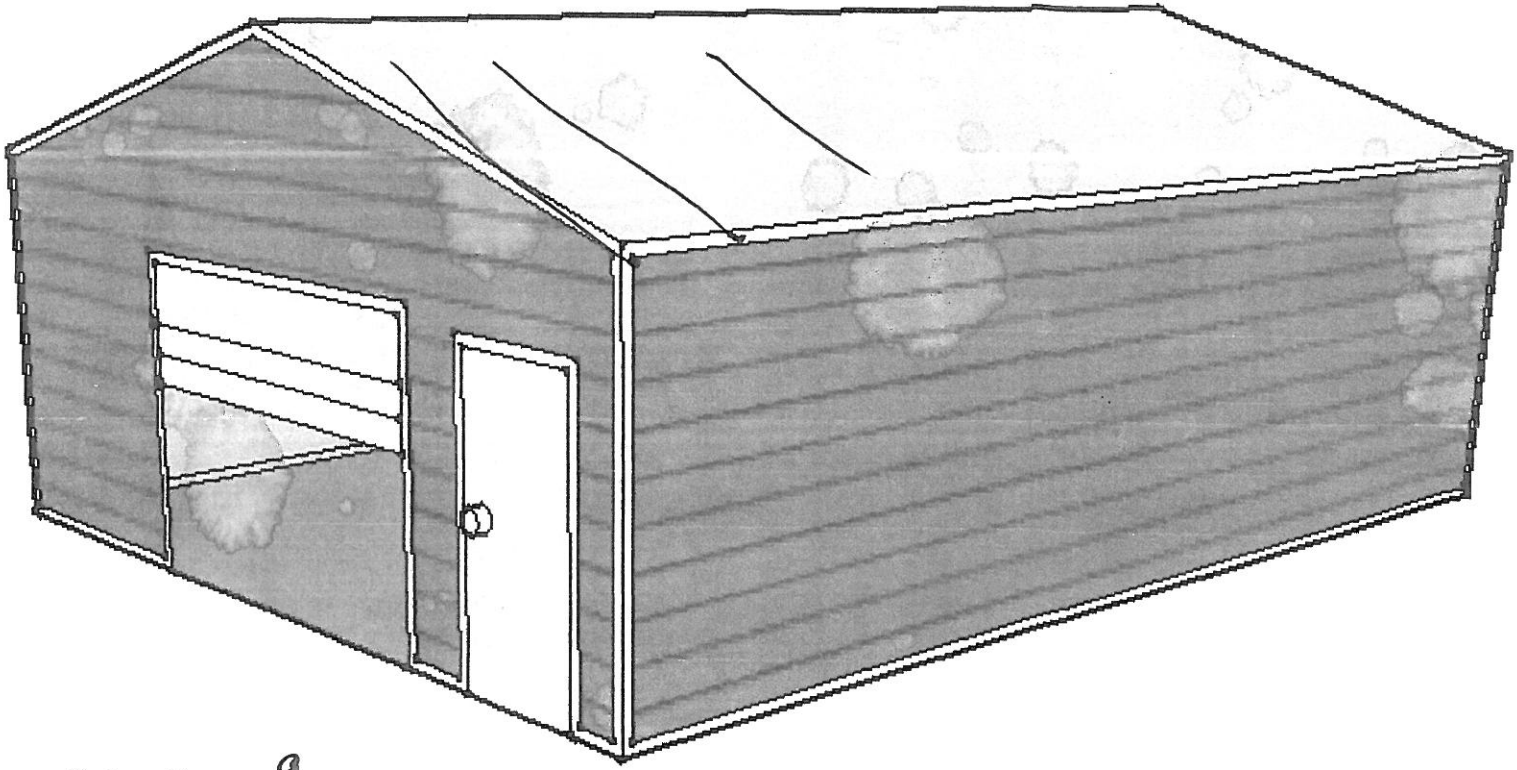
Drawn By: WTH
Scale: 1" = 40'
Date: 08/12/15
GF No.: 1015-158274-RTT
Job No. 1512318

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

THOMAS MAUK
R.P.L.S. NO. 5119

Sheet Metal: 29 Gauge Galvanized polyester painted
framing: 14 Gauge Galvanized
Concrete: 4" thick with 3/8 rebar with moisture barrier
8 to 12" footer around perimeter
Spray Foam: standard 2lb spray foam



22x30x9

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-118 [*ORDINANCE NO. 14-02*] TO ALLOW FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SIZE REQUIREMENTS ON A 1.50-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) AND IDENTIFIED AS LOT 17, BLOCK B, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Kevin Dale Wommack and Pamela McCollum to amend Specific Use Permit No. S-118 [*Ordinance No. 14-02*] for the purpose of increasing the size of an existing accessory building situated on a 1.50-acre parcel of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 1970 Copper Ridge Circle, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and *Ordinance No. 14-02* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 14-02*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of an accessory building that exceeds the maximum size requirements and that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single-Family Estate (SF/E 1.5) District, of Article V, District Development Standards,* of the Unified

DRAFT ORDINANCE 05-16

Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,200 square feet.

3) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

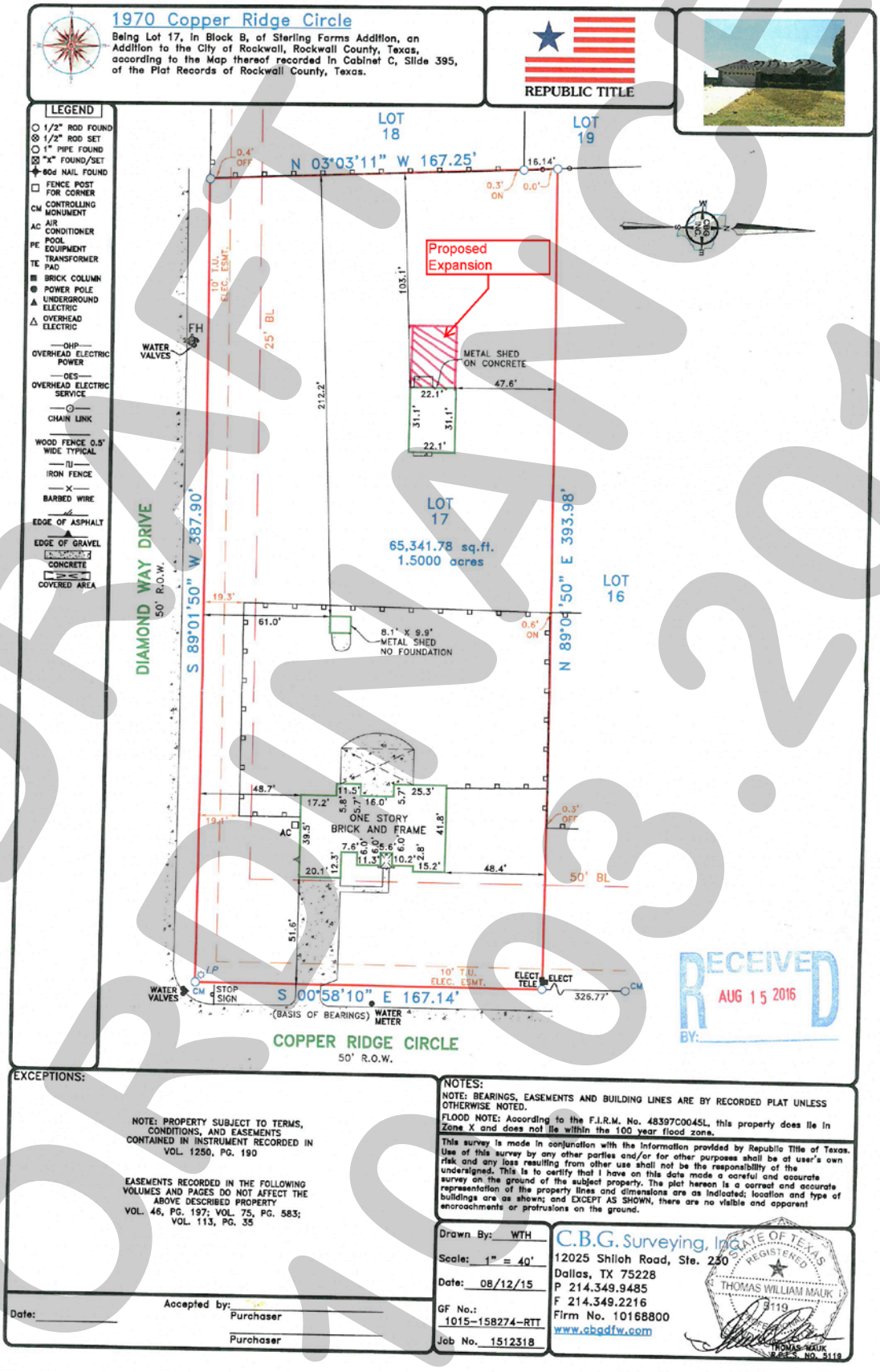
_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2016*

2nd Reading: *October 3, 2016*

DRAFT ORDINANCE 10.03.2016

Exhibit 'A':
Site Plan



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 46, PG. 197; VOL. 75, PG. 583; VOL. 113, PG. 35

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0045L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: WTH
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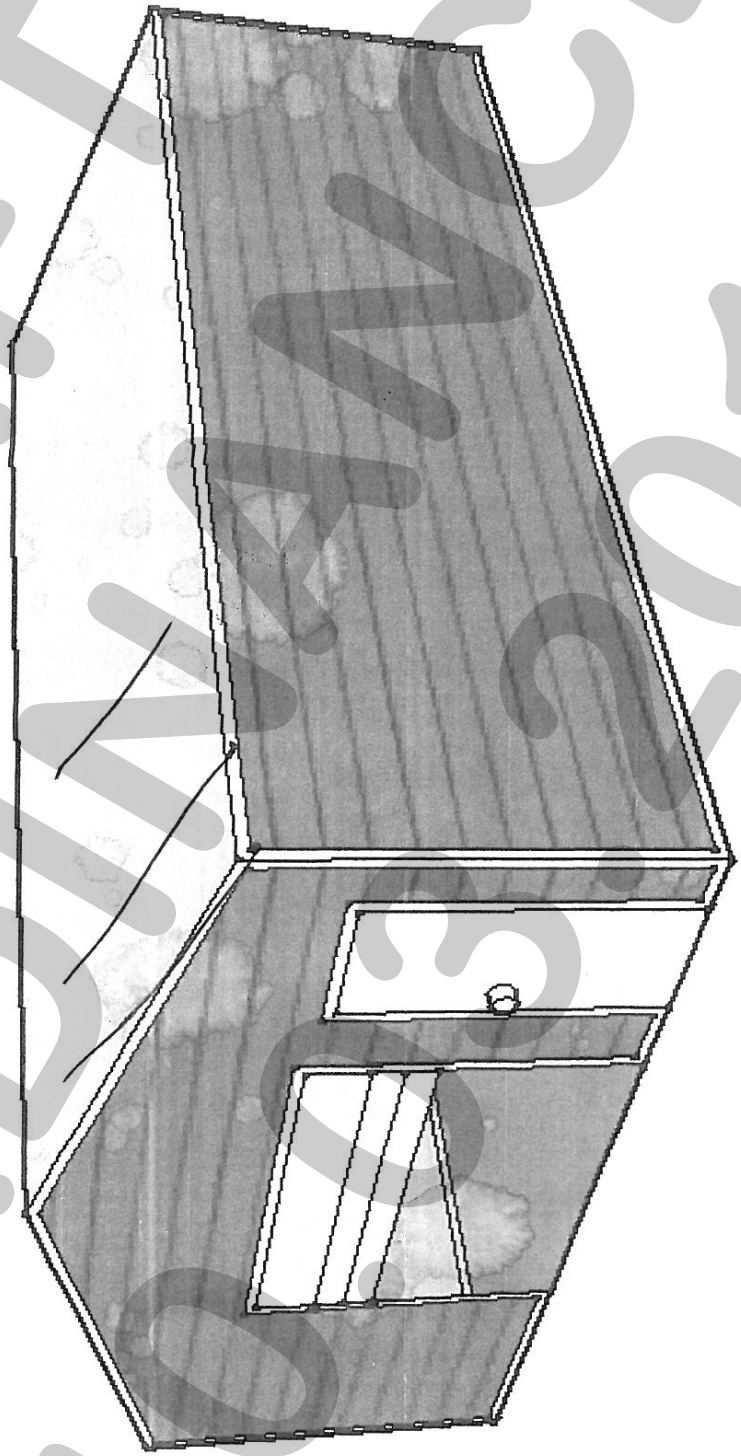
STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 THOMAS MAUK R.P.L.S. NO. 5119

DRAFT ORDINANCE 03.2016

Exhibit 'B':
Building Elevations



Sheet Metal: 29 Gauge Galvanized polyester painted
framing: 14 Gauge Galvanized
Concrete: 4" thick with 3/8 rebar with moisture barrier
8 to 12" footer around perimeter
Spray Foam: standard 2lb spray foam

DRAFT ORDINANCE 10-03-2016

City of Rockwall

Project Plan Review History

				Applied	8/15/2016	LM
Project Number	Z2016-028	**Owner**	SUSAN GAMEZ	**Approved**		
Project Name	Zoning Change (AG to C)	**Applicant**	SUSAN GAMEZ	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	8/16/2016	LM
Status	STAFF REVIEW					

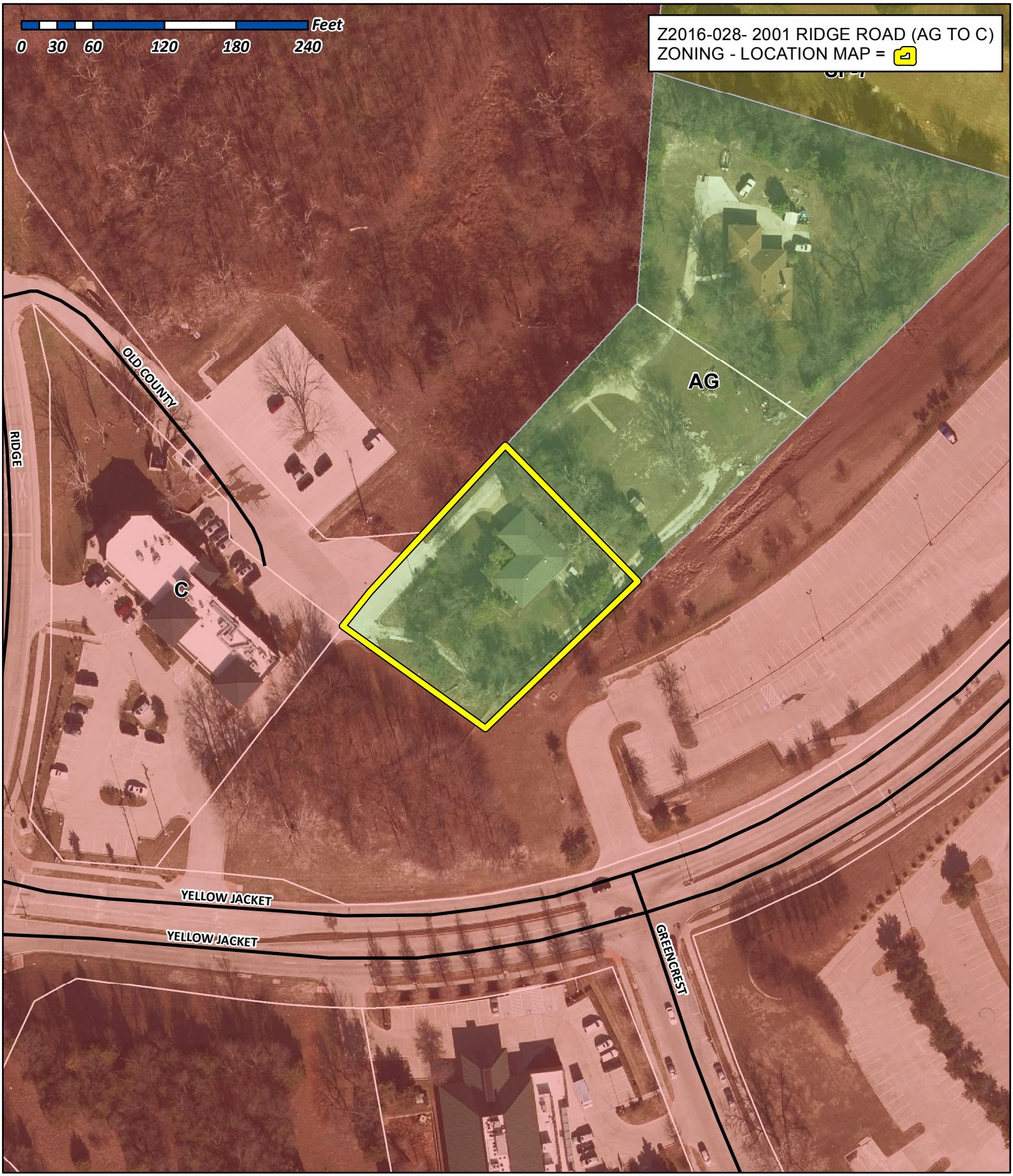
Site Address	**City, State Zip**	**Zoning**
2001 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
YELLOW JACKET ADDITION	7	NULL	7	0001-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/17/2016	8/24/2016	8/17/2016		APPROVED	
ENGINEERING	Amy Williams	8/15/2016	8/22/2016	8/23/2016	8	APPROVED	See Conditions
(8/19/2016 1:15 PM AW) Must meet all engineering requirements							
FIRE	Ariana Hargrove	8/15/2016	8/22/2016	8/17/2016	2	APPROVED	
PLANNING	Ryan Miller	8/15/2016	8/22/2016	8/23/2016	8	APPROVED	See Conditions

Z2016-028 2001 Ridge Road (AG to C):
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, and addressed as 2001 Ridge Road.
I.2 For questions or comments concerning this case, please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2016-028) in the lower right hand corner of all pages on future submittals.
I.4 The Future Land Use Map contained within the City's Comprehensive Plan indicates that the subject property is designated as Medium Density Residential. The proposed zoning does not conform to this designation and will require the City Council to amend the Future Land Use Map to reflect a Commercial designation.
I.5 Based on the submission City Staff would recommend that a less intense zoning (e.g. Residential Office [RO] District) be permitted on the subject property should the Planning and Zoning Commission and City Council choose to approve the request.
I.6 Please review the attached Draft Ordinance prior to the Planning & Zoning Meeting on September 13, 2016.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 7, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 13, 2016 Planning & Zoning Meeting.
I.8 The projected City Council Meeting dates for this case are as follows: 1) First Reading, September 19, 2016 and 2) Second Reading, October 3, 2016.



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
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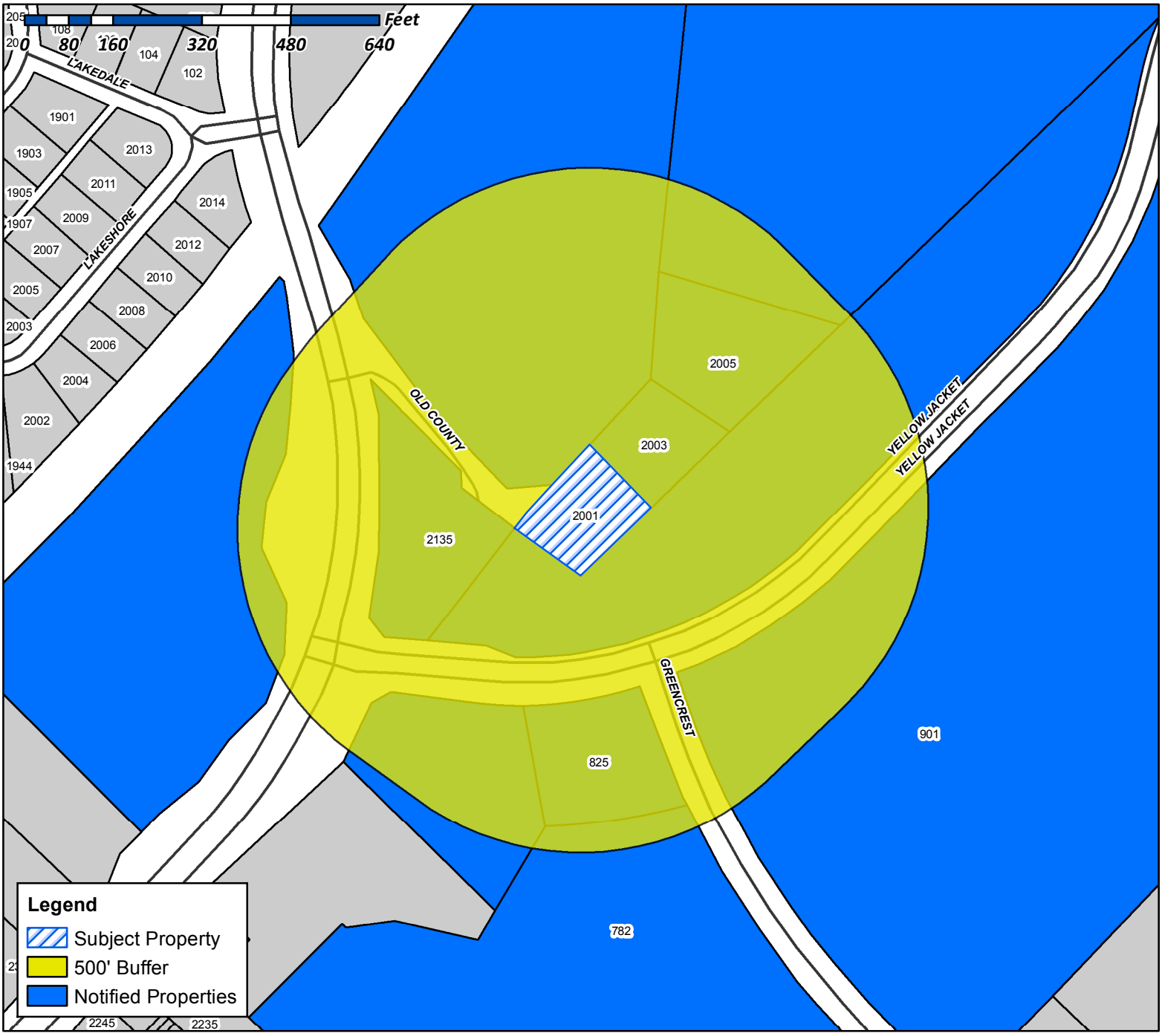

Case Number: Z2016-028
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2001 Ridge Road



Date Created: 08/16/2016

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

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
2003 RIDGE RD
ROCKWALL, TX 75087

FAHERTY FRANK
2005 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, 75087

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

IN KYUNG HWAN
512 SUNSTONE DR
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75087

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

City of Rockwall

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

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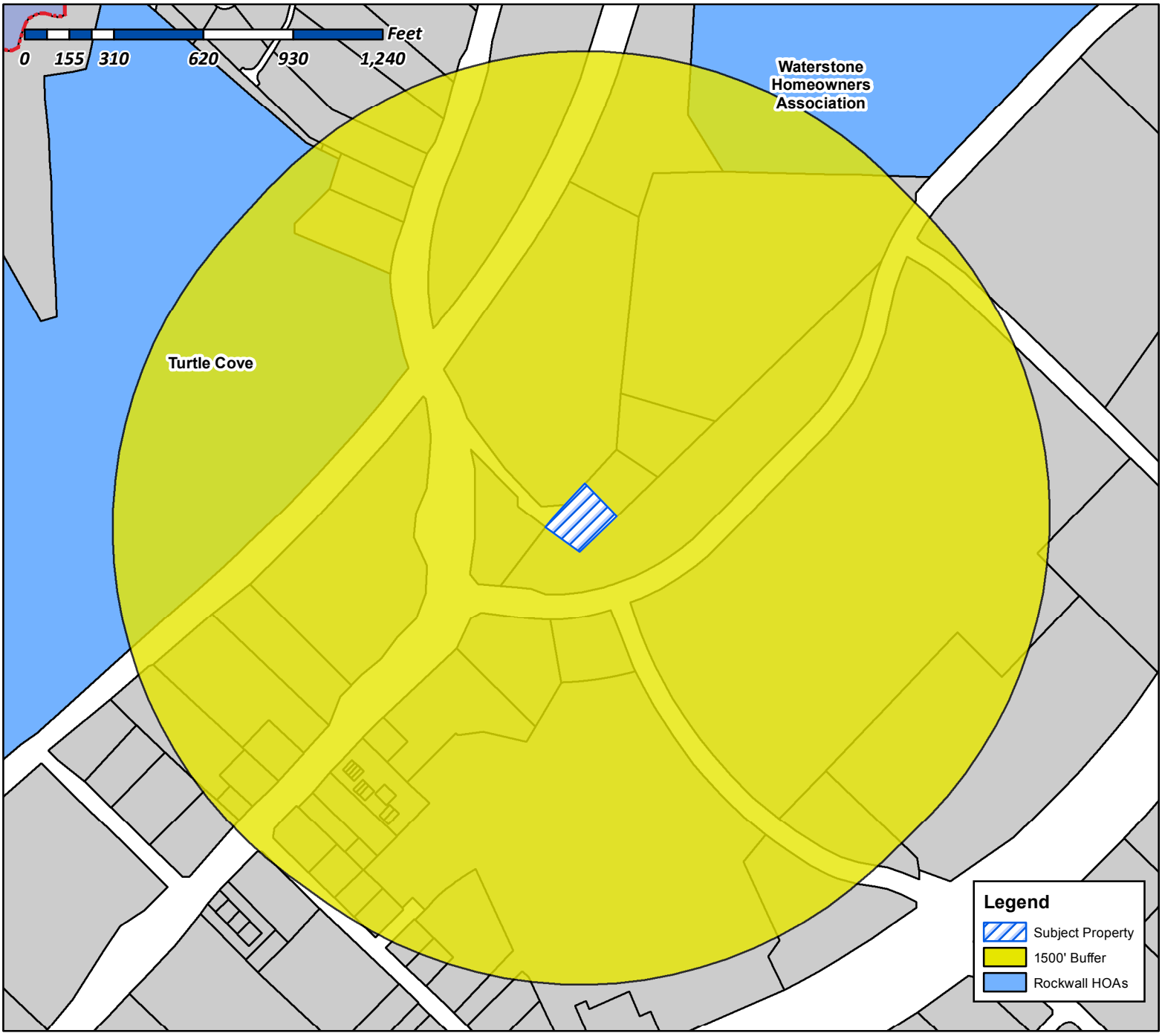
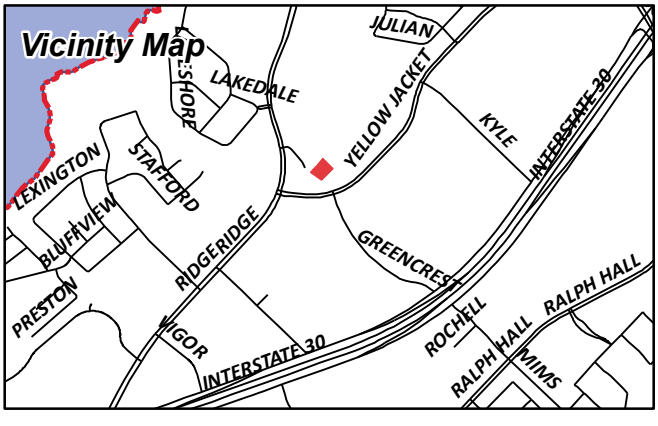


Case Number: Z2016-028
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2001 Ridge Rd



Date Created: ***08/16/2016***

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

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Thursday, August 18, 2016 1:25:13 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-028-Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

AUG. 3. 2007 2:00PM

BEING situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, Rockwall County, Texas, and being a part of that certain 2.1 acre tract as described in a Deed to Charles Porton et ux, as record in Volume 51, Page 508, in the Deed Records of said county, and being more particularly described as follows:

BEGINNING at a 9/8" iron rod found in an existing gravel road at the most southern corner of a tract as described in a Deed to Charles Frock et ux, as recorded in Volume 125, Page 18, of the Deed Records of said county;

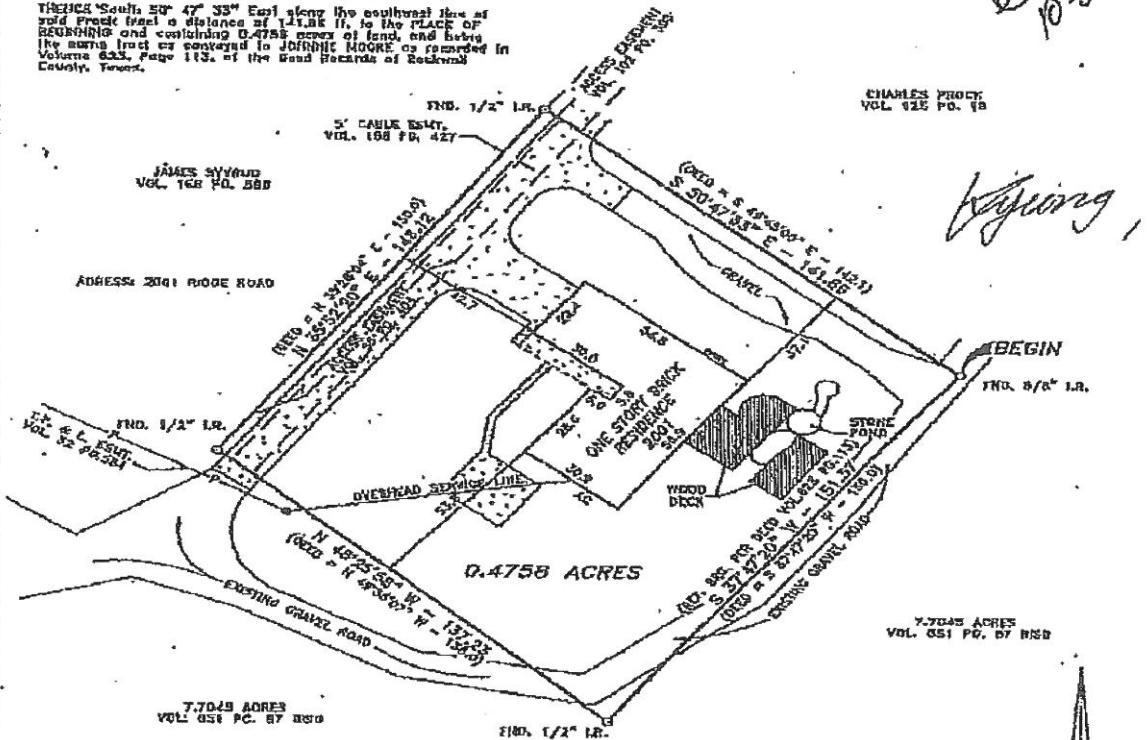
THENCE South 37° 47' 20" West along and near the centerline of an existing gravel road a distance of 151.57 ft. to a 1/2" iron rod found for corner;

THENCE North 48° 25' 58" West along and near the northwest line of an existing gravel road a distance of 137.23 ft. to a 1/2" iron rod found for corner in the northwest line of said 2.1 acre tract;

THENCE North 35° 52' 20" East along said northwest line a distance of 146.12 ft. to a 1/2" iron rod found for corner of the most western corner of said Frock tract;

THENCE South 50° 47' 33" East along the southwest line of said Frock tract a distance of 141.86 ft. to the PLACE OF BEGINNING and containing 0.4758 acres of land, and being the same tract as conveyed to JOHNNIE MOORE as recorded in Volume 623, Page 113, of the Deed Records of Rockwall County, Texas.

survey approved - for T-19
DP 10-31-0



Kyeong

NOTE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING EASEMENTS DO NOT CROSS SUBJECT PROPERTY: VOL. 39 PG. 224

I, ROBERT E. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT SHOWS AS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREIN AS DETERMINED BY SURVEY OF THE GROUND SHOWN ON THE PROPERTY, THE LINES AND DIMENSIONS OF THE PROPERTY BEING PLACED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EVIDENCES, EXCEPTIONS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE PLAT.

ROBERT E. MYERS R.P.L.S. NO. 3963

ROBERT E. MYERS
CLASS 272-0187
C.P.L.S. NO. 3963

Analytical Surveys, Inc.
"A PROFESSIONAL COMPANY OPERATING IN THE BEST INTEREST"

P.O. BOX 2187
CARLAND, TEXAS
75047

0' 30'
GRAPHIC SCALE

THIS SURVEY WAS PERFORMED FOR

RANGER TITLE CO.

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AS THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

NAME TIM JOHNSON
JOB NO. 37015
DATE 2-21-97
CF# 313706
DRN. BY JDT

F:\APPS\SURVEYS\37\37015

EXHIBIT A

Being situated in the DANIEL ATKINS SURVEY, ABSTRACT No. 1, Rockwall County, Texas, and being a part of that certain 2.1 acre tract as described in a deed to Charles Parton and wife, as recorded in Volume 51, Page 504, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in an existing gravel road at the most southern corner of a tract described in a deed to Charles Prock and wife, recorded in Volume 125, Page 18, Deed Records, Rockwall County, Texas;

THENCE South 37 deg 47 min 20 sec West along and near the centerline of an existing gravel road, a distance of 151.57 feet to a 1/2 inch iron rod found for corner;

THENCE North 48 deg 25 min 58 sec West along and near the northeast line of an existing gravel road, a distance of 137.23 feet to a 1/2 inch iron rod found for corner in the northwest line of said 2.1 acre tract;

THENCE North 35 deg 52 min 20 sec East along said northwest line, a distance of 146.12 feet to a 1/2 inch iron rod found for corner at the most western corner of said Prock tract;

THENCE South 50 deg 57 min 33 sec East along the southwest line of said Prock tract, a distance of 141.86 feet to the PLACE OF BEGINNING and containing 0.4758 acres of land, and being the same tract as conveyed to Johnnie Moore as recorded in Volume 623, Page 113, Real Estate Records, Rockwall County, Texas.

Inst # 00389925

Filed for Record in: Rockwall County
On: Dec 10,2007 at 01:35P

Permitted Land Uses in a Commercial (C) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	P
Hotel, Residence	P
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	P
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	S
Convalescent Care Facility/Nursing Home [1]	P
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Billiard Parlor or Pool Hall [1]	S
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P
Commercial Amusement/ Recreation (Outside)	P
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P

Permitted Land Uses in a Commercial (C) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	S
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	P

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	P
Pawn Shop	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Bail Bond Service	S
Building & Landscape Material with Limited Outside Storage [1]	P
Building Maintenance, Service & Sales without Outside Storage	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Research & Technology / Light Assembly	S
Shoe and Boot Repair and Sales	P
Trade School	P
Temporary On-site Construction Office [1]	P

Permitted Land Uses in a Commercial (C) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	S
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Wholesale, Distribution & Storage	
Mini-warehouse [1]	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Transit Passenger Facility	S
Trucking Company	
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

City of Rockwall
The New Horizon

Commercial Zoning Districts Development Standards*

		Residential Office District	Neighborhood Service District	General Retail District	Commercial District[1]	Heavy Commercial District[2]
Abbreviation		RO	NS	GR	C	HC
Maximum Building Size (Sq. Ft.)		*N/A*	5,000[3]	25,000[4]	*N/A*	*N/A*
Minimum Lot Requirements	**Area (Square Feet)**	6,000[5]	6,000	6,000 **43,560**	10,000 **43,560**	12,500 **43,560**
	Width (Feet)	60	60	60 **200**	60 **200**	100 **200**
	Depth (Feet)	100	100	100 **200**	100 **200**	125 **200**
Minimum Setbacks	**Front (Feet)**	25[6]	15[7]	15[6, 7]	15[6, 7]	25[6]
	Rear (Feet)	30	20 w/o FRW and/or Alley 0 with FRW and Alley	10 w/o FRW and/or Alley 0 with FRW and Alley	10 w/o FRW and/or Alley 0 with FRW and Alley	20 w/o FRW and/or Alley ***H*** with FRW and Alley
	Rear Adj. Residential (Ft.)[8]	*N/A*	20	20 Ft. + ***H***[9]	20 Ft. + ***H***[9]	20 Ft. + ***H***[9]
	Side (Feet)	10	5 w/o FRW 0 w/ FRW	10 w/o FRW 0 w/ FRW	10 w/o FRW 0 w/ FRW	15 Ft. + ***H*** w/o FRW[9] ***H*** w/ FRW[9]
	Side Adj. Residential (Ft.)[8]	20	20	20 Ft. + ***H***[9]	20 Ft. + ***H***[9]	20 Ft. + ***H***[9]
Between Buildings (Feet)		15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 Ft. + ***H*** w/o FRW[9] ***H*** w/ FRW[9]
Building Height [*H*] (Feet)		36	36	36[10]	60[11]	60[11]
Minimum Masonry Content (%)[13]		90	90	90	90	90
Maximum Lot Coverage (%)		40	40	40	60	60
Floor Area Ratio (FAR)		0.33	*N/A*	2:1	4:1	4:1
Impervious Parking (%)		75-80	80-85	85-90	85-90	90-95
Maximum Number of Entrances and/or Exits	**Arterial Streets**	1/200 Ft.[12]	1/200 Ft.[12]	1/200 Ft.[12]	1/200 Ft.[12]	1/200 Ft.[12]
	Collector Streets	1/100 Ft.[12]	1/100 Ft.[12]	1/100 Ft.[12]	1/100 Ft.[12]	1/100 Ft.[12]
	Local Streets	1/50 Ft.[12]	1/50 Ft.[12]	1/50 Ft.[12]	1/50 Ft.[12]	1/50 Ft.[12]
Minimum Landscaping (%)		25	20	15	15	10

Key:
Blue: When adjacent to Interstate 30.
H: ½ Building Height Over 36 Feet
FRW= Fire Retardant Wall

Notes:
*: For the Downtown (DT) District development standards see Section 4.8 of Article V of the Unified Development Code.

[1]: *Special Standards:*
(A) *Sale of Goods.* All business establishments other than those selling a service shall be retail or wholesale service establishments dealing directly with customers.
(B) Business Operations & Storage. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed. This excludes off-street parking and loading, incidental display of retail items for sale retail outlets where gasoline products are sold and drive-in businesses.

[2]: *Outside Storage:*
(A) All outside storage shall be placed behind the front façade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement
(B) All outside storage shall be screened from streets and public areas.

[3]: Maximum of 5,000 Sq. Ft. in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[4]: Maximum of 25,000 Sq. Ft. in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[5]: Maximum lot area is 43,560 Sq. Ft.

[6]: From future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

[7]: Parking should not be located between the front façade and the property line.

[8]: *Residential adjacency.* Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in Article VIII, Landscape Standards, of the UDC or as approved by the Planning and Zoning Commission.

[9]: Not to exceed 50 Feet.

[10]: Building height may be increased up to 60 Feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[11]: Building height may be increased up to 240 Feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[12]: (or) as approved by City Council.

[13]: Exterior walls that are visible from a public street or open space require a minimum of 20% of the 90% to be stone. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50% of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 0.478-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A', 'B', & 'C'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Susan Gamez for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A', 'B', & 'C'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Commercial (C) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.5, "Commercial (C) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

DRAFT ORDINANCE 10.03.2016

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2016*

2nd Reading: *October 3, 2016*

DRAFT ORDINANCE 10.03.2016

Exhibit 'A':
Legal Description

BEING situated in the Daniel Atkins Survey, Abstract No. 1, Rockwall County, Texas, and being a part or that certain 2.1-acre tract as described in a deed to Charles Parton and wife, as recorded in Volume 51, Page 504, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in an existing gravel road at the most southern corner of a tract described in a deed to Charles Prock and wife, recorded in Volume 125, Page 18, Deed Records, Rockwall County, Texas;

THENCE South 37 Degrees 47 Minutes 20 Seconds West along and near the centerline of an existing gravel road, a distance of 151.57-feet to a ½-inch iron rod found for corner;

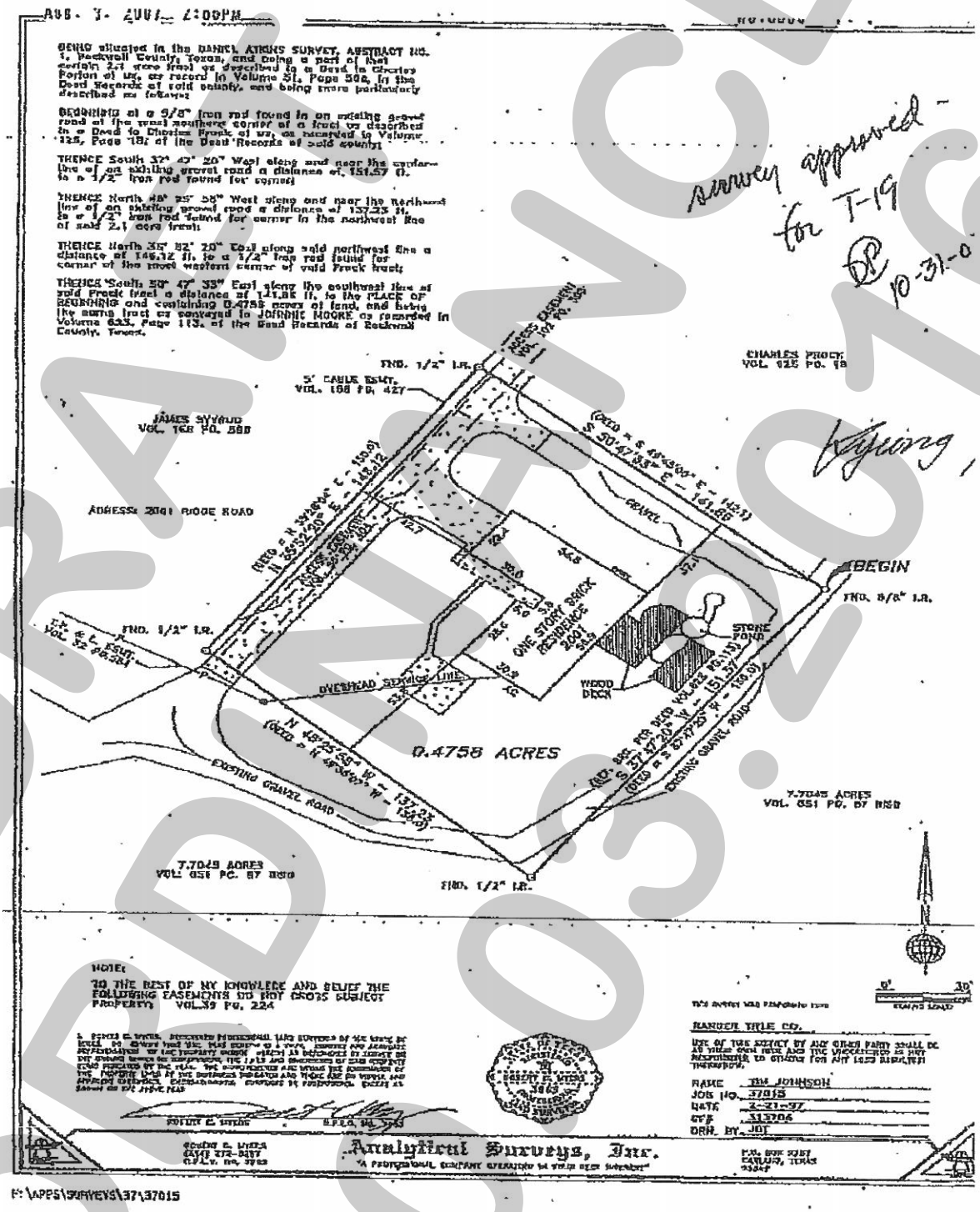
THENCE North 48 Degrees 25 Minutes 58 Seconds West along and near the northeast line of an existing gravel road, a distance of 137.23-feet to a ½-Inch iron rod found for corner in the northwest line of said 2.1-acre tract;

THENCE North 35 Degrees 52 Minutes 20 Seconds East along said northwest line, a distance of 146.12-feet to a ½-inch iron rod found for corner at the most western corner of said Prock tract;

THENCE South 50 Degrees 57 Min 33 Seconds East along the southwest line of said Prock tract, a distance of 141.86-feet to the *PLACE OF BEGINNING* and containing 0.4758-acres of land, and being the same tract as conveyed to Johnnie Moore as recorded in Volume 623, Page 113, Real Estate Records, Rockwall County, Texas.

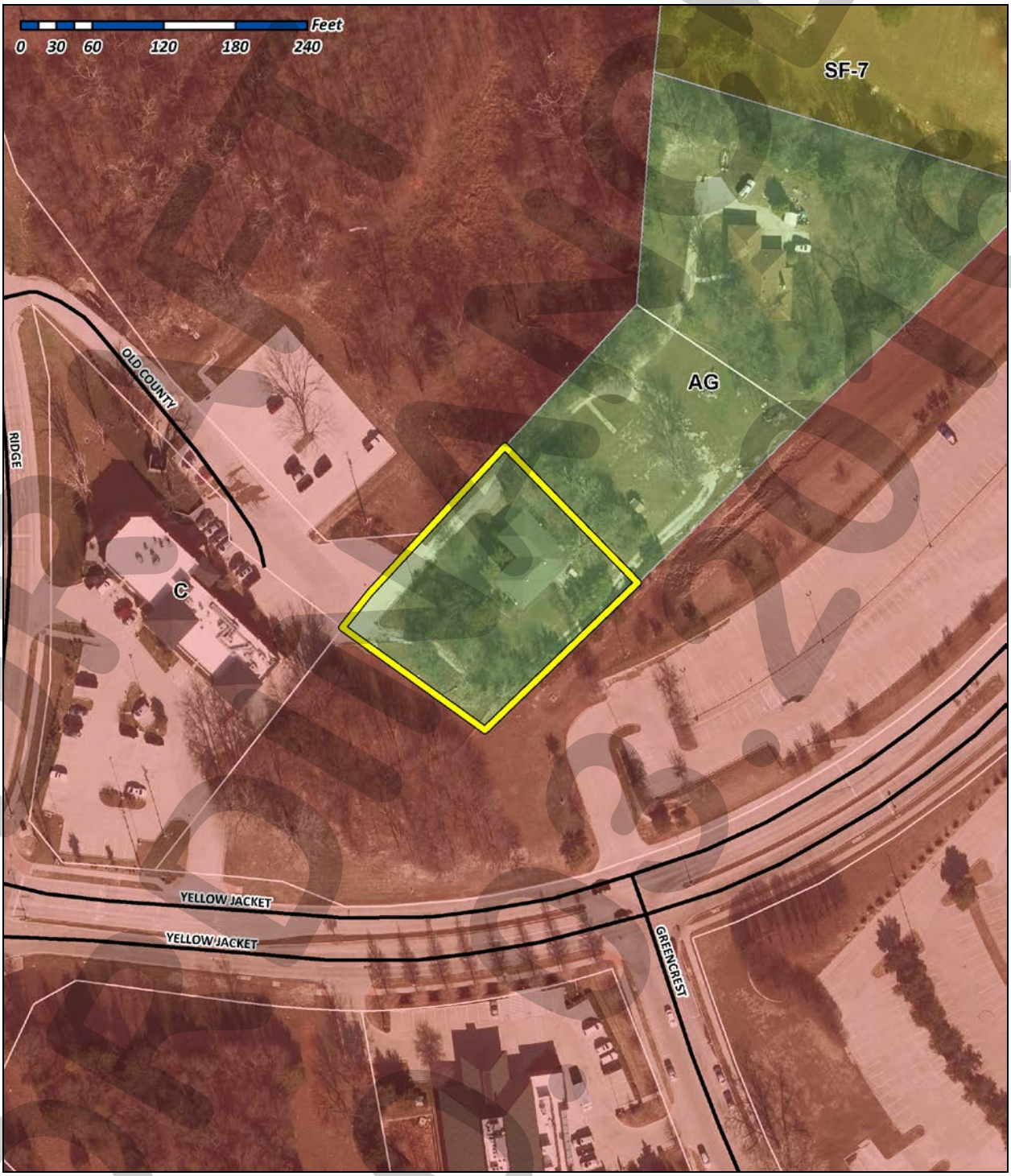
DRAFT ORDINANCE 10.03.2016

Exhibit 'B':
Survey



DRAFT
ORDINANCE
10-03-2016

Exhibit 'C':
Zoning Exhibit



DRAFT 10/6/2016

City of Rockwall

Project Plan Review History

				Applied	8/15/2016	LM
Project Number	Z2016-029	**Owner**	J, BR2 LLC	**Approved**		
Project Name	SW Corner of SH-205 & FM-549	**Applicant**	STROHMEYER ARCHITECTS	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	8/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
5133 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	17-12	NULL	17-12	0080-0000-0017-12-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/15/2016	8/22/2016	8/17/2016	2	APPROVED	
ENGINEERING	Amy Williams	8/15/2016	8/22/2016	8/23/2016	8	APPROVED	See Conditions and attachment

(8/19/2016 2:32 PM AW)
All items must be addressed in site planning, engineering, and platting.
Both FM 549 and SH 205 is to have a total of 120' of right-of-way so dedication may be necessary
Need to show a 20' utility easement along FM 549
Need to show a 15' water line easement along H 205
Driveway onto SH 205 doesn't meet City or TXDOT spacing requirements
Driveway onto FM 549 doesn't meet City or TXDOT spacing requirements (unless it is exisiting)
Water not supplied by City of Rockwall
Sanitary sewer is required which may have a pro-rata due
Adhere to all fire department requirements
The drainage under the canopy and from the dumpster area is required to drain to a grease trap if the building is required to have one, and if the building doesn't require one, these areas must drain to an oil/water separator prior to storm system.
Traffic impact analysis is required
Detention is required
No deadend parking
Parking to be 20'x9'

FIRE	Ariana Hargrove	8/15/2016	8/22/2016	8/17/2016	2	APPROVED	see comment

(8/17/2016 2:29 PM AA)
Shall comply with all fire code requirements, including fire sprinkler protection if over 5,000 sq. ft.

PLANNING	David Gonzales	8/15/2016	8/22/2016	8/18/2016	3	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the

southwest corner of the intersection of SH-205 [S. Goliad Street] and FM-549, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 6, 2016. Please provide two large copies [24" X 36" FOLDED] of the Concept Plan and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-029) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The structure must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a site plan and final plat (mylars in house for filing purposes) are required prior to the issuance of a Certificate of Occupancy (CO).
3. The development shall be limited to a maximum of eight (8) gasoline dispensers as depicted on the Concept Site Plan.
4. No outside display of merchandise or outside storage shall be permitted on the subject property, with the exception of the following items (which will require approval by the Planning and Zoning Commission during the site plan phase): ice machine, propane cage, and/or DVD rental kiosk.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

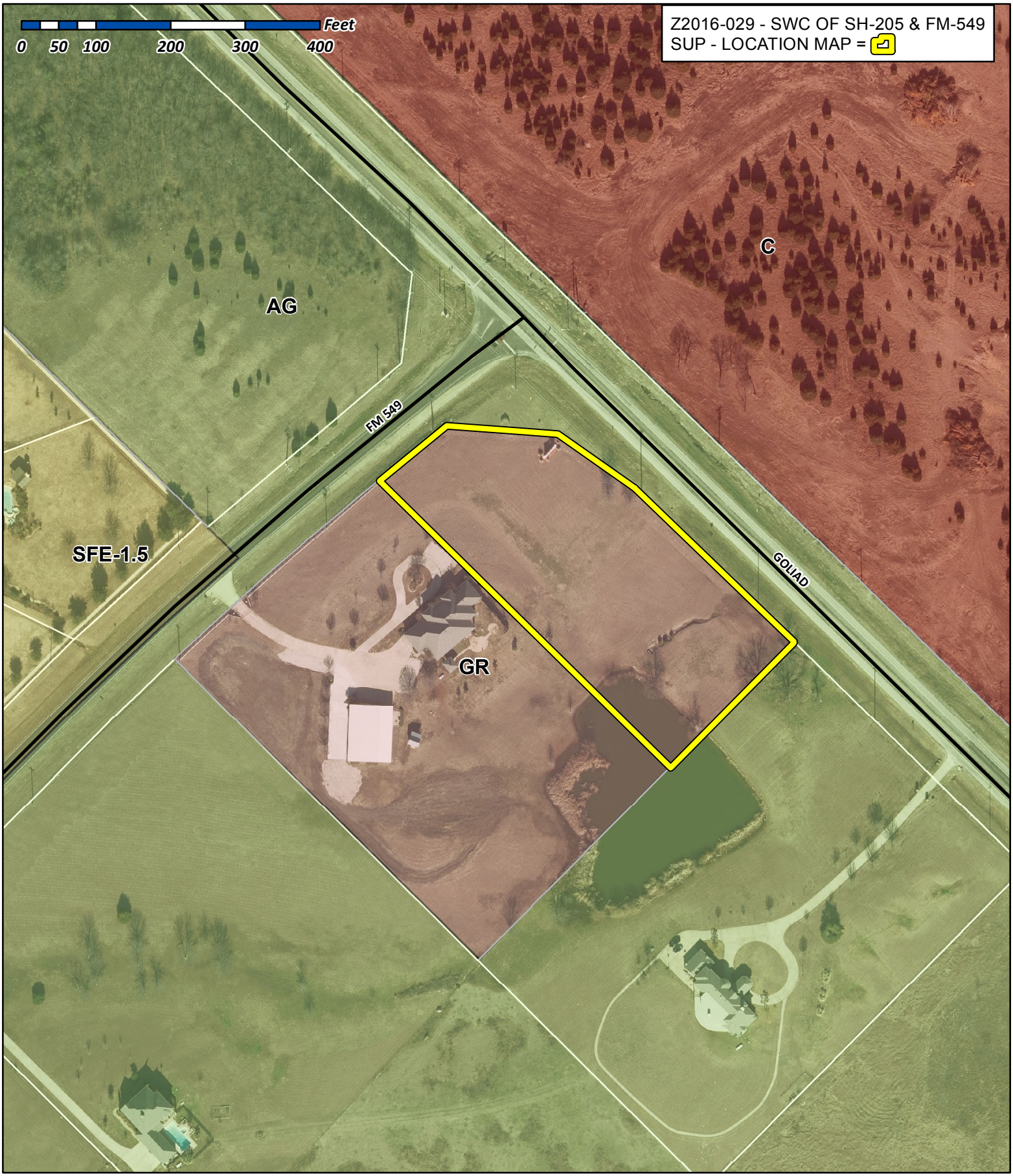
You and/or your representative(s) are required to be in attendance for the following scheduled meetings. All meetings will begin at 6:00 p.m. in the City's Council Chambers.

• Please mark your calendar for the scheduled meeting dates as follows:

Planning - Work Session: August 30, 2016 (Presentation/discussion by applicant)

Planning - Public Hearing: September 13, 2016

City Council - Public Hearing: September 19, 2016 [First Reading of Ordinance]
City Council -2nd Reading (if approved): October 3, 2016 (Tuesday)



City of Rockwall

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

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

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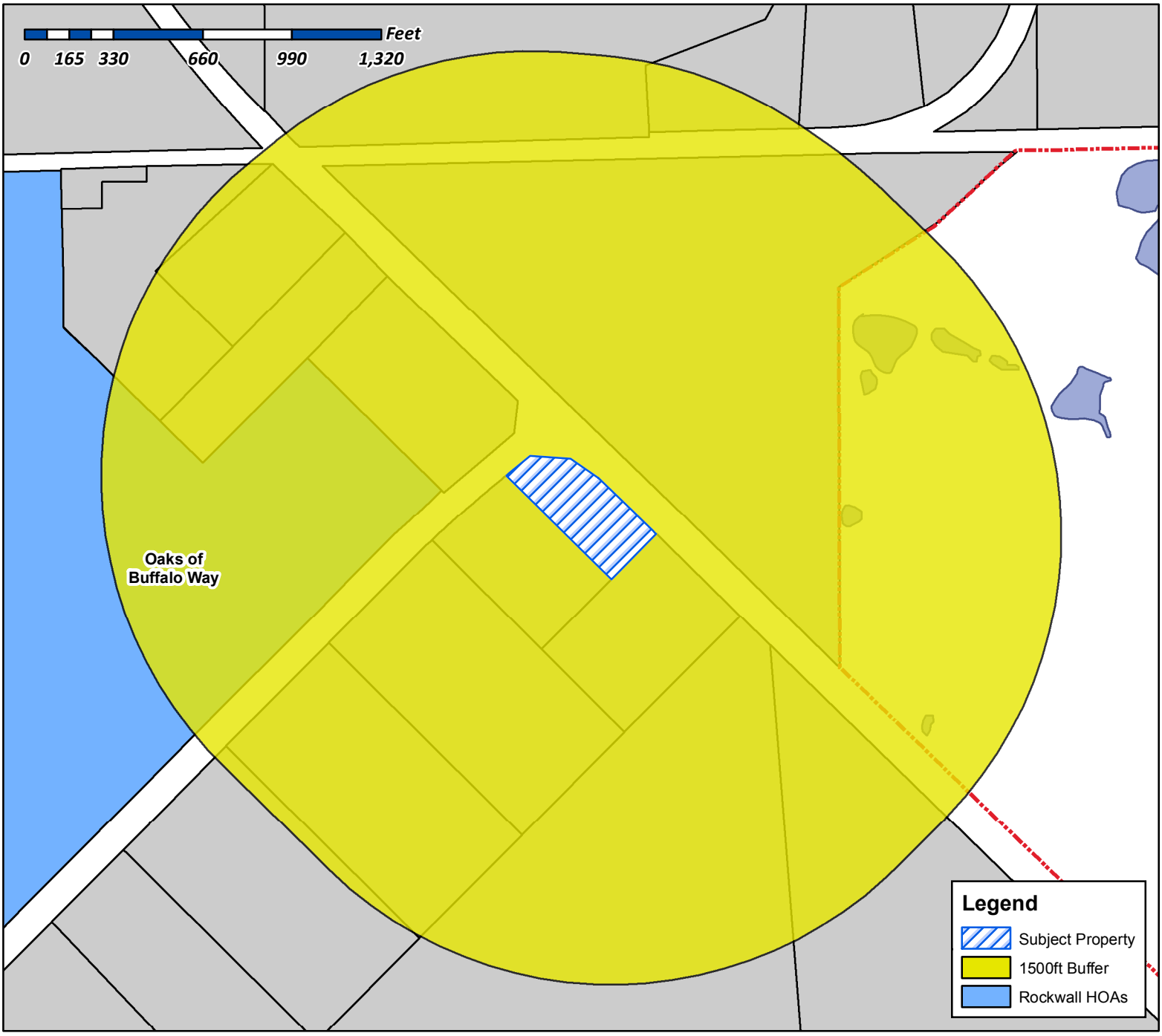
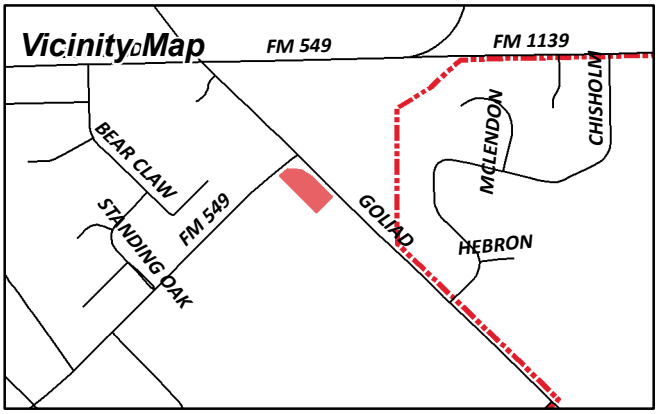


Case Number: Z2016-029
Case Name: SW Corner of SH-205 & FM-549
Case Type: Specific Use Permit
Zoning: General Retail (GR) District
Case Address: SW Corner of SH-205 & FM-549

Date Created: *08/16/2016*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Thursday, August 18, 2016 1:25 PM
To: 'oaksofbwpres@gmail.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-029-Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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

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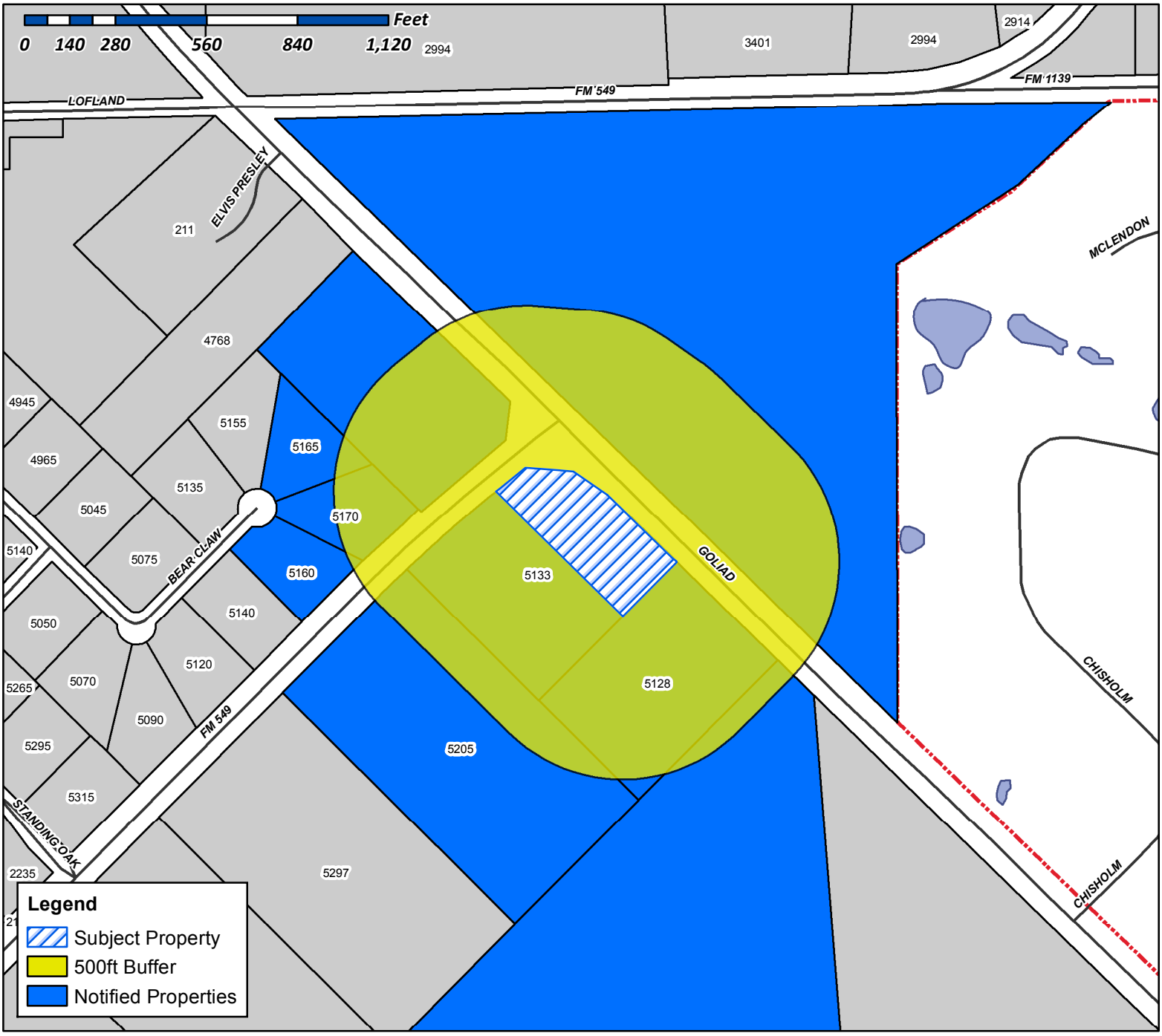

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Case Name: SW Corner of SH-205 & FM-549
Case Type: Specific Use Permit
Zoning: General Retail (GR) District
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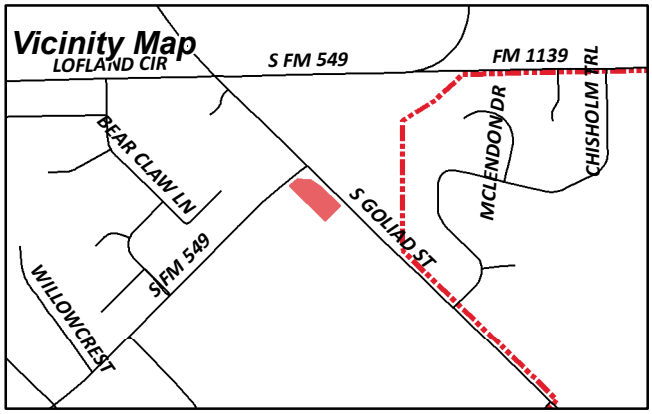


Date Created: ***08/16/2016***

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

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
KENN KAPP INDEPENDENT EXECUTOR
5606 POLO RD
COLLEGE STATION, TX 77845

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
6210 PRESTON CREEK DR
DALLAS, TX 75240

ASTING 2605260.703
TY OF ROCKWALL GPS
NUMENTS RO15 & RO17

CL 380.63'

368.01'

20' FARMERS ELECTRIC EASEMENT.
VOLUME 1743, PAGE 21
D.R.R.C.T.

15' RCH WATER SUPPLY EASEMENT.
VOLUME 929, PAGE 271
D.R.R.C.T.

CONCRETE HIGHWAY
MONUMENT

1/2" CIRF

31.03'

12.67'

N 50°36'24" E
103.37'

POINT OF
BEGINNING
CONCRETE HIGHWAY
MONUMENT

S 85°10'23" E
151.23'

15' RCH WATER SUPPLY EASEMENT
VOLUME 64, PAGE 320 &
VOLUME 64, PAGE 323
D.R.R.C.T.

C3
L3
L1
C1
C2
L2

25' ACCESS EASEMENT.
BY THIS PLAT

547.82'

573.15'

CONCRETE HIGHWAY
MONUMENT

S 43°23'49" E
35.69'

CONCRETE HIGHWAY
MONUMENT

S 46°13'09" E
99.29'

CONCRETE HIGHWAY
MONUMENT

10' TEXAS UTILITIES
ELECTRIC EASEMENT
VOL. 1510, PG. 1
D.R.R.C.T.

S 51°37'27" E

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

LOT 1
BLOCK A
4.739 AC
206,424 SF

J-BR2, LLC.
VOLUME 5288, PAGE 148
O.P.R.R.C.T.

LOT 2
BLOCK A
2.590 AC
112,811 SF

N 45°22'22" W

N 45°22'22" W

5/8" IRS
(REFERENCE)

150.00'

201.34'

1/2" IRF

S 45°44'46" E
84.17'

367.13'
S 44°32'11" W

234.93'
602.06'

POINT IN
POND

1/2" CIRF

1/2" IRF
NORTHING 7008087.117
EASTING 2606090.870
AS TIED TO CITY OF ROCKWALL GPS
MONUMENTS RO15 & RO17

1 - CONCEPT PLAN
SCALE: 1"= 30'

STROHMEYER
ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

CONCEPT DESIGN

NOT FOR BIDDING OR CONSTRUCTION

JBR-2

CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX

Project Number:
Drawing Date: 04/03/2016
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTORE.dwg
© 2016 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:

F.M. ROAD NO. 549
(VARIABLE WIDTH R.O.W.)

5

5,600 SF
RETAIL

5

6

8 FUEL
PUMPS

6

6

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

LOT 1
BLOCK A
4.739 AC
206,424 SF

LOT 2
BLOCK A
2.590 AC
112,811 SF

PARKING

REQUIRED - 1 PER 250 SF RETAIL
5,600 / 250 = 23 SPACES

PROVIDED - 28 SPACES

Z2016 029

RECEIVED
AUG 15 2016
BY:

1 - CONCEPT PLAN
SCALE: 1"= 30'

Aug 15, 2016 - 8:06am User: $(GETVAR,??)
/Users/jimmystrohmeyer/Documents/BOBST-549-CONVSTORE.dwg

STROHMEYER
ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

FILE COPY

CONCEPT DESIGN

NOT FOR BIDDI
OR
CONSTRUCTIO

JBR-2

CONVENIENCE STO
HWY 549 / HWY 20
ROCKWALL, TX

Project Number:
Drawing Date: 04/0
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTOR
© 2016 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-038	**Owner**	BURKS, PAULETTE &	**Approved**		
Project Name	601 E Rusk Street	**Applicant**	BILLY & AUTUMN QUINTON	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
601 E RUSK	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	NULL	120F	NULL	3140-120F-0000-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:37 PM AW) Property owners will be extending public sewer and possibly adding fire hydrants at their cost when property develops.							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/24/2016	12	COMMENTS	Comments

(8/24/2016 3:44 PM KB)

P2016-039 Autumn Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-038) in the lower right hand corner of all pages on future submittals.

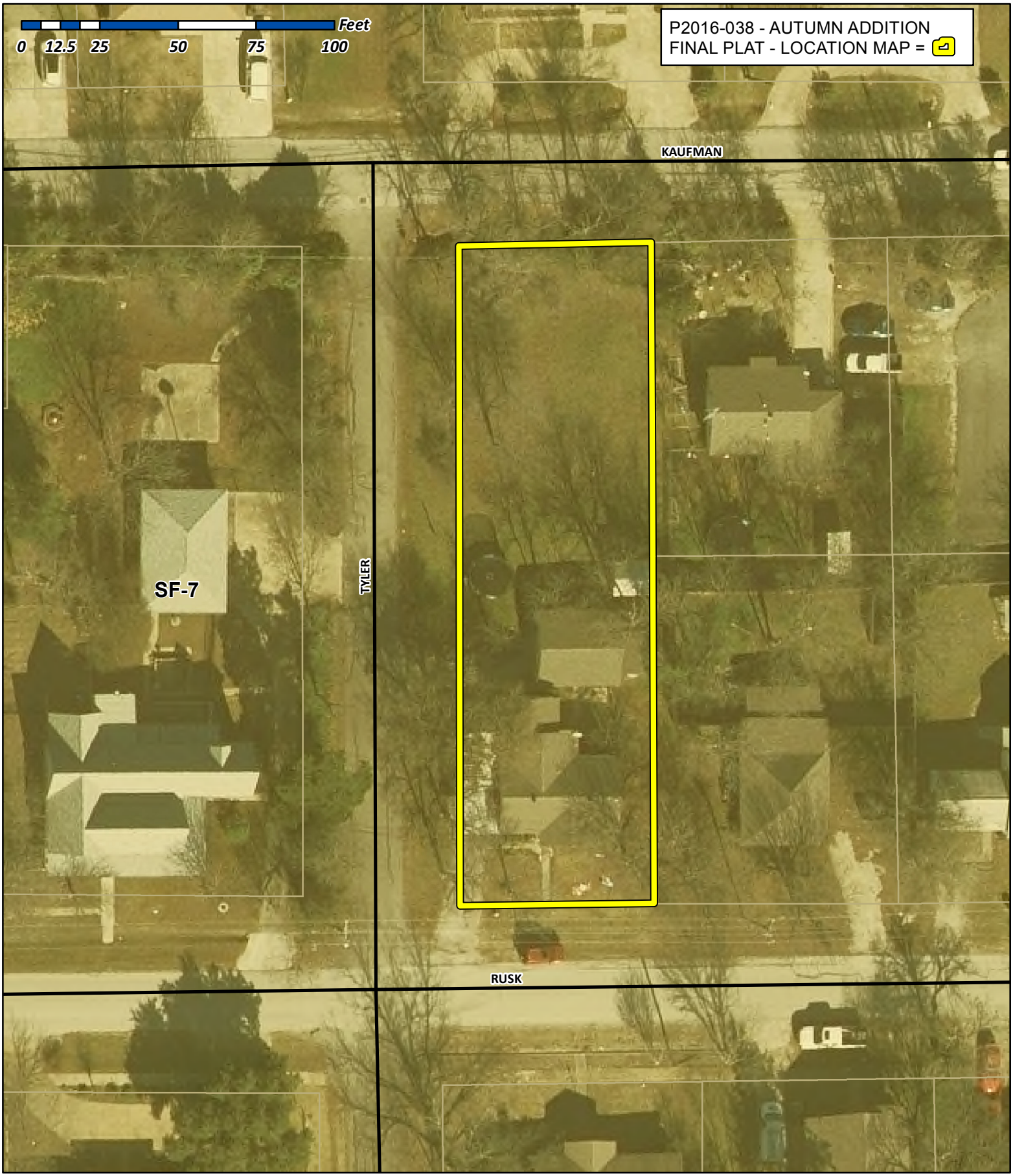
M.4 Please add lot and block designation to title block.

M.5 The rear setback is 10-feet. Since the building on the northwest corner of Lot 1 is not 10 feet from the rear property line, it must be removed.

M.6 Please provide the following comment in NOTES "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
additional information that is requested by September 7, 2016. The Park Board Meeting is September 7, 2016. The Planning & Zoning Worksession date for this case will be August 30, 2016. The Planning and Zoning Meeting for this case is September 13, 2016.							
I.8 The City Council meeting date and subsequent approval for this plat is September 19, 2016.							

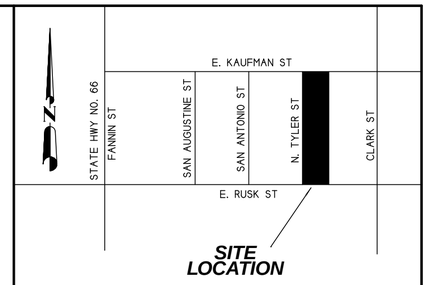


City of Rockwall

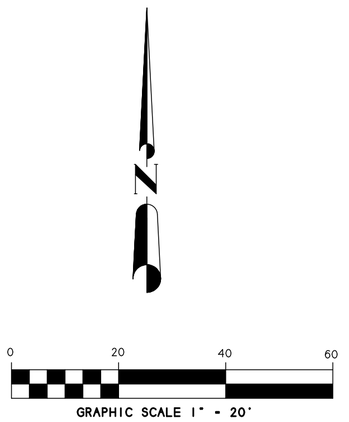
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

FINAL PLAT

AUTUMN ADDITION

0.35 ACRES OR 15065 S.F.
(2 LOTS)

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
BILLY AND AUTUMN QUINTON
601 E. RUSK STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE AUGUST 11, 2016
SCALE 1" = 20' FILE # 20160253RP
CLIENT QUINTON

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BILLY AND AUTUMN QUINTON, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas. and being a part of a tract of land as described in a Warranty deed from Martha Bess Snow to Joe T. Lofland, dated March 18, 1946 and being recorded in Volume 41, Page 93 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the intersection of the east right-of-way line of N. Tyler Street, a 50 foot right-of-way, and the north right-of-way line of E. Rusk Street, a 50 foot right-of-way, at the southwest corner of said Lofland tract of land;

THENCE N. 00 deg. 42 min. 37 sec. W. along the east right-of-way line of N. Tyler Street, a distance of 200.25 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set in the south right-of-way of E. KAUFMAN STREET, a 50 foot right-of-way, for corner;

THENCE S. 88 deg. 48 min. 52 sec. E. along the south right-of-way of E. KAUFMAN STREET a distance of 75.63 feet to a 1/2" iron pipe found for corner at the northeast corner of said Lofland tract;

THENCE S. 00 deg. 31 min. 57 sec. E. along the east line of said Lofland tract, a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the north right-of-way line of E. Rusk Street;

THENCE S. 88 deg. 59 min. 31 sec. W. a distance of 75.00 feet to the POINT OF BEGINNING and containing 15,065 square feet or 0.35 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following;

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

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

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

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

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

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

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

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

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

_____
BILLY QUINTON

_____
AUTUMN QUINTON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILLY QUINTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared AUTUMN QUINTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

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

_____ _____
City Engineer Date

FINAL PLAT

AUTUMN ADDITION

0.35 ACRES OR 15065 S.F.
(2 LOTS)

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
BILLY AND AUTUMN QUINTON
601 E. RUSK STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	PHONE PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	W WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

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

SURVEY DATE AUGUST 11, 2016
SCALE 1" = 20' FILE # 20160253RP
CLIENT QUINTON

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-039	**Owner**	BURKE, CASEY JOE AND ANDREA GAYDEN	**Approved**		
Project Name	1406 Ridge Road	**Applicant**	MADDOX SURVEY	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1406 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARROLL ESTATES SUBD	19	NULL	19	0001-0000-0019-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/12/2016	8/19/2016	8/25/2016	13	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:34 PM AW) Driveways to be approved by TXDOT and City. May need a variance							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/24/2016	12	APPROVED	Comments

(8/24/2016 2:55 PM KB)

P2016-039 Burkes Ridge Please address the following comments (M= Mandatory Comments; I = Informational Comments).

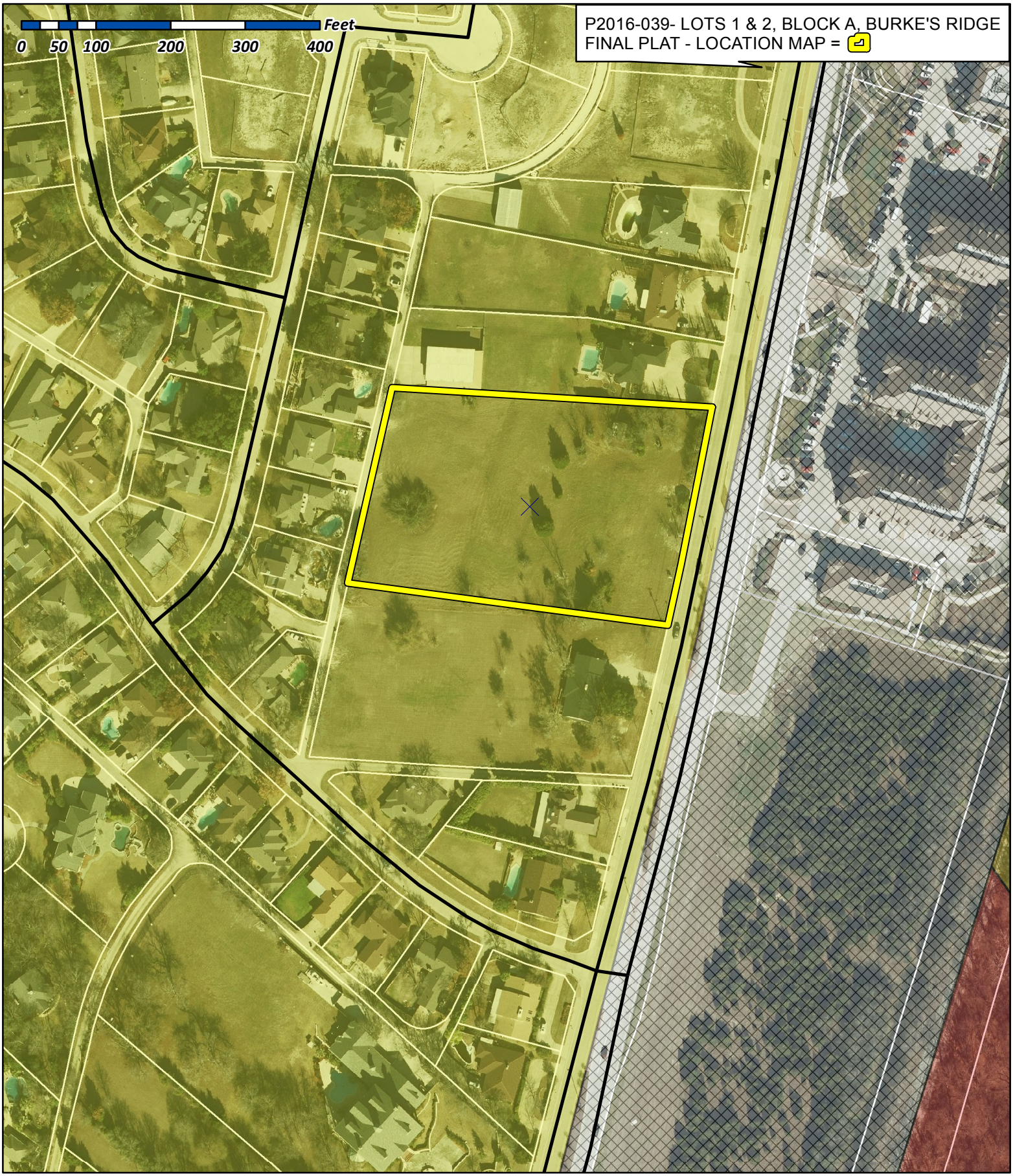
I.1 This a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-039) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 7, 2016. The Park Board Meeting is September 7, 2016. The Planning & Zoning Worksession date for this case will be August 30, 2016. The Planning and Zoning Meeting for this case is September 13, 2016.

I.5 The City Council meeting date and subsequent approval for this plat is September 19, 2016.



City of Rockwall

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

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0 20' 40' 80'

GRAPHIC SCALE
1"=40'

Legend of Symbols & Abbreviations
(C.M.) = CONTROLLING MONUMENT
1/2" IRF = 1/2" IRON ROD FOUND
1/2" CIRF = 1/2" IRON ROD WITH CAP STAMPED "R.S.C.I. R.P.L.S. 5034" FOUND
5/8" CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MADDOX SURVEYING R.P.L.S. 5430"
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY. TEXAS
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

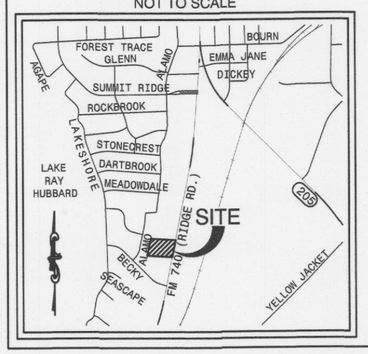
2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

GENERAL NOTES:

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

VICINITY MAP
NOT TO SCALE



LOT 11

BLOCK A
LOT 10

LOT 9
LAKE RAY HUBBARD ESTATES ADDITION
CABINET A, SLIDE 179
P.R.R.C.T.

LOT 8

LOT 7

LOT 6

LOT 5

MICHAEL WAYNE ROGERS AND RELLA VILLASANA ROGERS FAMILY LIVING TRUST
VOLUME 6016, PAGE 182
D.R.R.C.T.

LOT 3
REVISED CARROLL ESTATES SUBDIVISION
CABINET B, SLIDE 389
P.R.R.C.T.

NORTHING 7021069.534
EASTING 2593362.378
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17

1/2" IRF (C.M.)

S 86°49'20" E 424.49

POINT OF BEGINNING
5/8" CIRS

50.00' 50.00'

15' ALLEY

298.00

149.77

N 12°58'40" E 148.23

20' BUILDING LINE

149.16

298.31

S 11°30'24" W 149.16

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)
(100' AT THIS POINT)

LOT 1, BLOCK A
62,934 SF
1.445 AC

LOT 2, BLOCK A
63,180 SF
1.450 AC

5/8" CIRS

N 86°49'20" W 428.37

10' EASEMENT TO THE CITY OF ROCKWALL
VOLUME 98, PAGE 562
D.R.R.C.T.

1/2" IRF (C.M.)

N 86°37'16" W 432.00

5/8" CIRS

NORTHING 7020753.685
EASTING 2593726.704
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17

J-BR2, LLC.
VOLUME 5774, PAGE 10
D.R.R.C.T.

1/2" IRF (C.M.)

15' ALLEY

1/2" CIRF (C.M.)

LOT 4, BLOCK A
REPLAT
ROCKWALL COMMONS
LOTS 2, 3, AND 4, BLOCK A
CABINET H, SLIDE 135
P.R.R.C.T.

LOT 3, BLOCK A
REPLAT
ROCKWALL COMMONS
LOTS 2, 3, AND 4, BLOCK A
CABINET H, SLIDE 135
P.R.R.C.T.

1/2" IRF

1/2" IRF

50.00' 50.00'

HFS MANAGEMENT INC
VOLUME 1194, PAGE 256
D.R.R.C.T.

FINAL PLAT
LOTS 1 AND 2, BLOCK A
BURKE'S RIDGE
2 LOTS, BEING 2.895 ACRES
SITUATED IN THE
DANIEL ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
CASEY JOE BURKE AND ANDREA GAYDEN BURKE
P.O. Box 2514
Rockwall, Texas 75087

08-5-2016

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }

COUNTY OF ROCKWALL }

That we the undersigned owner's of the land shown on this plat, and designated herein as **BURKE'S RIDGE** to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the **BURKE'S RIDGE** have been notified and signed this plat.

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

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

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

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

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

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

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

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

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

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

CASEY JOE BURKE
OWNER

ANDREA GAYDEN BURKE
OWNER

STATE OF TEXAS }

COUNTY OF Rockwall }

Before me, the undersigned authority, on this day personally appeared CASEY JOE BURKE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10th day of August, 2016.

Notary Public in and for the State of Texas

June 1, 2018
My Commission Expires:

RALPH J. BRETZ
MY COMMISSION EXPIRES
June 1, 2018

STATE OF TEXAS }

COUNTY OF Rockwall }

Before me, the undersigned authority, on this day personally appeared ANDREA GAYDEN BURKE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10th day of August, 2016.

Notary Public in and for the State of Texas

June 1, 2018
My Commission Expires:

RALPH J. BRETZ
MY COMMISSION EXPIRES
June 1, 2018

NORTH DALLAS BANK

By:

Name: Jeff E. Crow

Title: Senior Vice President

STATE OF TEXAS }

COUNTY OF Dallas }

Before me, the undersigned authority, on this day personally appeared Jeff E. Crow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 9 day of August, 2016.

Notary Public in and for the State of Texas

8-24-2017
My Commission Expires:

LISA RUSHING
Notary Public State of Texas
Commission Expires
AUGUST 24, 2017

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission — *Date*

I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2, BLOCK A, BURKE'S RIDGE to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the ____ day of _____, 2016.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the ____ day of _____, 2016.

Mayor, City of Rockwall — *Date* — *City Secretary, City of Rockwall* — *Date*

City Engineer, City of Rockwall — *Date*

OWNERS CERTIFICATE

STATE OF TEXAS }

COUNTY OF ROCKWALL }

WHEREAS, Casey Joe Burke and Andrea Gayden Burke are the owners of a tract of land in the DANIEL ATKINS Survey, Abstract No. 1, situated in the City of Rockwall, Rockwall County, Texas, being all of said tract as recorded in Instrument Number 20150000015889 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of said Gayden tract, and the southeast corner of Lot 3 of Carroll Estates, an addition to the City of Rockwall as recorded in Cabinet B, Slide 389 of the Plat Records of Rockwall County, Texas, same being a tract of land to Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust as recorded in Volume 6016, Page 182 of the Deed Records of Rockwall County, Texas, and lying on the west right-of-way line of F.M. Highway 740 (Ridge Road), a variable width right-of-way;

THENCE South 11 degrees 30 minutes 24 seconds West along the west line of said F.M. Highway 740 (Ridge Road) and the east line of said Burke tract, a distance of 298.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Burke tract and the northeast corner of a tract of land to J-BR2, LLC, an addition to the City of Rockwall, as recorded in Volume 5774, Page 10 of the Deed Records of Rockwall County, Texas;

THENCE North 86 degrees 37 minutes 16 seconds West departing the west line of said F.M. Highway 740 (Ridge Road) and along the common line between said Burke tract and said J-BR2 tract, a distance of 432.00 feet to a 1/2 inch iron rod found for the southeast corner of said Burke tract and the northwest corner of said J-BR2 tract, said point also lying on the easterly line of a 15' alley, same being an easterly line of Lake Ray Hubbard Estates Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 179 of the Plat Records of Rockwall County, Texas;

THENCE North 12 degrees 58 minutes 40 seconds East along the easterly line of said 15' alley/Lake Ray Hubbard Estates, a distance of 298.00 feet to a 1/2 inch iron rod found for the northwest corner of said Burke tract and the southwest corner of the aforementioned Lot 3 of Carroll Estates, same being said Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust tract;

THENCE South 86 degrees 49 minutes 20 seconds East departing said 15' alley/Lake Ray Hubbard Estates and along the common line of said Burke tract and said Lot 3 of Carroll Estates, same being said Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust tract, a distance of 424.49 feet to the POINT OF BEGINNING containing 126,114 square Feet, or 2.895 acres of land.

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN J. MADDOX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION .

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

FINAL PLAT
LOTS 1 AND 2, BLOCK A
BURKE'S RIDGE
2 LOTS, BEING 2.895 ACRES
SITUATED IN THE
DANIEL ATKINS SURVEY, ABSTRACT NO. 1
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Firm Reg. No. 10013200

Owner:
CASEY JOE BURKE AND ANDREA GAYDEN BURKE
P.O. Box 2514
Rockwall, Texas 75087

08-5-2016

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	SP2016-016	**Owner**	MEADE, JAMES W & ROBIN N	**Approved**		
Project Name	496 National Drive	**Applicant**	SEYMORE CUSOM HOMES LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
496 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-22	NULL	2-22	0128-0000-0002-22-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/24/2016	12	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:42 PM AW) If any paving is installed it must adhere to all engineering standards including detention. No new rock/gravel will be allowed to be installed.							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	David Gonzales	8/12/2016	8/19/2016	8/17/2016	5	COMMENTS	See comments

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the constructior of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans (if required) and a Final Plat (plat must be filed) prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-016" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. North, South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. North, South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% secondary materials with the use of metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. UDC, Article VI Parking and Loading, Sec. 2.3. - Expansion of an existing use - If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. Provide floor plan of the existing building for determination of additional parking spaces required. The proposed (storage) structure requries a minimum of 3 spaces (1:1000).
2. Remove semi-circles from site plan.

Landscape Plan:
1. Are you providing any (additional) landscapeing?

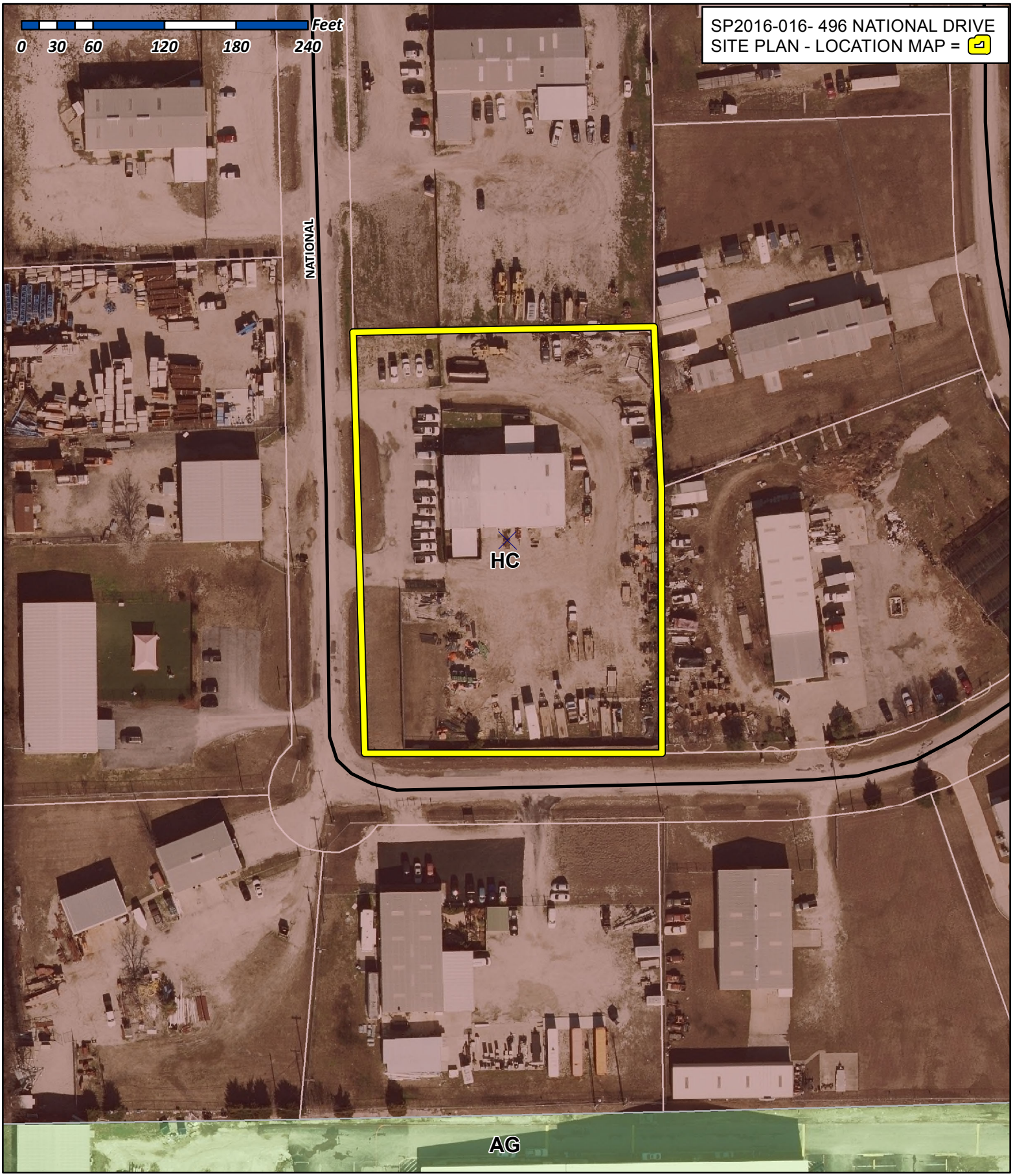
Photometric Plan:
1. Will there be any additional exterior lighting (wall packs, poles, etc.) for the proposed building/site? If so, please provide a photometric plan for the new lighting fixtures meeting city standards.
2. Additional lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
3. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
4. Any additional lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
5. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

Building Elevations:
1. What type of metal wall paneling is being used for the exterior of the proposed structure?
2. Approval of the exceptions to the exterior material standards is required by the City Council as indicated above.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:Planning - Work Session: August 30, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]
Planning - Action: September 13, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

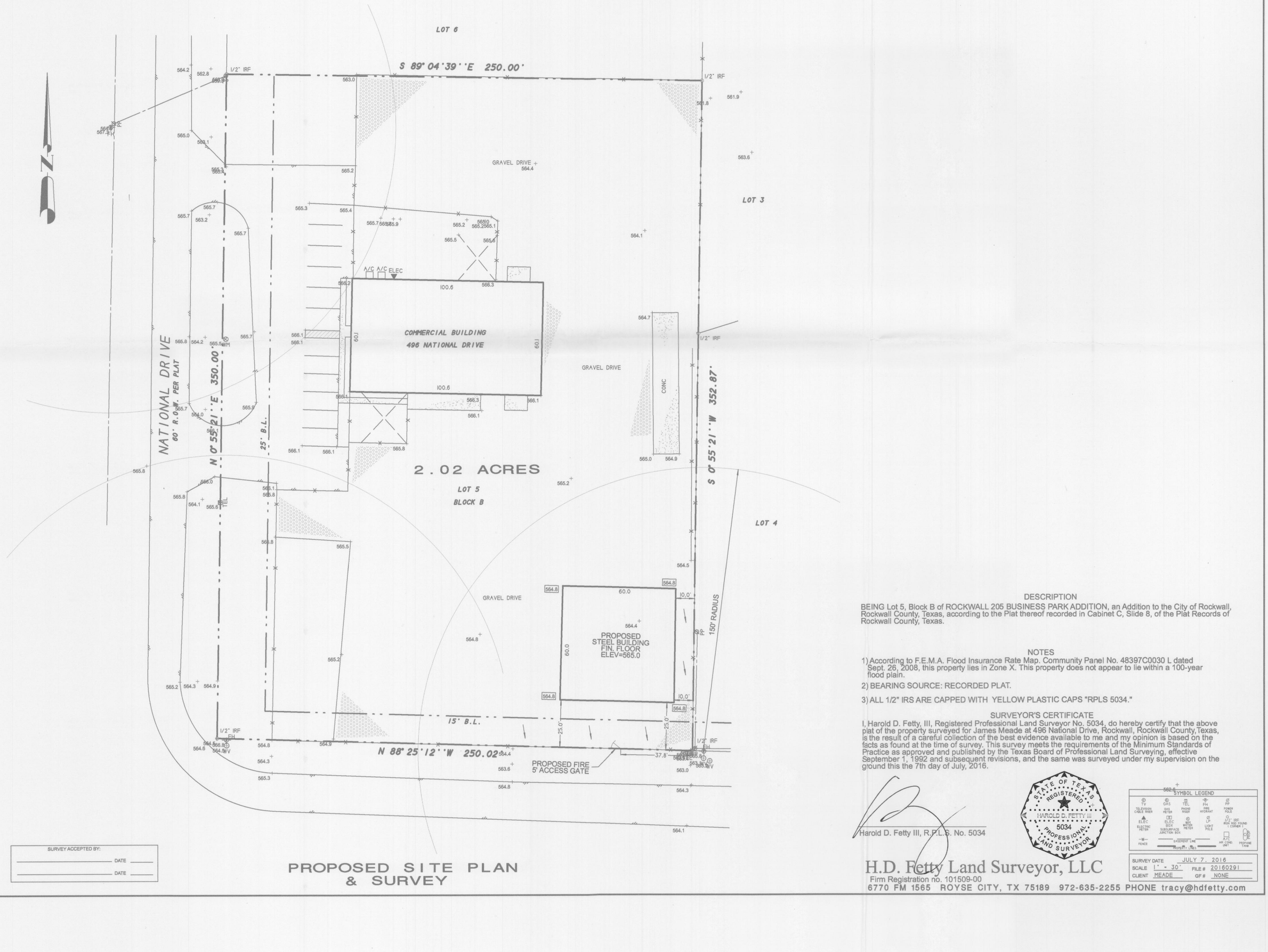
City Council - Action: September 19, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]



City of Rockwall

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

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



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

PROPOSED SITE PLAN & SURVEY

DESCRIPTION

BEING Lot 5, Block B of ROCKWALL 205 BUSINESS PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 8, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

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

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for James Meade at 496 National Drive, Rockwall, Rockwall County,Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 7th day of July, 2016.

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

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

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

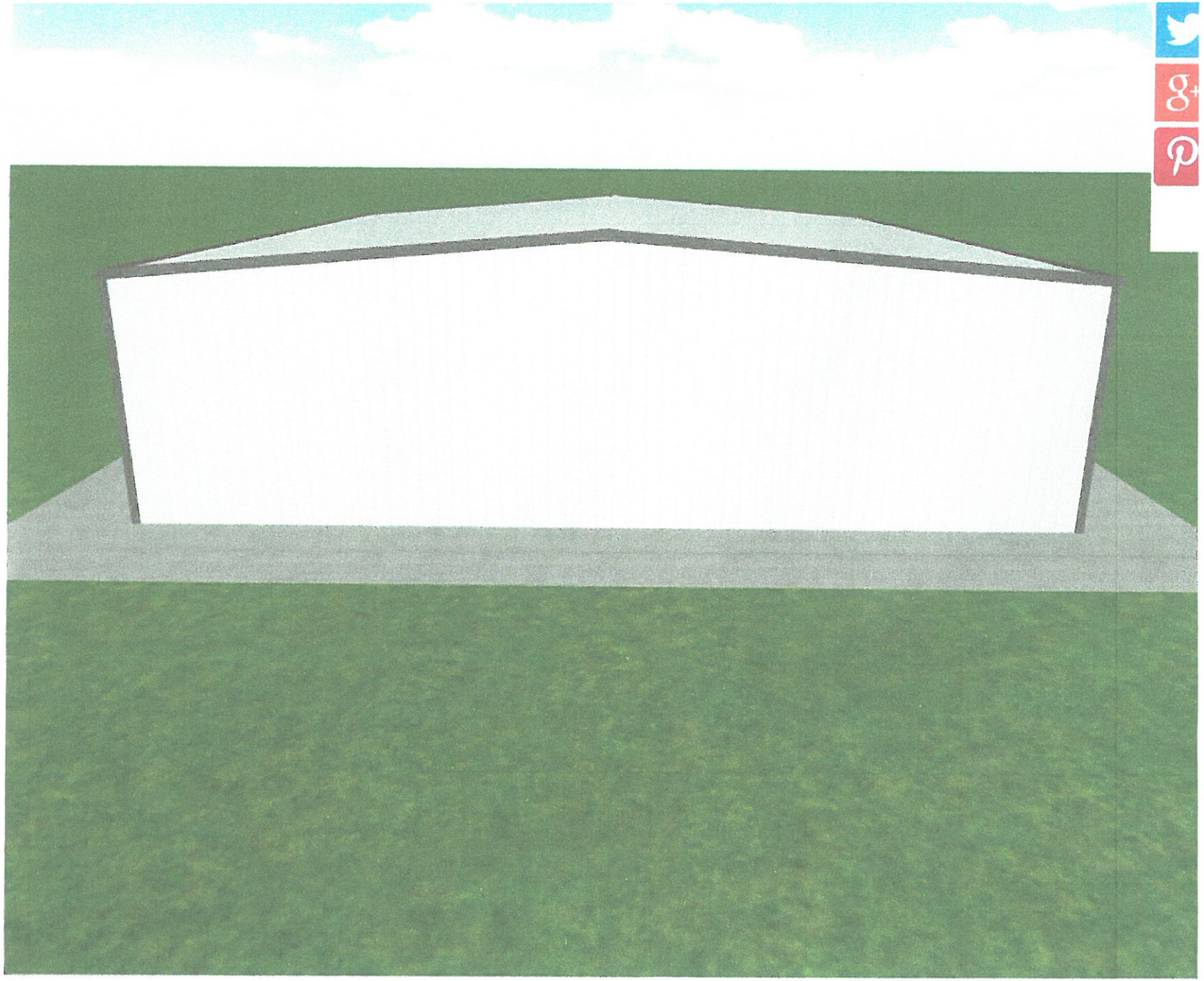
SURVEY DATE	JULY 7, 2016
SCALE	1" = 30'
FILE #	20160291
CLIENT	MEADE
GF #	NONE

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

Off

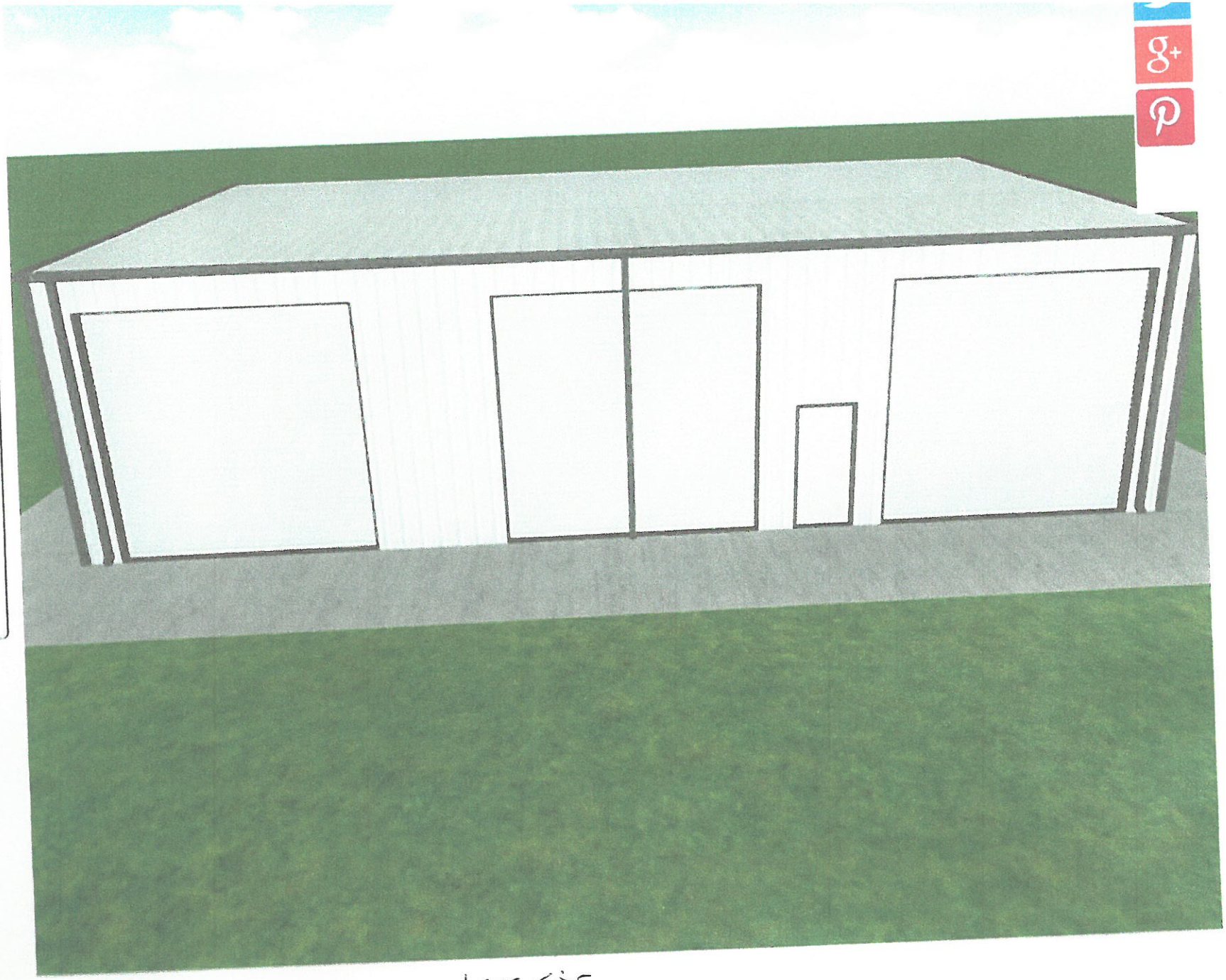
next step >>

nd Windows

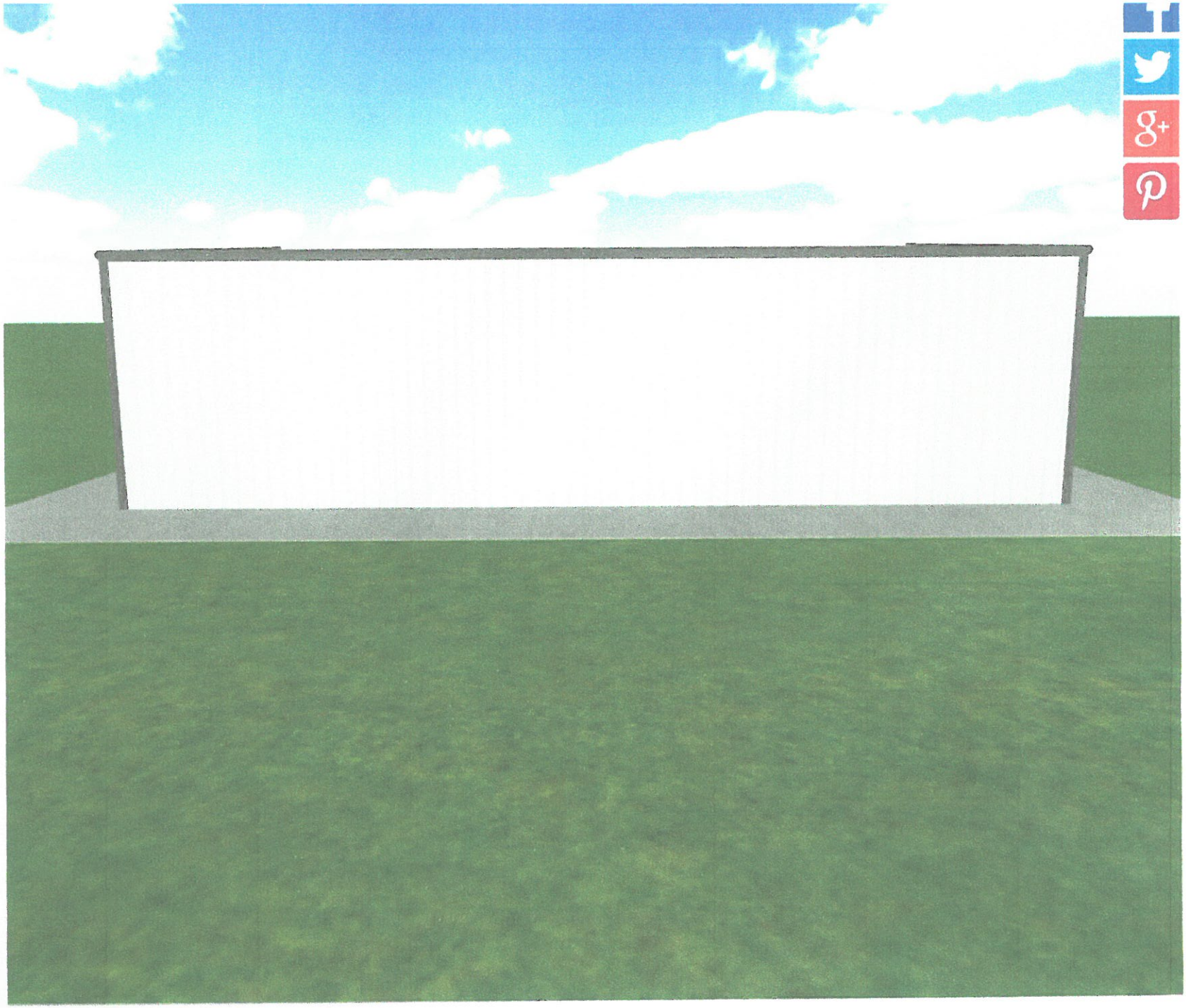


FRONT

60X60 Equipment Storage Bldg.



LEFT SIDE



RIGHT SIDE

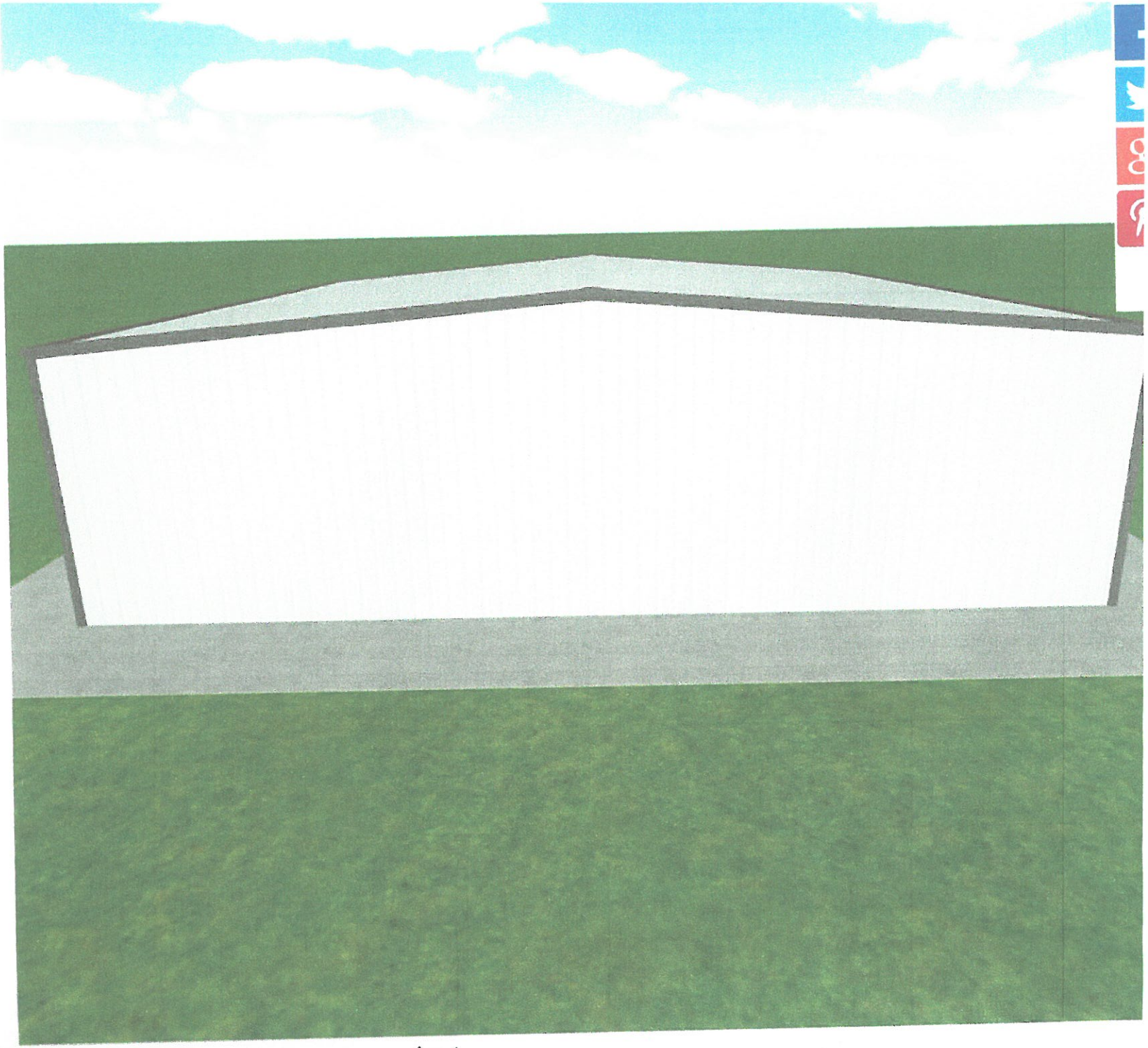
ize

ctions

l

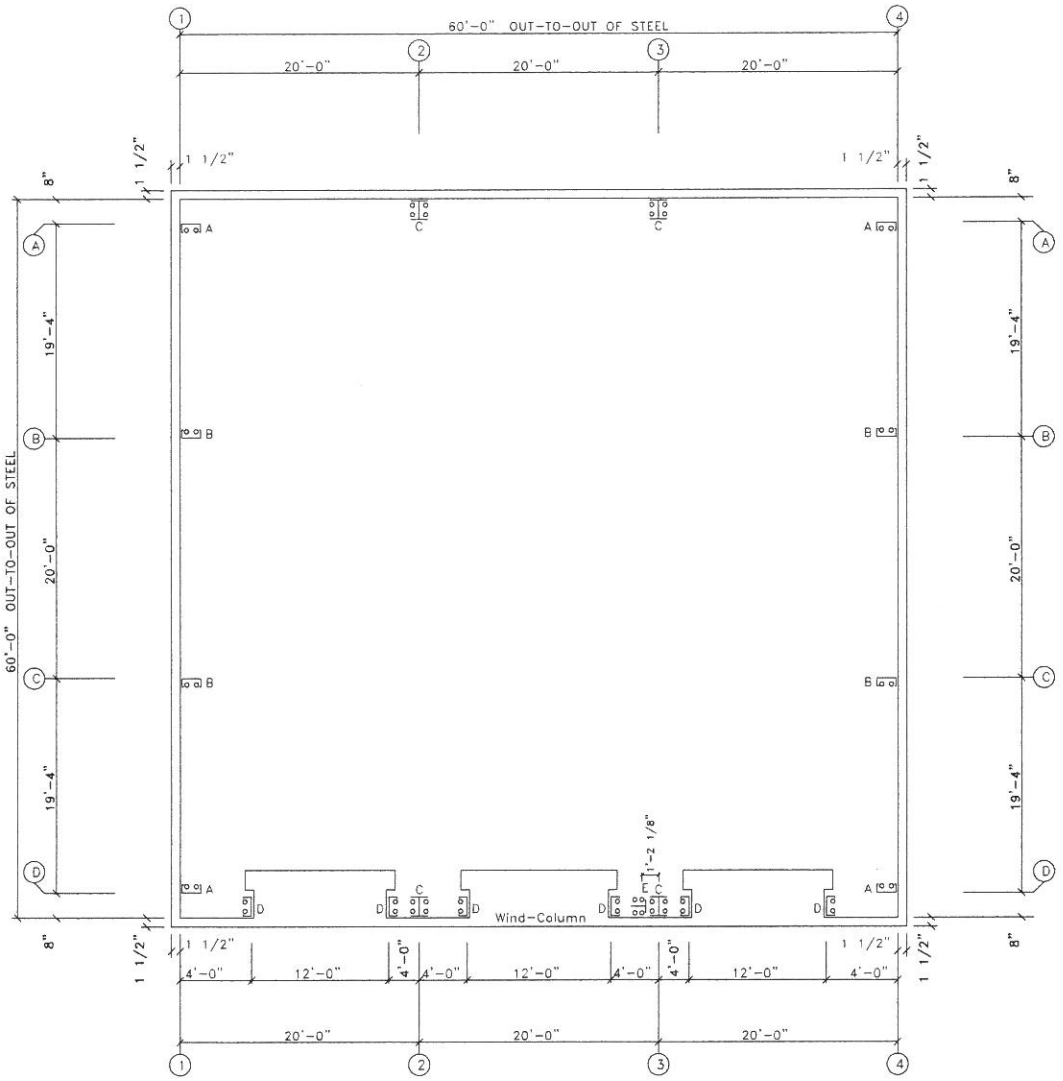
s and Windows

Please Select



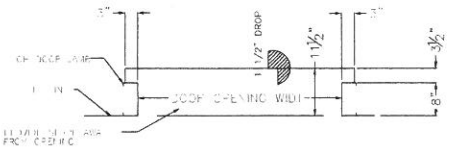
Back

Southwest Metal Systems



ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)



CONC. LEAVE OUT @ OH DOOR

SCALE: NONE

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-6611
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

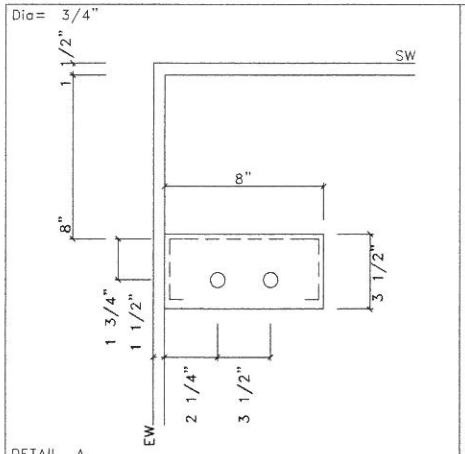
DESCRIPTION: ANCHOR BOLT PLAN

CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

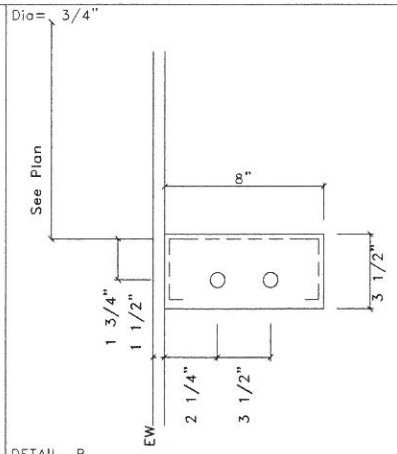
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

Dia= 3/4"



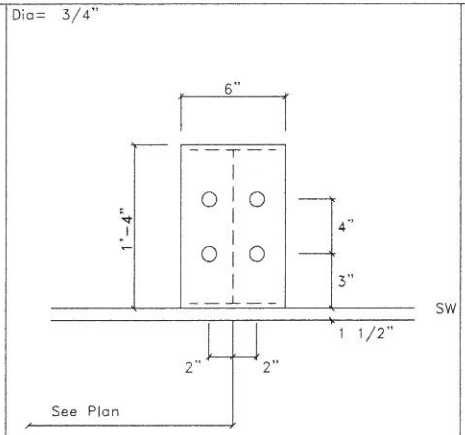
DETAIL A

Dia= 3/4"



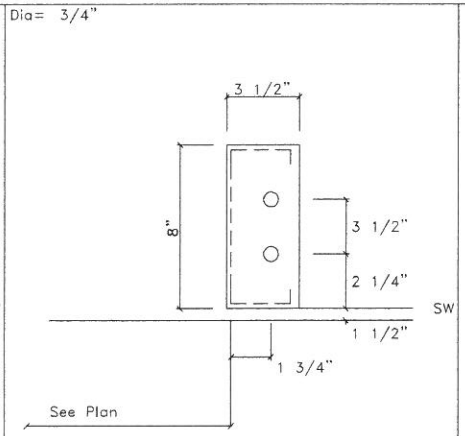
DETAIL B

Dia= 3/4"



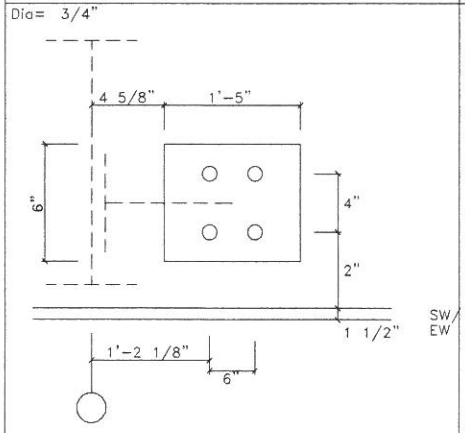
DETAIL C

Dia= 3/4"



DETAIL D

Dia= 3/4"



DETAIL E

SOUTHWEST METAL SYSTEMS

485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811

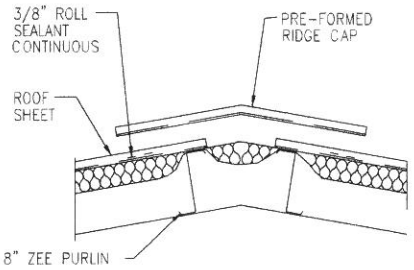
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

DESCRIPTION: ANCHOR BOLT DETAILS

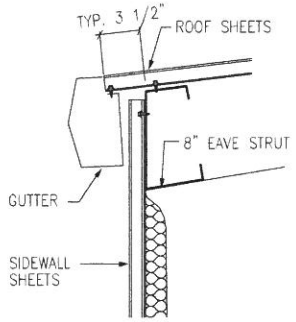
CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

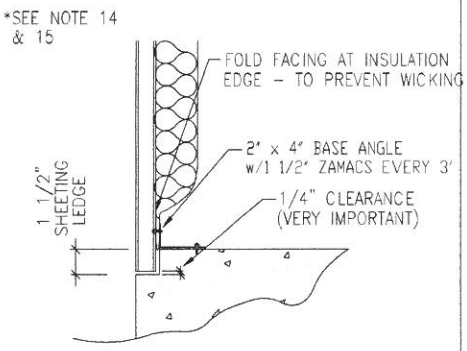
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF



Typical Roof Ridge



Typical Roof Overhang



BASE DETAIL AT SHEETING LEDGE

GENERAL NOTES

1. Unloading, handling and proper storage of the Stee. Building package is the responsibility of the Erector and/or End User. Roof and wall panels must be kept dry prior to installation. Elevating one end of panel bundles is recommended to encourage drainage in case of rain.

2. Any and all damaged or shorted materials are to be reported within 24 hours of unloading. Check all materials with the Bill of Materials.

3. Unloading of Building Materials should be done with the appropriate lifting equipment such as crane, forklift or Skytrac due to the heavy nature of the parts involved.

4. All bracing, strapping and bridging shown on the erection drawings for this building is a requirement. They shall be installed by the Erector as a permanent part of the structure. It is the responsibility of the Erector to determine and provide temporary bracing to secure the building during the erecting process until permanent bracing can be installed.

5. Claims for correction of alleged misfits will not be allowed unless Southwest Metal Systems has received prior notice thereof and is allowed reasonable time to inspect such alleged misfits. The correction of minor misfits by the use of drift pins to draw the components in line, moderate reaming, shipping and cutting and the replacement of minor shortages of materials are a normal part of the erection process and are not subject to claim. No part of the building may be returned for alleged misfits without the prior approval of Southwest Metal Systems.

6. Jobsite safety is a priority. Erector are to wear OSHA approved hard hats, safety glasses, safety harnesses, gloves and steel toe boots at all times. Fall protection must be provided during roof and wall panel installation. OSHA guidelines and regulations are to be followed in all phases of building erection.

7. Foundation design by others. Anchor bolts shall be set accurately to a tolerance of +/- 1/8" in both elevation and location. All column base plates are set at finish floor elevation unless noted otherwise.

8. Wall insulation if required, is to be kept a minimum of 1 1/2" from the bottom of the wall panel to avoid "wicking" up behind the wall panel.

9. Closure Strips are provided at roof application only (Unless noted on drawings). Inside closure provided at roof eave only when insulation is NOT provided. See details for additional closure applications.

10. Southwest Metal Systems assumes no responsibilities or liabilities for delays or stock charges caused by deliveries not arriving on time.

11. Metal filings and shavings created from the fastener drilling process are to be cleaned off of the roof and wall panels the same day of panel installation. Failure to do so will void the panel's warranty, as metal filings and shavings will rust and damage the finish of the roof and wall panels.

12. Roll Sealant (tacky tape) required on all roof panel laps for roof with slopes of 3:12 and lower.

13. These Drawings are Erection Drawings Only. They are not Construction Documents.

14. Wall panels must be installed with 1 4" clearance from Concrete foundation. Failure to do so voids Wall Panel Warranty.

15. Insulation at base of wall shall be installed in such a manner that does does allow moisture wicking. Fold insulation liner as shown on Base Detail. Failure to do so Voids Wall Panel Warranty.

SOUTHWEST METAL SYSTEMS

485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811

2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

BUILDING INFORMATION

JOB#:	Seymore60x60x16
CUSTOMER NAME:	Dealer
PHONE#	
PROJECT ADDRESS	Street City, State
SALESMAN:	DES

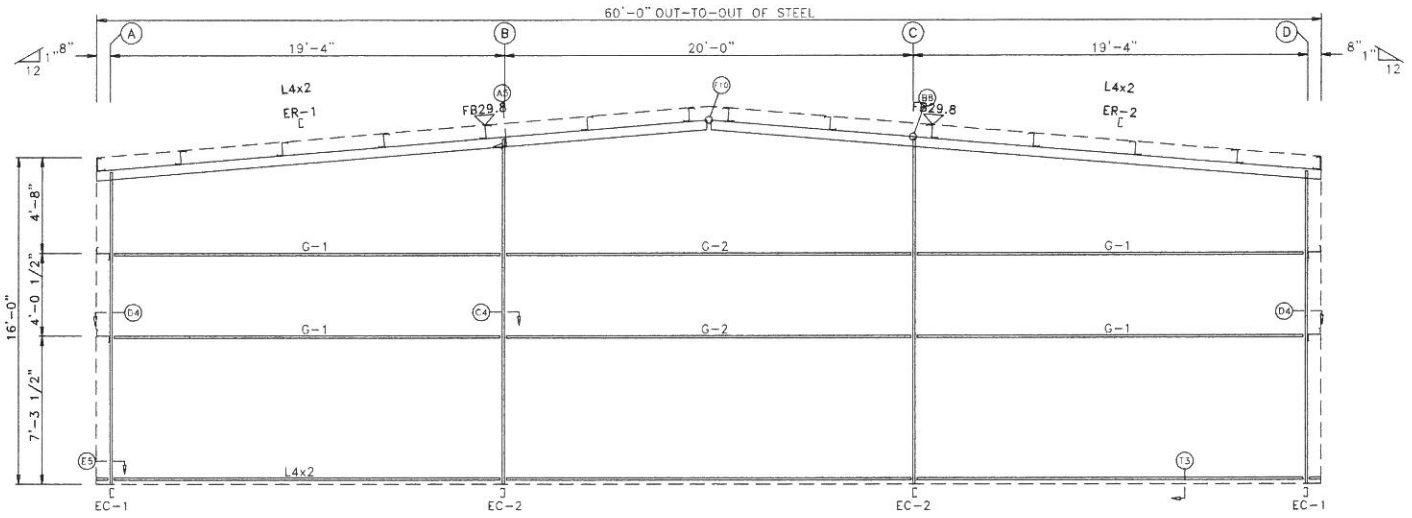
DESCRIPTION:	60'-0" x 60'-0" x 16'-0"	
LEFT / RIGHT SLOPE:	1.0:12	/ 1.0:12
ROOF PANELS/COLOR:	PBR	/ Galvalume
WALL PANELS/COLOR:	PBR	/ Polar White
TRIM COLOR:	Burnished Slate	
EAVE CONDITION:	STYLE=Standard	
FRONT WALL GUTTER:	STYLE=Standard	
GUTTER LENGTH:	60	
BACK WALL GUTTER:	STYLE=Standard	
GUTTER LENGTH:	60	
ADDT'L. ACCESSORIES:	SEE QUOTE FORM	
ADDT'L. CONDITIONS:		
SPECIAL NOTES:		

BUILDING CODE:	IBC 06
ROOF LIVE LOAD:	20.00
ROOF SNOW:	3.5
WIND SPEED:	90
COLLATERAL LOADS:	0.5
EXPOSURE:	B

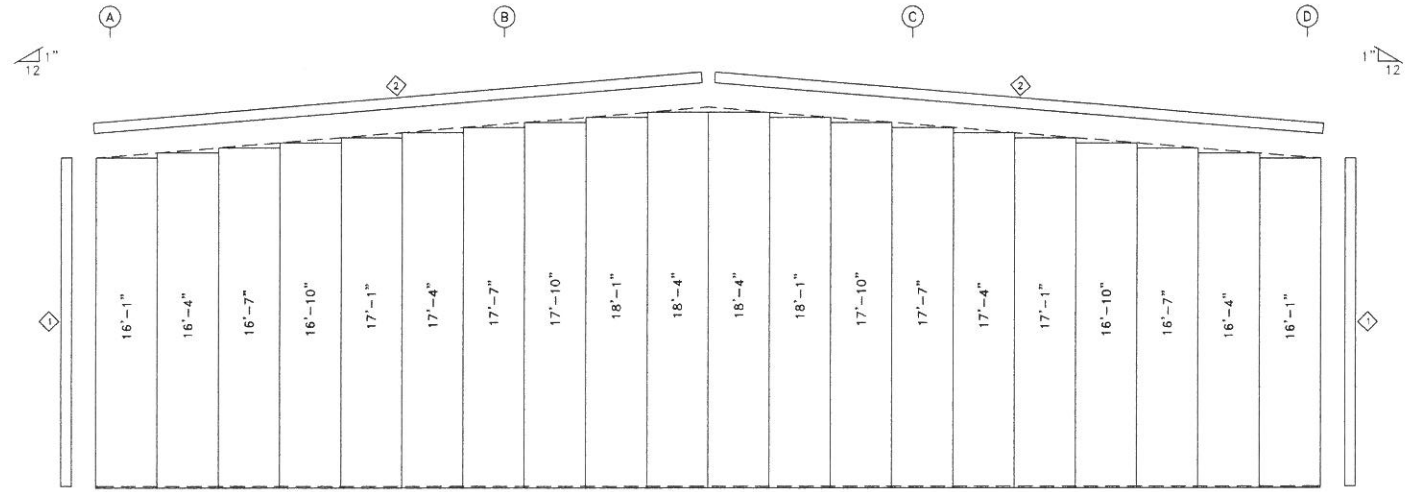
BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	3/4"	2 1/4"
Columns/Raf	2	A325	5/8"	1 1/2"

TRIM TABLE FRAME LINE 1		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SRT2614	16'-1"

FLANGE BRACE TABLE FRAME LINE 1		
▽ID	MARK	LENGTH
1	FB29.8	2'-5 3/4"



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

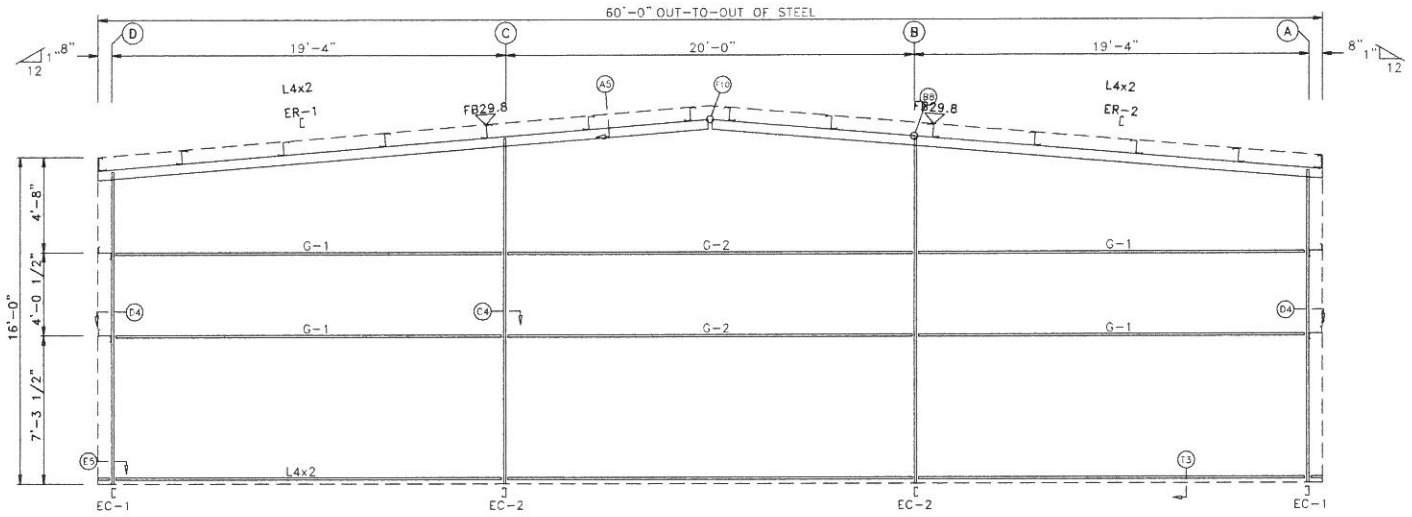
DESCRIPTION: ENDWALL FRAMING

CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

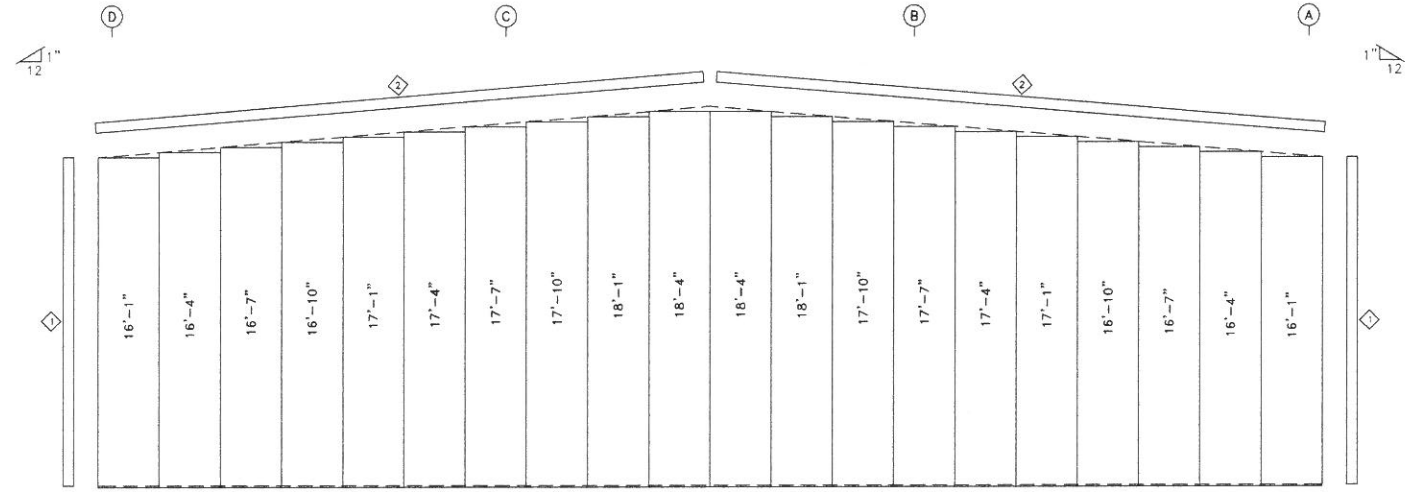
BOLT TABLE FRAME LINE 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	3/4"	2 1/4"
Columns/Raf	2	A325	5/8"	1 1/2"



ENDWALL FRAMING: FRAME LINE 4

TRIM TABLE FRAME LINE 4		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SRT2614	16'-1"

FLANGE BRACE TABLE FRAME LINE 4		
▽ID	MARK	LENGTH
1	FB29.8	2'-5 3/4"



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

DESCRIPTION: ENDWALL FRAMING

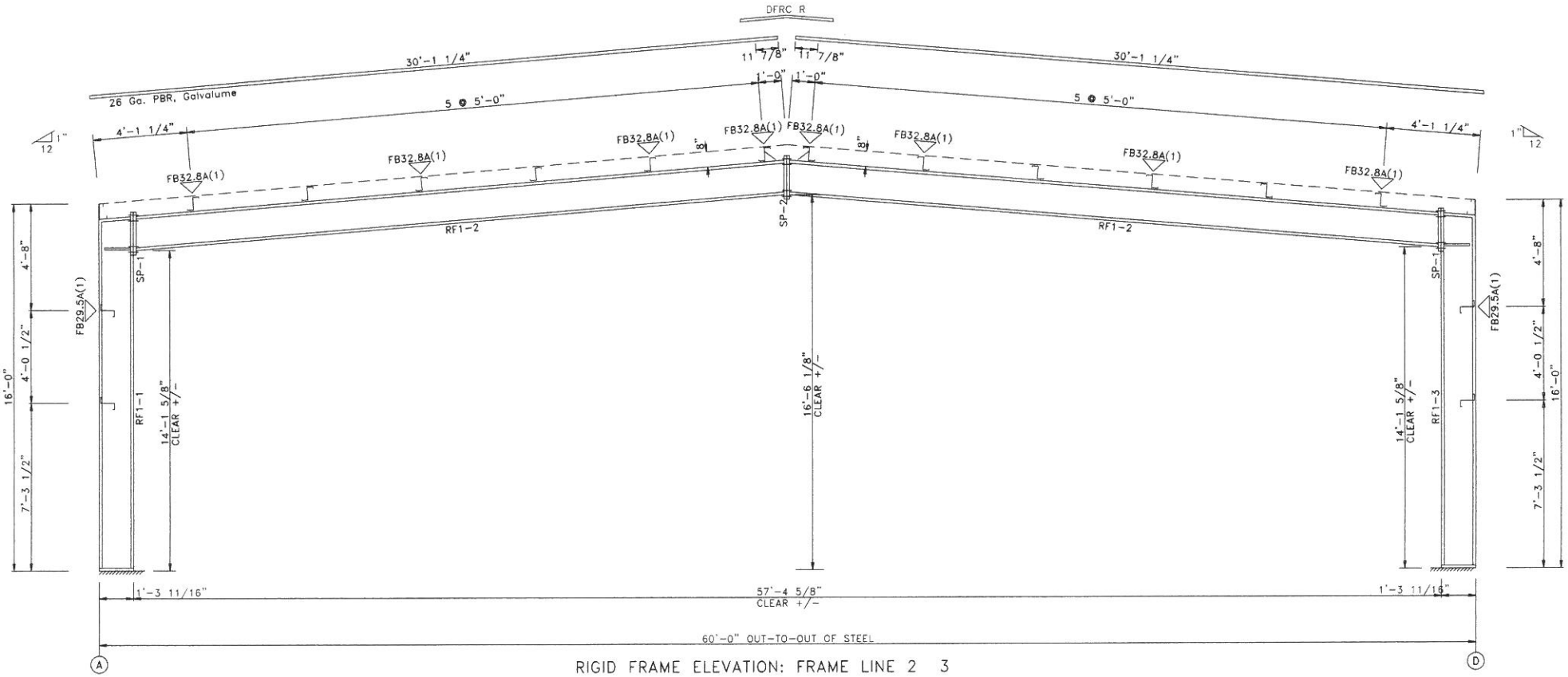
CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

SPLICE BOLT TABLE						
Mark	Qty Top	Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	0.750	2.75
SP-2	4	4	0	A325	0.750	2.25

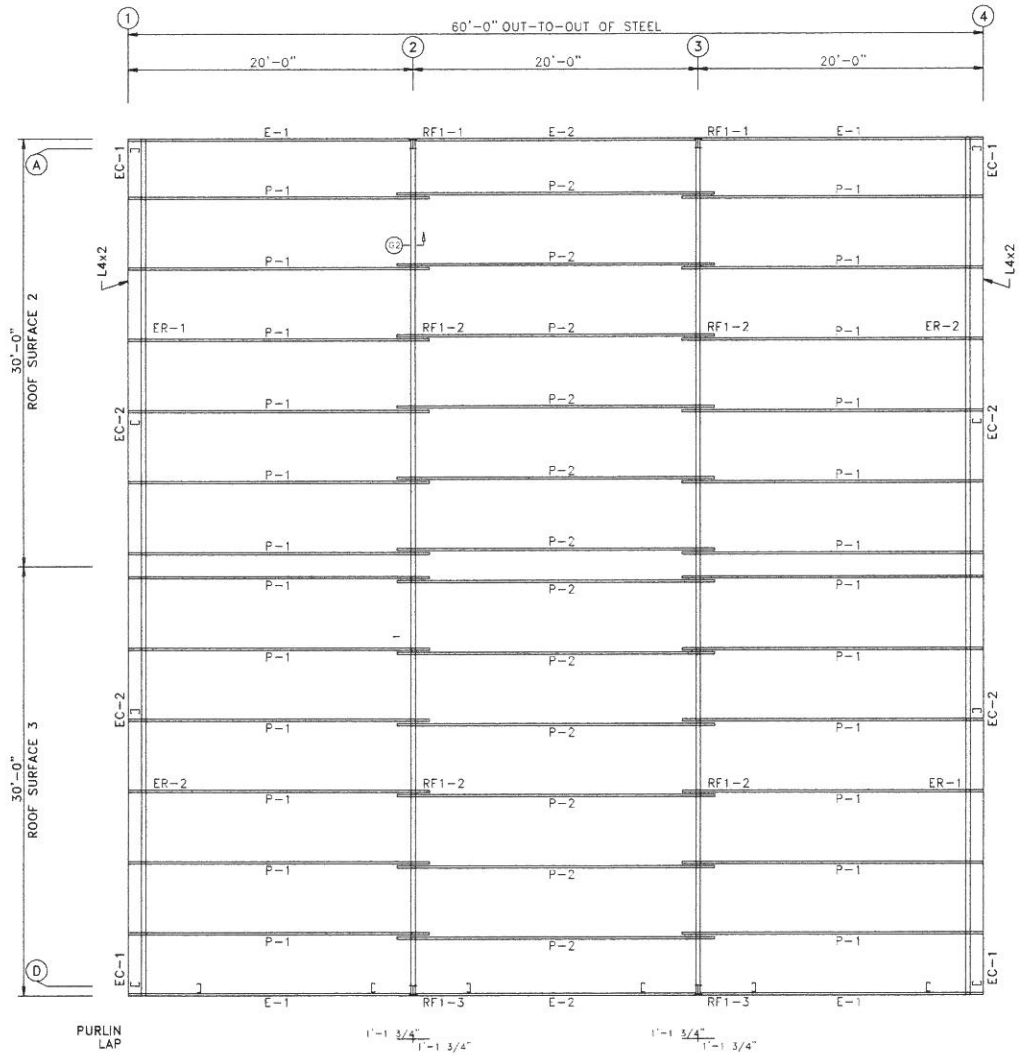
▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in)
A - FB 2X1/8



RIGID FRAME ELEVATION: FRAME LINE 2 3

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

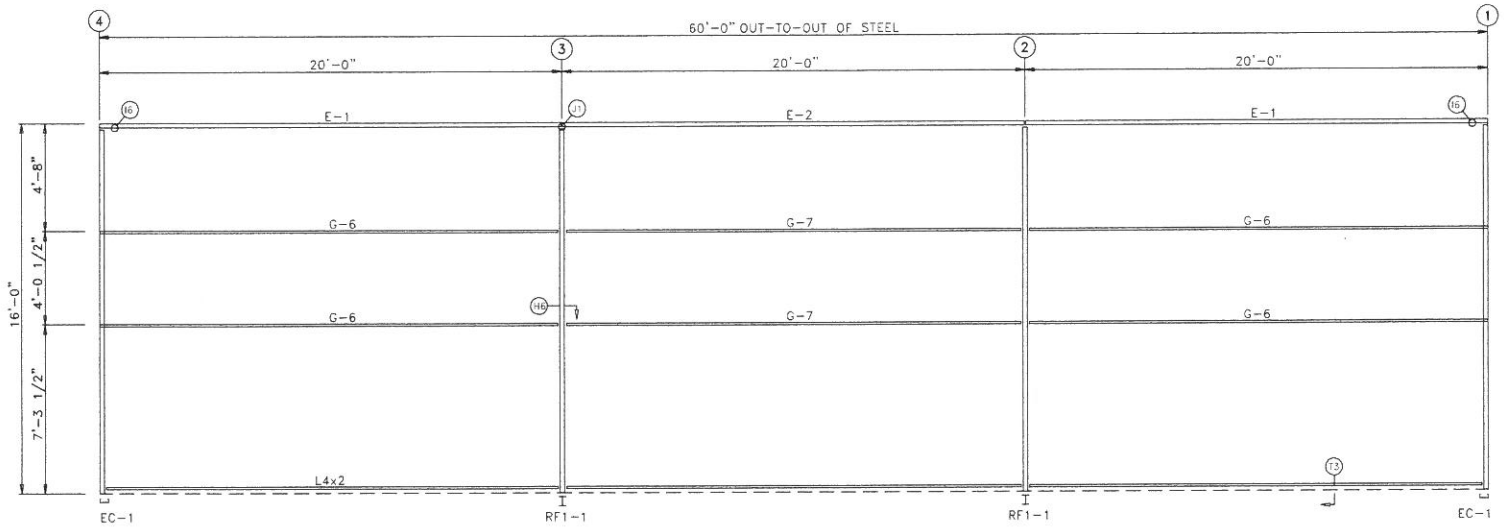
DESCRIPTION: RIGID FRAME ELEVATION						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF



ROOF FRAMING PLAN

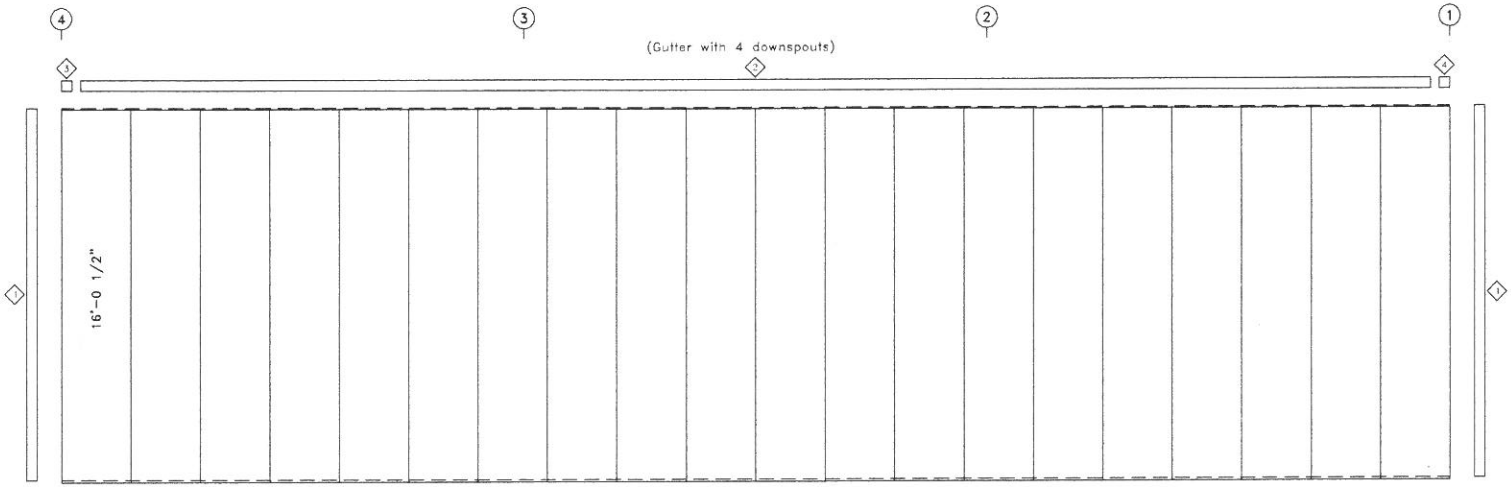
SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 361-0191

DESCRIPTION: ROOF FRAMING						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF



SIDEWALL FRAMING: FRAME LINE A

TRIM TABLE FRAME LINE A		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SGU2605	15'-11"
3	SPCL-16L	8"
4	SPCL-16R	8"



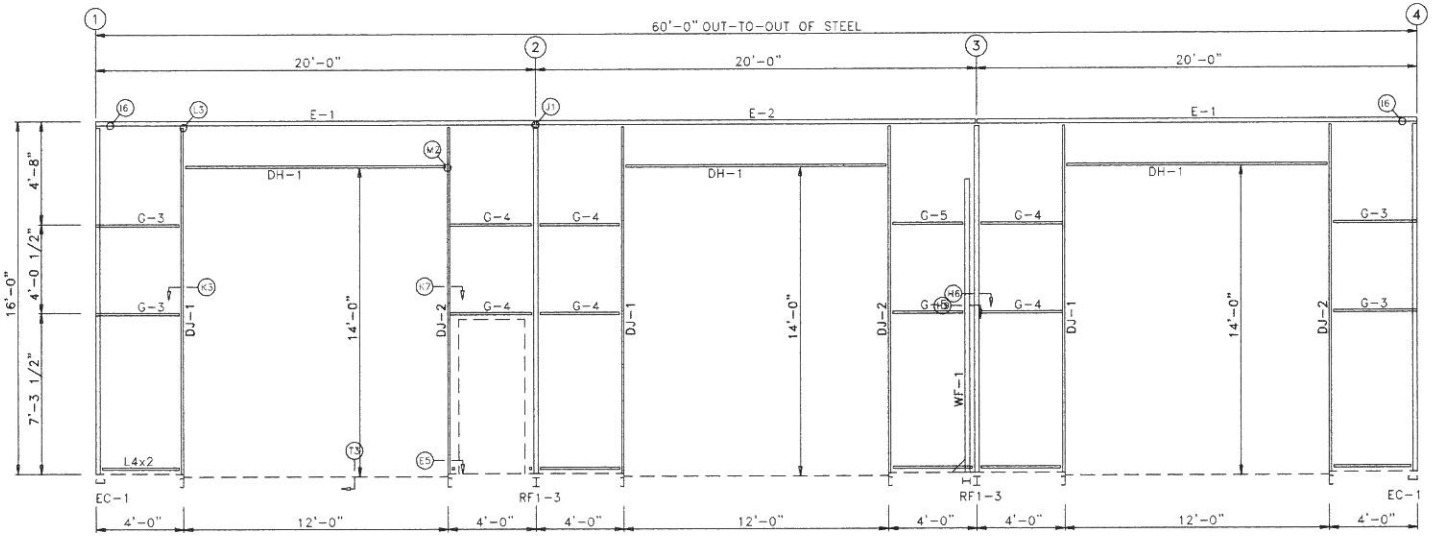
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 361-0191

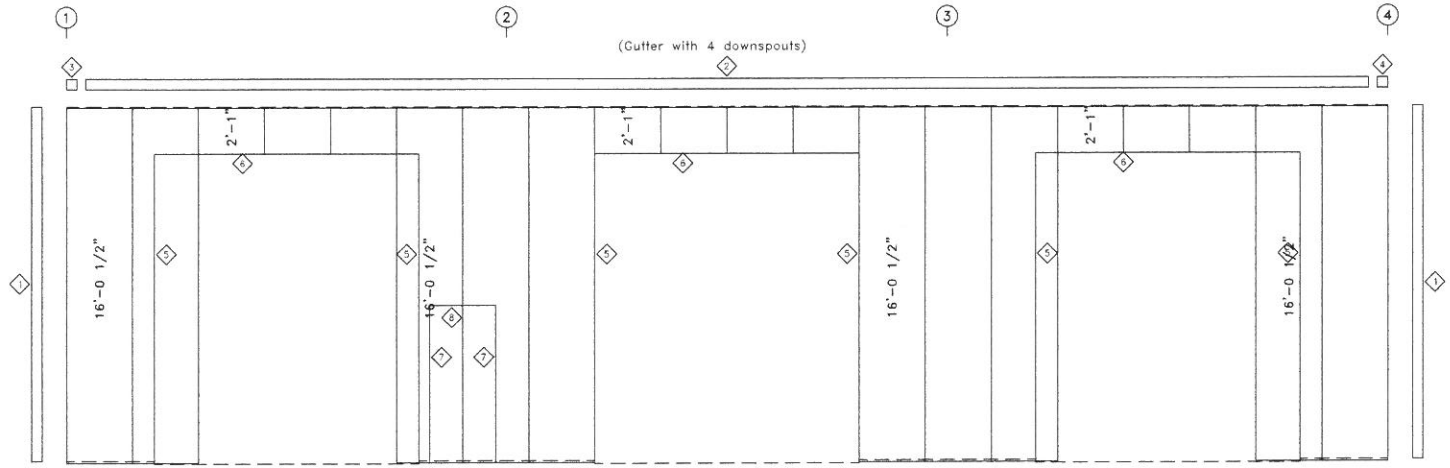
DESCRIPTION: SIDEWALL FRAMING						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

BOLT TABLE FRAME LINE D					
LOCATION	QUAN	TYPE	DIA	LENGTH	
WF-1 – RF1-3	14	A325	5/8"	1 1/2"	



SIDEWALL FRAMING: FRAME LINE D

TRIM TABLE FRAME LINE D		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SGU2605	15'-11"
3	SPCL-16L	8"
4	SPCL-16R	8"
5	HTR2603	14'-3"
6	HTR2603	12'-6"
7	HTR2603	7'-4"
8	HTR2603	3'-6"



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. PBR – Polar White

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DESCRIPTION: SIDEWALL FRAMING						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	SP2016-017	**Owner**	LIFE SPRING CHURCH	**Approved**		
Project Name	Life Spring Church	**Applicant**	LIFE SPRING CHURCH	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	8/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LIFE SPRING DR (ROW)	15-02	NULL	15-02	0187-0000-0015-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	COMMENTS	See Comment

(8/19/2016 2:00 PM AW)
The fire hydrant by the future building needs to be a minimum of 5' from the building. No structure is allowed in an easement.
The engineering plans will need to be revised to reflect any changes including the relocation of meters and fire service.

FIRE	Ariana Hargrove	8/12/2016	8/19/2016				see comments

(8/17/2016 2:32 PM AA)
Fire Department Connection (FDC) shall be located within 100-ft. of a fire hydrant, facing fire lane, and provided with an unobstructed 5-ft. wide pathway from the fire lane to the connection. (no parking allowed in the 5-ft. pathway, show pathway on plan)

GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	David Gonzales	8/12/2016	8/19/2016	8/17/2016	5	COMMENTS	See comments

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-017" at the lower right corner of each plan.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.10.C.1 of the SH 205 BY OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. The East elevation requires a minimum 20% stone and does not meet this standard.
* 2. Art V, Sec. 6.10.C.1.a of the SH 205 BY OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. The East elevation does not provide a minimum 90% masonry material and exceeds the 10% secondary materials with the use of metal wall panels.
* 3. Art V, Sec. 6.10.C.5 of the SH 205 BY OV (and the UDC) requires that all commercial buildings be architecturally finished on all four sides with the same materials, detailing, and features...the buildings east elevation as submitted is not meeting the minimum requirements.

**4. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north elevation as submitted is not meeting the minimum requirements establish for the General Commercial District Standards. Requires a simple majority vote of council for approval.

* Approval of the variances to the SH 205 By-Pass OV requires passage by a 3/4 majority vote of City Council.

** Approval of the exceptions to the horizontal and vertical articulation standards requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
Hatch the area reduced to reflect the future expansion to be considered and label as such for both the building and parking area's (use light gray lines).

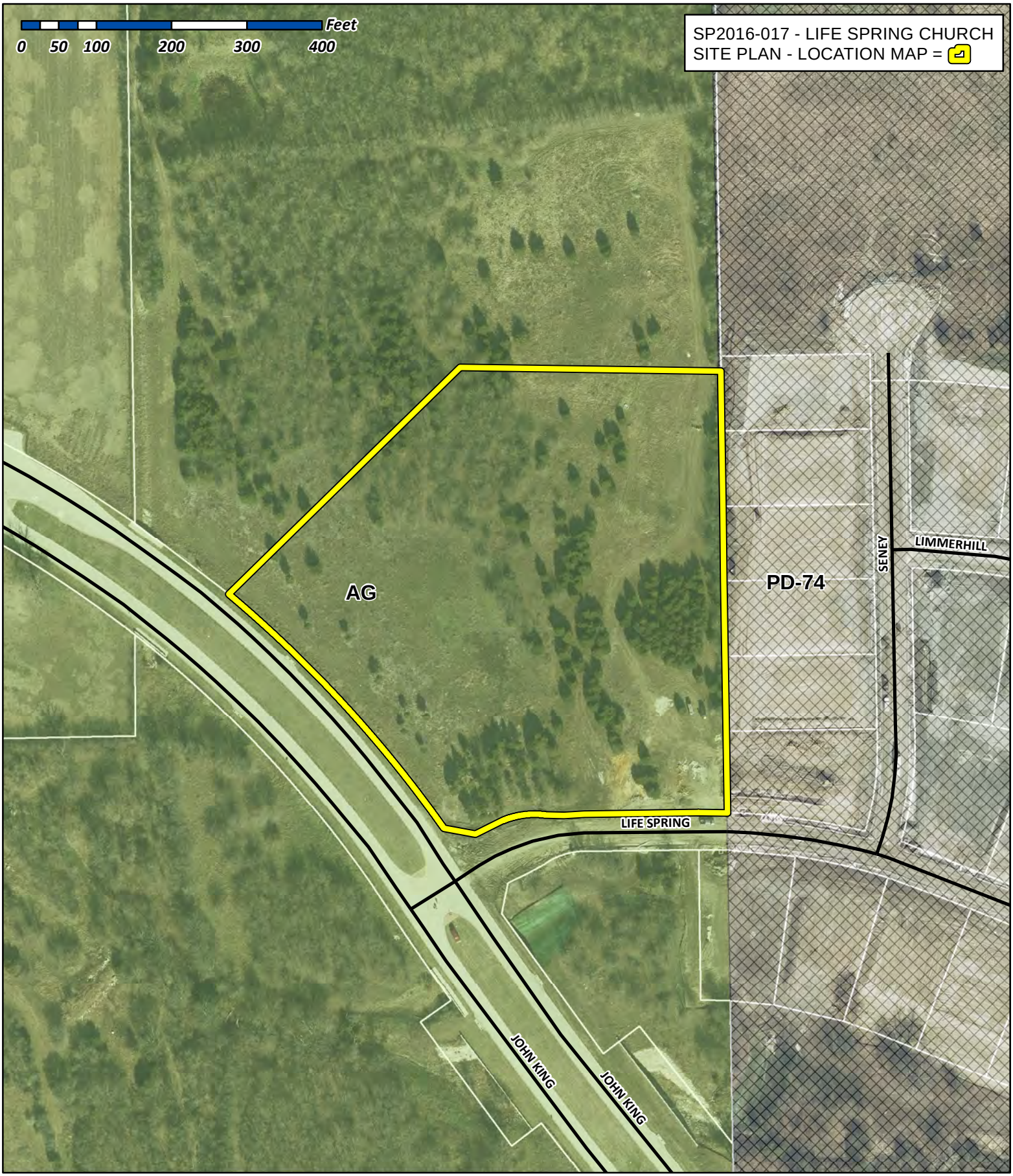
Building Elevations:
1. What type of metal paneling is being used for the exterior of the proposed structure?
2. Provide calculation for all exterior materials.
3. Approval of the variances & exceptions as submitted is required by the City Council as indicated above.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: August 30, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]
Planning - Action: September 13, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: September 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUESTS ONLY]



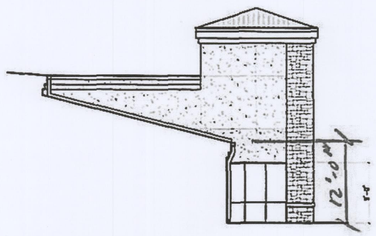
City of Rockwall

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

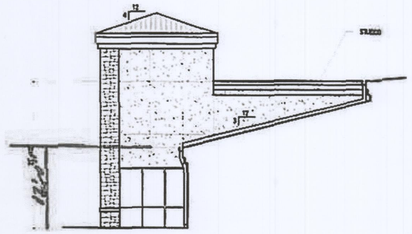
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

These plans are the intellectual property of Mershawn Architects, LLC (a Texas Architectural firm), Mershawn Construction, LLC (a Texas General Contractor) and Mershawn Associates, LLC (a Texas Design & Build Co.) The occupant of this building has contracted Mershawn to Build this building, any other Architect, Contractor or sub-contractor must first get permission to use these drawings in any way. The Architectural seal on these plans are only intended for the use of Mershawn to get a permit to build, and the seal shall be void to the city if the permit is not in Mershawn's name. Unless written permission is obtained.

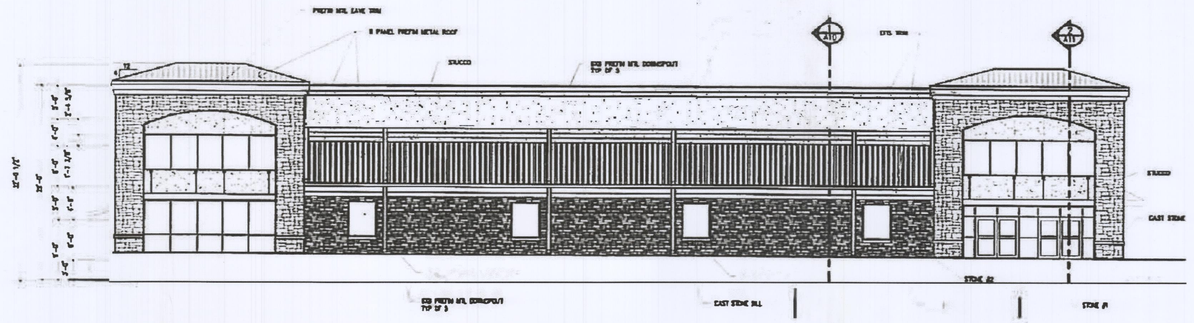
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION @ WEST END

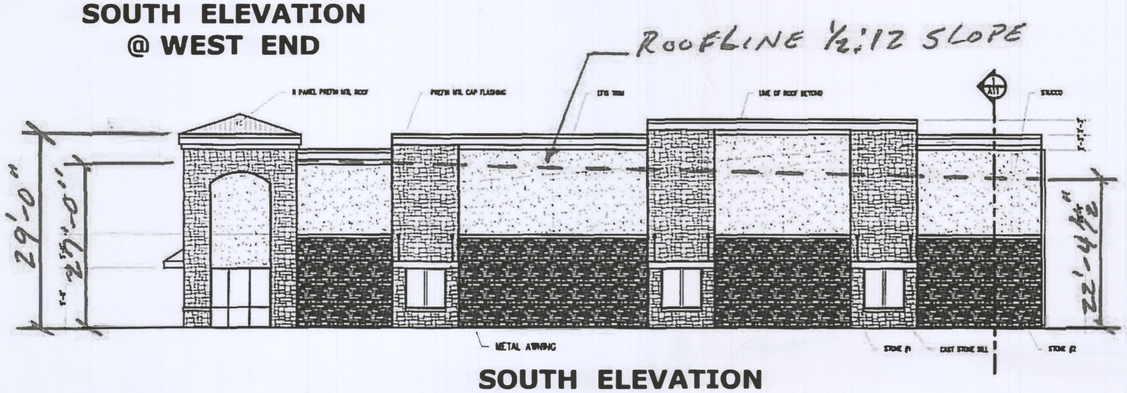


SOUTH ELEVATION @ WEST END



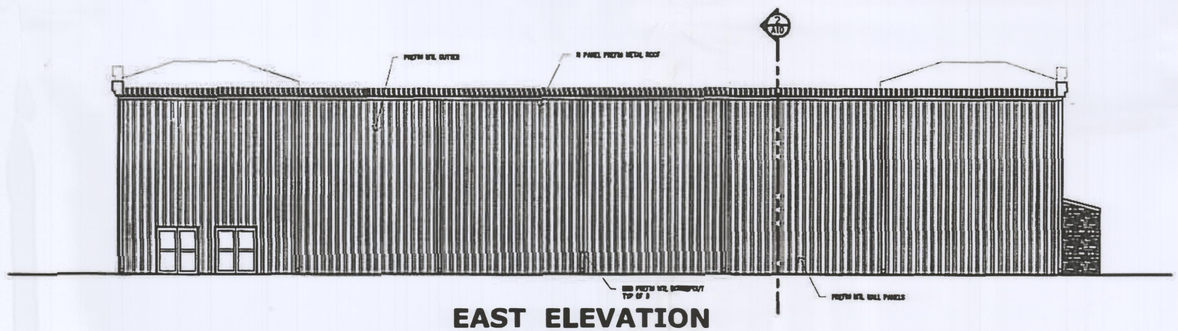
WEST ELEVATION

93% STONE MASONRY
7% EFIS TRIM



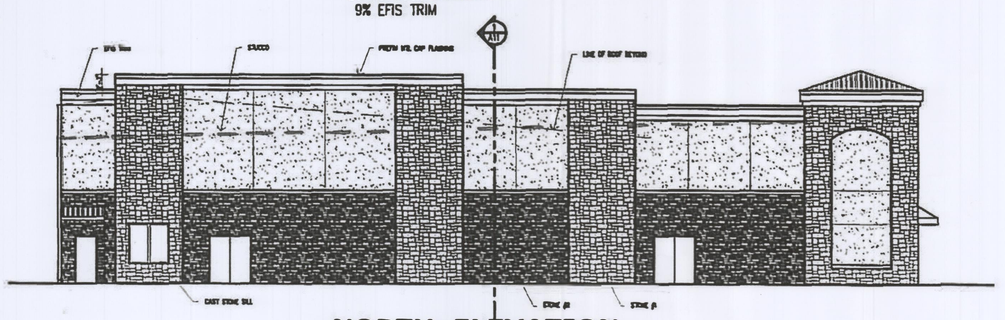
SOUTH ELEVATION

57% STONE MASONRY
37% STUCCO MASONRY
6% EFIS TRIM



EAST ELEVATION

61% STONE MASONRY
30% STUCCO MASONRY
9% EFIS TRIM



NORTH ELEVATION

53% STONE MASONRY
39% STUCCO MASONRY
8% EFIS TRIM

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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No.	Revision	Date	By

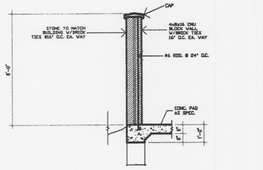
LIFE SPRING CHURCH
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

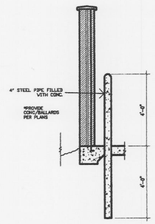
Scale:	3/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	GW
Drawn:	GW
Checked:	MM

SHEET A4 OF 19

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

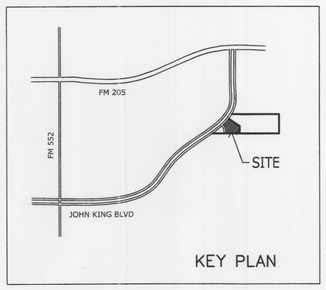


1 SECTION @ DUMPSTER WALL



2 DETAIL@ BALLARD
NO SCALE

W.W. CARUTH, JR.
ADDITION
VOLUME 66 PAGE 493



KEY PLAN

PARKING REQUIREMENTS

CHURCH 1/4 SEATS = 80

80 PARKING SPACES REQUIRED

81 PARKING SPACES PROVIDED

5 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 100-125
5 HANDICAP PARKING SPACES PROVIDED

NOTE: REFER TO CIVIL FOR ALL DIMENSIONAL CONTROLS
ALL PAVING RADII ARE 4'-6" U.N.O.
ALL PAVING DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS ARE 5'-0" WIDE

LIFE SPRING CHURCH

BEING A 6.99 AC. TRACT OF LAND SITUATED IN THE JOSEPH STRICKLAND SURVEY, ABST. NO. 187 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LIFE SPRING CHURCH
PASTOR REX WALKER
P.O. Box 886
ROCKWALL, TEXAS 75087
214-497-7206

NORTH

0 40 80
SCALE IN FEET

CASE # SP215-016

PRICING & CONSTRUCTION GENERAL NOTES:

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.

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MEDICAL COMMERCIAL
CHURCHES
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

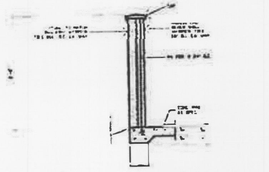
LIFE SPRING CHURCH
ROCKWALL, TEXAS

SITE PLAN

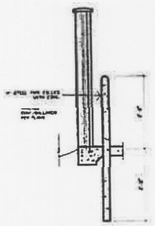
Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 19

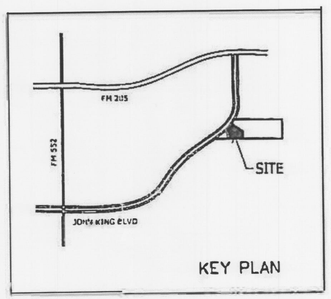
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



(1) SECTION @ DUMPSTER WALL



(2) DETAIL @ BALLARD
NO SCALE



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LIFE SPRING CHURCH

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OWNER
LIFE SPRING CHURCH
PASTOR REX WALKER
P.O. Box 686
ROCKWALL, TEXAS 75087
214-497-7205

NORTH

0 40 80
SCALE IN FEET

CASE # SP2015-016

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Revision By

LIFE SPRING CHURCH
ROCKWALL, TEXAS

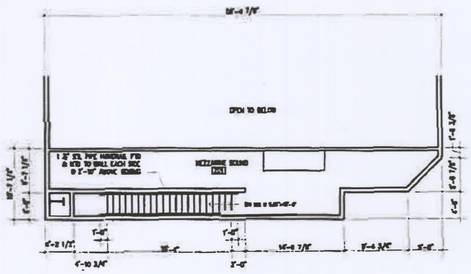
SITE PLAN

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	CW
Drawn:	CW
Checked:	WM

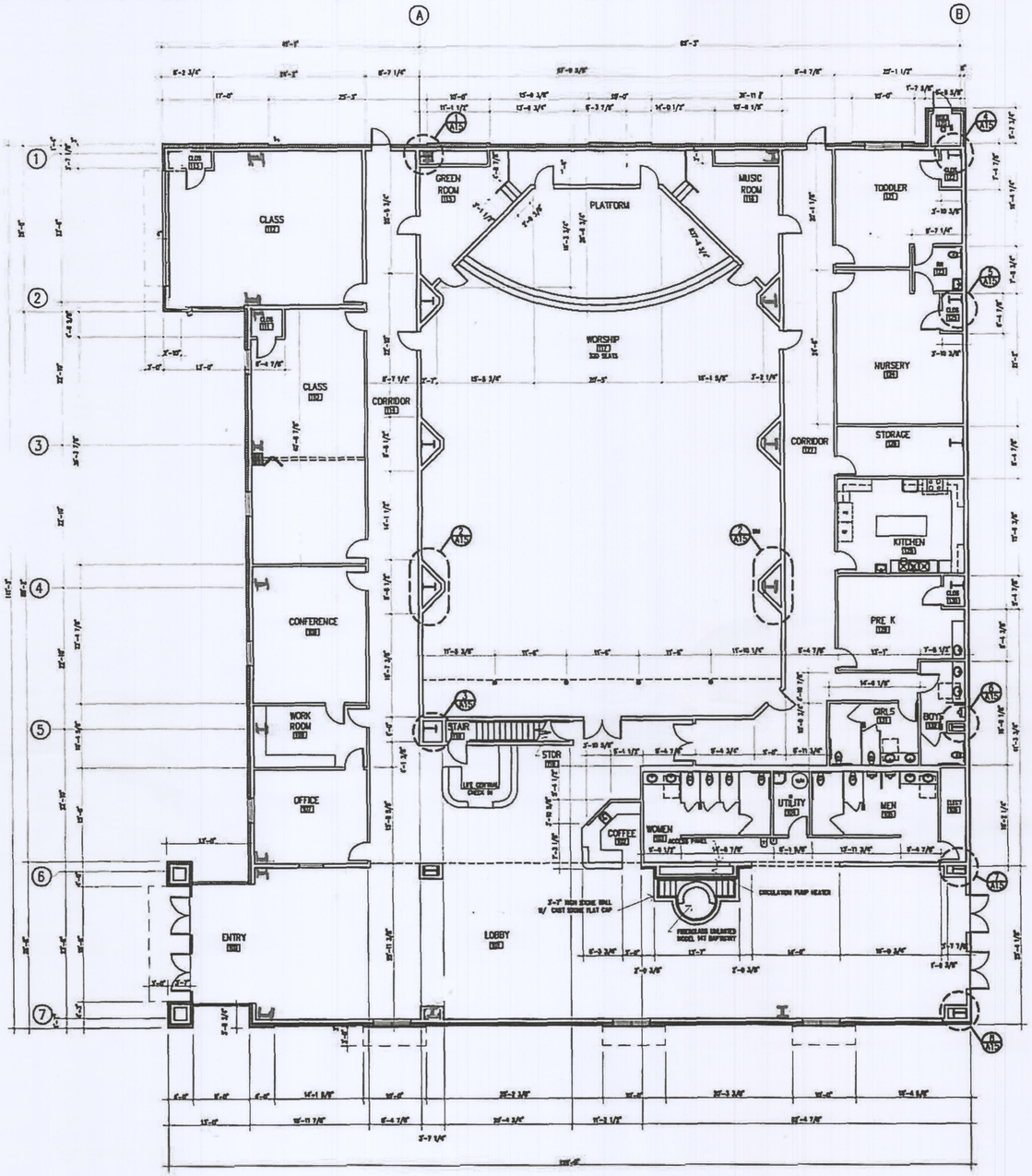
SHEET A1 OF 19

These plans are the intellectual property of Mershawn Architects, LLC (a Texas Architectural firm), Mershawn Construction, LLC (a Texas General Contractor) and Mershawn Associates, LLC (a Texas Design & Build Co.,) The occupant of this building has contracted Mershawn to Build this building, any other Architect, Contractor or sub-contractor must first get permission to use these drawings in any way. The Architectural seal on these plans are only intended for the use of Mershawn to get a permit to build, and the seal shall be void to the city if the permit is not in Mershawn's name. Unless written permission is obtained.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



MEZZANINE SOUND PLAN



PLAN NORTH TRUE NORTH

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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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No.	Date	Revision	By

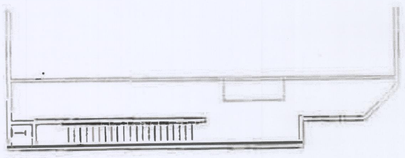
LIFE SPRING CHURCH
ROCKWALL, TEXAS

FLOOR PLAN

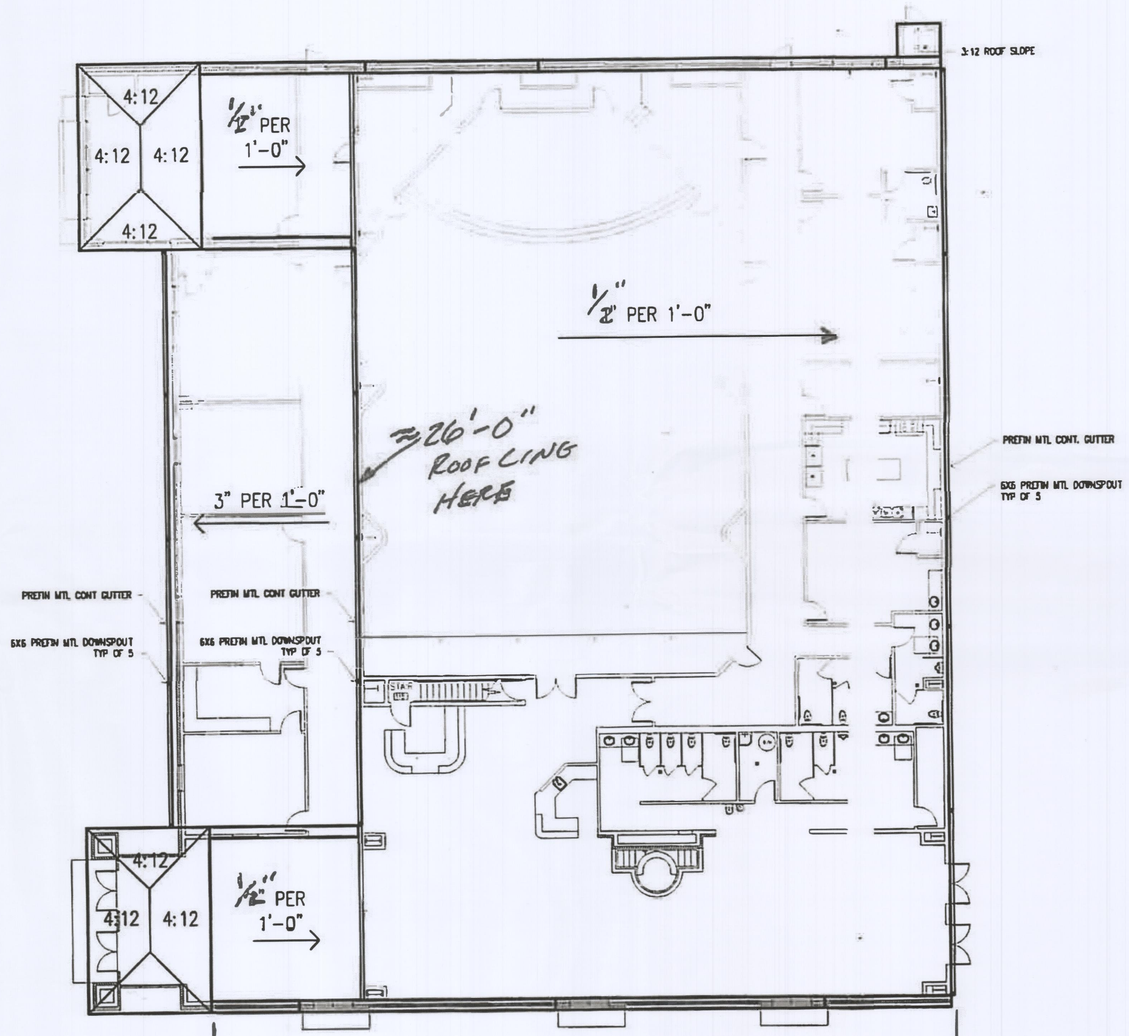
Scale:	1/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	CW
Drawn:	CW
Checked:	BM

SHEET A3 OF 19

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



MEZZANINE SOUND PLAN



ALL ROOFING SHALL BE PREFINISHED METAL R PANELS

NORTH

PRICING & CONSTRUCTION

GENERAL NOTES:

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No.	Date	Revision	By

LIFE SPRING CHURCH
ROCKWALL, TEXAS

ROOF PLAN

Scale:	1/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	CW
Drawn:	CW
Checked:	WM

SHEET A17 OF 19

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 13, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *August 30, 2016* Planning and Zoning Commission meeting.

2. **P2016-038** **(Korey)**
   Discuss and consider a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street, and take any action necessary.

3. **P2016-039** **(Korey)**
   Discuss and consider a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **Z2016-025** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 228 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

6. **Z2016-023** **(Korey)**
   Hold a public hearing to discuss and consider a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to *Specific Use Permit (SUP) No. S-118* [*Ordinance No. 14-02*] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle, and take any action necessary.

7. **Z2016-028** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

8. **Z2016-029** **(David)**
   Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall

County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.

ACTION ITEMS

9. SP2016-016 **(David)**
Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

10. SP2016-017 **(David)**
Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

DISCUSSION ITEMS

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-036: Final Plat for Lot 1, Block A, Service King Addition [*Approved*]
- ✓ P2016-037: Amending Plat for Lakeview Summit, Phase IV [*Approved*]
- ✓ Z2016-022: SUP for SPR Packaging (*2nd Reading*) [*Approved*]
- ✓ Z2016-025: Harbor Urban Center Condominiums (*1st Reading*) [*Approved*]
- ✓ Z2016-027: Zoning Amendment to Article V of the UDC (*2nd Reading*) [*Approved*]

ADJOURNMENT

TRAINING SESSION

12. *Planning and Zoning Commission Training Session* **(Ryan)**
A work session will be held in the City Council meeting room immediately following the adjournment of the September 13, 2016 Planning and Zoning Commission work session meeting. The agenda for the training session will include a presentation from staff over Planned Development District 32 (PD-32).

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of September, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 13, 2016
5:00 P.M.

DISCUSSION ITEMS

1. SP2016-017 **(David)**

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

ADJOURNMENT

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MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 30, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:15p.m. The Commissioners present at the meeting were, Commissioners Johnny Lyons, Patrick Trowbridge, Sandra Whitley and Tracey Logan. Commissioners absent were Annie Fishman, and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales and Civil Engineer, Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the August 9, 2016 Planning and Zoning Commission meeting.

2. P2016-036

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Saint George Partners, LTD for the approval of a final plat for Lot 1, Block A, Service King IH-30 Addition being a 3.293-acre tract of land currently described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

3. P2016-037

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an amending plat Lakeview Summit, Phase IV for the purpose of adding utility easements to the 93 residential lots proposed for the 38.056-acre subdivision situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive, and take any action necessary.

Chairman Renfro made a motion to pass the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 5-0, with Commissioners Moeller and Fishman absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

The Architectural Review Board representative, Jimmy Strohmeyer, came forward and gave brief summary of recommendations pertaining to the item on the agenda that required architectural review.

IV. ACTION ITEMS

5. Hold an election to elect a Vice-Chairman for the Planning and Zoning Commission.

Chairman Renfro noted this item would be moved to the end of the agenda.

V. PUBLIC HEARINGS

6. Z2016-025

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated

within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave brief summary of item stating that this case was returning from the last meeting where the public hearing was held and continued by the Planning and Zoning Commission. The property is located in what is called the interior sub-district of Planned Development 32 which does allow condominium buildings by right as well as the number of units being proposed. The issue as was discussed at the previous meeting is the roadway and the proposed cross section. Specifically according to Planned Development District 32 a street type G is required which is defined as a street type that has 8 foot sidewalks and parkways on both sides, parallel parking and a 24 foot travel lane on the interior. An updated submittal was received from the applicant showing an increase to a 40 foot right of way from the 36 foot right of way originally proposed. They also originally had a 24 foot travel lane down the middle but now are bringing back the parallel parking. Also from what the Planning and Zoning Commission recommended in the previous meeting they have moved all the parkway and sidewalk to the side adjacent to the building. Mr. Miller pointed out that they decreased the number of units from 245 units to 228 units due to the building style being changed from a wrap product to a podium build which decreased the footprint size of the building to allow for the increased right of way. The change will not affect the architectural style and the proposed elevations are still being tied down to the draft ordinance.

Mr. Miller further stated that on July 22, 2016, staff mailed 84 notices to property owners and residents within 500-feet of the subject property and emailed notices to the Lakeside Village, Lago Vista and Signal Ridge Homeowner's Associations. Staff received two responses in favor of the request, four in opposition and the majority of the opposition was relating to the use and not the roadway.

Mr. Miller advised the Commission the applicant was present and available for questions.

Chairman Renfro asked the Commission for questions for staff.

Commissioner Trowbridge asked for clarification that what is being approved is just the cross section of the roadway. Mr. Miller stated that was correct and added that it is a Planned Development Plan but the manner in which PD 32 is structured it allows for the Commission to consider changes to the road section through that Planned Development Plan.

Chairman Renfro asked the applicant to come forward.

Jason Lentz
5339 Alpha Road Suite 300
Dallas, TX

Mr. Lentz came forward and stated that after hearing the comments from the Commission at the last meeting their focus was on doing all that they could to integrate all of the comments to come up with a design that they felt worked best not only for them but for the City. After taking the Commissions comments into consideration they came up with a new scheme and made a lot of changes that had not been considered previously. He explained that they are going from a wrapped product with a garage in the middle to a significantly more expensive podium product which has two stories of parking underneath the four stories of apartments. Also the number of units has been decreased from 245 units to 228 units, which allowed the footprint size of the building to decrease allowing for the increasing of the right of way and stay within the way the existing creek sits now, shift the sidewalk over to the building side and bring back the 8 feet of parallel parking which will continue throughout the entire right of way. Mr. Lentz pointed out that there had been some discussion concerning how close the road was to the building. There are 555 linear feet of road and the right of way is only within 5 feet of the building for 140 feet of those 555 feet. The right of way does not hug the building the entire way and that is dictated where the line of the creek bed is.

Mr. Lentz went on to state that those changes were done to address the concerns the Commission had and feels after exploring other options that this scheme is the best suited for a condominium project on this property.

Chairman Renfro expressed concern with the original Planned Development Plan calling for two 8 foot sidewalks as opposed to what is being proposed which is a 6 foot sidewalk on one side and 2 foot on the other making it 10 feet deficient from what the original plan was. He feels it is a walking district therefore the sidewalks are extremely important when it comes to the flow and movement of people and the safety of the citizens. He asked staff if that was what needed to be considered.

Mr. Miller stated what was to be considered is a roadway cross section that does not conform.

Commissioner Lyons asked the applicant concerning 2 foot sidewalk if there would be concrete. Mr. Lentz stated it is a 2 foot buffer parkway not a poured concrete sidewalk. Commissioner Lyons asked if the only walkable sidewalk would be the 6 foot sidewalk on the building side. Mr. Lentz stated that was correct.

Commissioner Whitley asked if there is 6 feet on one side and two on the other of which is not walkable could those two feet be added to the 6 feet to have 8 feet on the side of the building since it is not usable on the other side. Mr. Lentz stated they could make that change.

Commissioner Logan asked what change was done to the cross section from original proposal to what is being brought now. Mr. Miller stated that what they've done is put in the same amount of pavement as the original cross section with the same travel lanes and parallel parking what has changed is the parkways and the sidewalks.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward and do so.

David Stubblefield
1550 Ana Cade
Rockwall, TX

Mr. Stubblefield came forward and stated he is the representative of the property to the north of the subject property and is generally in favor of the proposal but is concerned with the connectivity issues it presents to the surrounding property. He has had several people wanting to develop his client's property to the north as well as the property on the south and each time the City has said that they required a road that connects from Summer Lee up to Ridge Road. Mr. Stubblefield provided a map that showed how the original plan of connectivity would be.

Mr. Miller showed a slide of the Master Plan and stated that the Cemetery Road alignment was what originally was talked about when PD 32 came in couldn't be used because it would cut down the middle of a cemetery and showed on the map what the correct alignment of the roadway is which mirrors the roadway alignment that is being projected by the applicants plans. The issue when Summer Lee Condominiums came in was that it wasn't known where that roadway alignment was going to be at that time and had the applicant for that development indicate generally on the site plan that there would be right of way dedicated, but nothing has been dedicated because that property has not been final platted as of yet.

Mr. Stubblefield asked staff what was the plan for the two properties to connect. Mr. Miller stated once the roadway alignment for street type G comes into play when the property is platted those two points will be connected.

Chad Cain
PO Box 2345
Rowlett, TX

Mr. Cain came forward and expressed his strong opposition to the request. His concerns are with the high density these condominiums will create, shortening the sidewalks, and the connectivity issues it presents that will affect his property. He urged the Commission to vote against it.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and stated he is one of the architects for the Summer Lee Condominiums and one of their concerns looking at the proposed plan is where the road is going because it is coming into a 24 foot dead end fire lane on their site that has a 20 foot retaining wall against the creek. They were aware that a road would come in there eventually but they have are finished engineering and have already submitted engineering plans. He stated that looking at their proposed master they were aware the road would shift some but based it off of City's Master Thoroughfare Plan. He stated he is not for or against the request but is concerned with having a road that goes nowhere.

Chairman Renfro asked staff to address the comments given to help better understand.

Mr. Miller stated when the Summer Lee condominiums came in the City did require them to show future roadway however it was indicated to them that a facilities agreement would be put in place at the time of platting to establish the alignment of that roadway as well as the timing of the roadway which was being tied to when the applicant of that case developed the back side of that property or the adjacent property developed and that was indicated in that cases project comments. The idea was always to establish the alignment when the adjacent properties developed because even though everything is tied down to the Concept Plan, PD32 has many moving parts and there is flexibility of Planning and Zoning and City Council to move those parts in PD Development Plans. It was unsure what development was coming in or when it was coming in and in order to allow flexibility at that time it was felt that in the best interest in all involved to handle things in that manner.

Commissioner Lyons asked for clarification as roadway is built out over time and this request is approved and Summer Lee goes in is the plan to get that back out to Ridge Road to where it is not a dead end. Mr. Miller stated that was correct. Commissioner Lyons asked as other developments come in would they be responsible to build the roadway until it goes out onto Ridge Road. Mr. Miller stated that was correct that roadway would be connected until it generally meets the alignment.

Mr. Miller added that this is a PD Development Plan establishing a roadway crossway, not a site plan. The applicant is only asking for the road section at this time they have not engineered. It is not setting the alignment in stone it is setting the cross section for that roadway. They will need to demonstrate that they are not dead ending a roadway into a retaining wall.

Chairman Renfro noted that Commissioner Moeller arrived at the meeting at 7:12 p.m.

Russell Phillips
2701 Sunset Ridge Drive
Rockwall, TX

Mr. Phillips came forward and gave some background stating he is a developer and part owner for Trend Tower and the land next to the Cinemark was purchased for development for condos. He feels that whatever plan is put into place it need to be taken into consideration the surrounding property owners to make sure the roadway works to tie them all together.

General discussion took place took place concerning what the original intent of PD32's allocation of units for condominium/townhomes.

Chairman Renfro asked if anyone else wished to come forward to speak, there being no one indicating such, Chairman Renfro closed the public hearing and asked the applicant to come forward for rebuttal.

Chairman Renfro expressed concern of traffic concerns if condos/townhomes are all allocated to one area.

Mr. Lentz came forward and stated they were given a set of criteria and concerns at the previous meeting and those concerns have since been addressed. With concern of whether or not it can handle the traffic he feels the road as it relates to the right of way was two lanes, the actual traffic lanes in the right of way was always 24 feet of cars and 8 feet of parallel parking and that has not changed. He stated he believes they have shown a willingness to address the concerns and will continue to work with anyone in any manner that is needed.

Commissioner Lyons expressed concern of moving forward with the request without more knowledge of how it would affect the overall original intent of PD32 and felt the two developers could possibly work together.

Bruce Myers
5339 Alpha Road
Dallas, TX

Mr. Myers came forward and pointed out they are currently only asking for a variance to change the roadway from the original 60 foot to a 40 foot. He stated he understands there is more work to be done but are just seeking approval to move forward with the understanding that given the constraint of where that creek aligns that the be allowed to take away some sidewalk in order to accomplish that.

Commissioner Lyons asked when townhomes are built would they be crossing the creek. Mr. Myers stated they would have to.

Commissioner Trowbridge noted that it comes down to cross section G which was outlined in a PD that was established years ago and the decision the Commission has to make is whether or not the 60 foot sidewalk that was established within the PD can be achieved as proposed by the developer with 40 feet.

Chairman Renfro expressed concern with losing the walkability feel the original intent of the PD established by losing the 20 feet of sidewalk.

Commissioner Lyons expressed concern for safety by making the sidewalk smaller along a creek. He feels that although the developer has made changes to the original proposal taking from the Commissioners concerns at the last meeting he still would like to see more changes with applying the rules the original PD established and is leaning at saying no to the proposal at this time.

Commissioner Logan made comment that if public streets have to be built according to ADA requirements for sidewalks which is 4 feet, but if it appears to be a path it requires a sidewalk would that rule apply to City streets. Mr. Miller stated they would technically meet that by having the sidewalk on one side.

Commissioner Whitley expressed concern that although the Commission does see each case on a case by case individual basis, they are all a piece of a bigger part of the City and although the cases that come forward need to be considered individually, it needs to be thought out how each case will interact and affect each other.

Commissioner Moeller expressed concern of losing the walkability feel that the intent of the original PD32 established for this area.

General discussion took place concerning what direction should be taken.

Commissioner Trowbridge made motion to approve the item. Motion failed to pass due to there being no second. Commissioner Lyons made a motion to continue the public hearing for the next scheduled hearing. Chairman Renfro seconded the motion.

Mr. Miller clarified that according to the UDC action needs to be taken within 60 days of the first public hearing date or the application will be considered withdrawn.

Commissioner Lyons made motion to deny the request. Commissioner Trowbridge seconded the motion which passed by a vote of 4-2, with Commissioner Trowbridge and Logan dissenting and Commissioner Fishman absent.

7. Z2016-026

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall

County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [*FM-740*] and Glen Hill Way, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating the public hearing on this case was continued from the last meeting based on the alignment of the roadway on case Z2016-025. The subject property is a 3 ½ acre tract of land located within the residential sub-district, which according to what the applicant is proposing which is 36 townhomes the land use charts contained within Ordinance 1021 do allow a townhome use through a Specific Use Permit; however the intent of the residential sub-district is for 49 single family zero lot line homes with rear entry garages and public streets. In light of what the applicant submitted staff felt a PD Development Plan route would be more prudent to what is being proposed since it does not conform to the intent of the residential sub-district. The applicant is proposing 36 townhomes that will range in size from 1,600 square feet to 2,500 square feet. They will be accessible off a to be determined roadway and will extend through the site through a public or private roadway. They will need to provide access to the property directly to the northeast of them. In making that decision it is a discretionary decision to the Planning and Zoning Commission and when looking at granting a PD Development Plan the ordinance requests that the certain criteria be met which are that 1) meets the general intent of the PD District; and, 2) will result in an improved project which will be an attractive contribution to the PD District; and, 3) will not prevent the implementation of the intent of this PD District. Taking that into consideration the Specific Use Permit process is discretionary as well as the PD Development Plan which means the Commission has discretion on the use that is being requested. Should it be approved it will be required to go to the Architectural Review Board and Planning and Zoning Commission during the site plan process.

Mr. Miller went on to state that on July 22, 2016, staff mailed 52 notices to property owners and residents within 500-feet of the subject property and also emailed notices to the Lago Vista Homeowner's Associations which is the only HOA's located within 1,500-feet of the subject property. Staff received three responses in favor of the request and one response opposed to the request was received by staff. Mr. Miller noted that there were no changes from the previous case and the draft ordinance provided remains the same.

Chairman Renfro asked for questions for staff.

Commissioner Logan asked if the property to the northeast would be getting land locked except for the driveway that is on the subject property. Mr. Miller stated they would not be land locked they have the ability to request access off of Summer Lee Drive.

Chairman Renfro asked the applicant to come forward.

Jason Lentz
5339 Alpha Road
Dallas, TX

Mr. Lentz came forward and stated the layout to the townhome portion adjacent to the condos has not changed significantly from the last presentation at the previous meeting. They are still requesting the variance from 49 zero lot line single family homes to 36 townhomes in clusters of 4 to 6 homes each with front entry garages and will range from 1,600 square feet to 2,600 square feet in size. He stated one of the keys is that they are lowering the density of this space where there were 49 homes approved previously to the 36 that are being requested. He believes this product serves this site in a better way. Access will come off of the to be determined roadway and propose to cross the creek for access and run down through the townhome development providing access to the site north.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward.

Chad Cain
PO Box 2345
Rowlett, TX

Mr. Cain came forward and expressed his strong opposition to the request. Stated by approving this request it would be setting a precedent for other similar requests to come forward. He feels the original intent of single family zero lot line homes with rear entry garages should not be changed. He urged the Commission to deny the request.

Chairman Renfro asked the applicant to come forward for rebuttal.

Bruce Myers
5339 Alpha Road
Dallas, TX

Mr. Myers came forward and stated that the original intent of the residential subdivision was to provide single family residences and noted that a townhome is a single family residence. The only differentiation from the original intent is that the townhomes touch one another, where a single family lot has a five foot gap between them. He feels as a development a townhome is a much more attractive look. They are requesting front entry garages which will allow for a yard.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Chairman Renfro asked if the townhomes will be sold individually. Mr. Myers stated they would be sold individually.

Commissioner Trowbridge asked if zero lot line homes have a height restriction or is it simply the concept of how it sits on the land. Mr. Miller stated that in the straight zero lot line zoning district it is restricted to 36 feet.

Commissioner Lyons asked how big the front yards would be. Mr. Myers stated it would be approximately 25 feet there would be a driveway with the landscape islands in between the driveways which will be anywhere from 6-12 feet depending on how the garages are spread out. Mr. Myers provided a picture of what it would look like.

Commissioner Whitley asked if there would be an HOA established. Mr. Myers stated there will be a Home Owners Association because there will be common areas.

Commissioner Lyons asked what kind of garage doors they will be utilizing. Mr. Myers stated they have not made a decision on that as of yet.

Commissioner Trowbridge made motion to approve the item. Commissioner Logan seconded the motion, which passed with a by a vote of 4-2 with Commissioner Lyons and Chairman Trowbridge dissenting and Commissioner Fishman absent.

Chairman Renfro called a ten minute recess at 8:30 p.m.

Chairman Renfro called the meeting back to order at 8:47 p.m.

VI. DISCUSSION ITEMS

8. Z2016-023

Hold a public hearing to discuss and consider a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to *Specific Use Permit (SUP) No. S-118* [*Ordinance No. 14-02*] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle, and take any action necessary.

Planner, Korey Brooks, advised the Commission the applicant was present to answer any questions.

Dale Wommack
1970 Copper Ridge Circle
Rockwall, TX

Mr. Wommack came forward and showed picture of existing metal building that is 22x31 feet and stated he would like to continue the length of the building the same size that it is just double the size with an open air pavilion in front of the building.

Commissioner Trowbridge asked if it would be double. Mr. Wommack stated it would be instead of 22x31 feet it will be 22x62 feet.

Chairman Renfro made comment of applicant asking for an SUP therefore a precedent would not be set as it is a case by case basis in requests such as these. Mr. Wommack stated there is an existing SUP for the existing building he requesting to amend it.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2016-028

Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

Planning Director, Ryan Miller, stated applicant was present and available for questions.

Susan Gamez
602 Laurence
Heath, TX

Ms. Gamez came forward and stated her current business Everybody Massage is located at 1024 Ridge Road and she has been at that location for eleven years. She is asking to have the zoning change to allow her to move her business to this new property which is double the size of her current business and would allow her room to grow. She currently has five therapists, five massage rooms and five clients and going at any given time but only has eight parking spaces. She stated she has been looking for years for a property that would be suitable to move and had not been successful in her search until this property became available which she feels is ideal because on one side it is already commercial, it is double the size and also because it maintains a Ridge Road address as her current business has a Ridge Road address.

Chairman Renfro asked if she was unable to move the business without making the zoning change to Commercial.

Mr. Miller stated that the applicant is required to re-zone the property, currently the Future Land Use Map is set up calls out this property as being a Single Family 7 in the future, however the applicant does have commercial adjacencies. Alternatively the Commission could make a recommendation to Council to have it be something more restrictive such as a Residential Office, which that designation would still allow her business.

Commissioner Trowbridge asked the applicant if she will be purchasing the property if it is currently being uses as someone's home. Ms. Gamez stated she has already purchased the property and is currently vacant.

Mr. Miller added that he would be providing the Commission with the zoning requirements for this use on this property for them to review if the zoning is appropriate or if there is another zoning designation that they may want to consider.

Commissioner Whitley asked staff if due to it being secluded what signage would be allowed to draw in the Ridge Road traffic. Mr. Miller stated the applicant would be subject to the City's sign requirements and currently there is not a process nor is off site signage allowed. A sign would be allowed but it would have to be on her property and those requirements have already been discussed with the applicant.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2016-029

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is requesting a SUP for the eight gasoline dispensers on the corner of SH-20 and FM-549 and added that the applicant was present to answer any question.

Jimmy Strohmeyer
2701 Sunset Hill
Rockwall, TX

Mr. Strohmeyer came forward and gave brief explanation of request stating that the property has been re-platted and have sectioned it off and the corner piece is where they are requesting to put the gas station. He feels it is an ideal location for a convenient/gas station at the corner of SH-205 and FM-549. The reason for the SUP is they are requesting eight dispensers rather than the two dispensers that are rarely seen anymore.

Commissioner Trowbridge asked if it was only limited to the two dispensers and what zoning allowed for more than the two dispensers. Mr. Gonzales stated that within the General Retail Zoning District which is a less intense use it is limited to two dispensers unless a Specific Use Permit is given. Commercial District has no restrictions unless it is within a Planned Development.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

11. P2016-038

Discuss and consider a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street, and take any action necessary.

Planner Korey Brooks gave brief explanation of request stating that the applicant is proposing to subdivide one tract of land into two parcels. The reason this is coming before the Commission and not on the consent agenda is because this plat will need to go before the Parks Board on September 7th and once the Parks Board send over their recommendation it will be on the consent agenda at the next Planning and Zoning meeting.

Commissioner Trowbridge asked what the Parks Board would be approving. Mr. Brooks stated the Parks Board is going to establish the Parks fees associated with splitting the lot.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

12. P2016-039

Discuss and consider a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating that as mentioned with the previous plat this item also will need to go before the Parks Board for their recommendation of

park fees, and will be on the consent agenda at the next scheduled Planning and Zoning meeting on September 13th.

There being no further questions Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

13. SP2016-016

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief description of request stating that the subject property is zoned Heavy Commercial and applicant is proposing to have an additional 3,600 square building which is more than half the size of the existing building. Mr. Gonzales advised the Commission the applicant was present and could further explain request and answer any questions.

Tim Seymore
205 Rushcreek
Heath, TX

Mr. Seymore came forward and stated the sole purpose to build the storage building is to store equipment from their erosion control business.

There being no questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2016-017

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

Senior Planner, David Gonzales, gave a brief overview of request stating that Life Spring Church has an approved site plan that came before the Commission a year ago at which time the site plan as well as building elevations was approved. At that time the site plan called for a 25,000 square foot building and it went through the Architectural Review Board and had variances approved for articulation to the building. Since then the applicant is currently requesting to amend the building elevations. Mr. Gonzales provided pictures to compare and contrast of what was approved and what the applicant is currently requesting. The Architectural Review Board met with the applicant earlier in the evening and provided comments. Mr. Gonzales advised the Commission the applicant was present to answer any questions.
Kelly Horak
516 Equestrian
Rockwall, TX

Mr. Horak came forward and stated he is present on behalf of Life Spring Church as a consultant. He stated the original project as it was approved was for a 25,000 square foot building but due to budgetary constraints, Mr. Walker and his congregation decided to reduce the size of the building to 16,839 square feet by doing away with the gymnasium in the building. Now that the building has been reduced in size they would like to request to do away with the double slope roof and do a single slope. The future addition of the gymnasium will be a standalone offset higher set building away from the main building that will be screened in the back.

There being no questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Renfro brought item number 5 back and asked for discussion or motions for electing a Vice-Chairman and asked if anyone wished to nominate someone or nominate themselves to do so. Commissioners Trowbridge and Lyons both expressed desire to be nominated.

Chairman Renfro made a motion to nominate Commissioner Lyons. Commissioner Logan seconded the motion, which passed by a vote of 6-0, with Commissioner Fishman absent.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-023: Master Plat for the Saddle Star South Subdivision [*Approved*]
- ✓ P2016-024: Preliminary Plat for the Saddle Star South Subdivision [*Approved*]
- ✓ P2016-035: Lot 1, Block 1, Carmel Carwash Addition [*Approved*]
- ✓ SP2016-015: Exception to the Masonry Requirements for Adventure Sports [*Approved*]
- ✓ Z2016-019: Planned Development District for Multi-Family Apartment Complex [*Denied*]
- ✓ Z2016-020: SUP for a Carport at 509 Sunset Hill Drive (*2nd Reading*) [*Approved*]
- ✓ Z2016-021: Zoning Amendment to PD-52 for Townhomes (*2nd Reading*) [*Approved*]
- ✓ Z2016-022: SUP for SPR Packaging, LLC (*1st Reading*) [*Approved*]
- ✓ Z2016-027: Amendment to Sec. 2.1, 3.3 & 3.4 of Article V of the UDC (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VII. ADJOURNMENT

The meeting adjourned at 9:24 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Billy and Autumn Quinton

AGENDA ITEM: **P2016-038**; *Lots 1 & 2, Block A, Autumn Addition*

SUMMARY:

Discuss and consider a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat one (1) parcel of land [*Lot 120, Block F, B.F. Boydstun Addition*] into two (2) parcels of land [*Lots 1 & 2, Block A, Autumn Addition*] for the purpose of establishing two (2) parcels.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1 & 2, Block A, Autumn Addition,* staff would recommend the following conditions:

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

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

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-038	**Owner**	BURKS, PAULETTE &	**Approved**		
Project Name	601 E Rusk Street	**Applicant**	BILLY & AUTUMN QUINTON	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
601 E RUSK	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	NULL	120F	NULL	3140-120F-0000-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:37 PM AW) Property owners will be extending public sewer and possibly adding fire hydrants at their cost when property develops.							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/24/2016	12	COMMENTS	Comments

(8/24/2016 3:44 PM KB)

P2016-039 Autumn Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-038) in the lower right hand corner of all pages on future submittals.

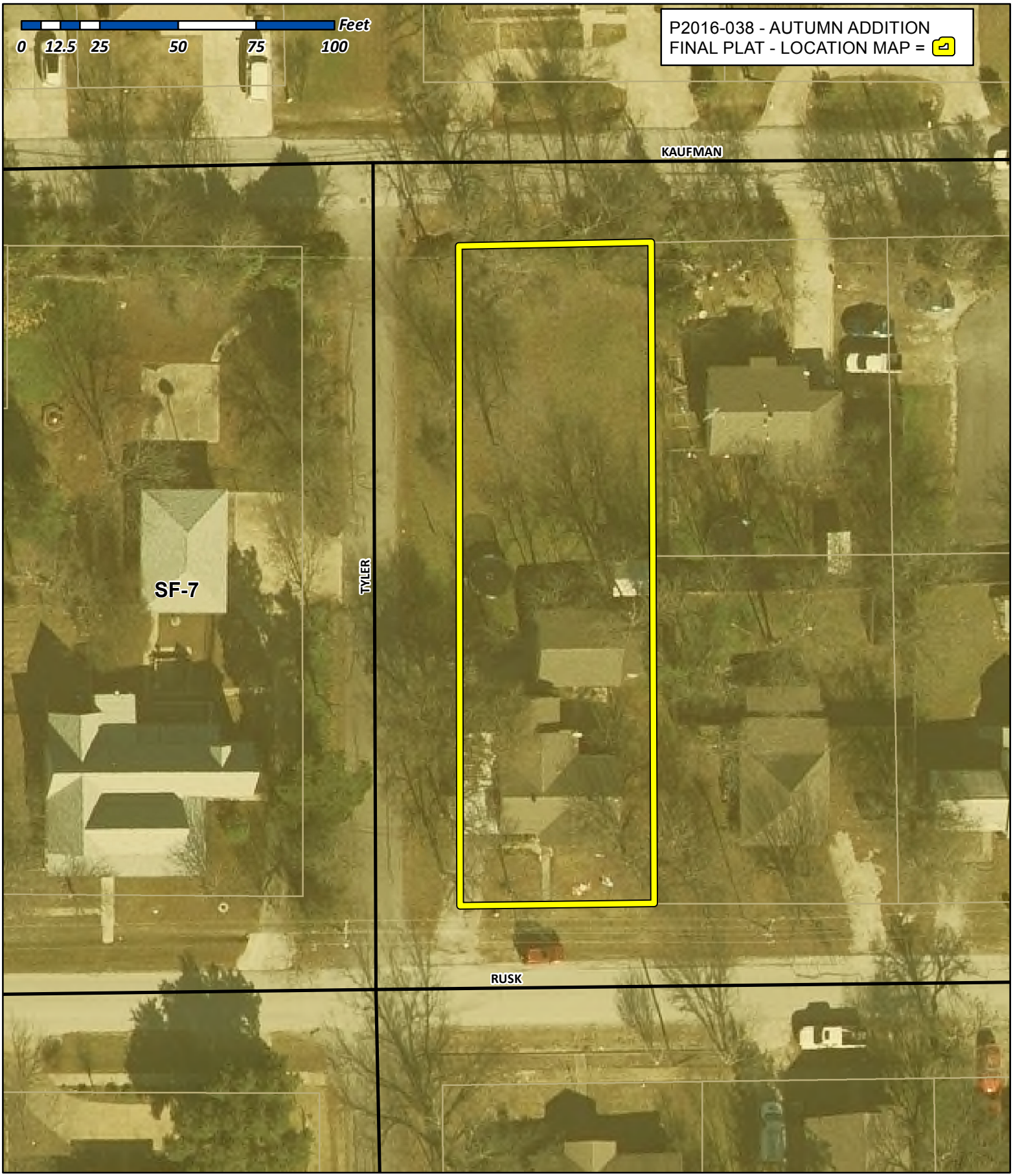
M.4 Please add lot and block designation to title block.

M.5 The rear setback is 10-feet. Since the building on the northwest corner of Lot 1 is not 10 feet from the rear property line, it must be removed.

M.6 Please provide the following comment in NOTES "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
additional information that is requested by September 7, 2016. The Park Board Meeting is September 7, 2016. The Planning & Zoning Worksession date for this case will be August 30, 2016. The Planning and Zoning Meeting for this case is September 13, 2016.							
I.8 The City Council meeting date and subsequent approval for this plat is September 19, 2016.							

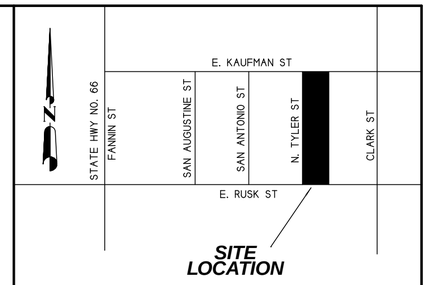


City of Rockwall

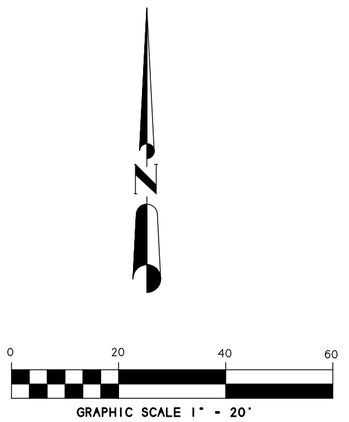
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

FINAL PLAT

AUTUMN ADDITION

0.35 ACRES OR 15065 S.F.
(2 LOTS)

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
BILLY AND AUTUMN QUINTON
601 E. RUSK STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE AUGUST 11, 2016
SCALE 1" = 20' FILE # 20160253RP
CLIENT QUINTON

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BILLY AND AUTUMN QUINTON, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas. and being a part of a tract of land as described in a Warranty deed from Martha Bess Snow to Joe T. Lofland, dated March 18, 1946 and being recorded in Volume 41, Page 93 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the intersection of the east right-of-way line of N. Tyler Street, a 50 foot right-of-way, and the north right-of-way line of E. Rusk Street, a 50 foot right-of-way, at the southwest corner of said Lofland tract of land;

THENCE N. 00 deg. 42 min. 37 sec. W. along the east right-of-way line of N. Tyler Street, a distance of 200.25 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set in the south right-of-way of E. KAUFMAN STREET, a 50 foot right-of-way, for corner;

THENCE S. 88 deg. 48 min. 52 sec. E. along the south right-of-way of E. KAUFMAN STREET a distance of 75.63 feet to a 1/2" iron pipe found for corner at the northeast corner of said Lofland tract;

THENCE S. 00 deg. 31 min. 57 sec. E. along the east line of said Lofland tract, a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the north right-of-way line of E. Rusk Street;

THENCE S. 88 deg. 59 min. 31 sec. W. a distance of 75.00 feet to the POINT OF BEGINNING and containing 15,065 square feet or 0.35 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following;

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

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

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

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

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

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

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

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

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

_____
BILLY QUINTON

_____
AUTUMN QUINTON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILLY QUINTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared AUTUMN QUINTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

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

_____ _____
City Engineer Date

FINAL PLAT

AUTUMN ADDITION

0.35 ACRES OR 15065 S.F.
(2 LOTS)

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
BILLY AND AUTUMN QUINTON
601 E. RUSK STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	PHONE PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	W WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

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

SURVEY DATE AUGUST 11, 2016
SCALE 1" = 20' FILE # 20160253RP
CLIENT QUINTON

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Jay Maddox; *Maddox Survey*

AGENDA ITEM: **P2016-039**; *Lots 1 & 2, Block A, Burke Addition*

SUMMARY:

Discuss and consider a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat one (1) tract of land [*Tract 19 of the D. Atkins Survey, Abstract No. 1*] into two (2) parcels of land [*Lots 1 & 2, Block A, Burke Addition*] for the purpose of subdividing the tract of land into two (2) parcels.

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1 & 2, Block A, Burke Addition,* staff would recommend the following conditions:

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

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

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	P2016-039	**Owner**	BURKE, CASEY JOE AND ANDREA GAYDEN	**Approved**		
Project Name	1406 Ridge Road	**Applicant**	MADDOX SURVEY	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1406 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARROLL ESTATES SUBD	19	NULL	19	0001-0000-0019-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/12/2016	8/19/2016	8/25/2016	13	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:34 PM AW) Driveways to be approved by TXDOT and City. May need a variance							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	Korey Brooks	8/12/2016	8/19/2016	8/24/2016	12	APPROVED	Comments

(8/24/2016 2:55 PM KB)

P2016-039 Burkes Ridge Please address the following comments (M= Mandatory Comments; I = Informational Comments).

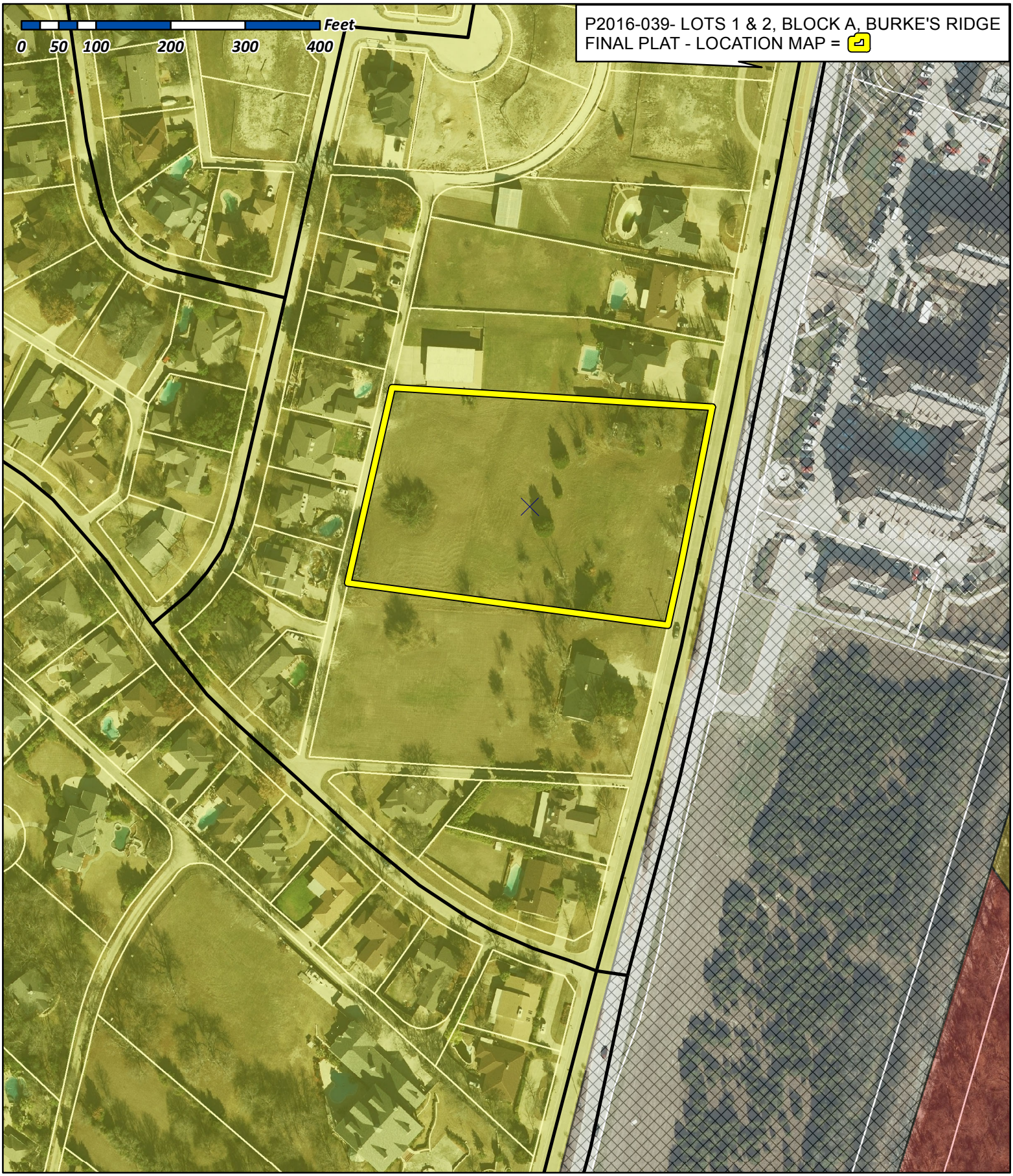
I.1 This a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-039) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 7, 2016. The Park Board Meeting is September 7, 2016. The Planning & Zoning Worksession date for this case will be August 30, 2016. The Planning and Zoning Meeting for this case is September 13, 2016.

I.5 The City Council meeting date and subsequent approval for this plat is September 19, 2016.



City of Rockwall

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

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

0 20' 40' 80'

GRAPHIC SCALE
1"=40'

Legend of Symbols & Abbreviations
(C.M.) = CONTROLLING MONUMENT
1/2" IRF = 1/2" IRON ROD FOUND
1/2" CIRF = 1/2" IRON ROD WITH CAP STAMPED "R.S.C.I. R.P.L.S. 5034" FOUND
5/8" CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MADDOX SURVEYING R.P.L.S. 5430"
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY. TEXAS
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

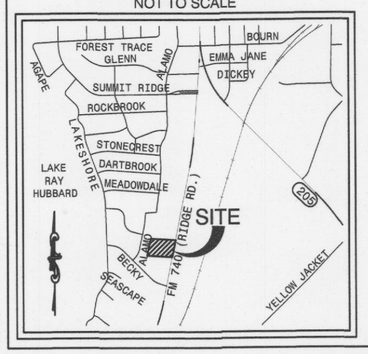
2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

GENERAL NOTES:

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

VICINITY MAP
NOT TO SCALE



LOT 11

BLOCK A
LOT 10

LOT 9
LAKE RAY HUBBARD ESTATES ADDITION
CABINET A, SLIDE 179
P.R.R.C.T.

LOT 8

LOT 7

LOT 6

LOT 5

MICHAEL WAYNE ROGERS AND RELLA VILLASANA ROGERS FAMILY LIVING TRUST
VOLUME 6016, PAGE 182
D.R.R.C.T.

LOT 3
REVISED CARROLL ESTATES SUBDIVISION
CABINET B, SLIDE 389
P.R.R.C.T.

NORTHING 7021069.534
EASTING 2593362.378
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17

1/2" IRF (C.M.)

S 86°49'20" E 424.49

POINT OF BEGINNING
5/8" CIRS

50.00' 50.00'

15' ALLEY

298.00

149.77

N 12°58'40" E 148.23

20' BUILDING LINE

149.16

298.31

S 11°30'24" W 149.16

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)
(100' AT THIS POINT)

LOT 1, BLOCK A
62,934 SF
1.445 AC

LOT 2, BLOCK A
63,180 SF
1.450 AC

5/8" CIRS

N 86°49'20" W 428.37

10' EASEMENT TO THE CITY OF ROCKWALL
VOLUME 98, PAGE 562
D.R.R.C.T.

1/2" IRF (C.M.)

N 86°37'16" W 432.00

5/8" CIRS

NORTHING 7020753.685
EASTING 2593726.704
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS RO15 & RO17

J-BR2, LLC.
VOLUME 5774, PAGE 10
D.R.R.C.T.

1/2" IRF (C.M.)

15' ALLEY

1/2" CIRF (C.M.)

LOT 4, BLOCK A
REPLAT
ROCKWALL COMMONS
LOTS 2, 3, AND 4, BLOCK A
CABINET H, SLIDE 135
P.R.R.C.T.

LOT 3, BLOCK A
REPLAT
ROCKWALL COMMONS
LOTS 2, 3, AND 4, BLOCK A
CABINET H, SLIDE 135
P.R.R.C.T.

1/2" IRF

1/2" IRF

50.00' 50.00'

HFS MANAGEMENT INC
VOLUME 1194, PAGE 256
D.R.R.C.T.

FINAL PLAT
LOTS 1 AND 2, BLOCK A
BURKE'S RIDGE
2 LOTS, BEING 2.895 ACRES
SITUATED IN THE
DANIEL ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
CASEY JOE BURKE AND ANDREA GAYDEN BURKE
P.O. Box 2514
Rockwall, Texas 75087

08-5-2016

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }

COUNTY OF ROCKWALL }

That we the undersigned owner's of the land shown on this plat, and designated herein as **BURKE'S RIDGE** to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the **BURKE'S RIDGE** have been notified and signed this plat.

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

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

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

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

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

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

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

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

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

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

CASEY JOE BURKE
OWNER

ANDREA GAYDEN BURKE
OWNER

STATE OF TEXAS }

COUNTY OF Rockwall }

Before me, the undersigned authority, on this day personally appeared CASEY JOE BURKE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10th day of August, 2016.

Notary Public in and for the State of Texas

June 1, 2018
My Commission Expires:

RALPH J. BRETZ
MY COMMISSION EXPIRES
June 1, 2018

STATE OF TEXAS }

COUNTY OF Rockwall }

Before me, the undersigned authority, on this day personally appeared ANDREA GAYDEN BURKE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10th day of August, 2016.

Notary Public in and for the State of Texas

June 1, 2018
My Commission Expires:

RALPH J. BRETZ
MY COMMISSION EXPIRES
June 1, 2018

NORTH DALLAS BANK

By:

Name: Jeff E. Crow

Title: Senior Vice President

STATE OF TEXAS }

COUNTY OF Dallas }

Before me, the undersigned authority, on this day personally appeared Jeff E. Crow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 9 day of August, 2016.

Notary Public in and for the State of Texas

8-24-2017
My Commission Expires:

LISA RUSHING
Notary Public State of Texas
Commission Expires
AUGUST 24, 2017

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission — *Date*

I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2, BLOCK A, BURKE'S RIDGE to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the ____ day of _____, 2016.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the ____ day of _____, 2016.

Mayor, City of Rockwall — *Date* — *City Secretary, City of Rockwall* — *Date*

City Engineer, City of Rockwall — *Date*

OWNERS CERTIFICATE

STATE OF TEXAS }

COUNTY OF ROCKWALL }

WHEREAS, Casey Joe Burke and Andrea Gayden Burke are the owners of a tract of land in the DANIEL ATKINS Survey, Abstract No. 1, situated in the City of Rockwall, Rockwall County, Texas, being all of said tract as recorded in Instrument Number 20150000015889 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of said Gayden tract, and the southeast corner of Lot 3 of Carroll Estates, an addition to the City of Rockwall as recorded in Cabinet B, Slide 389 of the Plat Records of Rockwall County, Texas, same being a tract of land to Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust as recorded in Volume 6016, Page 182 of the Deed Records of Rockwall County, Texas, and lying on the west right-of-way line of F.M. Highway 740 (Ridge Road), a variable width right-of-way;

THENCE South 11 degrees 30 minutes 24 seconds West along the west line of said F.M. Highway 740 (Ridge Road) and the east line of said Burke tract, a distance of 298.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Burke tract and the northeast corner of a tract of land to J-BR2, LLC, an addition to the City of Rockwall, as recorded in Volume 5774, Page 10 of the Deed Records of Rockwall County, Texas;

THENCE North 86 degrees 37 minutes 16 seconds West departing the west line of said F.M. Highway 740 (Ridge Road) and along the common line between said Burke tract and said J-BR2 tract, a distance of 432.00 feet to a 1/2 inch iron rod found for the southeast corner of said Burke tract and the northwest corner of said J-BR2 tract, said point also lying on the easterly line of a 15' alley, same being an easterly line of Lake Ray Hubbard Estates Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 179 of the Plat Records of Rockwall County, Texas;

THENCE North 12 degrees 58 minutes 40 seconds East along the easterly line of said 15' alley/Lake Ray Hubbard Estates, a distance of 298.00 feet to a 1/2 inch iron rod found for the northwest corner of said Burke tract and the southwest corner of the aforementioned Lot 3 of Carroll Estates, same being said Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust tract;

THENCE South 86 degrees 49 minutes 20 seconds East departing said 15' alley/Lake Ray Hubbard Estates and along the common line of said Burke tract and said Lot 3 of Carroll Estates, same being said Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust tract, a distance of 424.49 feet to the POINT OF BEGINNING containing 126,114 square Feet, or 2.895 acres of land.

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN J. MADDOX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION .

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

FINAL PLAT
LOTS 1 AND 2, BLOCK A
BURKE'S RIDGE
2 LOTS, BEING 2.895 ACRES
SITUATED IN THE
DANIEL ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
CASEY JOE BURKE AND ANDREA GAYDEN BURKE
P.O. Box 2514
Rockwall, Texas 75087

08-5-2016

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: September 13, 2016

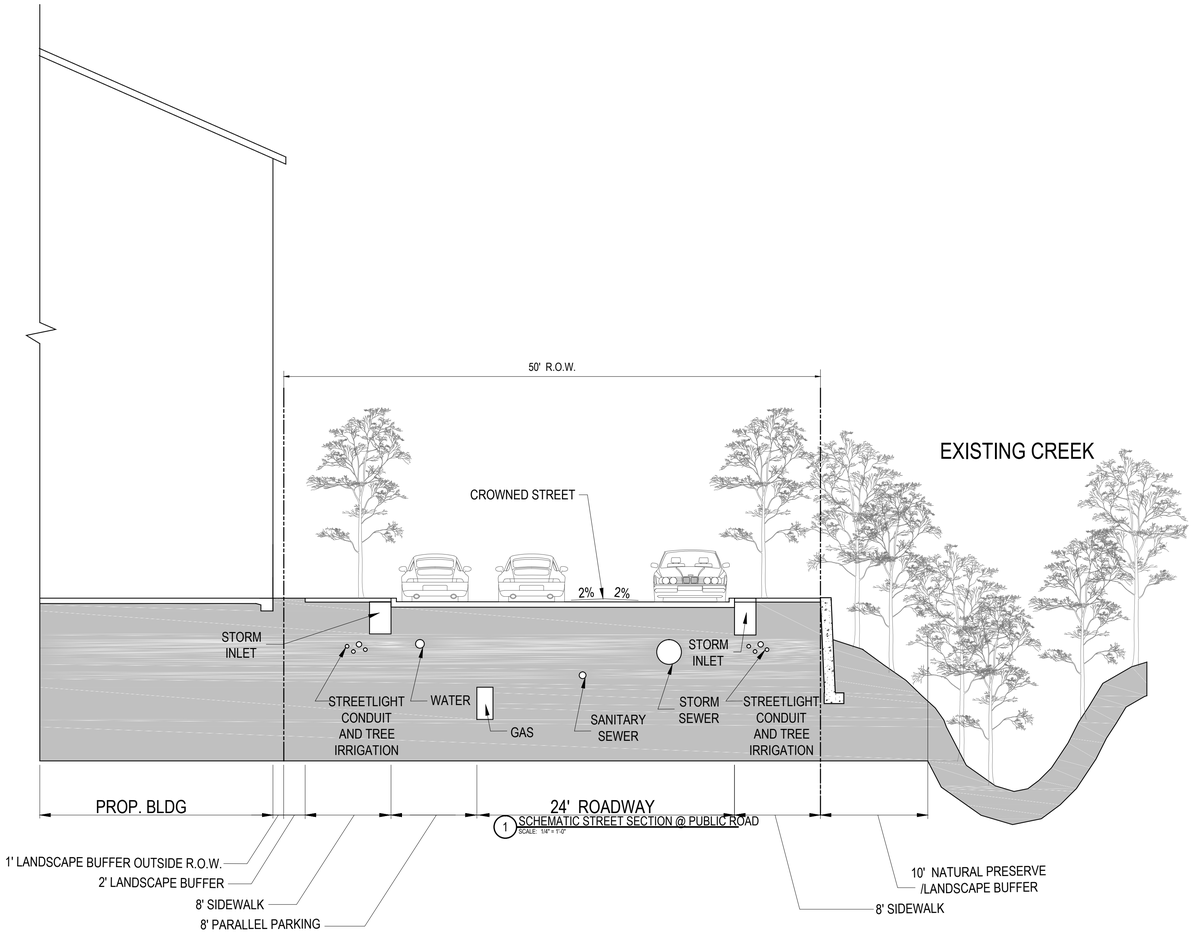
SUBJECT: Z2016-025; *Harbor Urban Center Condominiums*

At the September 6, 2016, City Council meeting the applicant proposed a 50-foot street cross section in lieu of the 40-foot street cross section voted on at the August 30, 2016 Planning and Zoning Commission meeting. In response to this change, the City Council voted 6-0 to remand the case back to the Planning and Zoning Commission. As was discussed in past meetings, the applicant is requesting a *PD Development Plan* to change the required *Street Type 'G'* cross section contained in *Ordinance No. 10-21* (*i.e. Planned Development District 32 [PD-32]*). This street cross section calls for eight (8) foot sidewalks and parkways, a 24-foot travel lane and an eight (8) foot parallel parking lane in a 60-foot right-of-way. The new cross section proposed by the applicant proposes eight (8) foot sidewalks, a two (2) foot parkway (*on the northern/western side of the roadway*), a 24-foot travel lane and an eight (8) foot parallel parking lane in a 50-foot right-of-way. The applicant has stated that the adjacent creek inhibits the ability to provide the required street cross section; however, in the applicant's opinion -- *and as was stated at the September 6, 2016 City Council meeting* -- the proposed road section meets the intent of the ordinance because the creek area will be preserved as open space, which mitigates his inability to provide a wider parkway. A *side-by-side* comparison of the two (2) roadways is included in the attached packet.

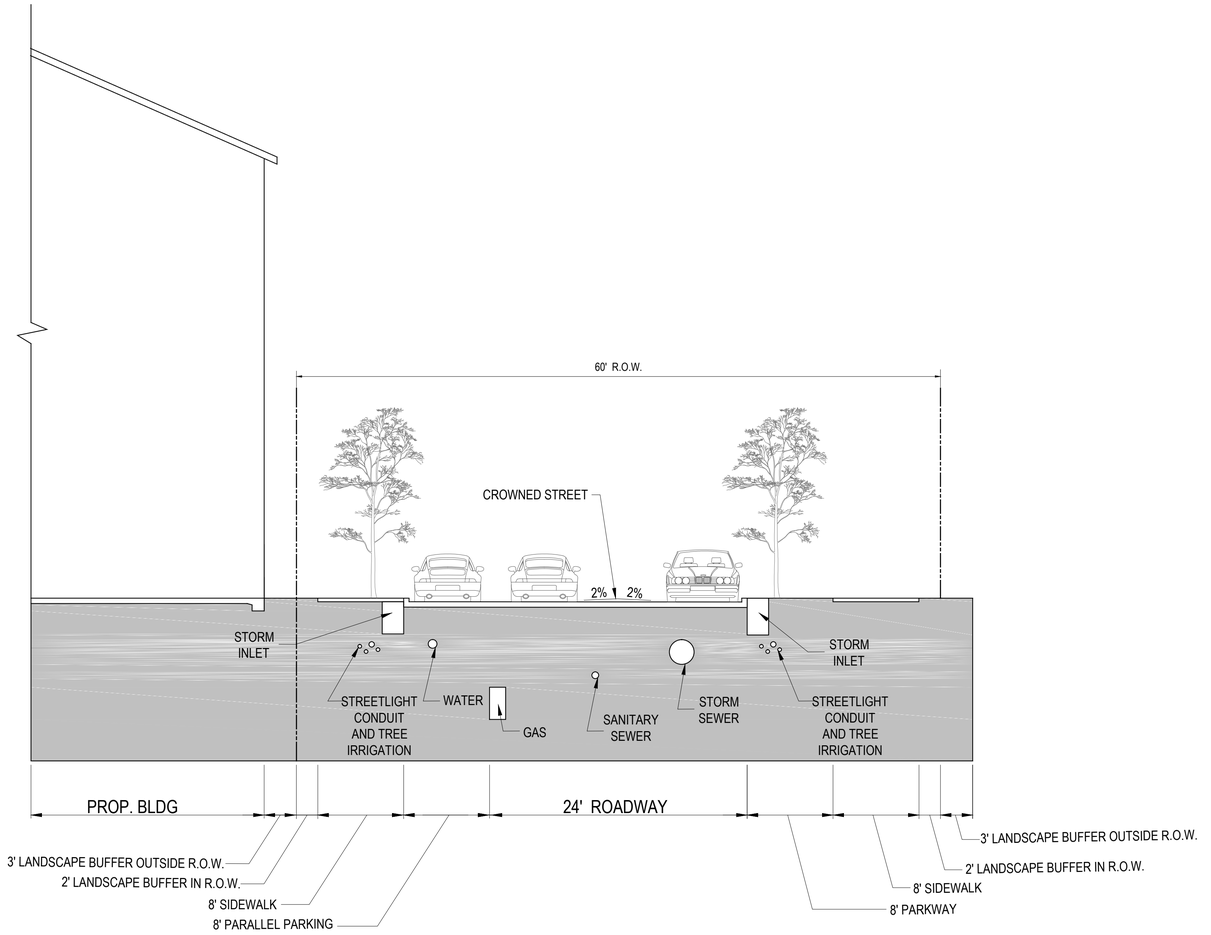
Based on questions by the Planning and Zoning Commission and the adjacent property owner at the August 30, 2016 Planning and Zoning Commission meeting, staff has reviewed the proposed alignment of the roadway and determined that it does meet the alignment depicted on the *Streetscape Plan* contained in *Ordinance No. 10-21*. It should also be pointed out that the proposed alignment does not increase/change the adjacent property owner's responsibility for completing the roadway. Considering this, it should be noted that the only issue being addressed with the proposed *PD Development Plan* is the amended cross section for *Street Type 'G'*. Staff has included a copy of the proposed concept plan for reference. As was stated previously, since this request [*i.e. a request to modify an established street cross section*] does not fall under the waivers listed in *Section 9.C, Waivers of Design Standards*, of *Ordinance No. 10-21*, the waiver is considered to be an amendment to Planned Development District 32 (PD-32), and in accordance with the amendment process staff has prepared a draft ordinance for the Planning and Zoning Commission and City Council's review (*see attached draft ordinance*). In addition, according to *Ordinance No. 10-21*, "(w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … (i)n order to approve a waiver the City Council must find that the waiver:

(a) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
(b) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
(c) Will not prevent the implementation of the intent of this PD District."

As was stated previously, this case is a discretionary decision for the Planning and Zoning Commission and City Council.



PROPOSED STREET SECTION



PD-32 STREET TYPE G STREET SECTION

A501

Z2016-025

HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS
real estate with vision

STREET SECTION

September 1, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205



N

SCALE: 1" = 50' (24"x36" SHEET)

0' 50' 100' 200'

HARBOUR URBAN CENTER - PODIUM				ATTICUS REAL ESTATE		2016205
UNIT TABULATION: BLDG TYPE I, 4 OVER 2 PODIUM						9/7/16
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF.	485	22	10%	10,670	10%
A1	1br/1ba	647	8	4%	5,176	57%
A2	1br/1ba	618	54	24%	33,372	
A3	1br/1ba	650	27	12%	17,550	
A4	1br/1ba	736	34	15%	25,024	
A5	1br/1ba	683	8	4%	5,464	
B2	2br/2ba	944	16	7%	15,104	33%
B3	2br/2ba	1,048	19	8%	19,912	
B4	2br/2ba	1,101	29	13%	31,929	
B5	2br/2ba	1,279	11	5%	14,069	
TOTALS			**228**	**100%**	**178,270**	100%

UNIT AVERAGE NET SF : 781.89

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

HUD GROSS TOTAL UNIT AREA :	178,270	S.F.
UNIT AVERAGE NET SF :	781.89	S.F.
ACREAGE:	1.89	ACRES
DENSITY:	120.41	UNITS/ACRE

PARKING:

REQUIRED	365	SURFACE SPACES (1.6/UNIT)
PROVIDED	385	GARAGE SPACES
	13	SURFACE SPACES
	398	TOTAL SPACES
	1.75	SPACES/UNIT

A202

Z2016-025

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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ARCHITECTURAL SITEPLAN
CONDOMINIUMS
September 7, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR A 3.453-ACRE PORTION OF A LARGER 6.915-ACRE TRACT OF LAND IDENTIFIED AS LOTS 3A, 4A & 5A, ISAAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jason Lentz of Atticus Real Estate on behalf of Atticus Rockwall, LLC for the approval of a PD Development Plan for a 228 unit, condominium development to be situated within the *Interior Subdistrict* of Planned Development District 32 (PD-32) on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 10-21* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT 09.15.16

approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'D'* of this ordinance; and,

2) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be one (1) foot; and,

3) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*; and,

4) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*); and,

5) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board; and,

6) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City

DRAFT ORDINANCE 09.13.2016

Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19TH DAY OF SEPTEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 6, 2016*

2nd Reading: *September 19, 2016*

DRAFT ORDINANCE 09.13.2016

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

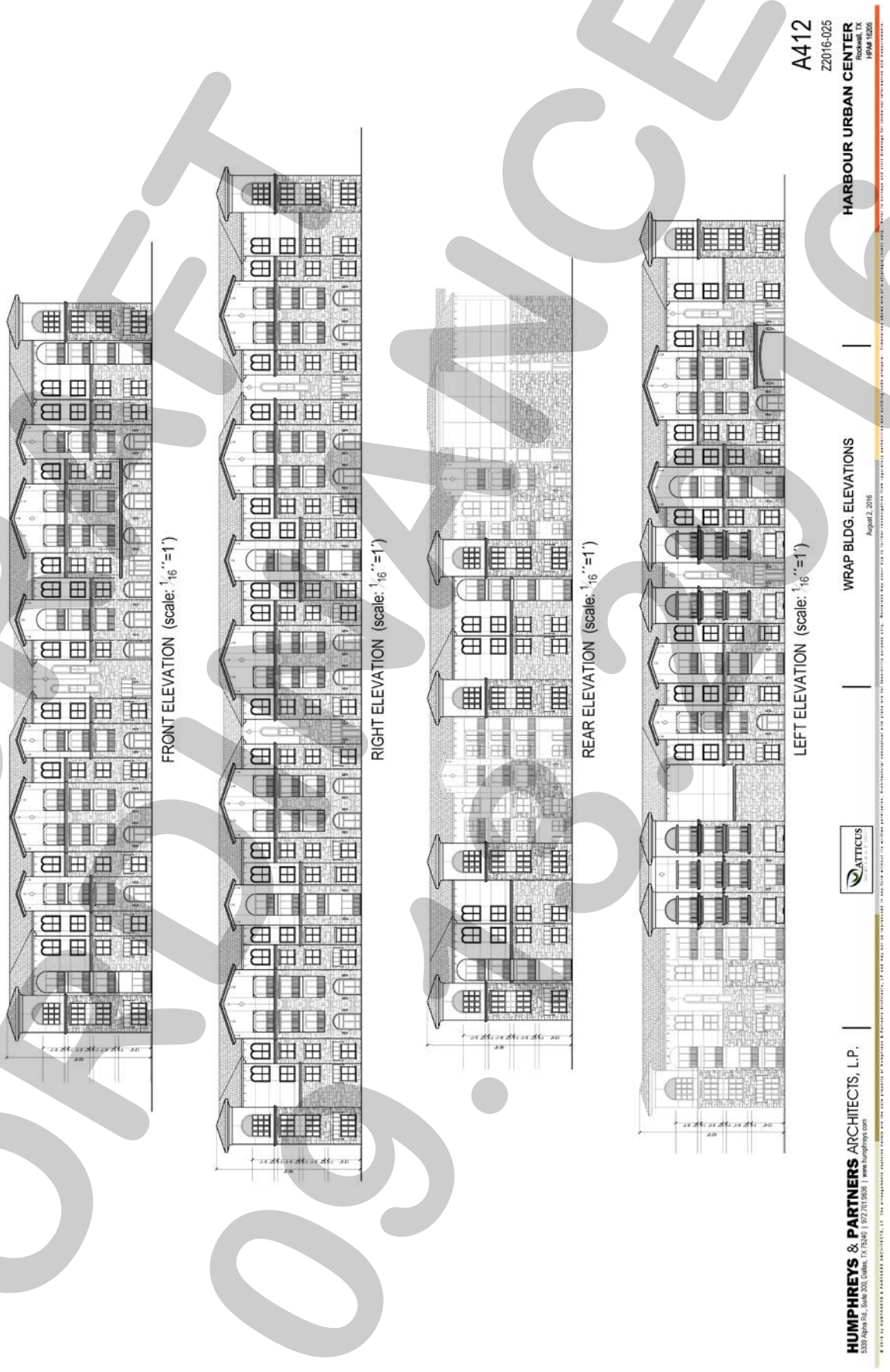
DRAFT ORDINANCE 09.13.2016

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 03.13.2016

Exhibit 'C':
Building Elevations

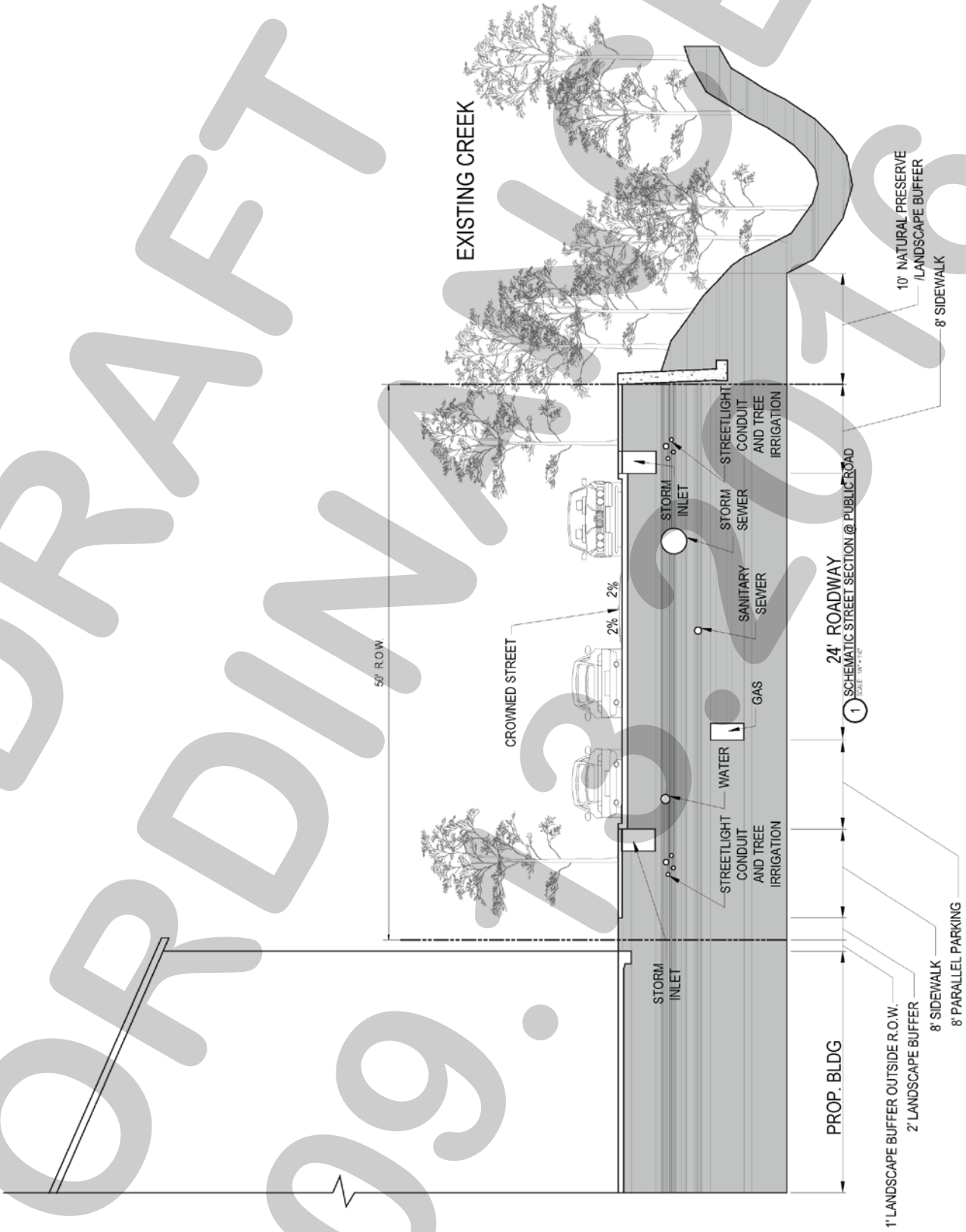


DRAFT
NOT FOR CONSTRUCTION
09.15.16

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 07.13.2016

Exhibit 'D':
Roadway Cross Section



DRAFT ORDINANCE 09.12.16

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Kevin Dale Wommack & Pamela McCollum

AGENDA ITEM: **Z2016-023;** 1970 Copper Ridge Circle (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to Specific Use Permit (SUP) No. S-118 [Ordinance No. 14-02] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle, and take any action necessary.

BACKGROUND INFORMATION

The applicants Kevin Dale Wommack and Pamela McCollum are requesting the approval of an amendment to Specific Use Permit (SUP) No. S-118 to allow for an accessory building that exceeds the maximum size requirements stipulated Article VI, *Permissible Uses*, of the Unified Development Code (UDC). On December 16, 2013, the City Council approved an SUP allowing for an accessory building that does not meet the exterior material requirements for a Single Family Estate (SFE-1.5) District. The current metal building is 22-feet by 31-feet or approximately or 682 sq. ft. The applicants are proposing to expand their current metal building by approximately 30-feet for a building footprint that is 22-feet x 62-feet or 1,364 sq. ft. With the expansion, the accessory building will be approximately 114 sq. ft. larger than the maximum size allowed in a SFE-1.5 District. According to the UDC, the maximum square footage for an accessory building in an SFE-1.5 District is 1,250 sq. ft.

NOTIFICATION:

On August 19, 2016, Staff mailed 36 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms and Timber Creek Estates HOAs, which are the only HOAs/Neighborhood Organizations that are within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The accessory building be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    A. The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits ‘A’ & ‘B’ of the attached ordinance.

B. The accessory building shall not exceed a maximum size of 1,364 square feet.

C. The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	7/14/2016	LM
Project Number	Z2016-023	**Owner**	KEVIN DALE WOMMACK	**Approved**		
Project Name	SUP for 1970 Copper Ridge Circle	**Applicant**	KEVIN DALE WOMMACK	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/14/2016	LM
Status	STAFF REVIEW					

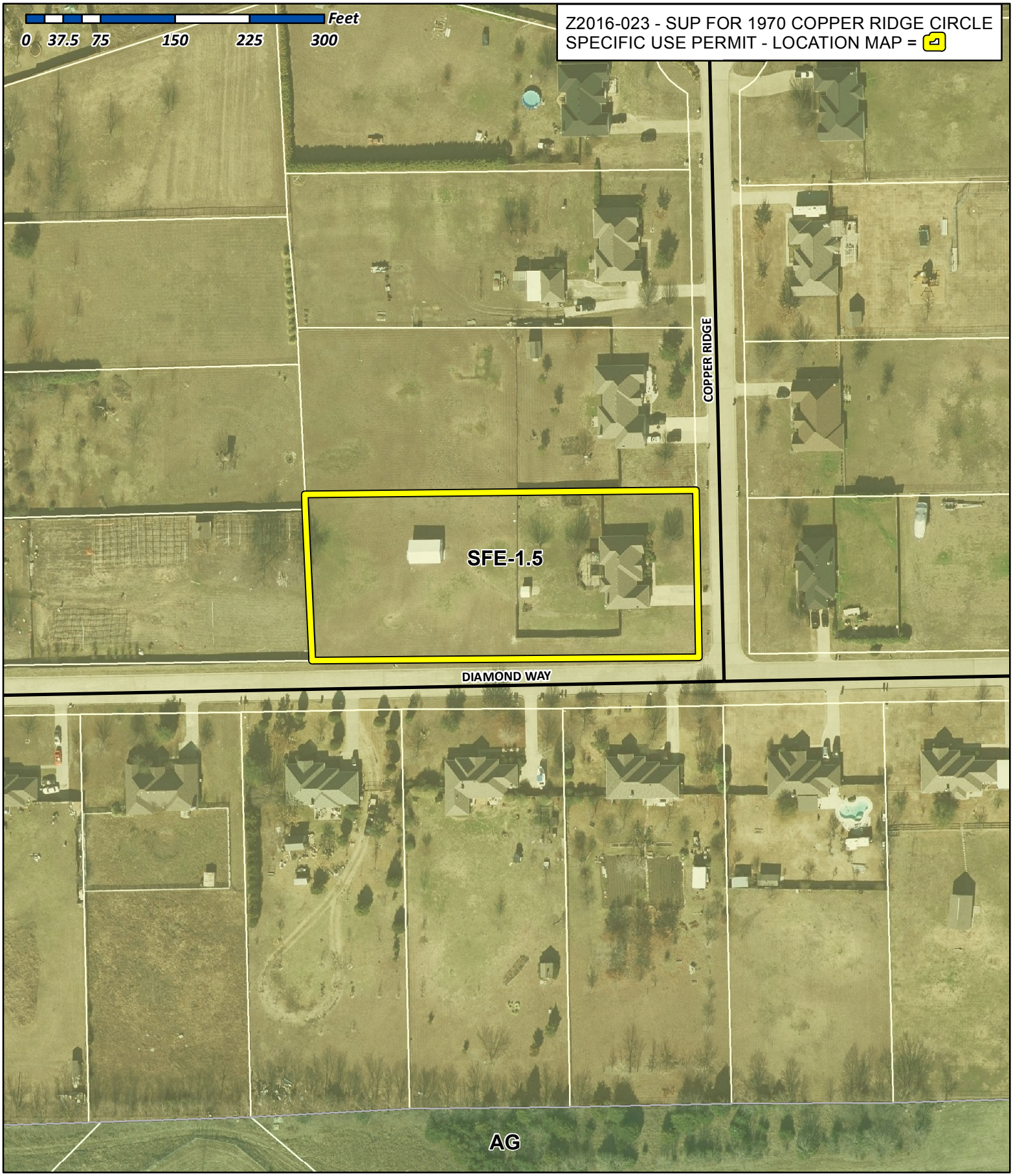
Site Address	**City, State Zip**	**Zoning**
1970 COPPER RIDGE CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STERLING FARMS ADDITION	17	B	17	5069-000B-0017-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/14/2016	7/21/2016	8/17/2016	34	APPROVED	
ENGINEERING	Amy Williams	7/14/2016	7/21/2016	8/19/2016	36	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:32 PM AW) Check location of septic system to make sure there aren't any conflicts							
FIRE	Ariana Hargrove	7/14/2016	7/21/2016	8/17/2016	34	APPROVED	
PLANNING	Korey Brooks	7/14/2016	7/21/2016	8/24/2016	41	APPROVED W/ CONDITIONS	Comments

(8/25/2016 10:24 AM KB)
Z2016-023 SUP for Accessory Building:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to Specific Use Permit (SUP) No. S-118 [Ordinance No. 14-02] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-023) in the lower right hand corner of all pages on future submittals.
I.4 Please review the attached draft ordinance prior to the September 13, 2016 Planning & Zoning Commission meeting.
I.5 The Planning and Zoning Worksession is August 30th. The Planning and Zoning Meeting is September 13.
I.6 The projected City Council meeting dates for this case will be September 19, 2016 [1st Reading] & October 3, 2016 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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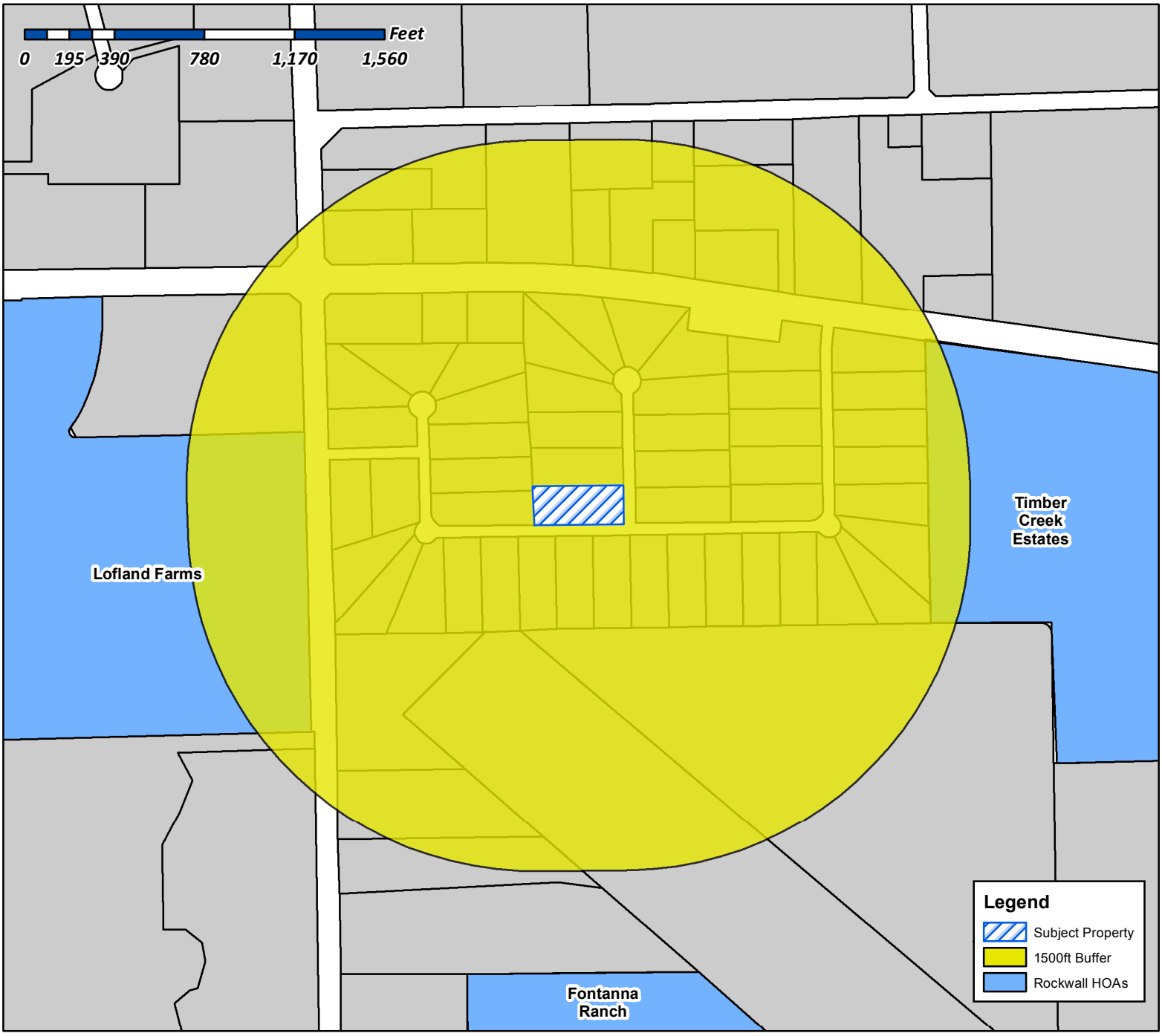
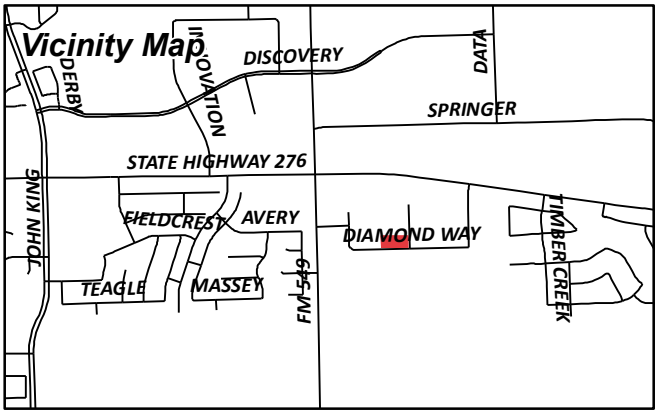


Case Number: Z2016-023
Case Name: SUP for 1970 Copper Ridge Circle
Case Type: Zoning
Zoning: SUP
Case Address: 1970 Copper Ridge Circle



Date Created: *08/15/2016*

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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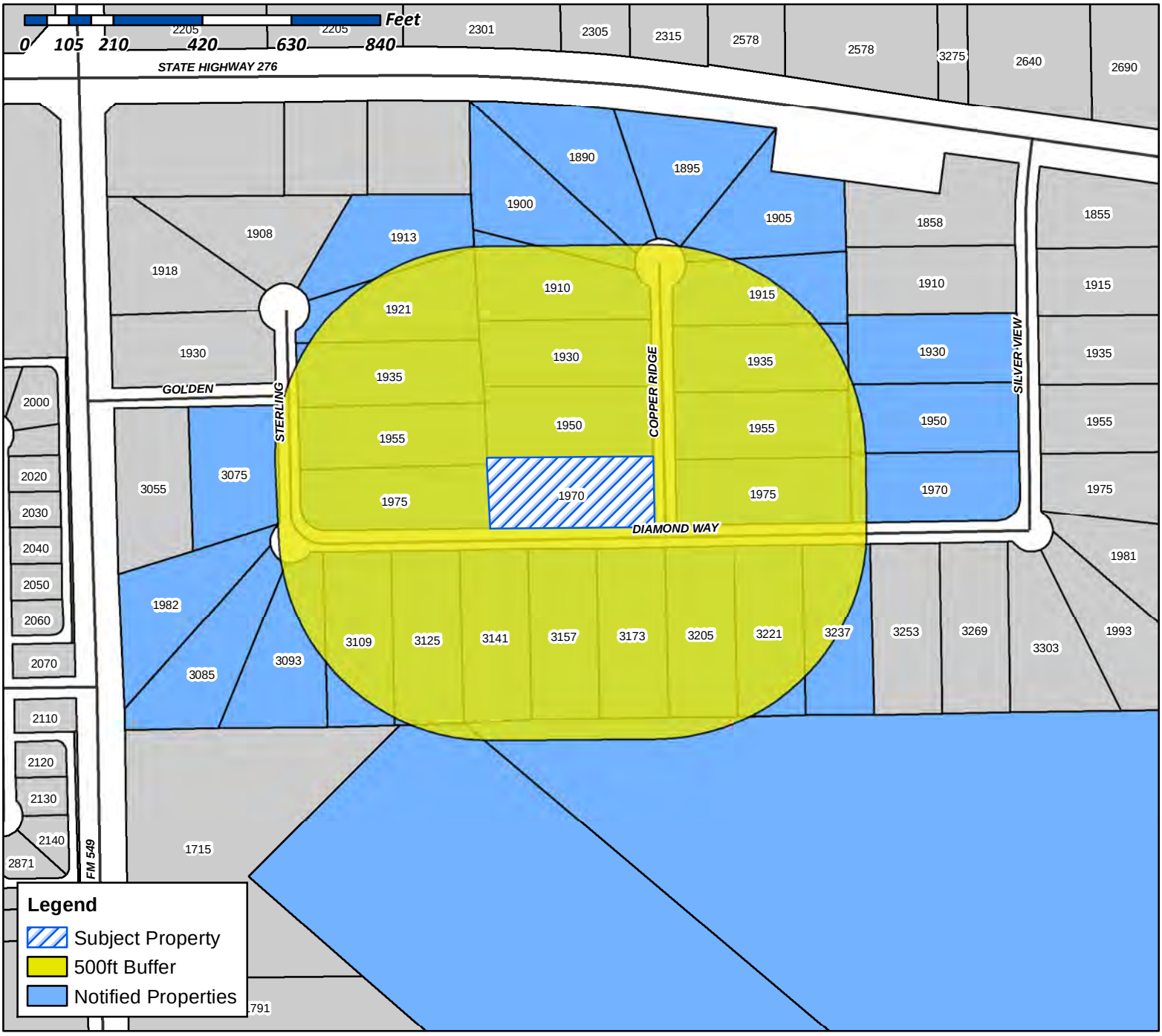
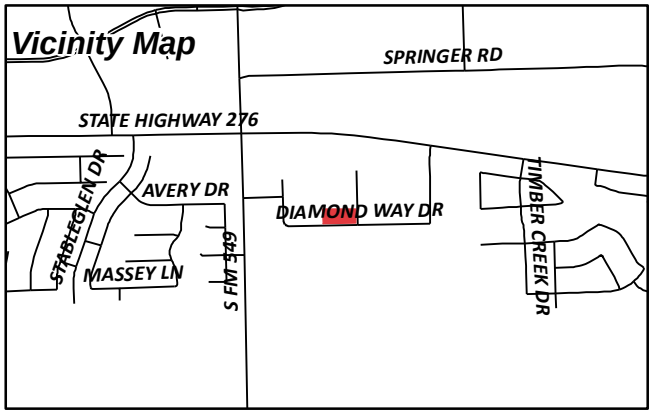
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2016-023
Case Name: SUP for 1970 Copper Ridge Circle
Case Type: Zoning
Zoning: SUP
Case Address: 1970 Copper Ridge Circle



Date Created: 08/15/2015
For Questions on this Case Call (972) 771-7745

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

MCDOUGLE RONNIE D & DEBORAH J
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

JONES SCOTT G & CAROLINE D
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

HALL RICHARD N JR AND ELIZABETH A
1913 STERLING CT
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WHITAKER JOSHUA & KRISTIN
1970 COPPER RIDGE CIRCLE
ROCKWALL, TX 75032

WHITE ROBERT L & MARIE
1970 SILVER VIEW LN
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

CURRENT RESIDENT
3075 GOLDEN TR
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

FOWLER DONALD D & MICHELLE
3136 MARBLE FALLS LN
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
951 BROKEN SOUND PKWY SUITE 320
BOCA RATON, FL 33487

1970 Copper Ridge Circle

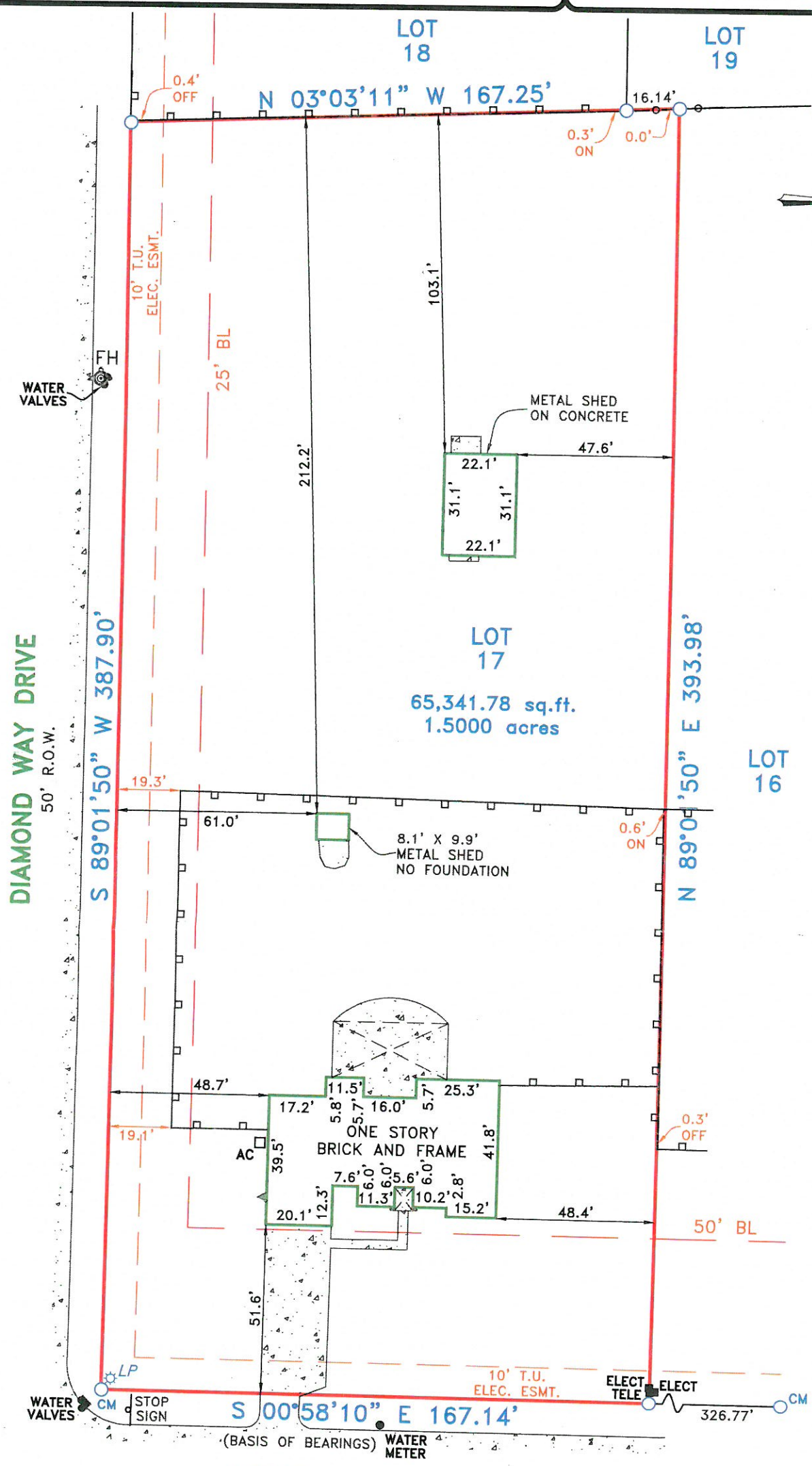
Being Lot 17, in Block B, of Sterling Farms Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 395, of the Plat Records of Rockwall County, Texas.

REPUBLIC TITLE



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- BRICK COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 46, PG. 197; VOL. 75, PG. 583; VOL. 113, PG. 35

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0045L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: WTH

Scale: 1" = 40'

Date: 08/12/15

GF No.: 1015-158274-RTT

Job No. 1512318

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

THOMAS MAUK R.P.L.S. NO. 5119

1970 Copper Ridge Circle

Being Lot 17, in Block B, of Sterling Farms Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 395, of the Plat Records of Rockwall County, Texas.

REPUBLIC TITLE



LEGEND

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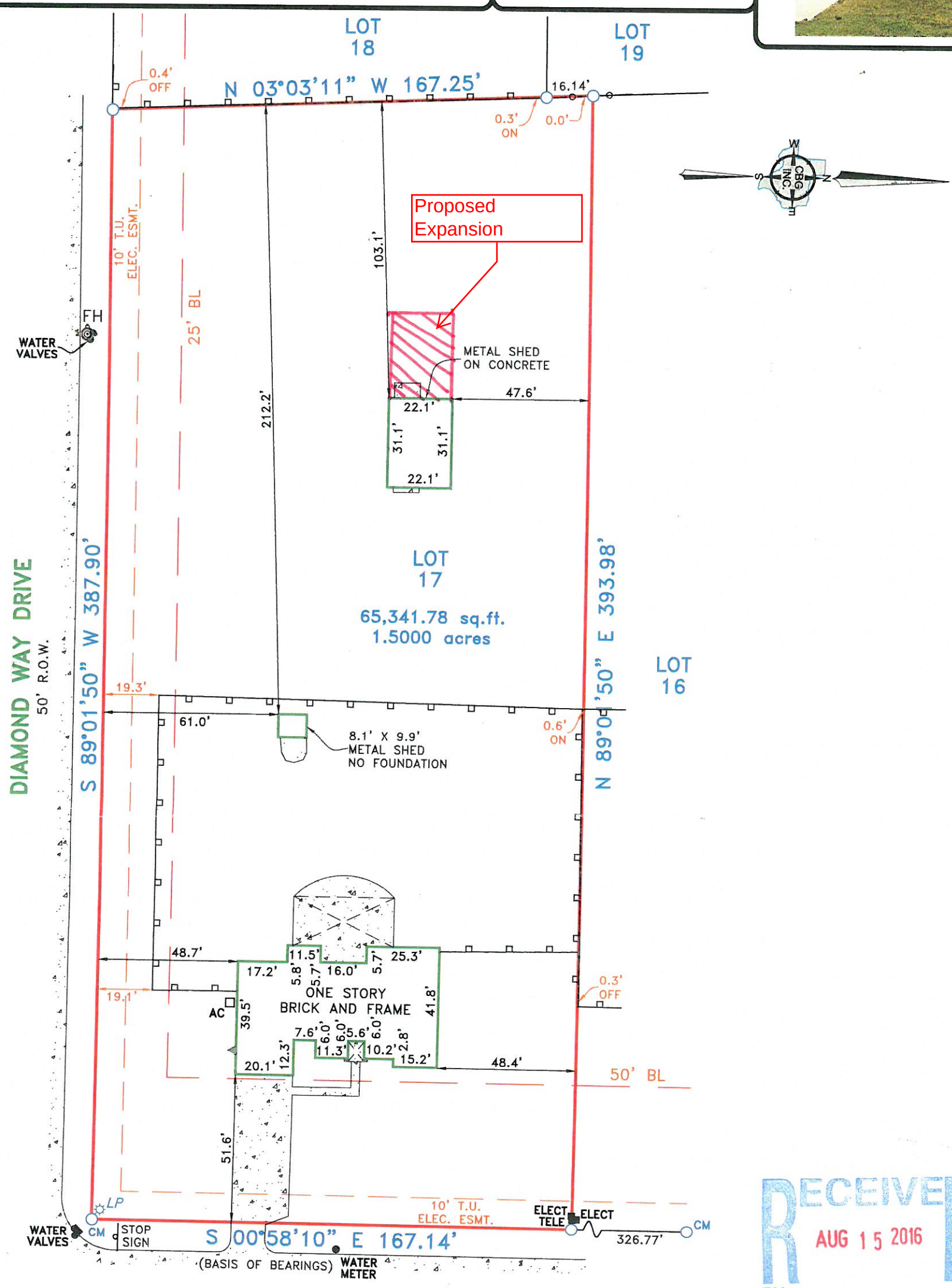

COPPER RIDGE CIRCLE
50' R.O.W.

RECEIVED
AUG 15 2016
BY:

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
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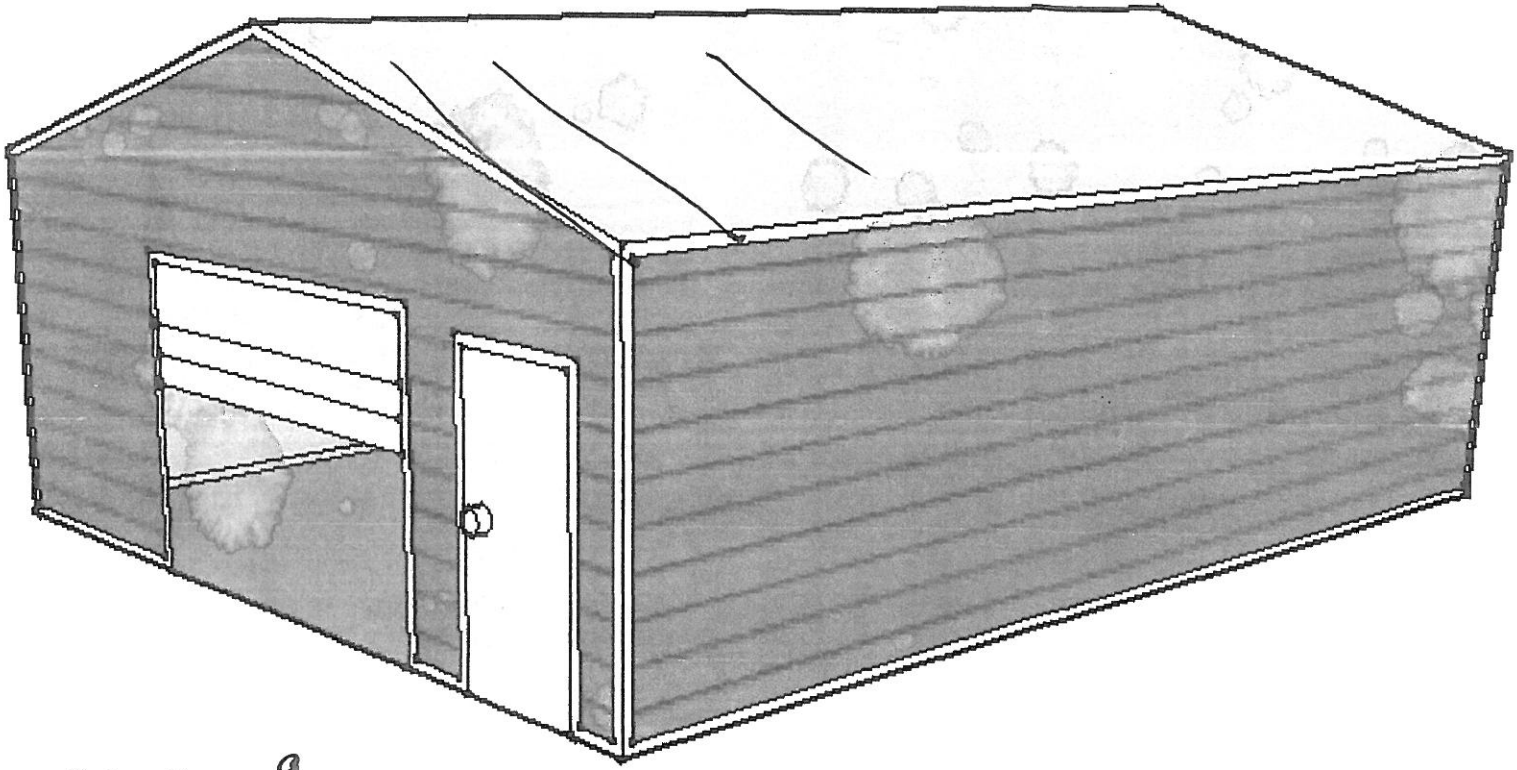
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

THOMAS MAUK
R.P.L.S. NO. 5119

Sheet Metal: 29 Gauge Galvanized polyester painted
framing: 14 Gauge Galvanized
Concrete: 4" thick with 3/8 rebar with moisture barrier
8 to 12" footer around perimeter
Spray Foam: standard 2lb spray foam



22x30x9

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-118 [*ORDINANCE NO. 14-02*] TO ALLOW FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SIZE REQUIREMENTS ON A 1.50-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) AND IDENTIFIED AS LOT 17, BLOCK B, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Kevin Dale Wommack and Pamela McCollum to amend Specific Use Permit No. S-118 [*Ordinance No. 14-02*] for the purpose of increasing the size of an existing accessory building situated on a 1.50-acre parcel of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 1970 Copper Ridge Circle, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and *Ordinance No. 14-02* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 14-02*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of an accessory building that exceeds the maximum size requirements and that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single-Family Estate (SF/E 1.5) District, of Article V, District Development Standards,* of the Unified

DRAFT ORDINANCE 10.03.2016

Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,364 square feet.

3) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

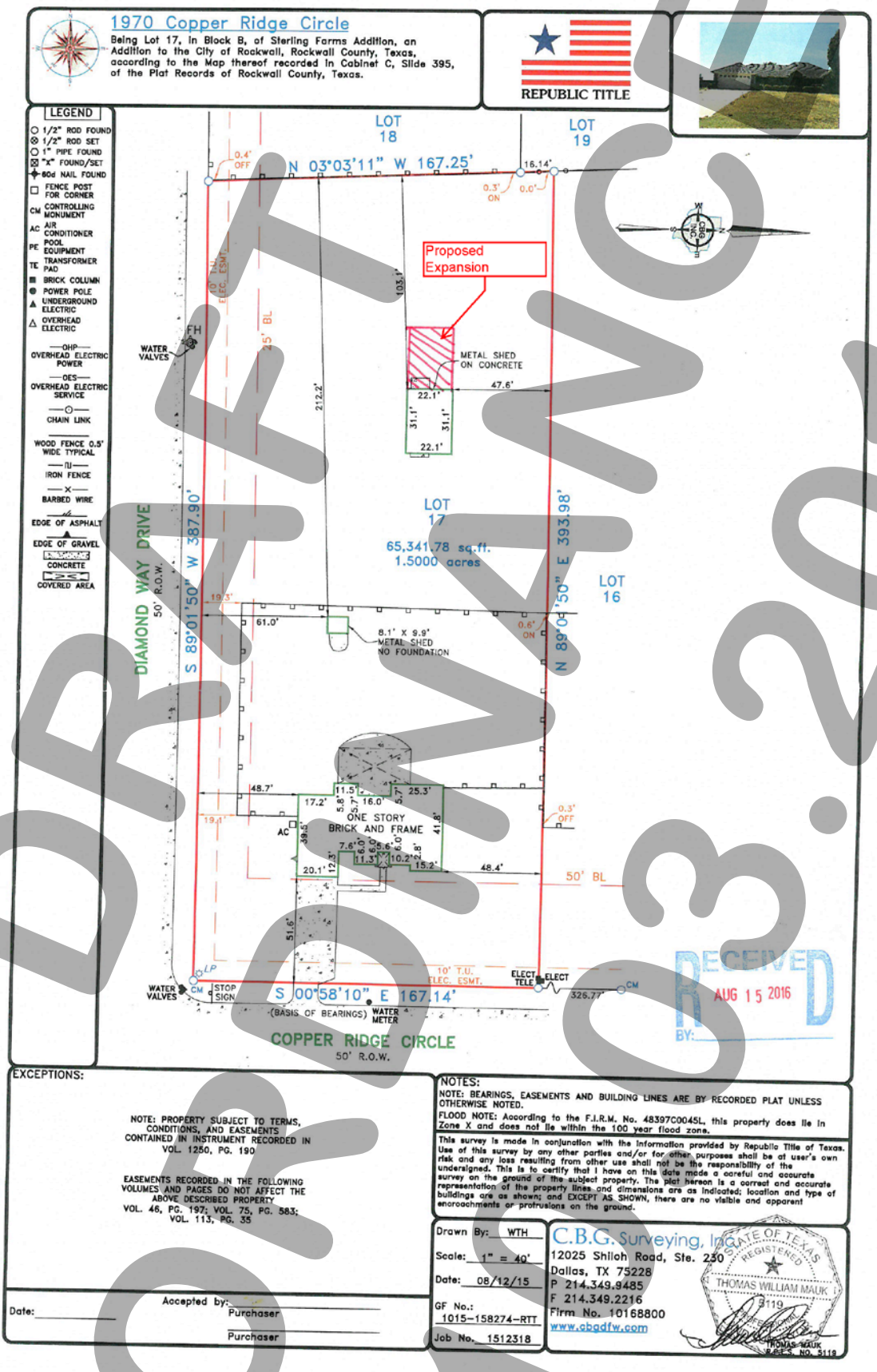
_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2016*

2nd Reading: *October 3, 2016*

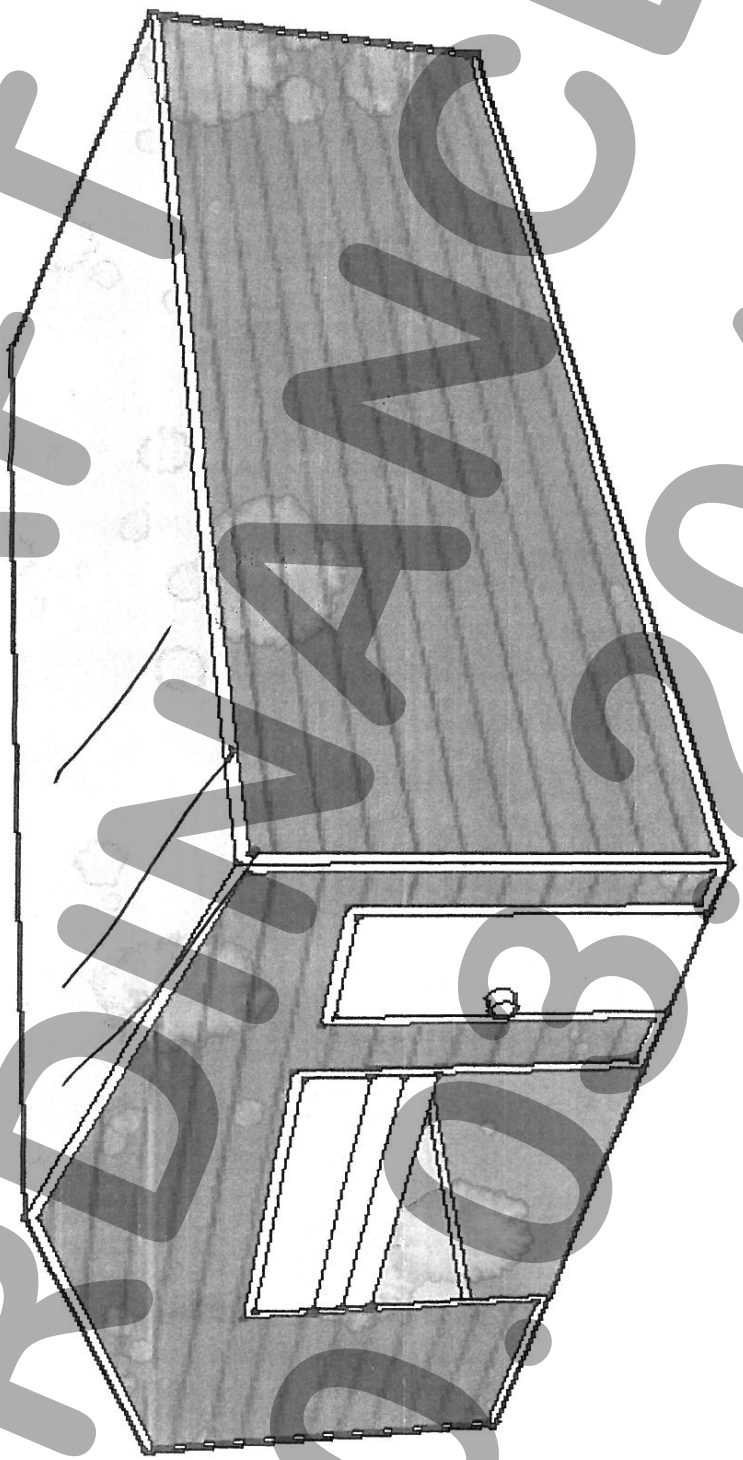
DRAFT ORDINANCE 10.03.2016

Exhibit 'A':
Site Plan



DRAFT ORDINANCE 03.2016

Exhibit 'B':
Building Elevations



Sheet Metal: 29 Gauge Galvanized polyester painted
framing: 14 Gauge Galvanized
Concrete: 4" thick with 3/8 rebar with moisture barrier
8 to 12" footer around perimeter
Spray Foam: standard 2lb spray foam

DRAFT ORDINANCE 10.03.2016

CITY OF ROCKWALL
PLANNING AND ZONING MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Susan Gamez

AGENDA ITEM: **Z2016-028**; *2001 Ridge Road (AG to C)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 0.478-acre tract of land identified as 2001 Ridge Road, which is accessible off Ridge Road via Old County Road. The subject property was annexed into the City on September 26, 1960 by *Case No. A1960-004* (*Ordinance No. 60-04*), and was zoned Agricultural (AG) District. Currently, an existing single family home is situated on the subject property. The applicant is requesting to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District for the purpose of converting the existing single family home into a commercial business to accommodate a massage therapist office (*i.e. EveryBody Massage*).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) tracts of land zoned Agricultural (AG) District. The northern most parcel (*i.e. 2005 Ridge Road*) is currently occupied with a single family home. Beyond these parcels is the Spring Sports Complex owned by the Rockwall Independent School District (RISD) and is zoned Single Family 7 (SF-7) District.

South: Directly south of the subject property is a parcel of land (*i.e. 2135 Ridge Road*) zoned Commercial (C) District. This property is occupied by a multi-tenant retail/office building identified as Yellow Jacket Plaza. Beyond this property is the intersection of Ridge Road and W. Yellow Jacket Lane.

East: Directly east of the subject property is the parking areas for the Spring Sports Complex, which are zoned Commercial (C) District. Beyond this is W. Yellow Jacket Road, which is identified as a M4D (*i.e. minor collector, four [4] lane, divided roadway*) according to the City's Master Thoroughfare Plan. West of this thoroughfare is the parking area for Rockwall High School.

West: Directly west of the subject property is Old County Road and additional parking areas for Yellow Jacket Plaza, which are situated on a vacant 9.24-acre tract of land. The property is zoned Commercial (C) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Commercial (C) District is established to provide adequate space and site diversification for most types of commercial development …" In addition, the district is intended to "… be the major retail district, with intensive commercial uses and large volumes of retail traffic." The UDC goes on to state that this designation is appropriate for properties that are situated on major collectors and arterials and should be adequately buffered from residential areas. With regard to land use, the UDC states that "(t)he uses specified in this district include most types of retail activity and some wholesale with the exception of those uses which are not compatible with the retail shopping function …" (*i.e. lumberyards, contractor yards, warehousing, and etcetera*). Staff has provided a list of the land uses permitted within the Commercial (C) District in the attached packet. In addition, the following is a summary of the minimum development standards for a property within a Commercial (C) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*10,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Rear Yard Setback Adjacent to Residential	*20-Feet + (½ Height Greater than 36-Feet)*
Minimum Side Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Side Yard Setback Adjacent to Residential	*20-Feet + (½ Height Greater than 36-Feet)*
Maximum Height	*240-Feet (Greater Than 60-Feet Requires SUP)*
Max Lot Coverage	*60%*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*4:1*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Residential* designation to a *Commercial* designation.

STAFF ANALYSIS:

When looking at the applicant's request it should be noted that the proposed land use, a *Massage Therapist*, is permitted *by-right* in all commercial districts that fall under Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the UDC. These districts include the Residential-Office (RO), Neighborhood Service (NS), General Retail (GR), Commercial (C), Heavy Commercial (HC), and Downtown (DT) Districts. In addition, when taking into account the intent of the Commercial (C) District as stated above (*i.e. a major retail district with intensive commercial uses and large volumes of retail traffic*) and the fact that the applicant is seeking to repurpose an existing residential structure into a commercial business, the Planning and Zoning Commission and City Council may consider approving a more restrictive zoning classification (*e.g. Residential-Office [RO] or Neighborhood Services [NS] District*). This has been done with similar requests in Planned Development Districts 50, 53 & 69, all of which are zoned as Residential-Office (RO) Districts and which allow the requested use (*i.e. Massage Therapist*). This may also be an appropriate transition of uses from the residential adjacency north of the subject property to the commercial adjacency south of the

subject property. Staff should also note that this will not affect the requested changes to the Future Land Use Map, as all of the districts mentioned above fall under the *Commercial* designation.

Staff has asked the applicant if she would be open to accepting a more restrictive zoning designation as this could be advantageous to her intent, with regard to development standards when converting the existing structure. The applicant has stated a willingness to accept a more restrictive zoning classification if approved by the Planning and Zoning Commission and City Council. For reference staff has included in the attached packet a list of uses permitted within the Residential-Office (RO) District, as well as the districts purpose statements outlined in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the UDC. Specifically, it should be pointed out that the intent of the Residential Office (RO) District is for "…low intensity office development providing professional, medical and other office services…" and to allow existing residential houses to be "…converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures…" With this being said, zoning changes are discretionary decisions for the City Council.

NOTIFICATION:

On August 19, 2016, staff mailed 13 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove and Waterstone Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign along Ridge Road, which is the closest major roadway adjacent to the subject property as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Commercial* designation; and,

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/15/2016	LM
Project Number	Z2016-028	**Owner**	SUSAN GAMEZ	**Approved**		
Project Name	Zoning Change (AG to C)	**Applicant**	SUSAN GAMEZ	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	8/16/2016	LM
Status	STAFF REVIEW					

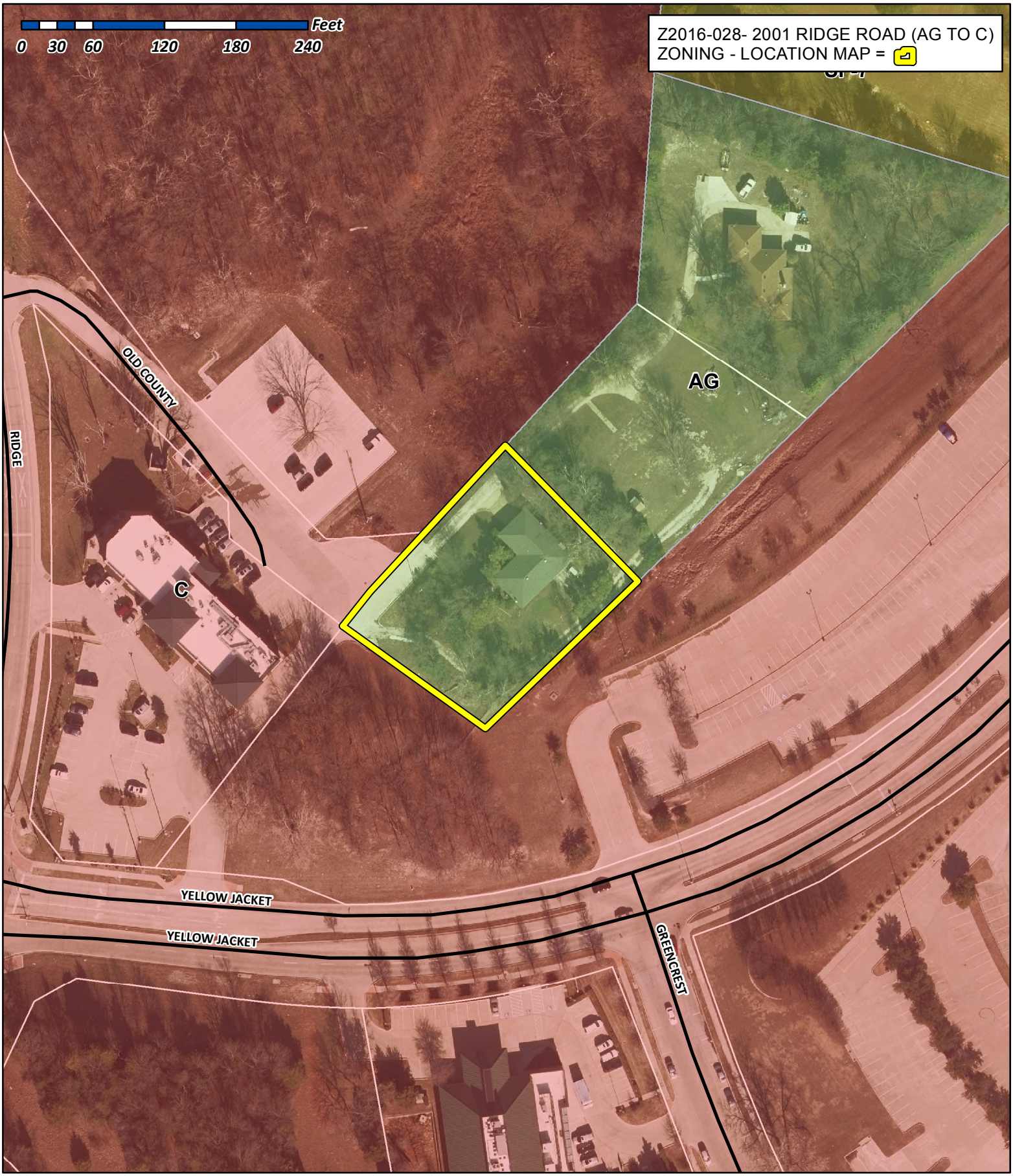
Site Address	**City, State Zip**	**Zoning**
2001 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
YELLOW JACKET ADDITION	7	NULL	7	0001-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/17/2016	8/24/2016	8/17/2016		APPROVED	
ENGINEERING	Amy Williams	8/15/2016	8/22/2016	8/23/2016	8	APPROVED	See Conditions
(8/19/2016 1:15 PM AW) Must meet all engineering requirements							
FIRE	Ariana Hargrove	8/15/2016	8/22/2016	8/17/2016	2	APPROVED	
PLANNING	Ryan Miller	8/15/2016	8/22/2016	8/23/2016	8	APPROVED	See Conditions

Z2016-028 2001 Ridge Road (AG to C):
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, and addressed as 2001 Ridge Road.
I.2 For questions or comments concerning this case, please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2016-028) in the lower right hand corner of all pages on future submittals.
I.4 The Future Land Use Map contained within the City's Comprehensive Plan indicates that the subject property is designated as Medium Density Residential. The proposed zoning does not conform to this designation and will require the City Council to amend the Future Land Use Map to reflect a Commercial designation.
I.5 Based on the submission City Staff would recommend that a less intense zoning (e.g. Residential Office [RO] District) be permitted on the subject property should the Planning and Zoning Commission and City Council choose to approve the request.
I.6 Please review the attached Draft Ordinance prior to the Planning & Zoning Meeting on September 13, 2016.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 7, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 13, 2016 Planning & Zoning Meeting.
I.8 The projected City Council Meeting dates for this case are as follows: 1) First Reading, September 19, 2016 and 2) Second Reading, October 3, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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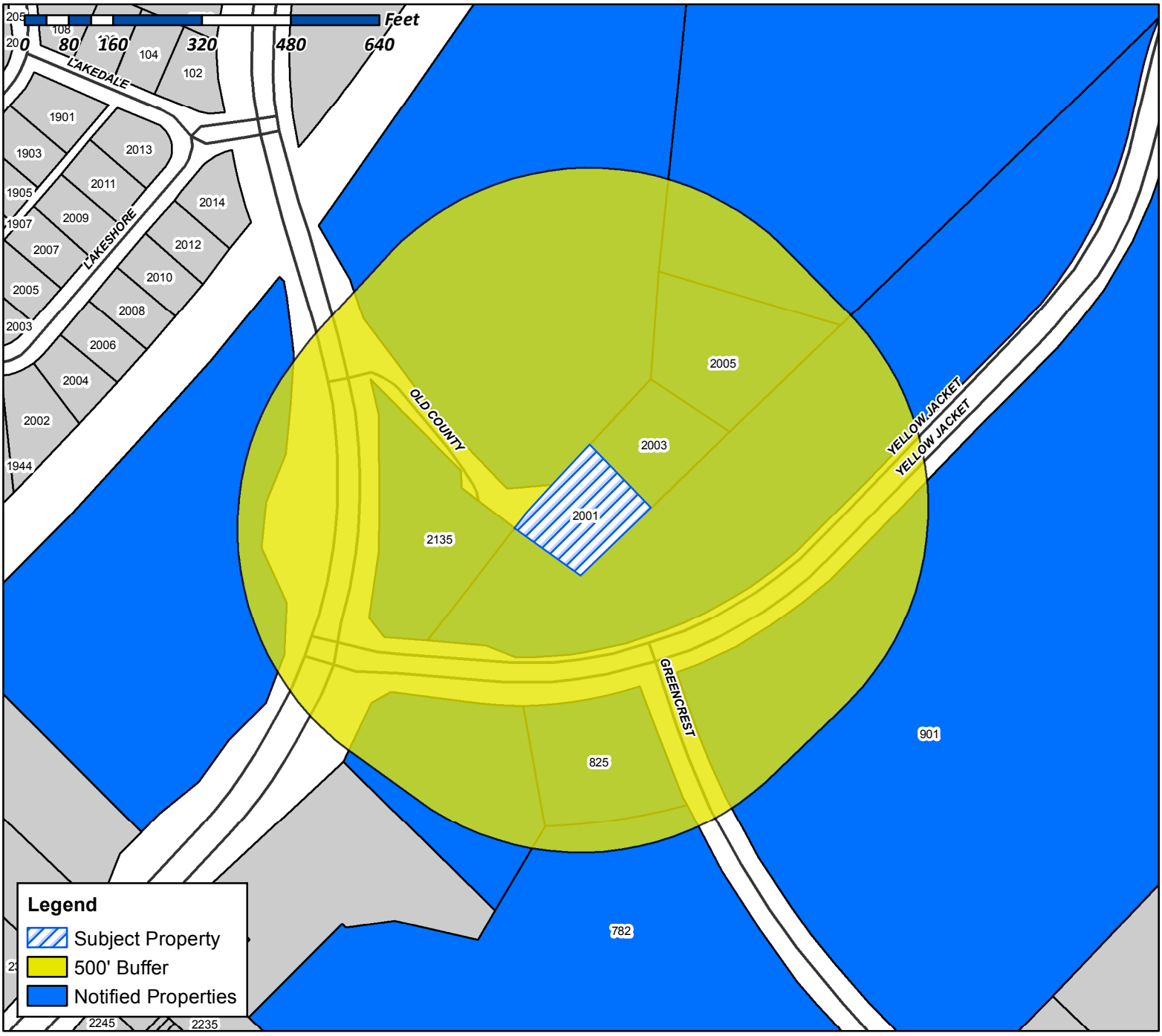

Case Number: Z2016-028
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2001 Ridge Road



Date Created: 08/16/2016

For Questions on this Case Call (972) 771-7745

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75087

PROCK CHARLES
2003 RIDGE RD
ROCKWALL, TX 75087

FAHERTY FRANK
2005 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, 75087

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

IN KYUNG HWAN
512 SUNSTONE DR
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75087

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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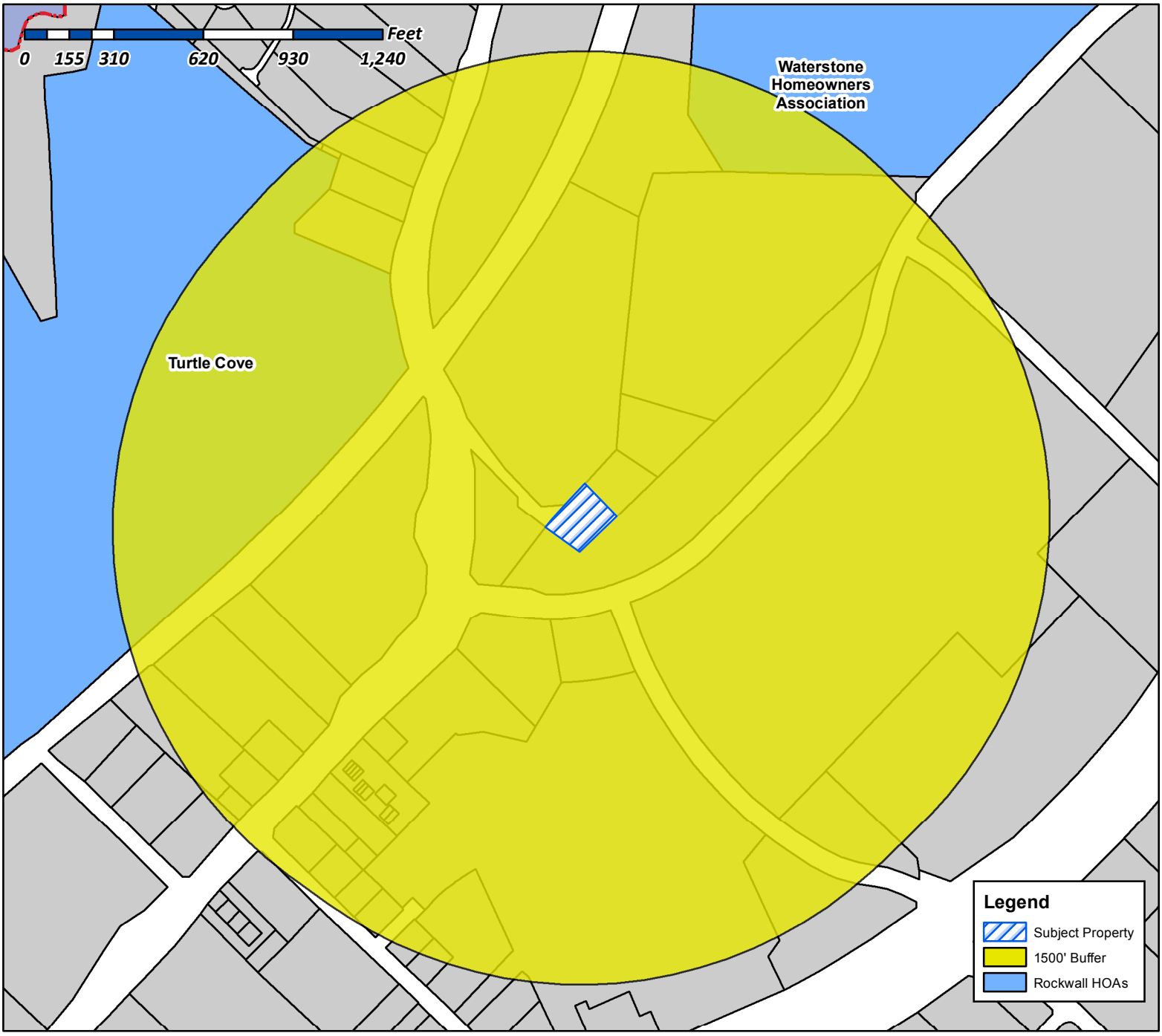
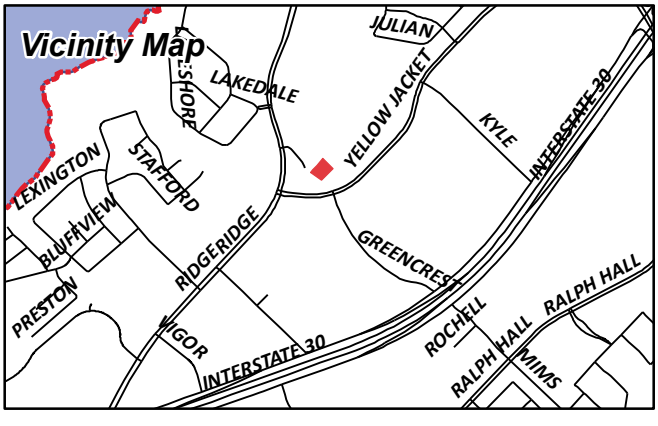


Case Number: Z2016-028
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2001 Ridge Rd



Date Created: ***08/16/2016***

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Thursday, August 18, 2016 1:25:13 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-028-Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

AUG. 3. 2007 2:00PM

BEING situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, Rockwall County, Texas, and being a part of that certain 2.1 acre tract as described in a Deed to Charles Porton et ux, as record in Volume 51, Page 508, in the Deed Records of said county, and being more particularly described as follows:

BEGINNING at a 9/8" iron rod found in an existing gravel road at the most southern corner of a tract as described in a Deed to Charles Frock et ux, as recorded in Volume 125, Page 18, of the Deed Records of said county;

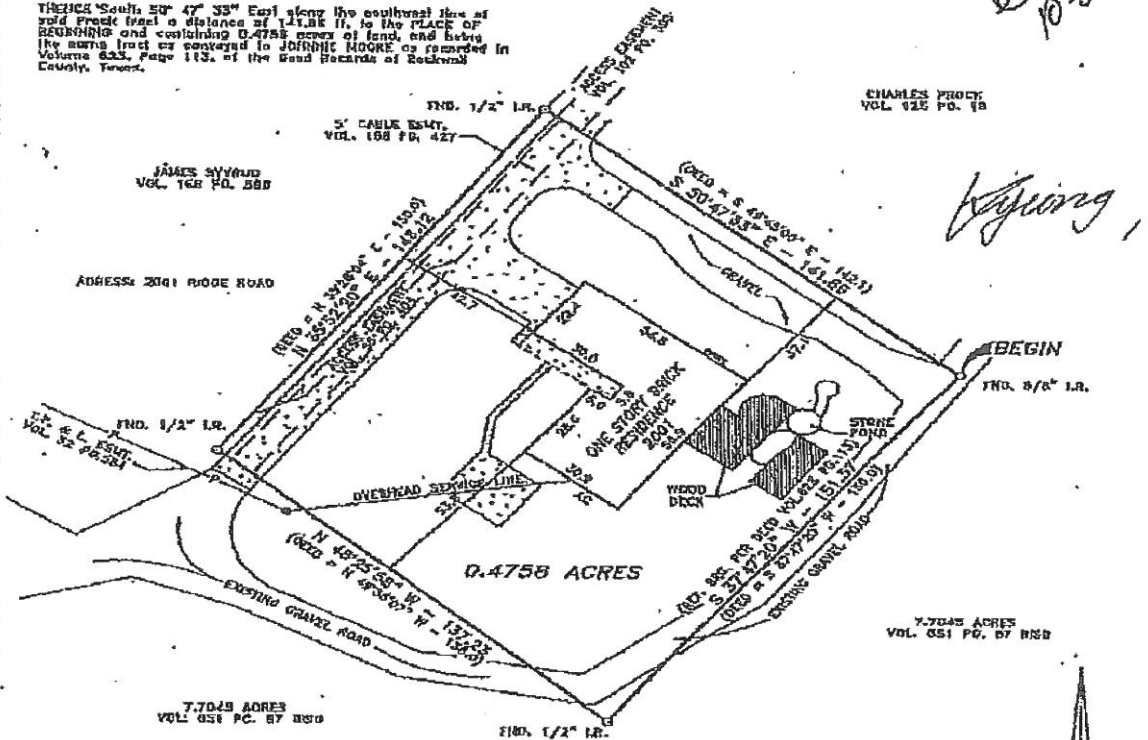
THENCE South 37° 47' 20" West along and near the centerline of an existing gravel road a distance of 151.57 ft. to a 1/2" iron rod found for corner;

THENCE North 48° 25' 58" West along and near the northwest line of an existing gravel road a distance of 137.23 ft. to a 1/2" iron rod found for corner in the northwest line of said 2.1 acre tract;

THENCE North 35° 52' 20" East along said northwest line a distance of 146.12 ft. to a 1/2" iron rod found for corner of the most western corner of said Frock tract;

THENCE South 50° 47' 33" East along the southwest line of said Frock tract a distance of 141.86 ft. to the PLACE OF BEGINNING and containing 0.4758 acres of land, and being the same tract as conveyed to JOHNNIE MOORE as recorded in Volume 623, Page 113, of the Deed Records of Rockwall County, Texas.

survey approved - for T-19
DP 10-31-0



Kyeong

NOTE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING EASEMENTS DO NOT CROSS SUBJECT PROPERTY: VOL. 39 PG. 224

I, ROBERT E. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT SHOWS AS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREIN AS DETERMINED BY SURVEY OF THE GROUND SHOWN ON THE PROPERTY, THE LINES AND DIMENSIONS OF THE PROPERTY BEING PLACED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EVIDENCES, EXCEPTIONS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE PLAT.

ROBERT E. MYERS R.P.L.S. NO. 3963

ROBERT E. MYERS
CLASS 272-0187
C.P.L.S. NO. 3963

Analytical Surveys, Inc.
"A PROFESSIONAL COMPANY OPERATING IN THE BEST INTEREST"

P.O. BOX 2187
CARLAND, TEXAS
75047

0' 30'
GRAPHIC SCALE

THIS SURVEY WAS PERFORMED FOR

RANGER TITLE CO.

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AS THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

NAME TIM JOHNSON
JOB NO. 37015
DATE 2-21-97
CF# 313706
DRN. BY JDT

F:\APPS\SURVEYS\37\37015

EXHIBIT A

Being situated in the DANIEL ATKINS SURVEY, ABSTRACT No. 1, Rockwall County, Texas, and being a part of that certain 2.1 acre tract as described in a deed to Charles Parton and wife, as recorded in Volume 51, Page 504, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in an existing gravel road at the most southern corner of a tract described in a deed to Charles Prock and wife, recorded in Volume 125, Page 18, Deed Records, Rockwall County, Texas;

THENCE South 37 deg 47 min 20 sec West along and near the centerline of an existing gravel road, a distance of 151.57 feet to a 1/2 inch iron rod found for corner;

THENCE North 48 deg 25 min 58 sec West along and near the northeast line of an existing gravel road, a distance of 137.23 feet to a 1/2 inch iron rod found for corner in the northwest line of said 2.1 acre tract;

THENCE North 35 deg 52 min 20 sec East along said northwest line, a distance of 146.12 feet to a 1/2 inch iron rod found for corner at the most western corner of said Prock tract;

THENCE South 50 deg 57 min 33 sec East along the southwest line of said Prock tract, a distance of 141.86 feet to the PLACE OF BEGINNING and containing 0.4758 acres of land, and being the same tract as conveyed to Johnnie Moore as recorded in Volume 623, Page 113, Real Estate Records, Rockwall County, Texas.

Inst # 00389925

Filed for Record in: Rockwall County
On: Dec 10,2007 at 01:35P

Permitted Land Uses in a Commercial (C) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	P
Hotel, Residence	P
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	P
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	S
Convalescent Care Facility/Nursing Home [1]	P
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Billiard Parlor or Pool Hall [1]	S
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P
Commercial Amusement/ Recreation (Outside)	P
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P

Permitted Land Uses in a Commercial (C) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	S
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	P

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	P
Pawn Shop	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Bail Bond Service	S
Building & Landscape Material with Limited Outside Storage [1]	P
Building Maintenance, Service & Sales without Outside Storage	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Research & Technology / Light Assembly	S
Shoe and Boot Repair and Sales	P
Trade School	P
Temporary On-site Construction Office [1]	P

Permitted Land Uses in a Commercial (C) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	S
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Wholesale, Distribution & Storage	
Mini-warehouse [1]	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Transit Passenger Facility	S
Trucking Company	
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Sec. 4.5. - Commercial (C) District.

A. *Purpose.*

1. The Commercial District is established to provide adequate space and site diversification for most types of commercial development in the City of Rockwall. Larger shopping centers and most of the existing commercial strips along major arterial roadways would be included in this district. The uses specified in this district include most types of retail activity and some wholesale with the exception of those uses which are not compatible with the retail shopping function. For example, lumberyards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic are not included in this district.
2. This district will be the major retail district, with intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors.
3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.
4. This zone is the general business zone, and it is intended that most commercial uses fall in this district, with the exception of the heavy commercial type uses. Since the zone is of a general nature, the development standards are less stringent and do not require as high a standard of development as the RO, NS and GR Districts.

B. *Permitted uses.* In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Development standards.*

1. Minimum site size: 10,000 square feet; one acre when adjacent to Interstate 30.
2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.
3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.
4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.
5. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Without fire retardant wall: ten feet, or as required by building and/or fire codes.
b. With fire retardant wall: zero feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.

d. In no case shall more than a 50 foot setback be required.

6. Minimum depth of rear yard setback:
   a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.
   b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
   c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
   d. In no case shall more than a 50 foot setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land:
   a. Without fire retardant wall: 15 feet.
   b. With fire retardant wall: zero feet.
8. Maximum building coverage as a percentage of lot area: 60 percent.
9. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.
10. Minimum amount of landscaped area - all development shall comply with article VIII, Landscape Standards.
11. Maximum floor area ratio (FAR): 4:1 (FAR).
12. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.
13. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
14. Maximum number of entrances and/or exits:
   a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
   b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
   c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.
16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

D. *Special standards.*

1. *Sale of goods.* All business establishments other than those selling a service, shall be retail or wholesale service establishments dealing directly with customers. All goods produced on the premises shall be sold on premises where they are produced.
2.

Business operations and storage. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed. This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

Permitted Land Uses in a Residential-Office (RO) District

Date: March 17, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building [1]	P
Bed & Breakfast Operation [1]	P
Convent or Monastery	P
Garage	A
Home Occupation [1]	P
Residential Care Facility	S
Single Family, Detached [1]	P
Single Family, Zero Lot Line [1]	P
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Day Care (7 or More Children) [1]	S
Group or Community Home [1]	P
Halfway House [1]	S
Library, Art Gallery or Museum (Public)	P

Office & Professional	
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	S

Recreation, Entertainment & Amusement	
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P

Retail & Personal Services	
Astrologer, Hypnotist, or Psychic Art and Science	P
General Retail Store	S
Hair Salon, Manicurist	S
Massage Therapist	P
Museum or Art Gallery (Private)	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	S
Studio - Art, Photography or Music	P

Commercial & Business Services	
Shoe and Boot Repair and Sales	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Dish [1]	A
Railroad Yard or Shop	S

Sec. 4.2. - Residential Office (RO) District.

A. *Purpose.* The R-O District recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods. R-O districts shall have principle access to major or secondary thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses or busy arterial thoroughfares

B. *Permitted uses.* In general, low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Development standards.*

1. Minimum lot area: 6,000 square feet.
2. Maximum lot area: 43,560 square feet.
3. Minimum lot frontage on a public street: 60 feet.
4. Minimum lot depth: 100 feet.
5. Minimum depth of front yard setback: 25 feet (from future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater) in those instances where an existing structure is converted into an office use.
6. Minimum width of side yard setback: ten feet, except if the adjacent property is predominantly residentially zoned or residentially used, in which case the setback shall be 20 feet.

(Ord. No. 06-14, 4-17-2006)

7. Minimum depth of rear yard setback: 30 feet.
8. Minimum distance between detached buildings on the same lot or parcel of land:
   a. Without fire retardant wall: 15 feet.
   b. With fire retardant wall: zero feet.
9. Minimum requirement for construction materials. For existing structures, no change to exterior walls shall be required. For new structures, each exterior wall shall consist of 90 percent masonry material excluding doors and windows.
10. Maximum building coverage as a percentage of lot area: 40 percent.
11. Maximum floor-area ratio (FAR): 0.33 FAR.
12. Maximum amount of impervious coverage as a percentage of lot area: 75 to 80 percent.
13. Minimum amount of landscaped areas: all development shall comply with article VIII, section 5.12, Required Landscaping.

Amenity open space: seven percent of the interior of the parking lot, not including the setback and buffer development standards, shall be previous land area in association with plantings.

14. Maximum building height: 36 feet.
15. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading. Off-street parking shall not be permitted in the required setback in this district.
16. Maximum number of entrances and/or exits:
    a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
    b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
    c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
17. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the planning and zoning commission.
18. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 0.478-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A', 'B', & 'C'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Susan Gamez for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A', 'B', & 'C'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Commercial (C) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.5, "Commercial (C) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

DRAFT ORDINANCE 10.03.2016

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2016*

2nd Reading: *October 3, 2016*

DRAFT ORDINANCE 10.03.2016

Exhibit 'A':
Legal Description

BEING situated in the Daniel Atkins Survey, Abstract No. 1, Rockwall County, Texas, and being a part or that certain 2.1-acre tract as described in a deed to Charles Parton and wife, as recorded in Volume 51, Page 504, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in an existing gravel road at the most southern corner of a tract described in a deed to Charles Prock and wife, recorded in Volume 125, Page 18, Deed Records, Rockwall County, Texas;

THENCE South 37 Degrees 47 Minutes 20 Seconds West along and near the centerline of an existing gravel road, a distance of 151.57-feet to a ½-inch iron rod found for corner;

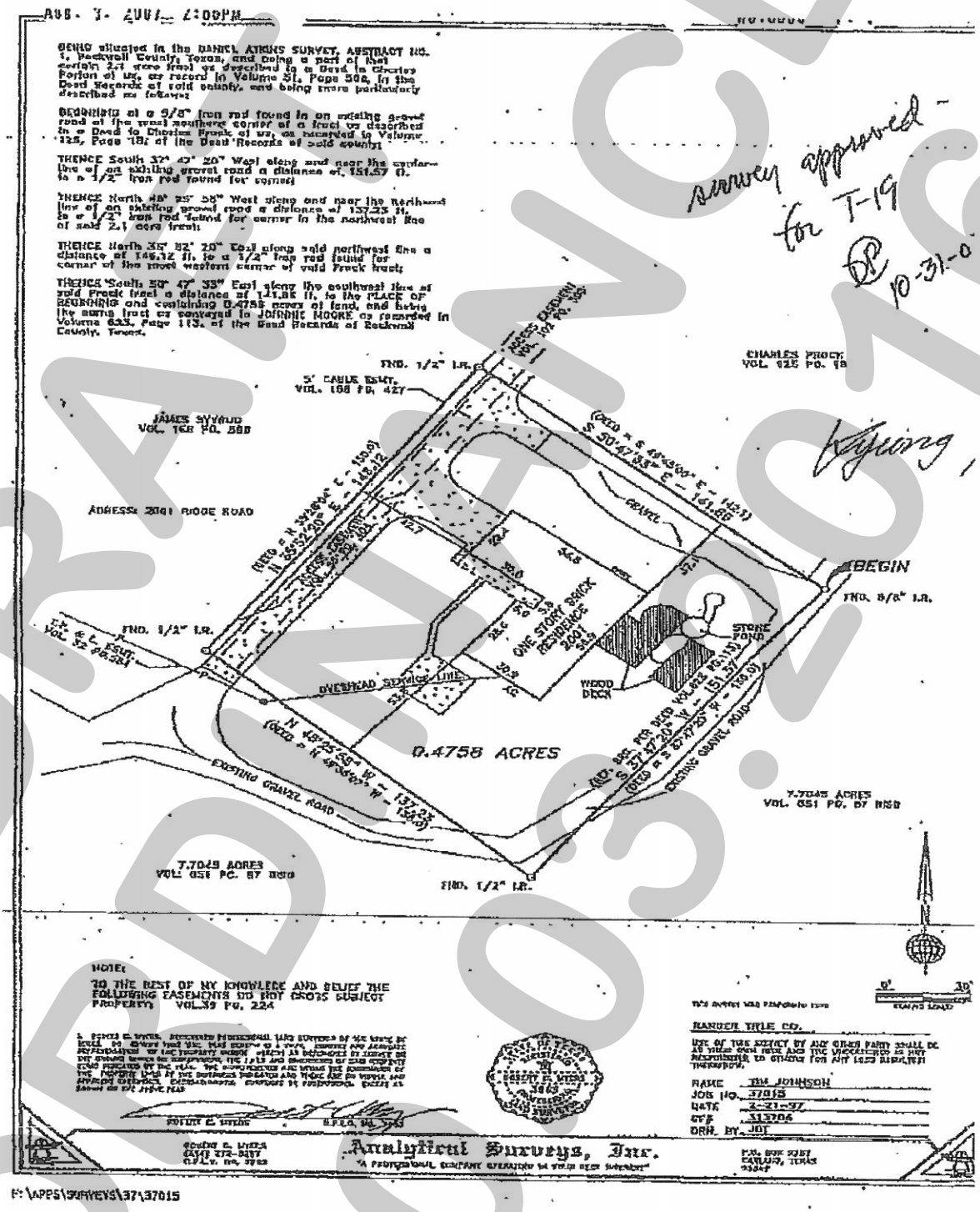
THENCE North 48 Degrees 25 Minutes 58 Seconds West along and near the northeast line of an existing gravel road, a distance of 137.23-feet to a ½-Inch iron rod found for corner in the northwest line of said 2.1-acre tract;

THENCE North 35 Degrees 52 Minutes 20 Seconds East along said northwest line, a distance of 146.12-feet to a ½-inch iron rod found for corner at the most western corner of said Prock tract;

THENCE South 50 Degrees 57 Min 33 Seconds East along the southwest line of said Prock tract, a distance of 141.86-feet to the *PLACE OF BEGINNING* and containing 0.4758-acres of land, and being the same tract as conveyed to Johnnie Moore as recorded in Volume 623, Page 113, Real Estate Records, Rockwall County, Texas.

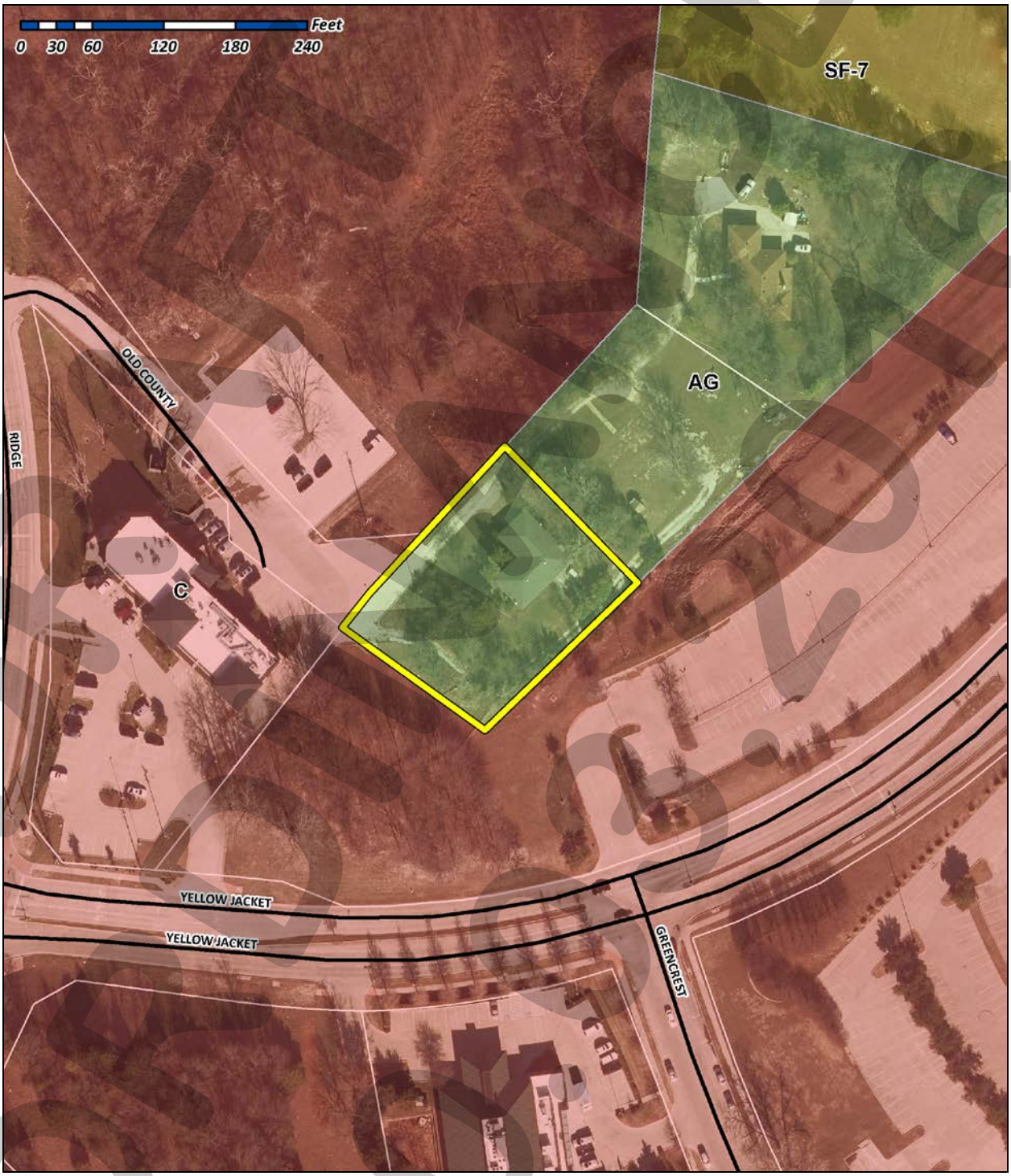
DRAFT ORDINANCE 10.03.2016

Exhibit 'B':
Survey



DRAFT
ORDINANCE
10-03-2016

Exhibit 'C':
Zoning Exhibit



DRAFT 10/6/2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Jimmy Strohmeyer of *Strohmeyer Architects Inc.*

AGENDA ITEM: **Z2016-029;** Retail Store with Gasoline Dispensers – SUP

SUMMARY:

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.

BACKGROUND INFORMATION:

The applicant is requesting the approval of a Specific Use Permit (*SUP*) to allow a retail store with more than two (2) gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land located at the southwest corner of the intersection of SH-205 and FM-549. The property is currently zoned as General Retail (GR) District. According to the Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a retail store with more than two (2) gasoline dispensers requires a Specific Use Permit (*SUP*) in a General Retail (GR) District.

As part of the Specific Use Permit (*SUP*) submittal, the applicant has submitted a conceptual site plan indicating a 5,600 sq. ft. retail store with eight (8) fuel dispensers. *The number of fuel dispensers requested would allow for a maximum of 16 vehicles being serviced at any one time.* The site will be accessed from SH-205 and FM-549, providing two (2) points of ingress/egress. If approved, the applicant will be required to submit a site plan and replat the property.

Included in your packet is the applicant's concept plan indicating the location of the proposed site in relation to the overall boundary of the property and a more detailed concept plan indicating the proposed gas station layout. As a note, a request for an *SUP* is a discretionary decision for the Planning and Zoning Commission and the City Council.

NOTIFICATION:

Staff mailed eleven *(11)* notices to property owners and residents within 500 feet of the subject property. Staff also notified one *(1)* HOA/Neighborhood Organization *(Oaks of Buffalo Way)* that is within 1,500 feet participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code *(UDC).* At the time this report was drafted, staff has received two (2) notices *"opposed to"* the zoning change request.

RECOMMENDATIONS:

Should the Specific Use Permit be approved, staff would offer the following conditions:

1. The development must meet all Fire Department, Building Inspections, and Engineering standards.

2. Submittal and approval of a site plan and final plat (mylars in house for filing purposes) are required prior to the issuance of a building permit.

3. The development shall be limited to a maximum of eight (8) gasoline dispensers as depicted on the Concept Site Plan.

4. No outside display of merchandise or outside storage shall be permitted on the subject property, with the exception of the following items (if approved by the Planning and Zoning Commission during the site plan phase): ice machine, propane cage, and/or DVD rental kiosk.

5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.

6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-029	**Owner**	J, BR2 LLC	**Applied**	8/15/2016	LM
Project Name	SW Corner of SH-205 & FM-549	**Applicant**	STROHMEYER ARCHITECTS	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	STAFF REVIEW			**Status**	8/15/2016	LM

Site Address	**City, State Zip**	**Zoning**
5133 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	17-12	NULL	17-12	0080-0000-0017-12-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/15/2016	8/22/2016	8/17/2016	2	APPROVED	
ENGINEERING	Amy Williams	8/15/2016	8/22/2016	8/23/2016	8	APPROVED	See Conditions and attachment

(8/19/2016 2:32 PM AW)
All items must be addressed in site planning, engineering, and platting.
Both FM 549 and SH 205 is to have a total of 120' of right-of-way so dedication may be necessary
Need to show a 20' utility easement along FM 549
Need to show a 15' water line easement along H 205
Driveway onto SH 205 doesn't meet City or TXDOT spacing requirements
Driveway onto FM 549 doesn't meet City or TXDOT spacing requirements (unless it is exisiting)
Water not supplied by City of Rockwall
Sanitary sewer is required which may have a pro-rata due
Adhere to all fire department requirements
The drainage under the canopy and from the dumpster area is required to drain to a grease trap if the building is required to have one, and if the building doesn't require one, these areas must drain to an oil/water separator prior to storm system.
Traffic impact analysis is required
Detention is required
No deadend parking
Parking to be 20'x9'

FIRE	Ariana Hargrove	8/15/2016	8/22/2016	8/17/2016	2	APPROVED	see comment

(8/17/2016 2:29 PM AA)
Shall comply with all fire code requirements, including fire sprinkler protection if over 5,000 sq. ft.

PLANNING	David Gonzales	8/15/2016	8/22/2016	8/18/2016	3	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the

southwest corner of the intersection of SH-205 [S. Goliad Street] and FM-549, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 6, 2016. Please provide two large copies [24" X 36" FOLDED] of the Concept Plan and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-029) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The structure must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a site plan and final plat (mylars in house for filing purposes) are required prior to the issuance of a Certificate of Occupancy (CO).
3. The development shall be limited to a maximum of eight (8) gasoline dispensers as depicted on the Concept Site Plan.
4. No outside display of merchandise or outside storage shall be permitted on the subject property, with the exception of the following items (which will require approval by the Planning and Zoning Commission during the site plan phase): ice machine, propane cage, and/or DVD rental kiosk.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

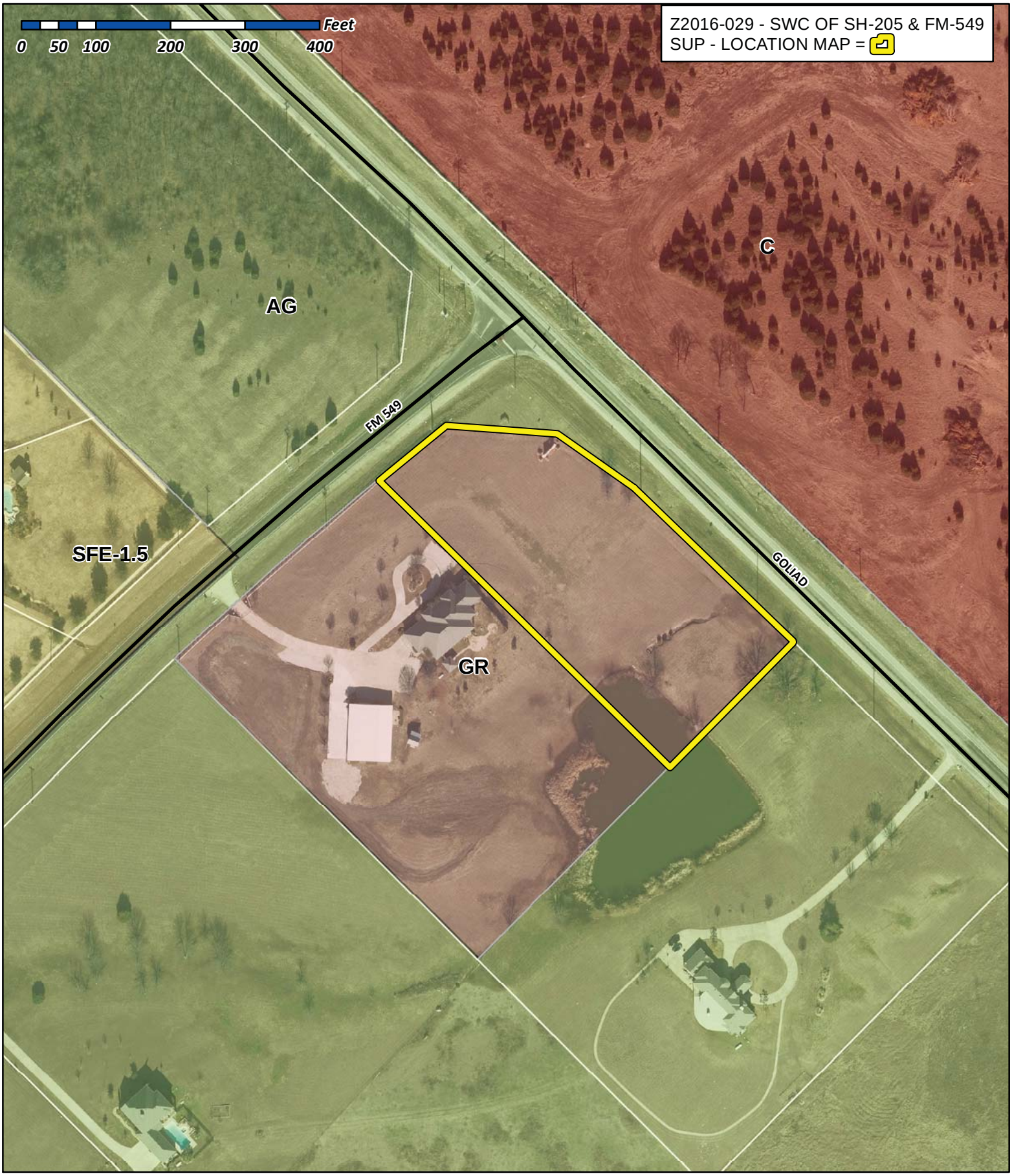
You and/or your representative(s) are required to be in attendance for the following scheduled meetings. All meetings will begin at 6:00 p.m. in the City's Council Chambers.

• Please mark your calendar for the scheduled meeting dates as follows:

Planning - Work Session: August 30, 2016 (Presentation/discussion by applicant)

Planning - Public Hearing: September 13, 2016

City Council - Public Hearing: September 19, 2016 [First Reading of Ordinance]
City Council -2nd Reading (if approved): October 3, 2016 (Tuesday)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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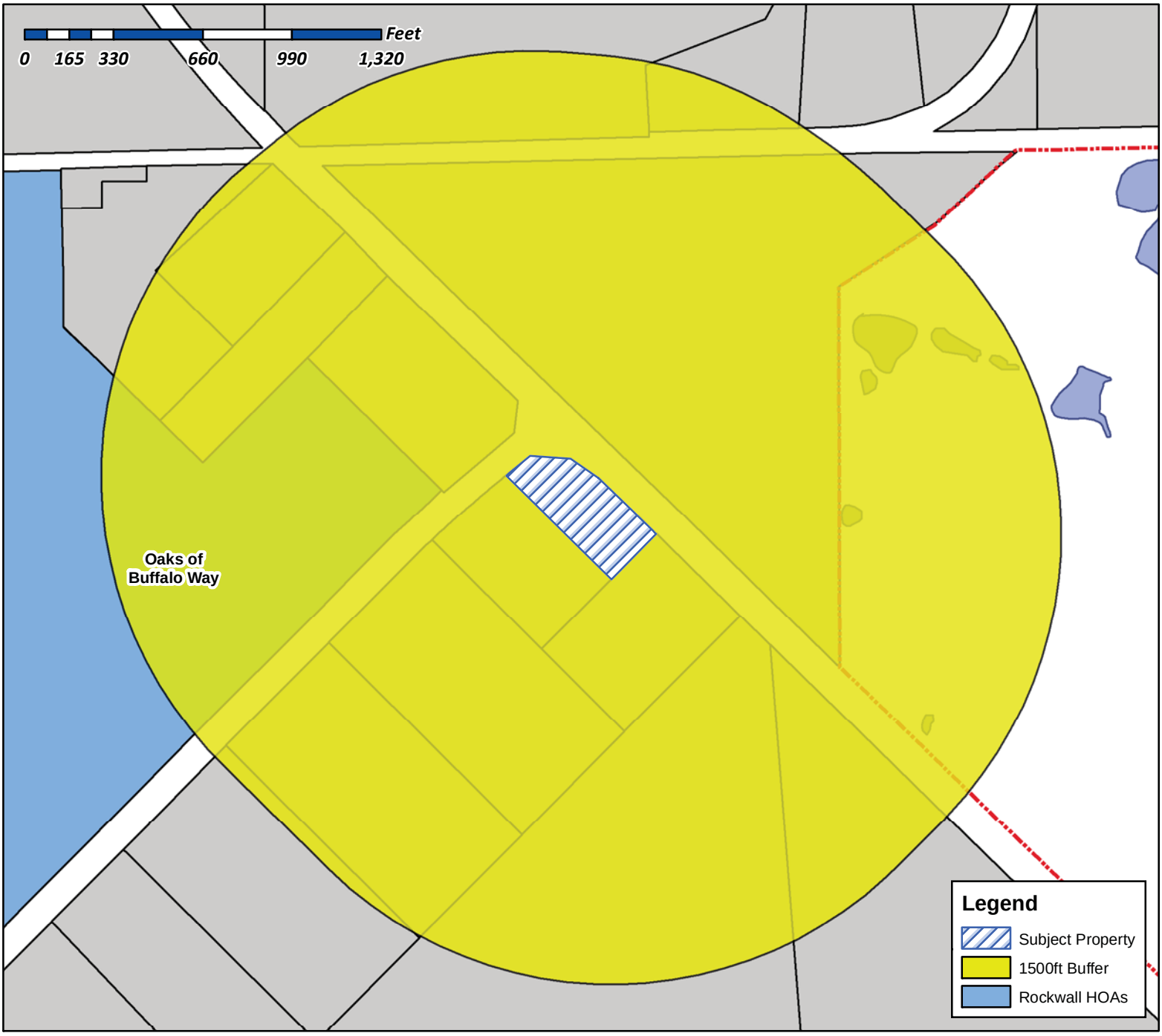
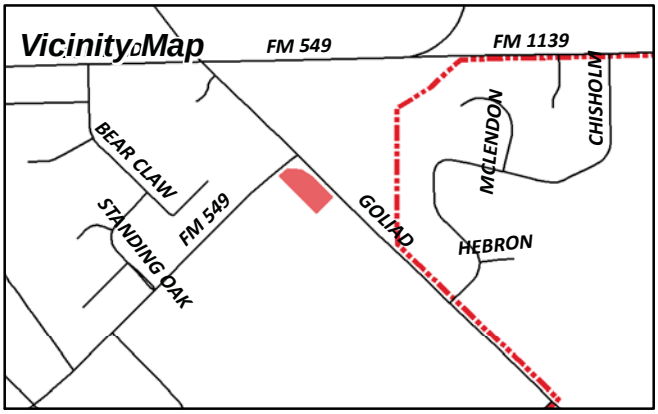


Case Number: Z2016-029
Case Name: SW Corner of SH-205 & FM-549
Case Type: Specific Use Permit
Zoning: General Retail (GR) District
Case Address: SW Corner of SH-205 & FM-549



Date Created: ***08/16/2016***

For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Thursday, August 18, 2016 1:25 PM
To: 'oaksofbwpres@gmail.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-029-Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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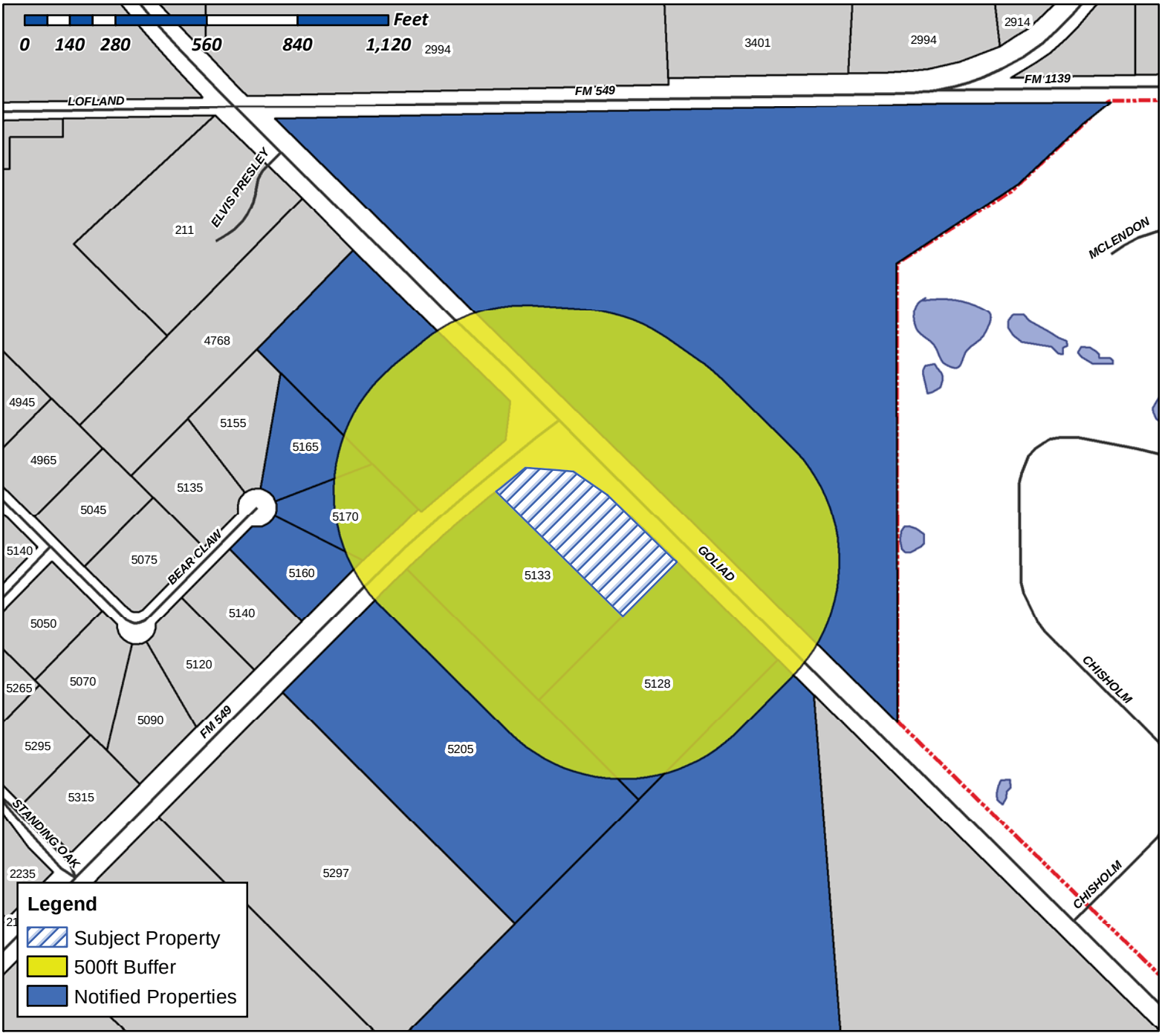
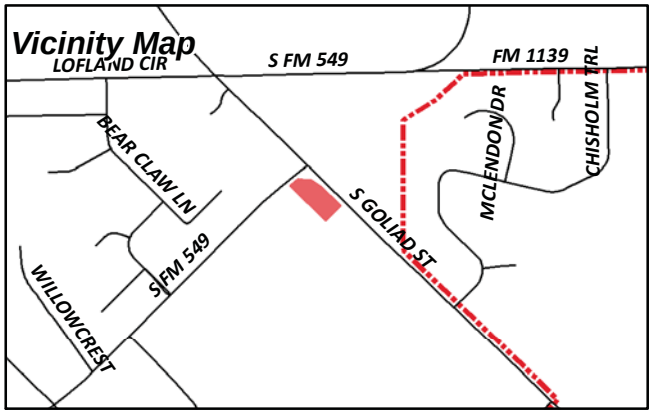


Case Number: Z2016-029
Case Name: SW Corner of SH-205 & FM-549
Case Type: Specific Use Permit
Zoning: General Retail (GR) District
Case Address: SW Corner of SH-205 & FM-549

Date Created: *08/16/2016*
For Questions on this Case Call (972) 771-7745



J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
KENN KAPP INDEPENDENT EXECUTOR
5606 POLO RD
COLLEGE STATION, TX 77845

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
6210 PRESTON CREEK DR
DALLAS, TX 75240

Gonzales, David

From: Planning
Sent: Tuesday, September 06, 2016 9:08 AM
To: Gonzales, David
Subject: FW: Case No. Z2016-029: 205 & 549

From: Scott Asbury [mailto:sasbury@3lrealtygroup.com]
Sent: Friday, September 02, 2016 10:51 AM
To: Planning; Miller, Ryan
Subject: Case No. Z2016-029: 205 & 549

David,

I am writing regarding the SW corner of 205 & 549. We own the 264 acres SW of and adjacent to the subject property. I am both in favor and opposed to the proposal. I am in favor of commercial development at this site. I believe that one day soon this will be a major commercial intersection, and in turn help support major residential development south of Interstate 30. That said, I do not believe that a freestanding gas station is the highest and best use of this property, nor would it encourage larger, more significant commercial projects in this area.

I believe that it is NOT the city councils responsibility to limit market growth, but it IS their responsibility to insure that the growth that is occurring happens in a high quality manner that allows the best benefits the entire Rockwall community and tax base.

Please provide these comments to the City Council as part of the public hear process.

Thanks you.

Sincerely,

Scott Asbury
214-566-8699

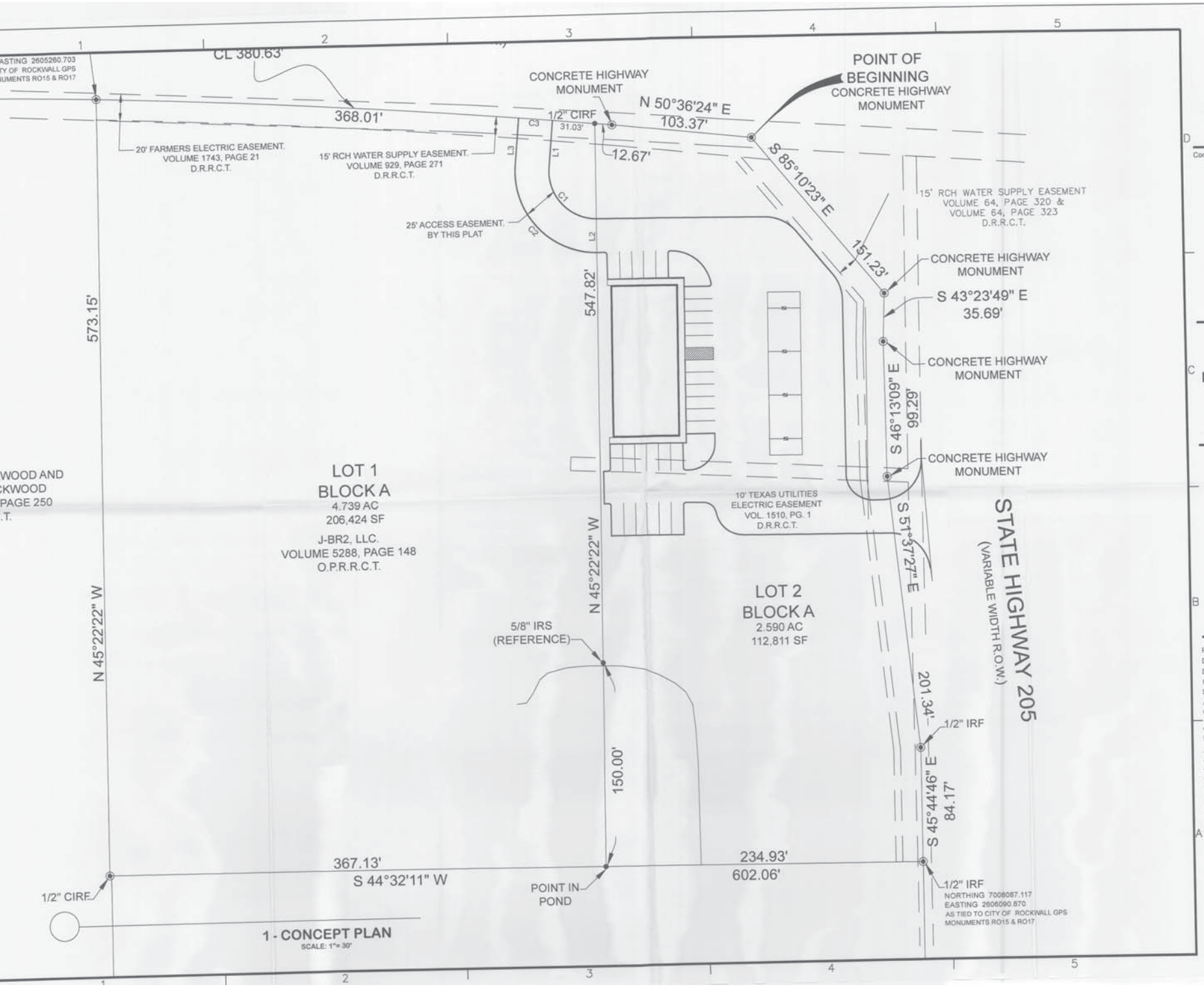
Gonzales, David

From: Morales, Laura
Sent: Tuesday, September 06, 2016 8:19 AM
To: Gonzales, David
Subject: FW: Zoning

From: Ward Fam [mailto:jprrj@charter.net]
Sent: Saturday, September 03, 2016 12:21 PM
To: Morales, Laura
Subject: Zoning

Mrs. Morales,
I live in the Oak's of Buffalo Way subdivision. I was just informed that there is a meeting to discuss putting a gas station on the corner of 549 and 250. I am against this, because there is so much traffic on these two roads already. We can hardly get in and out of our subdivision now. I don't know if you have been on 205 in the mornings or after 5 in the evenings but cars are lined up for a mile or more. Sometimes in the middle of the day we have to sit at three lights before we can turn down 549 to get into our neighborhood. The traffic down these two roads are backed up due to not enough lanes to flow. A gas station here would cause accidents because we don't even have turning lanes. The lanes down at this end of 205 only have one lane on each side. When I sit at 205 coming from Lakeshore church to my neighborhood I have to turn left and there is no turning lane so the people that are behind me pass me on the shoulder doing at least 50 or 60 miles an hour and this is dangerous. The eighteen wheelers pass me doing this speed too. We have had several wrecks at this intersection. Putting a gas station here would cause more congestion and wrecks. The roads are not spread out enough for growth on this end right now. I ask that you please vote against this gas station being put on the corner. I would like to have more upscale things down 205 rather then car washes, gas stations, nail salons, and donut shops. It would be great to make 205 like a Legacy Drive with nice restaurants when the roads are widened. Maybe an upscale grocery store like Central Market again when all the roads are widened. We need upscale things here so that we as taxpayers will not have to pay the high taxes that were dumped on us this year. I wanted to retire here, but I may have to move because of the tax increases.
Thank you for all your time in this matter and I appreciate you taking the time to read my email.

Pam Ward
4920 Bear Claw Lane
Rockwall, TX75032



1 - CONCEPT PLAN
SCALE: 1"= 30'

STROHMEYER ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

CONCEPT DESIGN

NOT FOR BIDDING OR CONSTRUCTION

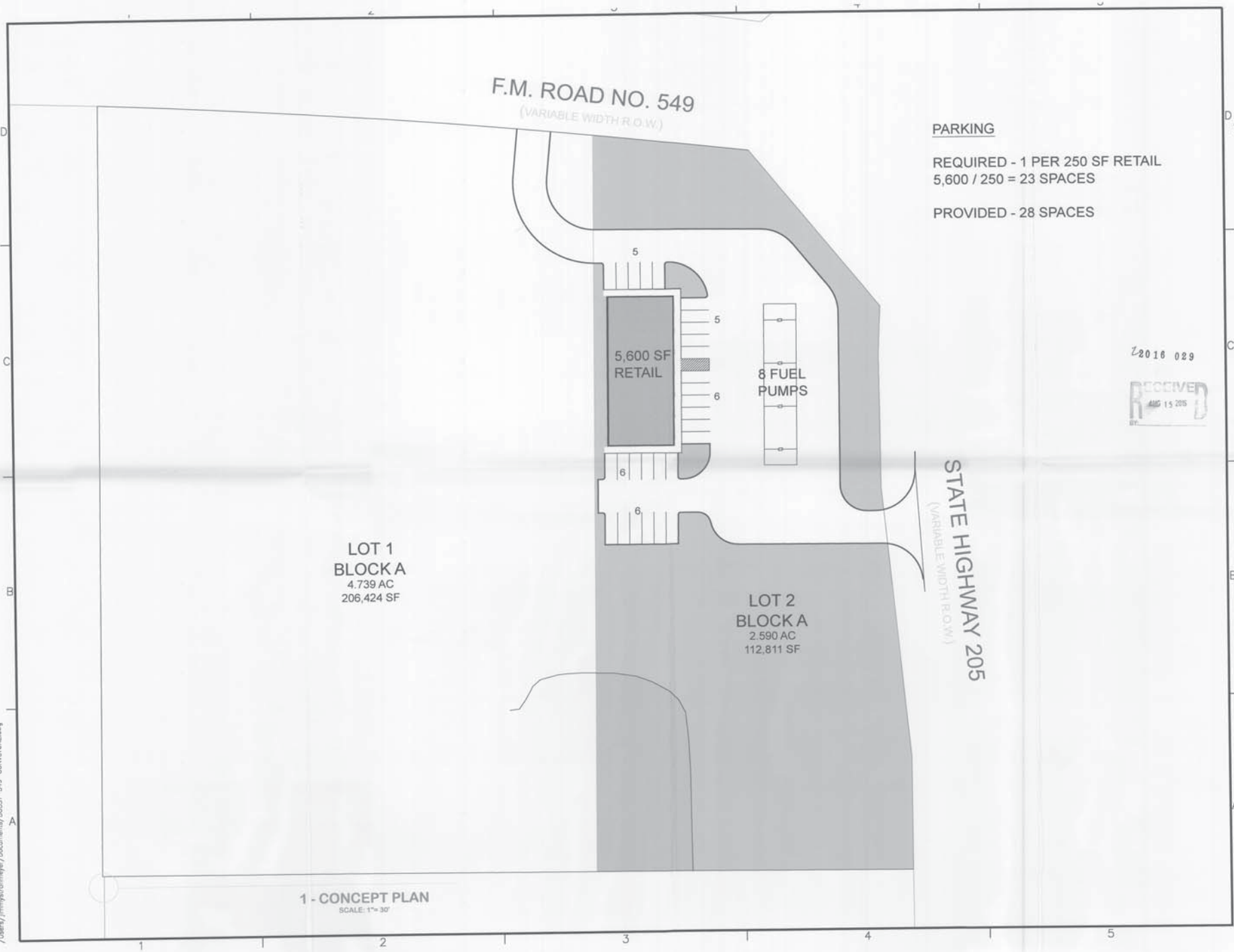
JBR-2

CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX

Project Number:
Drawing Date: 04/03/2016
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTORE.dwg
© 2016 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:



2016 029

RECEIVED
AUG 15 2016
BY:

STROHMEYER
ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

FILE COPY

CONCEPT DESIGN

NOT FOR BIDDI
OR
CONSTRUCTIO

JBR-2

CONVENIENCE STO
HWY 549 / HWY 20
ROCKWALL, TX

Project Number:
Drawing Date: 04/0
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTO
© 2016 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:

Aug. 15, 2016 - 8:06am User: $(GETVAR,??)
/Users/jimmystrohmeyer/Documents/BOBST~549-CONVSTORE.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Tim Seymore of *Seymore Custom Homes, LLC*

AGENDA ITEM: **SP2016-016;** Commercial/Industrial Facility – *496 National Drive*

SUMMARY:

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of constructing a 3,600 sq. ft. building that will serve as an additional facility (*for storage purposes*) to an existing ~6,000 sq. ft. building. An amendment to the site plan is required due to the proposed building exceeding 50% of the size of the existing building. The applicant is proposing the new facility to be constructed with 100% metal panels on the exterior. This will require approval of an exception to the exterior material requirements and has been added as a condition of approval. The property is a 2.02-acre parcel of land that is zoned Heavy Commercial (HC) District and is addressed as 496 National Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed storage facility is permitted by right on the subject property. The existing site has a total of 12 parking spaces and requires one (1) additional space. The applicant is requesting a variance to allow for the 12 existing spaces rather than provide an additional space due to the buildings' use as a storage facility. The applicant has stated that the owner is not expanding their existing work force, which eliminates the need for the additional parking space. This variance has also been included as a condition of approval.

Aside from the exterior material exceptions, the variance to the parking standards, and the conditions listed in the *Recommendations* section of this report, the submitted site plan and building elevations are in substantial compliance with the technical requirements contained within the Unified Development Code (UDC).

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 sq. ft.*	*2.02-Acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*x=350-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x=250-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet*	*x=10-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet*[1]	*x=25-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*[2]	*16-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*100% Metal Wall Panels; Exception Request*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*13*	*12 Provided;* *Variance Requested*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*100% Metal Wall Panels;* *Exception Request*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES: 1. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
2. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

EXCEPTION AND VARIANCE REQUESTS:

The applicant is requesting exceptions and a variance to the Unified Development Code (*UDC*) for the sections outlined below. As a note, an exception request to the UDC requires passage of a simple majority vote of those City Council members present. The code reads as follows:

Exterior walls. *Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII…on walls which are visible from a public street or open space, including a minimum of 20 percent stone.*

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials) shall be limited to 50 percent of the building's exterior finishes…

Exceptions to this requirement may be permitted on a case by case basis by the council upon submission and approval of elevation drawings of the subject structure, and material samples.

The applicant is requesting the following exceptions to the exterior materials:

a. *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 90% (*exterior*) masonry material requirements by allowing 100% metal wall panels for all elevations as submitted.

b. *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 20% stone requirements by allowing 100% metal wall panels for all elevations as submitted.

Sec. 2.3. - Expansion of an existing use. *If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. The required parking for is calculated as:*

Existing Nonconforming Building:

1 space per 300 sq. ft. of existing office space = 1,800 sq. ft./300 = 6 spaces
1 space per 1000 sq. ft. of warehouse/storage – 4,200 sq.ft./1,000 = 4 spaces
*** Existing parking spaces = 12 ***

New Facility:

1 space per 1000 sq. ft. of warehouse/storage – 3,600 sq. ft./1000 = 3 spaces

Total Spaces Required = 13 Spaces

The applicant is requesting the following exception to the Off Street Parking Standards.

c. *Article VI, Section 5.1 Off Street Parking Requirements* – A variance to allow for not meeting the minimum off street parking requirement by continuing the use of the 12 existing spaces rather than providing for the additional space.

A request for an exception to the exterior material requirements and variance to the parking requirements are discretionary decisions for the City Council.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Approval of the exterior material exceptions by the City Council to allow for a 100% metal structure as outlined in this report.

3) Approval of a variance to the off street parking requirements by the City Council to allow for not meeting the off street parking requirements and to continue the use of the 12 existing parking spaces as outlined in this report.

4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	SP2016-016	**Owner**	MEADE, JAMES W & ROBIN N	**Approved**		
Project Name	496 National Drive	**Applicant**	SEYMORE CUSOM HOMES LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	8/12/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
496 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-22	NULL	2-22	0128-0000-0002-22-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/24/2016	12	APPROVED W/ CONDITIONS	See Condition
(8/19/2016 1:42 PM AW) If any paving is installed it must adhere to all engineering standards including detention. No new rock/gravel will be allowed to be installed.							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	David Gonzales	8/12/2016	8/19/2016	8/17/2016	5	COMMENTS	See comments

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the constructior of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans (if required) and a Final Plat (plat must be filed) prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-016" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. North, South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. North, South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% secondary materials with the use of metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. UDC, Article VI Parking and Loading, Sec. 2.3. - Expansion of an existing use - If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. Provide floor plan of the existing building for determination of additional parking spaces required. The proposed (storage) structure requries a minimum of 3 spaces (1:1000).
2. Remove semi-circles from site plan.

Landscape Plan:
1. Are you providing any (additional) landscapeing?

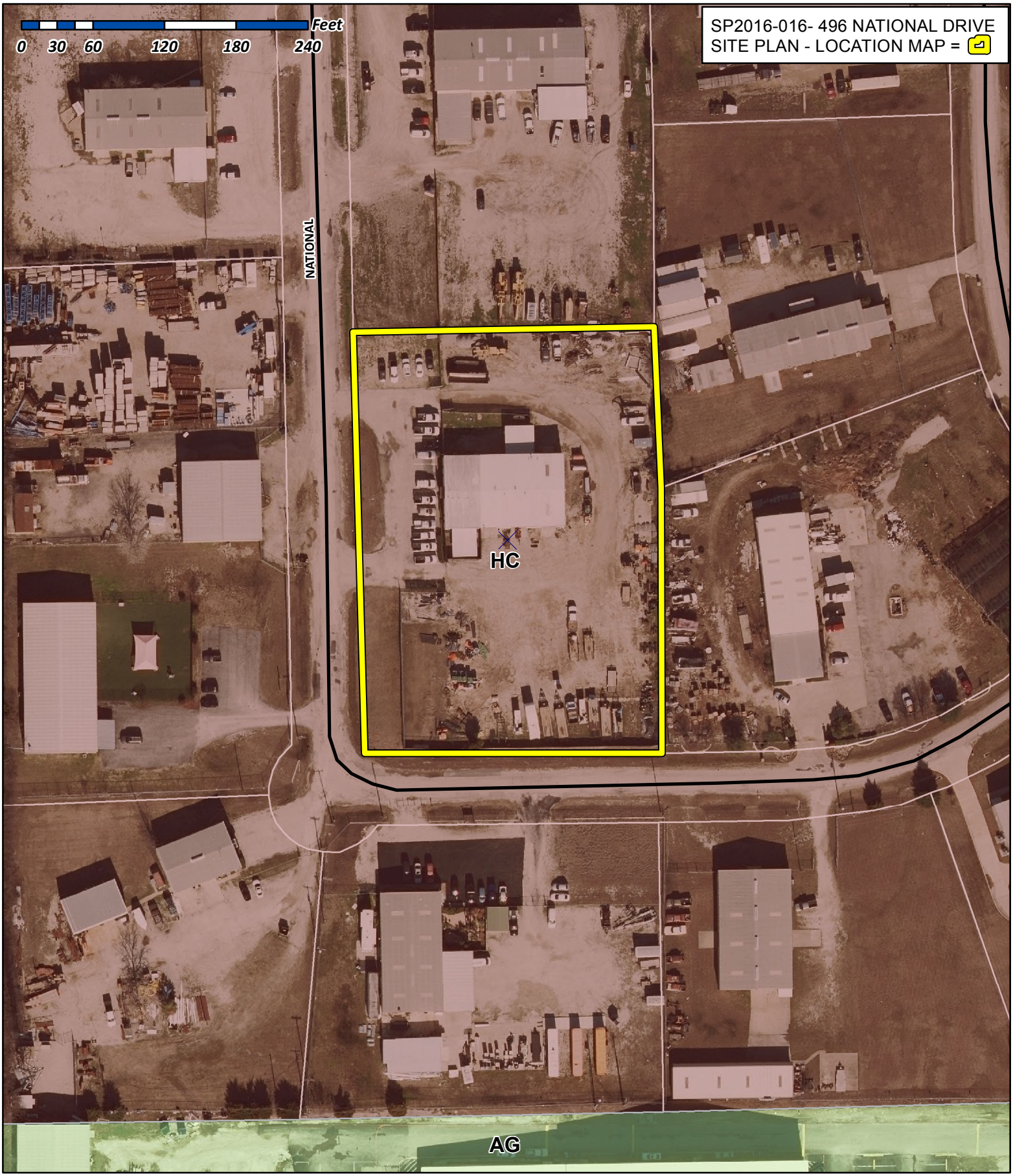
Photometric Plan:
1. Will there be any additional exterior lighting (wall packs, poles, etc.) for the proposed building/site? If so, please provide a photometric plan for the new lighting fixtures meeting city standards.
2. Additional lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
3. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
4. Any additional lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
5. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

Building Elevations:
1. What type of metal wall paneling is being used for the exterior of the proposed structure?
2. Approval of the exceptions to the exterior material standards is required by the City Council as indicated above.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:Planning - Work Session: August 30, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]
Planning - Action: September 13, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: September 19, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

Gonzales, David

From: Tim Seymore <tim.tsch@sbcglobal.net>
Sent: Thursday, September 08, 2016 12:38 PM
To: Gonzales, David; Jimmy Meade
Subject: Re: P&Z Meeting Tonight - National Drive

As per our conversation yesterday you told me that we need one more parking spot to make the building work. My property owner wants to ask for a variance on the extra parking space. He has adequate parking for office personnel and the additional building is not for added employees, it is for equipment storage only.
Thanks, Tim

www.timseymore.com

On Friday, September 2, 2016 6:45 AM, "Gonzales, David" <DGonzales@rockwall.com> wrote:

Thank you, Tim. I will look this over and let you know if there is anything else I need.

Enjoy your holiday weekend,

DAVID GONZALES, AICP
SENIOR PLANNER • Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087
helpful links | City of Rockwall Website **|** Planning & Zoning Division Website **|** Municipal Code Website
City of Rockwall Interactive Maps

From: Tim Seymore [mailto:tim.tsch@sbcglobal.net]
Sent: Thursday, September 01, 2016 9:02 PM
To: Gonzales, David
Cc: 'meadegroup@juno.com'
Subject: Re: P&Z Meeting Tonight - National Drive

David,
Will this work for the floor plan of the existing building at 496 National Dr. You said you needed this to calculate parking spaces. There are 12 spaces in front of the building and 6 spaces over to the side front. There is a lot of parking around the building behind the fence. Let me know if you need something other than this.
Tim 214-803-2763

www.timseymore.com

On Tuesday, August 30, 2016 7:26 AM, "Gonzales, David" <DGonzales@rockwall.com> wrote:

Mr. Seymore,

Please find attached staff comments for your project in Rockwall. The Planning and Zoning Commission will conduct a work session tonight, Tuesday, August 30th. The meeting will begin at 6:00 p.m. in the City's Council Chambers. You and/or your representative will present your project to the Commission and answer questions they may have regarding the project. If you have any questions prior to the meeting, please let me know.

Thank you,

DAVID GONZALES, AICP
SENIOR PLANNER • Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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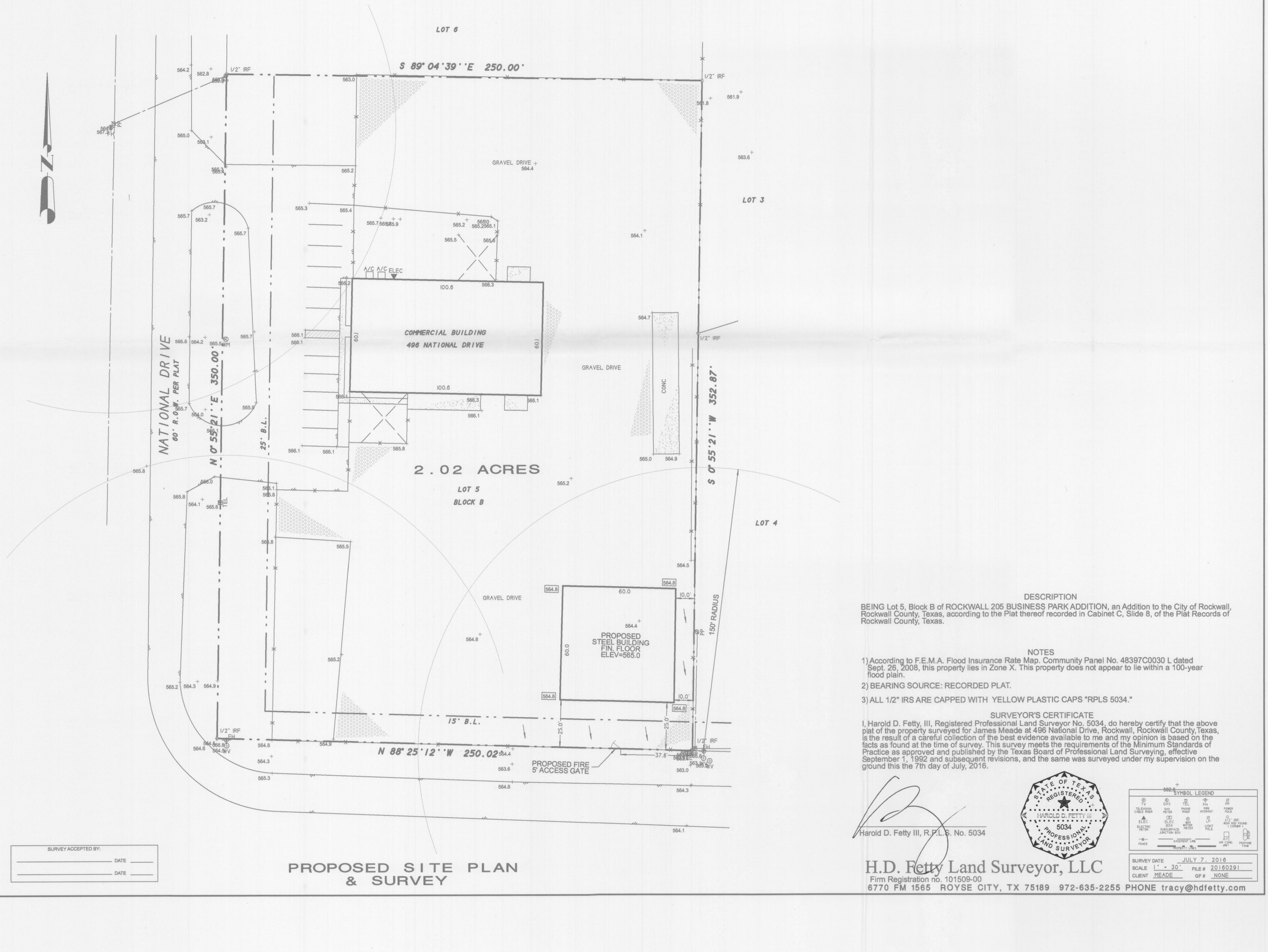


SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

PROPOSED SITE PLAN & SURVEY

DESCRIPTION

BEING Lot 5, Block B of ROCKWALL 205 BUSINESS PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 8, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for James Meade at 496 National Drive, Rockwall, Rockwall County,Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 7th day of July, 2016.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

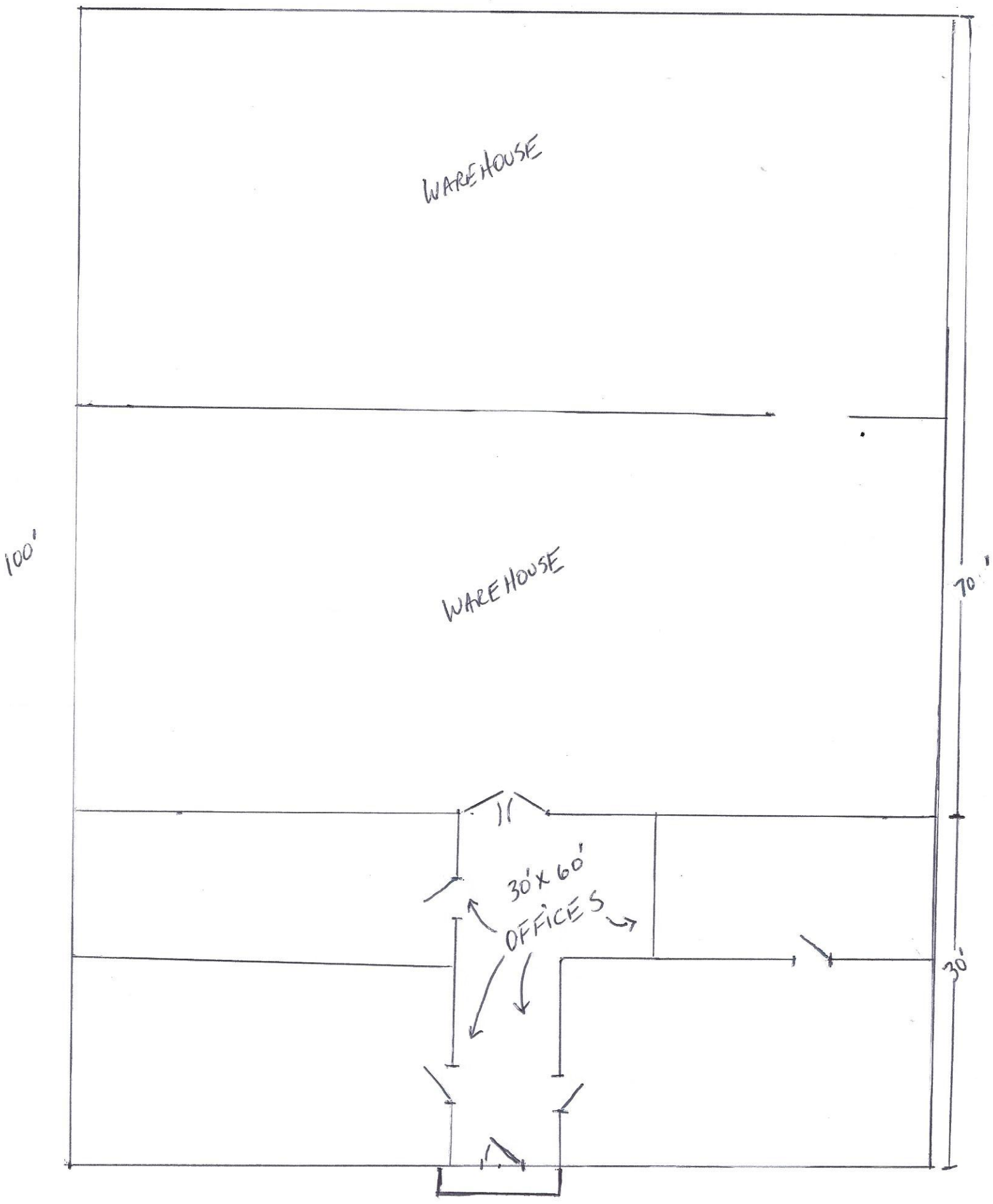
SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (1" CORNER)
FENCE	EASEMENT LINE	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE	JULY 7, 2016
SCALE	1" = 30'
FILE #	20160291
CLIENT	MEADE
GF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

496 NATIONAL DR



Off

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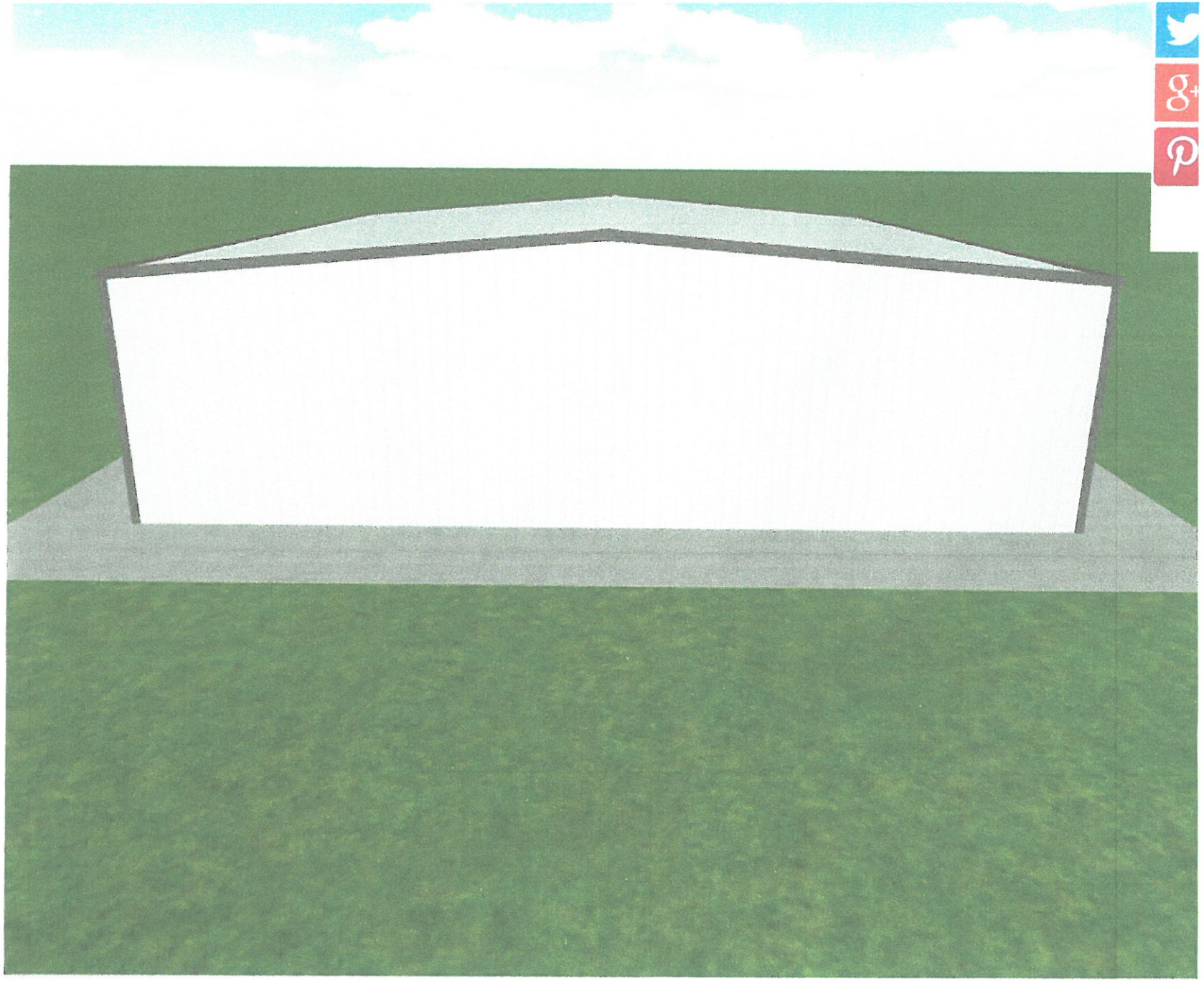
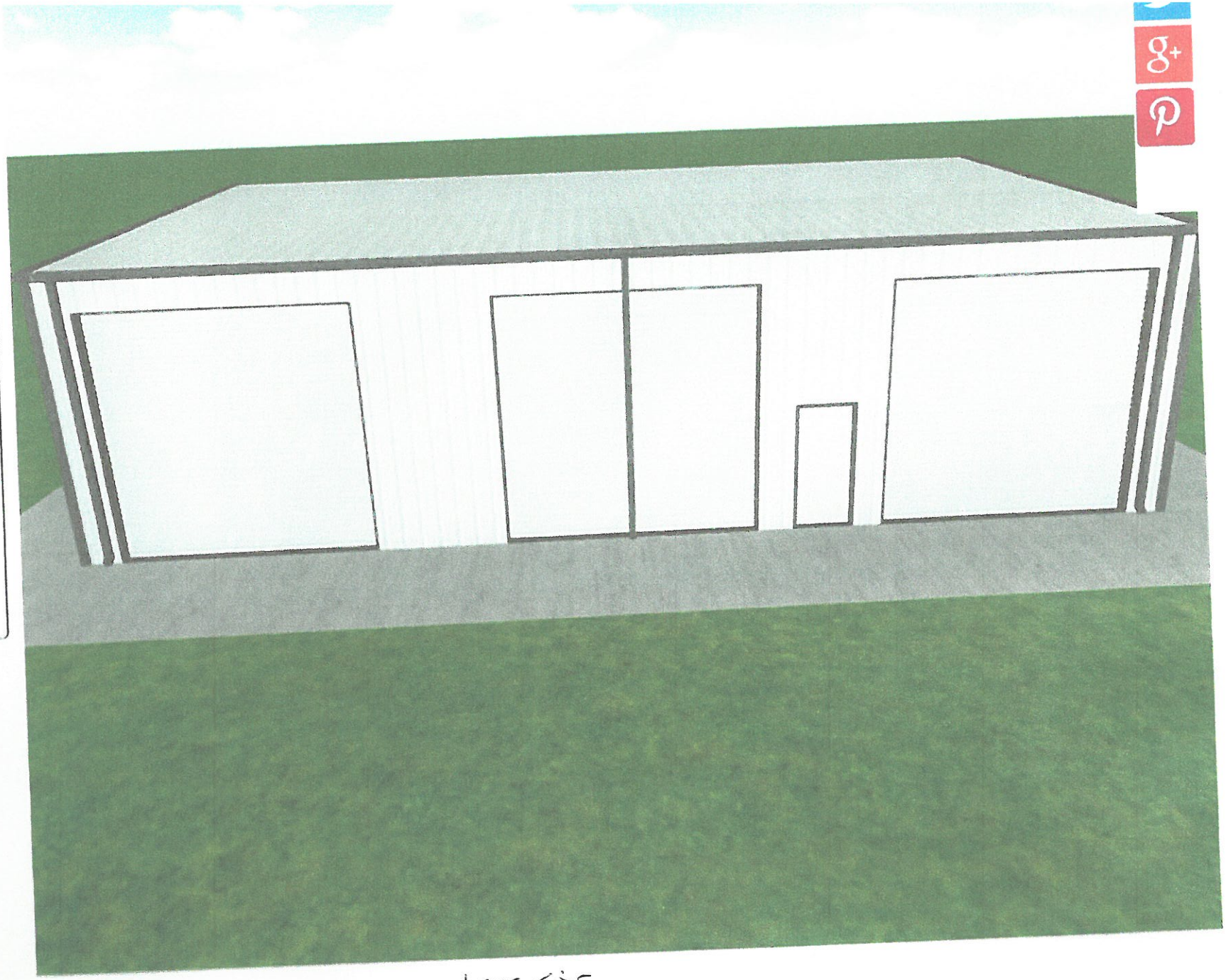
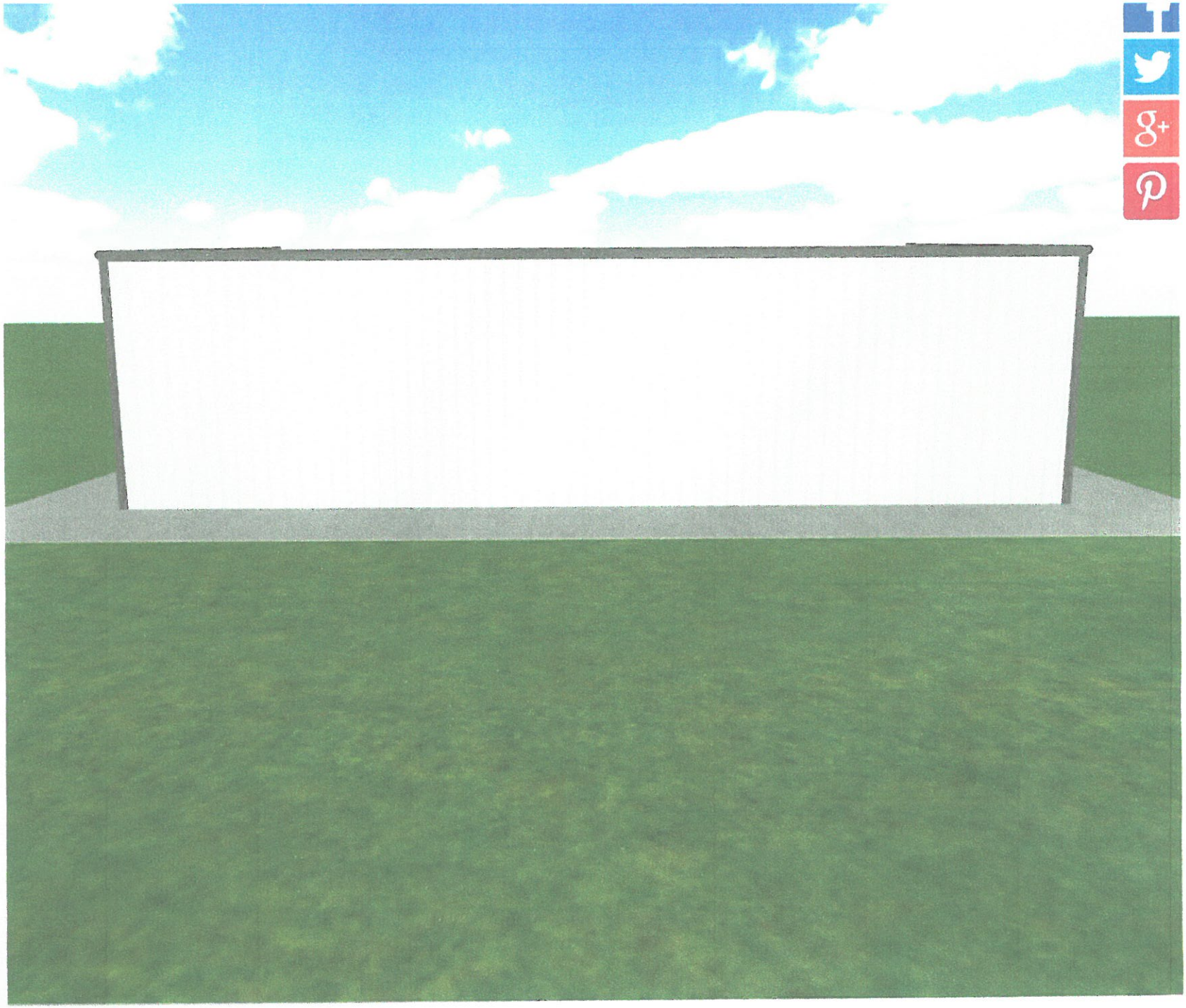


FRONT

60X60 Equipment Storage Bldg.



LEFT SIDE



RIGHT SIDE

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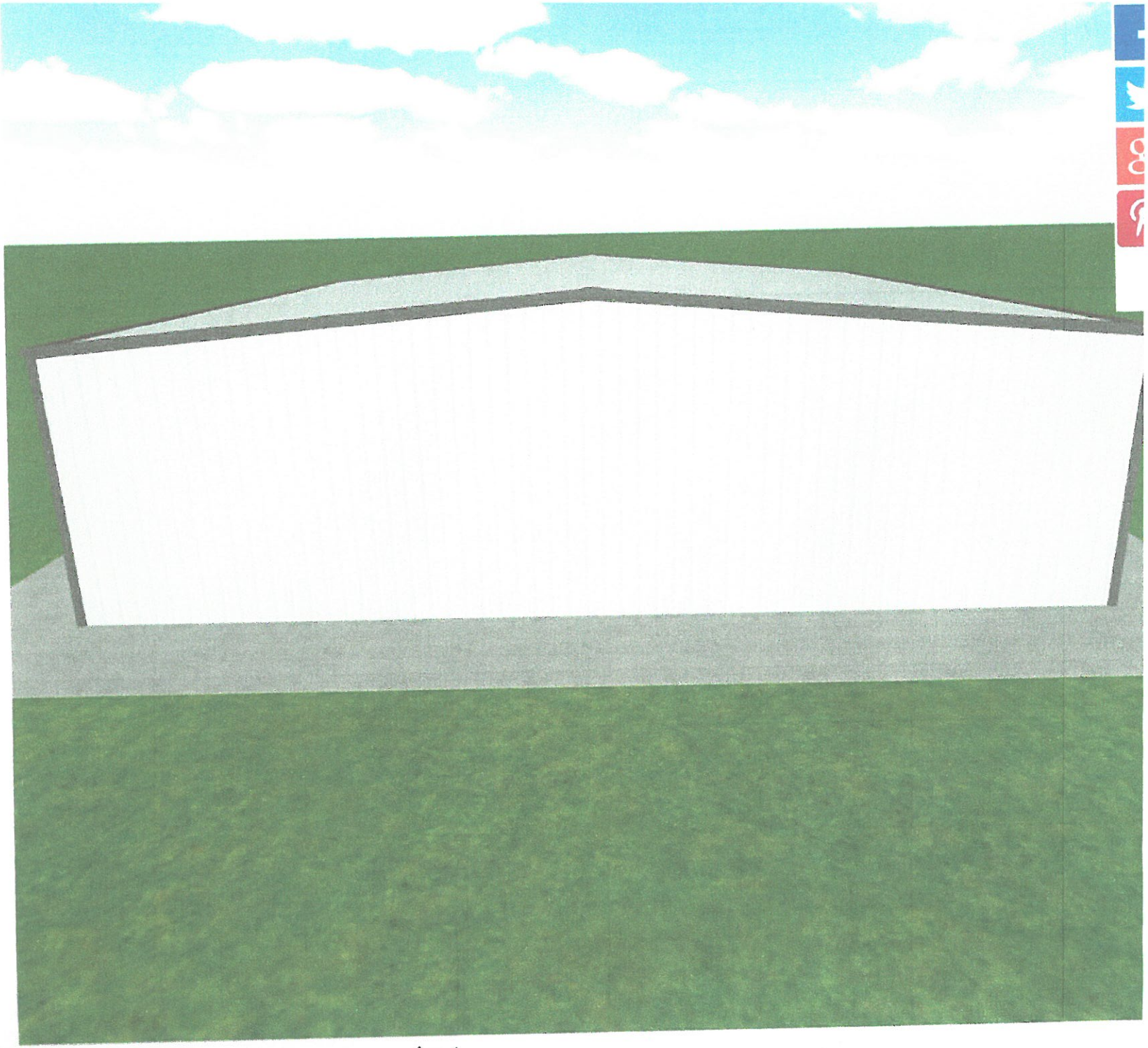
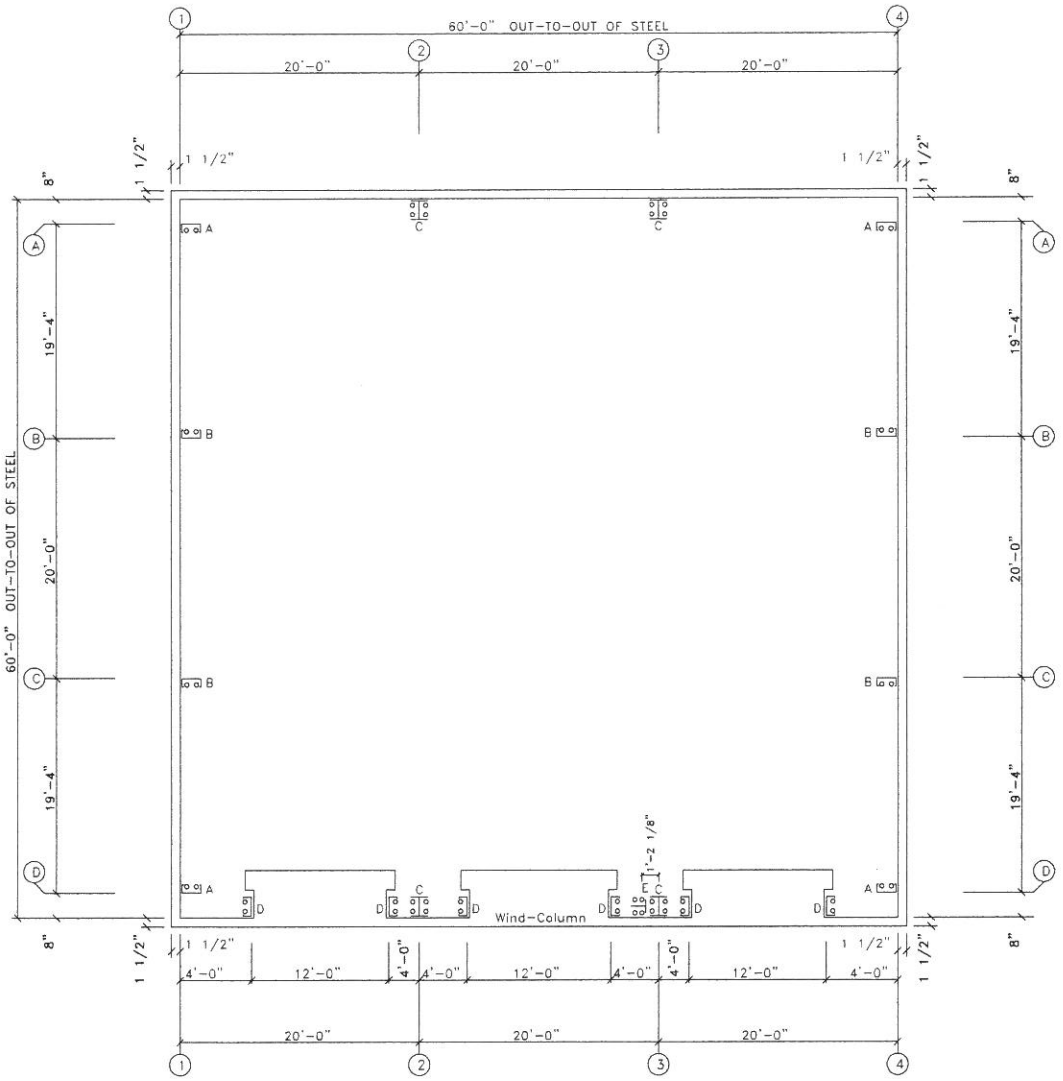
Please Select



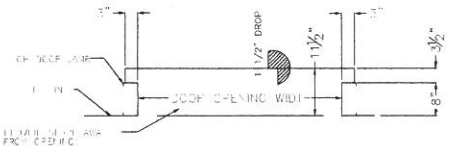
Back

Southwest Metal Systems



ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)



CONC. LEAVE OUT @ OH DOOR

SCALE: NONE

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-6611
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

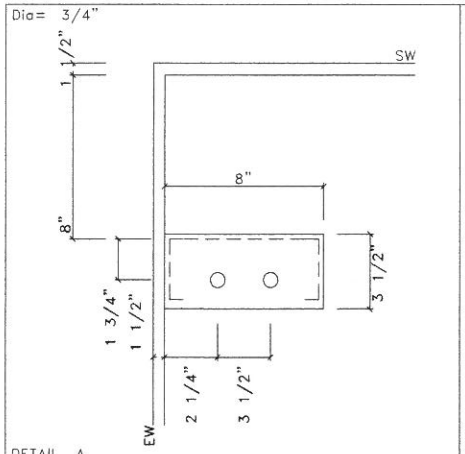
DESCRIPTION: ANCHOR BOLT PLAN

CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

Dia= 3/4"



DETAIL A

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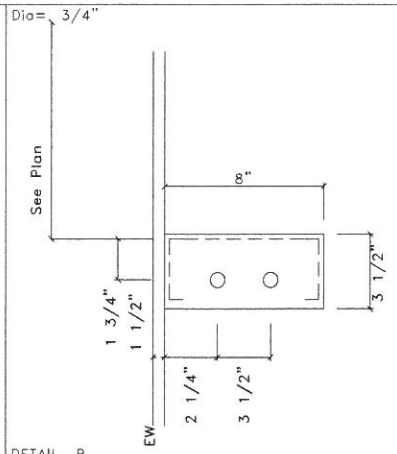

DETAIL B

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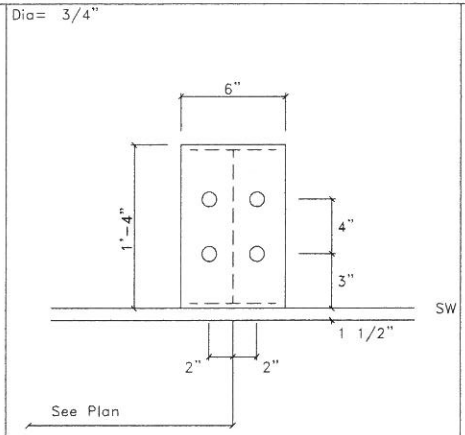

DETAIL C

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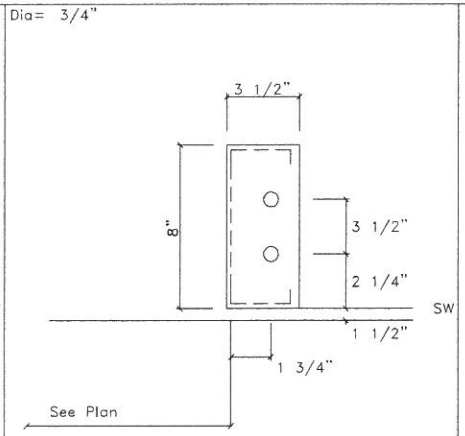

DETAIL D

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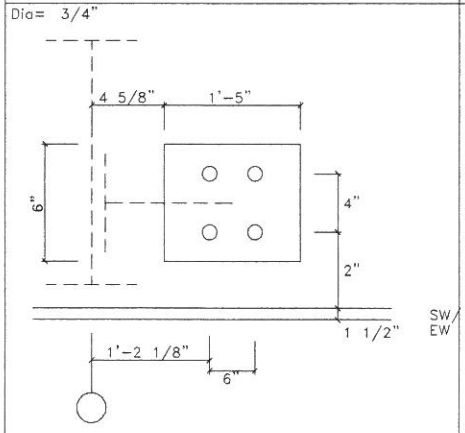


DETAIL E

SOUTHWEST METAL SYSTEMS

485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811

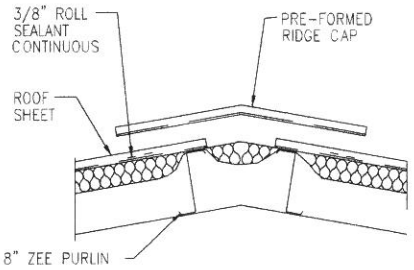
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

DESCRIPTION: ANCHOR BOLT DETAILS

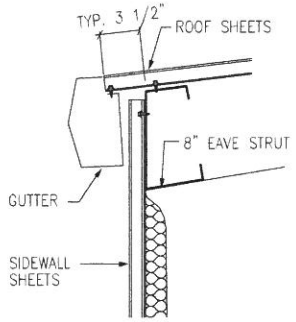
CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

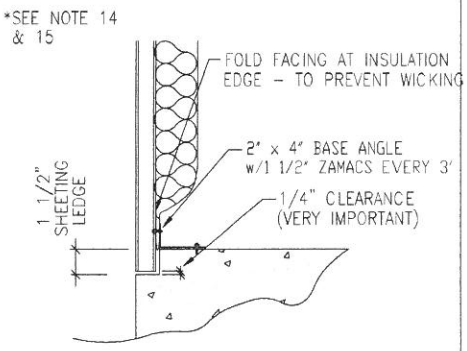
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF



Typical Roof Ridge



Typical Roof Overhang



BASE DETAIL AT SHEETING LEDGE

GENERAL NOTES

1. Unloading, handling and proper storage of the Stee. Building package is the responsibility of the Erector and/or End User. Roof and wall panels must be kept dry prior to installation. Elevating one end of panel bundles is recommended to encourage drainage in case of rain.

2. Any and all damaged or shorted materials are to be reported within 24 hours of unloading. Check all materials with the Bill of Materials.

3. Unloading of Building Materials should be done with the appropriate lifting equipment such as crane, forklift or Skytrac due to the heavy nature of the parts involved.

4. All bracing, strapping and bridging shown on the erection drawings for this building is a requirement. They shall be installed by the Erector as a permanent part of the structure. It is the responsibility of the Erector to determine and provide temporary bracing to secure the building during the erecting process until permanent bracing can be installed.

5. Claims for correction of alleged misfits will not be allowed unless Southwest Metal Systems has received prior notice thereof and is allowed reasonable time to inspect such alleged misfits. The correction of minor misfits by the use of drift pins to draw the components in line, moderate reaming, shipping and cutting and the replacement of minor shortages of materials are a normal part of the erection process and are not subject to claim. No part of the building may be returned for alleged misfits without the prior approval of Southwest Metal Systems.

6. Jobsite safety is a priority. Erector are to wear OSHA approved hard hats, safety glasses, safety harnesses, gloves and steel toe boots at all times. Fall protection must be provided during roof and wall panel installation. OSHA guidelines and regulations are to be followed in all phases of building erection.

7. Foundation design by others. Anchor bolts shall be set accurately to a tolerance of +/- 1/8" in both elevation and location. All column base plates are set at finish floor elevation unless noted otherwise.

8. Wall insulation if required, is to be kept a minimum of 1 1/2" from the bottom of the wall panel to avoid "wicking" up behind the wall panel.

9. Closure Strips are provided at roof application only (Unless noted on drawings). Inside closure provided at roof eave only when insulation is NOT provided. See details for additional closure applications.

10. Southwest Metal Systems assumes no responsibilities or liabilities for delays or stock charges caused by deliveries not arriving on time.

11. Metal filings and shavings created from the fastener drilling process are to be cleaned off of the roof and wall panels the same day of panel installation. Failure to do so will void the panel's warranty, as metal filings and shavings will rust and damage the finish of the roof and wall panels.

12. Roll Sealant (tacky tape) required on all roof panel laps for roof with slopes of 3:12 and lower.

13. These Drawings are Erection Drawings Only. They are not Construction Documents.

14. Wall panels must be installed with 1 4" clearance from Concrete foundation. Failure to do so voids Wall Panel Warranty.

15. Insulation at base of wall shall be installed in such a manner that does does allow moisture wicking. Fold insulation liner as shown on Base Detail. Failure to do so Voids Wall Panel Warranty.

SOUTHWEST METAL SYSTEMS

485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811

2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

BUILDING INFORMATION

JOB#:	Seymore60x60x16
CUSTOMER NAME:	Dealer
PHONE#	
PROJECT ADDRESS	Street City, State
SALESMAN:	DES

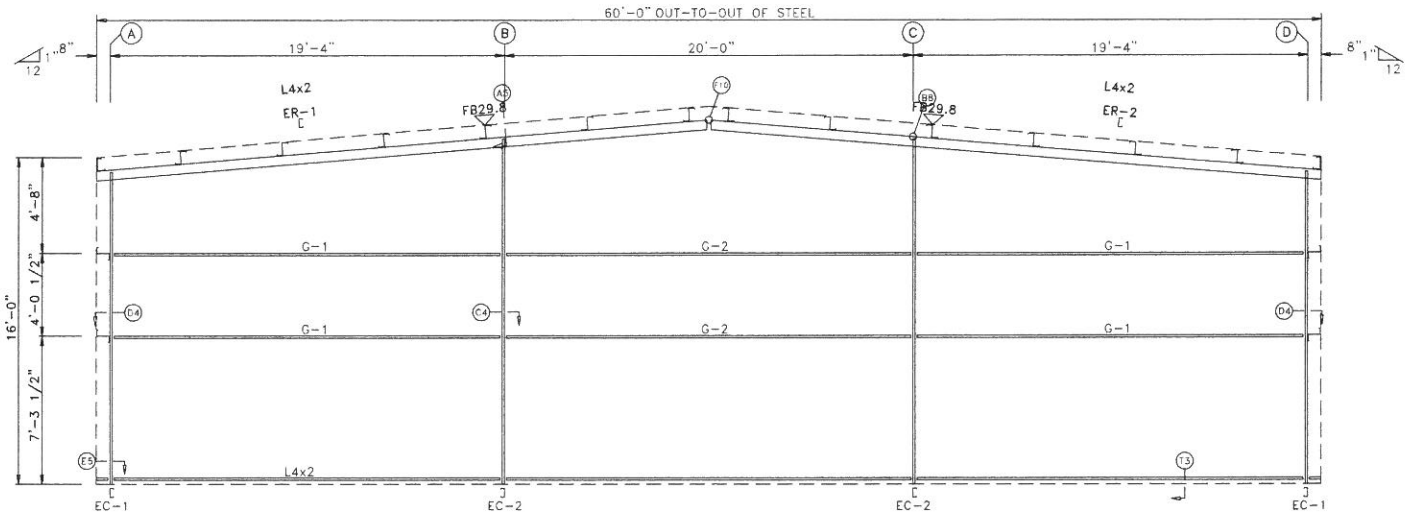
DESCRIPTION:	60'-0" x 60'-0" x 16'-0"	
LEFT / RIGHT SLOPE:	1.0:12	/ 1.0:12
ROOF PANELS/COLOR:	PBR	/ Galvalume
WALL PANELS/COLOR:	PBR	/ Polar White
TRIM COLOR:	Burnished Slate	
EAVE CONDITION:	STYLE=Standard	
FRONT WALL GUTTER:	STYLE=Standard	
GUTTER LENGTH:	60	
BACK WALL GUTTER:	STYLE=Standard	
GUTTER LENGTH:	60	
ADDT'L. ACCESSORIES:	SEE QUOTE FORM	
ADDT'L. CONDITIONS:		
SPECIAL NOTES:		

BUILDING CODE:	IBC 06
ROOF LIVE LOAD:	20.00
ROOF SNOW:	3.5
WIND SPEED:	90
COLLATERAL LOADS:	0.5
EXPOSURE:	B

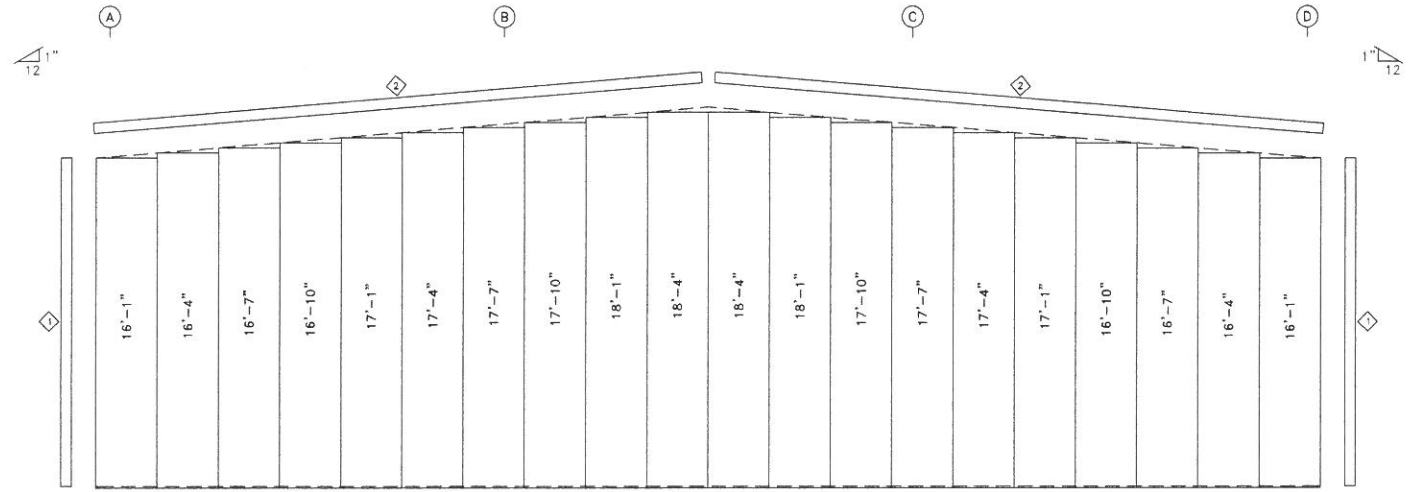
BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	3/4"	2 1/4"
Columns/Raf	2	A325	5/8"	1 1/2"

TRIM TABLE FRAME LINE 1		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SRT2614	16'-1"

FLANGE BRACE TABLE FRAME LINE 1		
▽ID	MARK	LENGTH
1	FB29.8	2'-5 3/4"



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

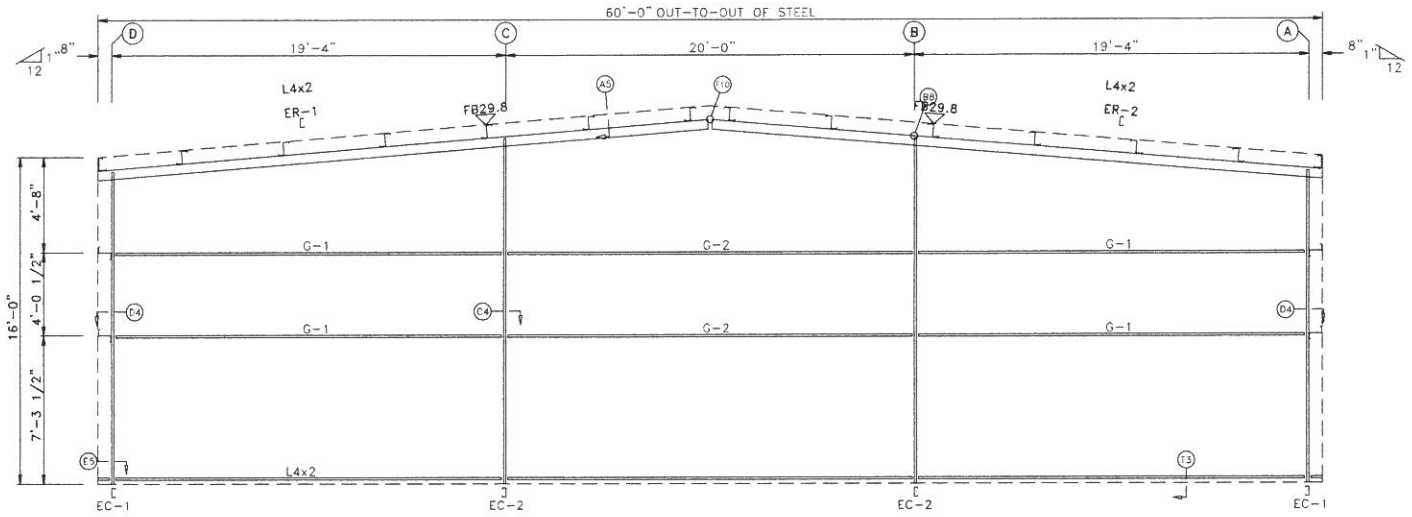
DESCRIPTION: ENDWALL FRAMING

CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

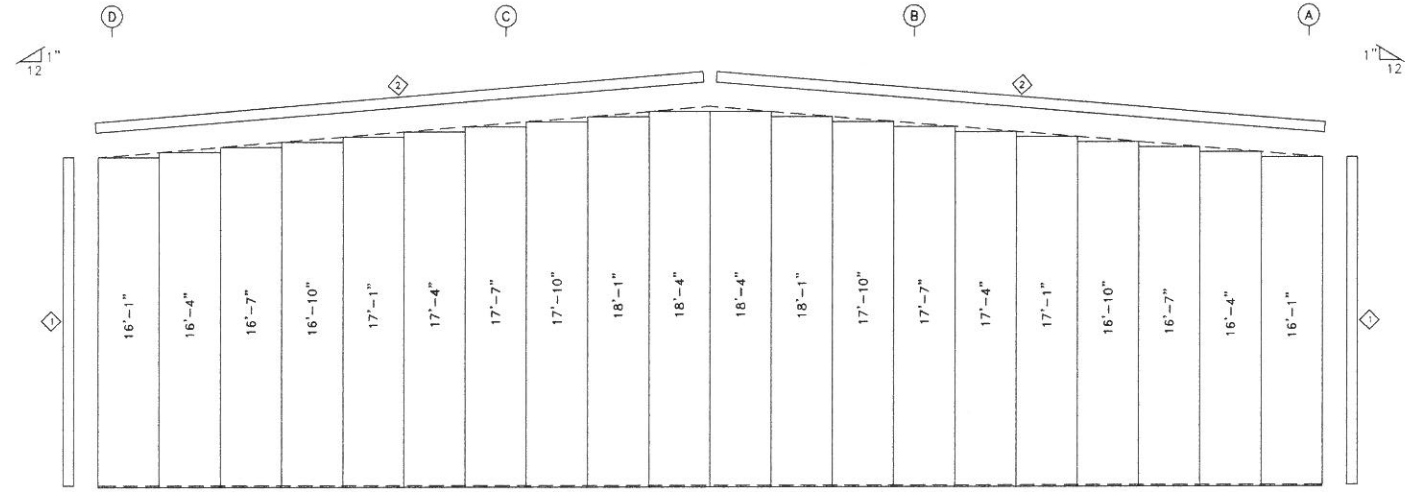
BOLT TABLE FRAME LINE 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	3/4"	2 1/4"
Columns/Raf	2	A325	5/8"	1 1/2"



ENDWALL FRAMING: FRAME LINE 4

TRIM TABLE FRAME LINE 4		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SRT2614	16'-1"

FLANGE BRACE TABLE FRAME LINE 4		
▽ID	MARK	LENGTH
1	FB29.8	2'-5 3/4"



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

DESCRIPTION: ENDWALL FRAMING

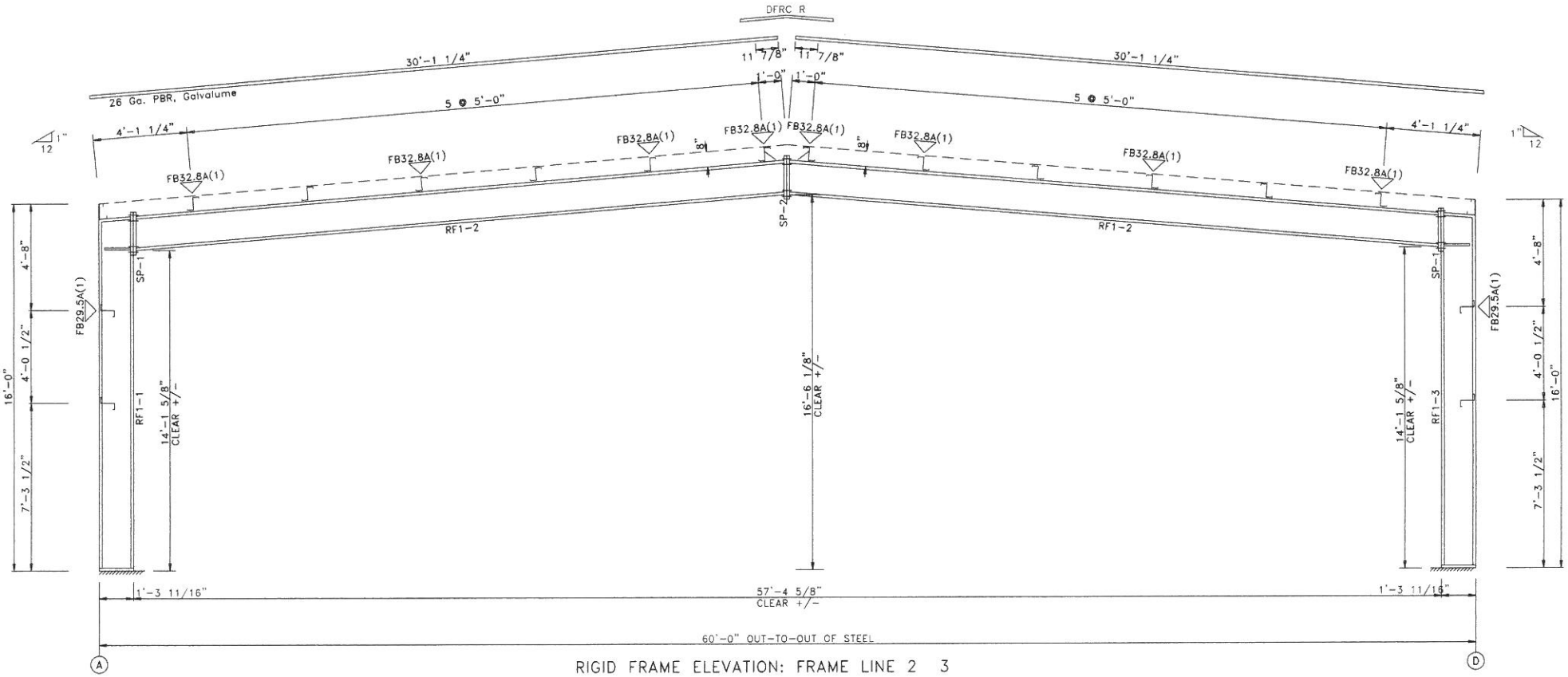
CUSTOMER: Dealer | PROJECT: Customer

LOCATION: City, State

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

SPLICE BOLT TABLE						
Mark	Qty Top	Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	0.750	2.75
SP-2	4	4	0	A325	0.750	2.25

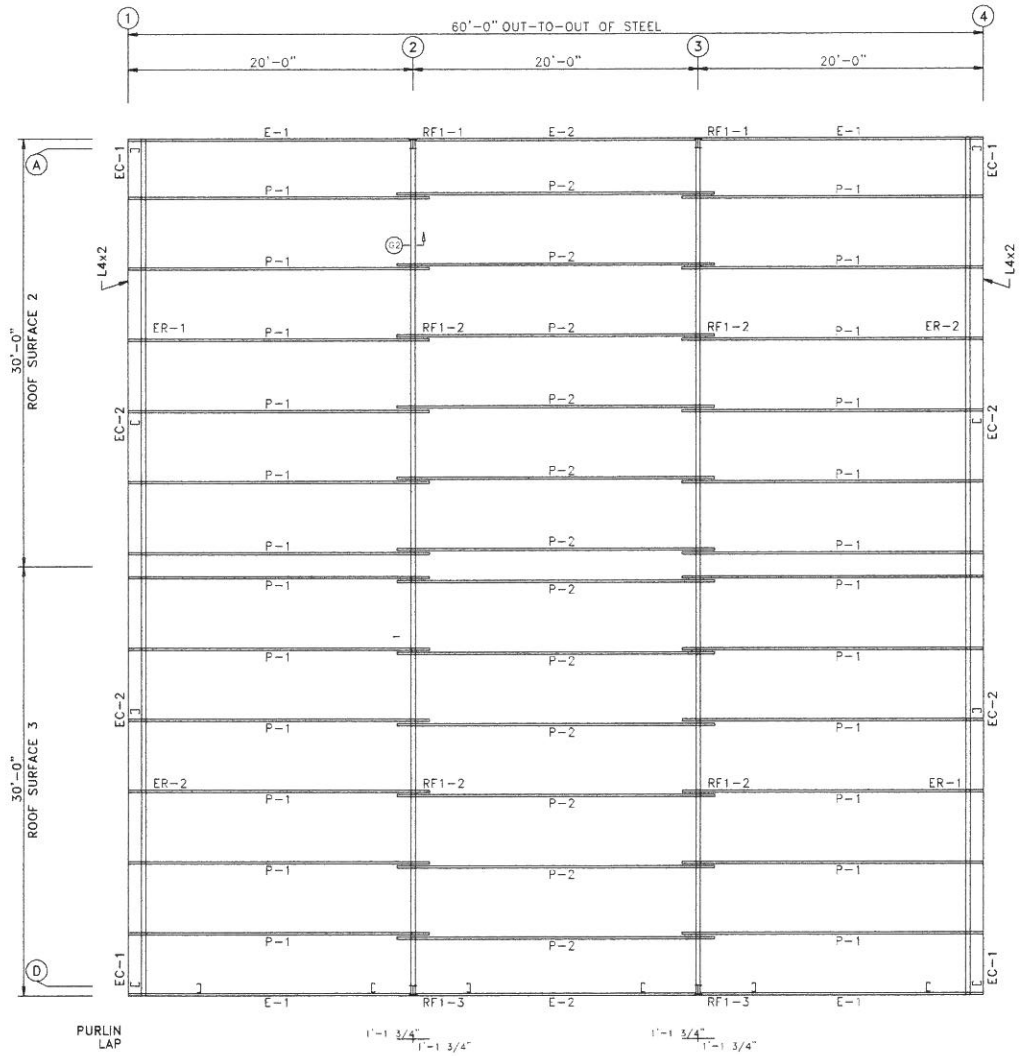
▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in)
A - FB 2X1/8



RIGID FRAME ELEVATION: FRAME LINE 2 3

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

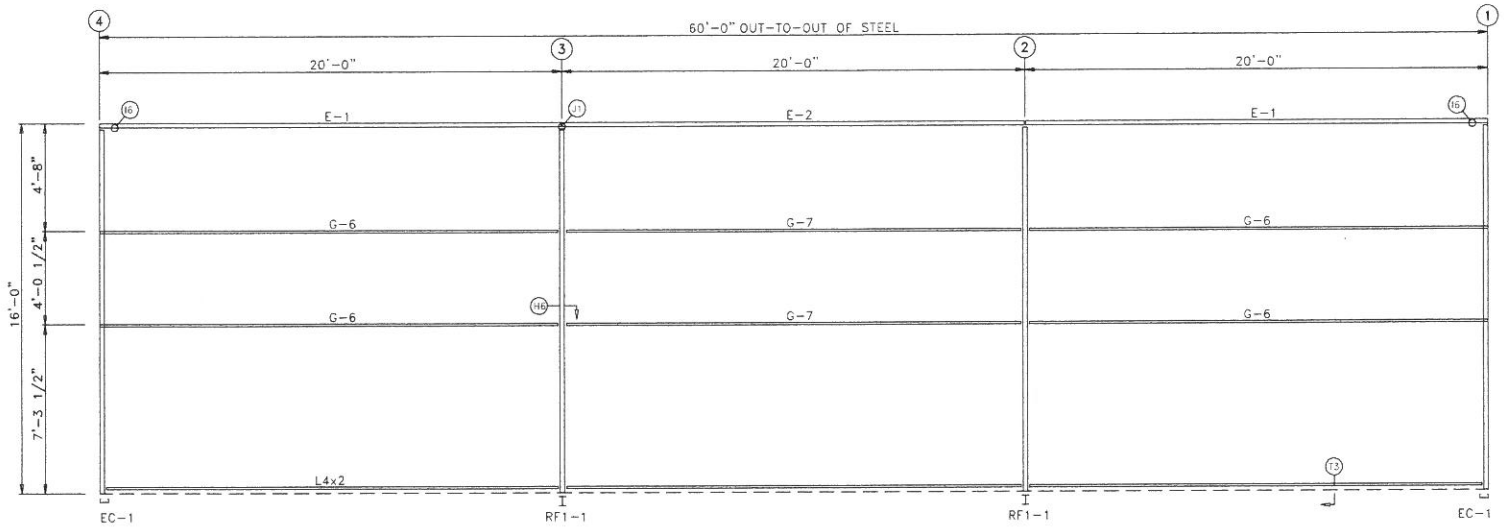
DESCRIPTION: RIGID FRAME ELEVATION						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF



ROOF FRAMING PLAN

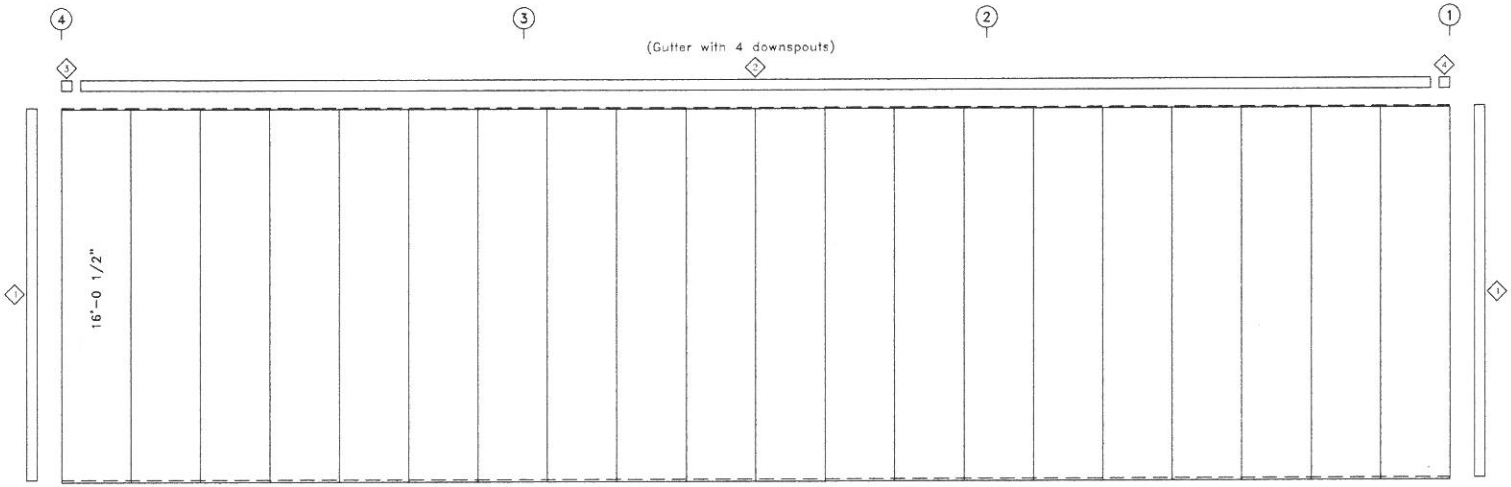
SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 361-0191

DESCRIPTION: ROOF FRAMING						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF



SIDEWALL FRAMING: FRAME LINE A

TRIM TABLE FRAME LINE A		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SGU2605	15'-11"
3	SPCL-16L	8"
4	SPCL-16R	8"



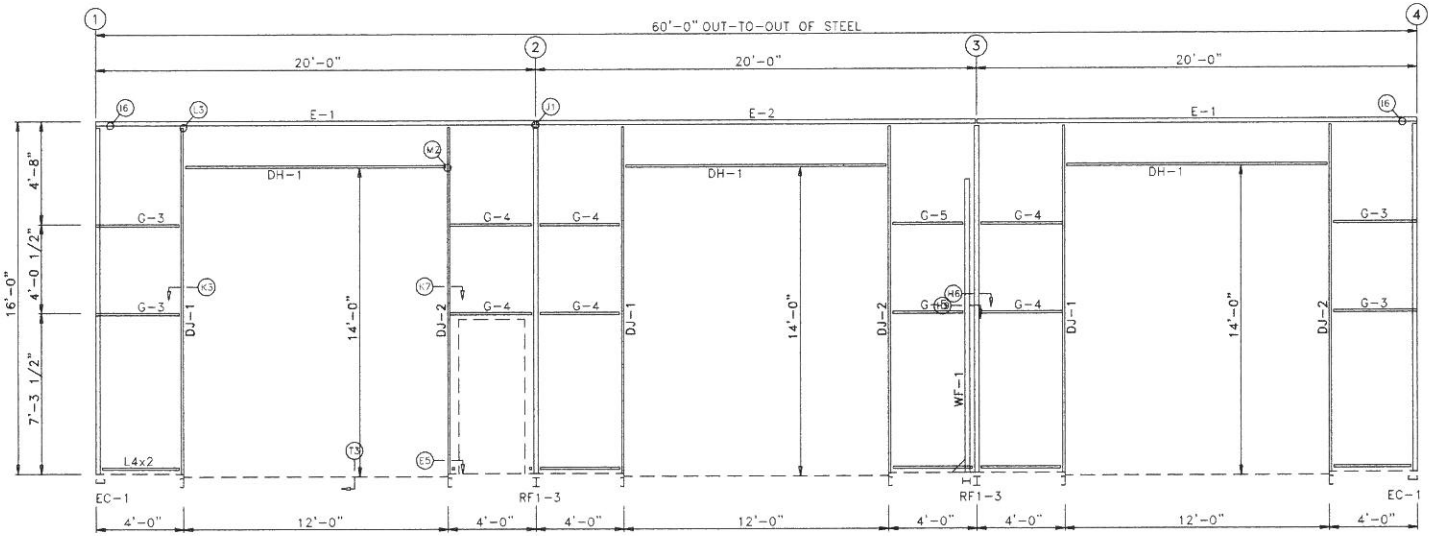
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 361-0191

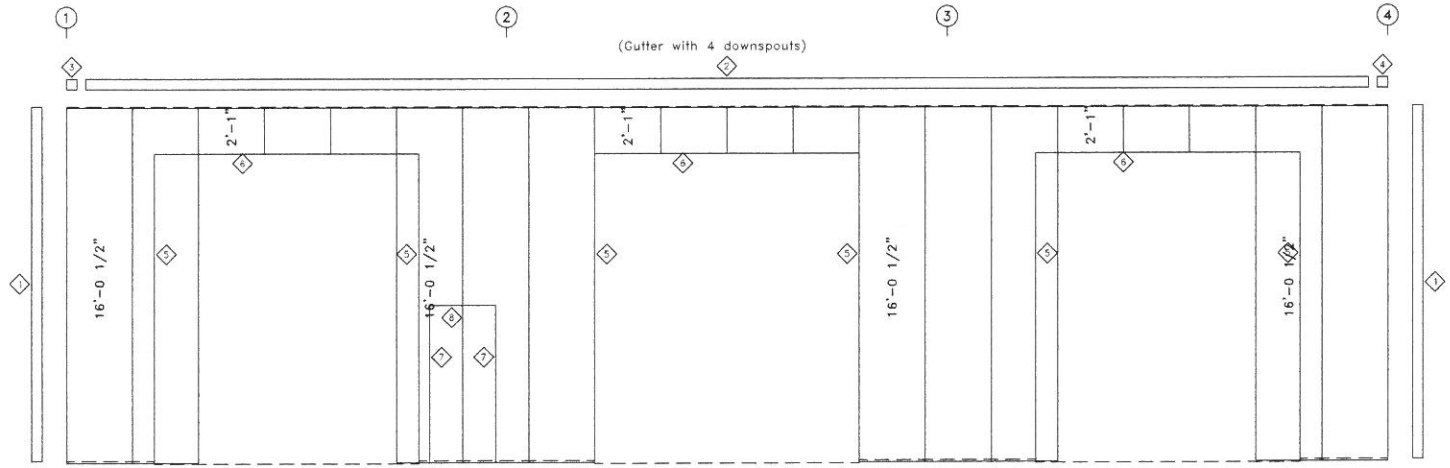
DESCRIPTION: SIDEWALL FRAMING						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

BOLT TABLE FRAME LINE D					
LOCATION	QUAN	TYPE	DIA	LENGTH	
WF-1 – RF1-3	14	A325	5/8"	1 1/2"	



SIDEWALL FRAMING: FRAME LINE D

TRIM TABLE FRAME LINE D		
◇ID	PART	LENGTH
1	OCT2601	16'-6"
2	SGU2605	15'-11"
3	SPCL-16L	8"
4	SPCL-16R	8"
5	HTR2603	14'-3"
6	HTR2603	12'-6"
7	HTR2603	7'-4"
8	HTR2603	3'-6"



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. PBR – Polar White

SOUTHWEST METAL SYSTEMS
485 NE LOOP 564
MINEOLA, TX 75773
(903) 569-8811
2824 MILAM RD. EAST
SANGER, TEXAS 76266
(940) 381-0191

DESCRIPTION: SIDEWALL FRAMING						
CUSTOMER: Dealer					PROJECT: Customer	
LOCATION: City, State						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
DET	DES	7/22/16	N.T.S.	00	Seymore60x60x16	OF

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/13/2016

APPLICANT: Rex Walker of *Life Springs Church*

AGENDA ITEM: **SP2016-017;** Life Spring Church – Amended Site Plan

---

SUMMARY:

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

PURPOSE:

The property is zoned *Agricultural (AG) District* and was granted a Specific Use Permit [*SUP Ord. No. 15-21*] on August 3, 2015 to allow for a *Church* development on the seven (7) acre portion of the larger 28.811-acre tract of land. The property is also within the *SH-205 By-Pass Corridor Overlay* (SH205 BY-OV) *District* and is generally located on the north side of John King Boulevard, east of the intersection of John King Boulevard and SH-205.

The applicant is requesting approval of an amended site plan for the purpose of revising the approved elevations by reducing the 25,433 sq. ft. building to a 16,839 sq. ft. building. The applicant will be modifying the exterior appearance of the rear (east) elevation by reducing the massing of the tower elements and by changing the roof to slope towards the rear of the property for drainage purposes. Also, the applicant is proposing to change the front (west) elevation by replacing the standing seam metal roof element (atop the facility) with a stucco parapet wall. If approved, the site plan will indicate the ~6,000 sq. ft. vacated area as '*future expansion'* of the *Church* facility.

VARIANCE REQUESTS:

1. The applicant is requesting a variance to the *Unified Development Code*, *Article V, Section 4.1 General Commercial District Standards*, to allow for not meeting the Horizontal Articulation requirements as established in *Art. V, Sec. 4.1, C.1.a*. and as depicted in the Building Elevations as submitted. The code reads as follows:

C. *Building articulation.*

1. *Requirements.* Facades shall meet the following minimum standards for articulation:

a) *Horizontal articulation.* No building wall shall extend for a distance equal to three times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.

Although the applicant has provided contrasting elements depicting offsets for the north, south and east elevations, the offsets do not meet the technical definition for horizontal articulation. It should be noted that the applicant received approval of the same variance on August 17, 2015 [*Case No. SP2015-016*]; however, due the substantial change of the elevations, the applicant is required to make the request for not meeting the technical standards for horizontal articulation once again. The variance requires an approval by a simple majority vote of all council members.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On August 30, 2016, the Architectural Review Board (ARB) reviewed the proposed amended building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the metal panels being used for the rear elevation. They also expressed concern for the lack of horizontal and vertical articulation based on the changes presented.

To address these concerns the board recommended that the applicant not use the metal panel located at the rear, rather use the original building materials that were approved, including the pilasters to give the appearance of horizontal articulation. The board also recommended the applicant add the tower elements back to the rear elevation to provide vertical articulation.

Based on the revised elevations re-submitted, the applicant appears to have met the ARB's recommendations; however, the ARB has requested to review the elevations at the September 13, 2016 meeting in order to provide a recommendation to the Planning and Zoning Commission.

RECOMMENDATIONS:

The amended site plan submitted by the applicant meets all the technical criteria stipulated by the UDC and SH205 BY-OV, with the exception of the variances requested and the items listed below. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following Planning comments;

    a. Approval of the variances requested from the City Council for not meeting the horizontal articulation standards of the *Unified Development Code* as noted in this report.

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/12/2016	LM
Project Number	SP2016-017	**Owner**	LIFE SPRING CHURCH	**Approved**		
Project Name	Life Spring Church	**Applicant**	LIFE SPRING CHURCH	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING		Revised Plans - Comments Highlighted	**Status**	8/15/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LIFE SPRING DR (ROW)	15-02	NULL	15-02	0187-0000-0015-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	8/12/2016	8/19/2016	8/17/2016	5	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	8/19/2016	7	COMMENTS	See Comment
(8/19/2016 2:00 PM AW) The fire hydrant by the future building needs to be a minimum of 5' from the building. No structure is allowed in an easement. The engineering plans will need to be revised to reflect any changes including the relocation of meters and fire service.							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016				see comments
(8/17/2016 2:32 PM AA) Fire Department Connection (FDC) shall be located within 100-ft. of a fire hydrant, facing fire lane, and provided with an unobstructed 5-ft. wide pathway from the fire lane to the connection. (no parking allowed in the 5-ft. pathway, show pathway on plan)							
GIS	Lance Singleton	8/12/2016	8/19/2016	8/23/2016	11	APPROVED	
PLANNING	David Gonzales	8/12/2016	8/19/2016	8/17/2016	5	COMMENTS	See comments

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-017" at the lower right corner of each plan.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.10.C.1 of the SH 205 BY OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. The East elevation requires a minimum 20% stone and does not meet this standard.
* 2. Art V, Sec. 6.10.C.1.a of the SH 205 BY OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. The East elevation does not provide a minimum 90% masonry material and exceeds the 10% secondary materials with the use of metal wall panels.
* 3. Art V, Sec. 6.10.C.5 of the SH 205 BY OV (and the UDC) requires that all commercial buildings be architecturally finished on all four sides with the same materials, detailing, and features...the buildings east elevation as submitted is not meeting the minimum requirements.

**4. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north elevation as submitted is not meeting the minimum requirements establish for the General Commercial District Standards. Requires a simple majority vote of council for approval.

* Approval of the variances to the SH 205 By-Pass OV requires passage by a 3/4 majority vote of City Council.

** Approval of the exceptions to the horizontal and vertical articulation standards requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
Hatch the area reduced to reflect the future expansion to be considered and label as such for both the building and parking area's (use light gray lines).

Building Elevations:
1. What type of metal paneling is being used for the exterior of the proposed structure?
2. Provide calculation for all exterior materials.
3. Approval of the variances & exceptions as submitted is required by the City Council as indicated above.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: August 30, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]
Planning - Action: September 13, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: September 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUESTS ONLY]

PLANNING	David Gonzales	9/9/2016	9/16/2016	9/9/2016		COMMENTS	See comments

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-017" at the lower right corner of each plan.
3. Approval of the variance requested for not meeting the horizontal articulation standards.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

**1. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north elevation as submitted is not meeting the minimum requirements establish for the General Commercial District Standards. Requires a simple majority vote of council for approval.

** Approval of the exceptions to the horizontal and vertical articulation standards requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Hatch the area reduced to reflect the future expansion to be considered and label as such for both the building and parking area's (use light gray lines).

Building Elevations:
1. Approval of the variances & exceptions as submitted is required by the City Council as indicated above.

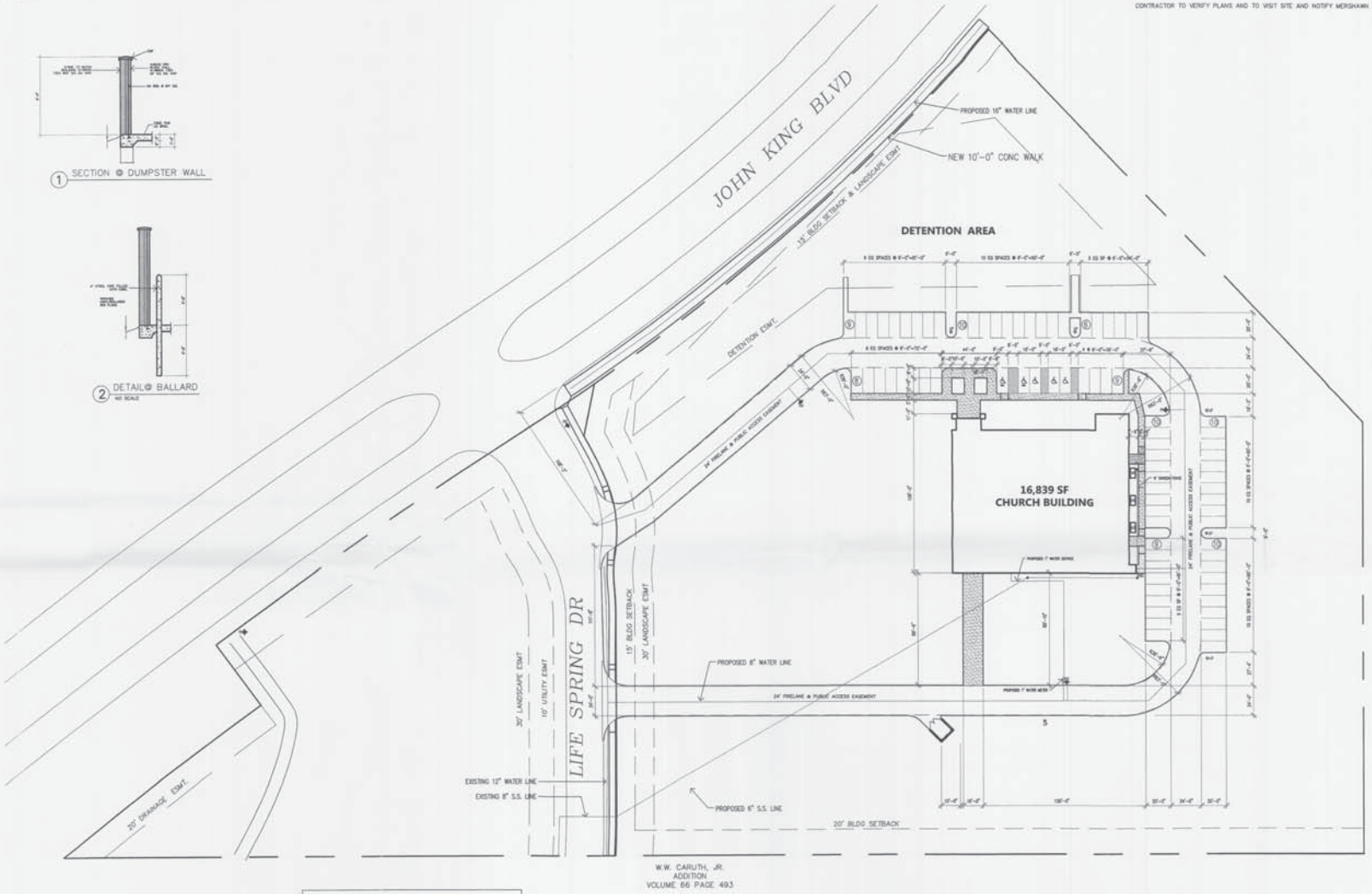
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: September 13, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

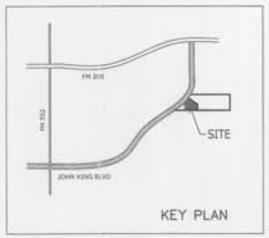
City Council - Action: September 19, 2016 (6:00 p.m.) [FOR VARIANCE REQUEST]

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



1 SECTION @ DUMPSTER WALL

2 DETAIL@ BALLARD
NO SCALE



KEY PLAN

NOTE: REFER TO CIVIL FOR ALL DIMENSIONAL CONTROLS
ALL PAVING RADII ARE 4'-6" U.N.O.
ALL PAVING DIMENSIONS ARE TO
FACE OF CURB
ALL SIDEWALKS ARE 5'-0" WIDE

PARKING REQUIREMENTS

CHURCH 1/4 SEATS + 80

80 PARKING SPACES REQUIRED

81 PARKING SPACES PROVIDED

5 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 100-125
5 HANDICAP PARKING SPACES PROVIDED

LIFE SPRING CHURCH

BEING A 6.99 AC. TRACT OF LAND SITUATED IN THE JOSEPH STRICKLAND SURVEY, ABST. NO. 187 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LIFE SPRING CHURCH
PASTOR REX VALKER
P.O. Box 806
ROCKWALL, TEXAS 75087
214-497-7206

NORTH

0 40 80
SCALE IN FEET
CASE # SP215-016

PRICING & CONSTRUCTION GENERAL NOTES:

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.

ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.

AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

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MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT
WAYNE MERSHAWN
11625
STATE OF TEXAS

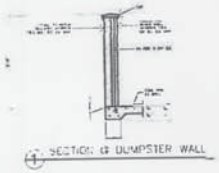
LIFE SPRING CHURCH
ROCKWALL, TEXAS

SITE PLAN

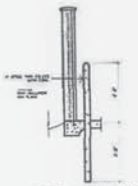
Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 19

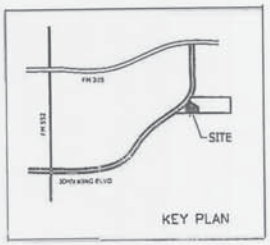
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY HERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION



4 SECTION @ DUMPSTER WALL



2 DETAIL @ BALLARD



NOTE: REFER TO CIVIL FOR ALL DIMENSIONAL CONTROLS
ALL PAVING RADII ARE 4'-6" U.N.O.
ALL PAVING DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS ARE 5'-0" WIDE

PARKING REQUIREMENTS

CHURCH 1/4 SEATS = 80
80 PARKING SPACES REQUIRED
81 PARKING SPACES PROVIDED
3 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 101-125
5 HANDICAP PARKING SPACES PROVIDED

LIFE SPRING CHURCH

BEING A 6.99 AC. TRACT OF LAND SITUATED IN THE JOSEPH STRICKLAND SURVEY, ABST. NO. 187 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LIFE SPRING CHURCH
PASTOR REX WALKER
P.O. Box 886
ROCKWALL, TEXAS 75087
214-497-7206

NORTH
0 40 80
SCALE IN FEET

CASE # SP215-016

PRICING & CONSTRUCTION GENERAL NOTES:

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.

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Revision By

LIFE SPRING CHURCH
ROCKWALL, TEXAS

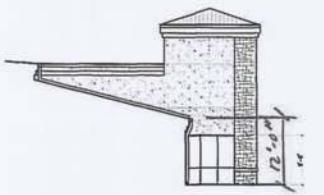
SITE PLAN

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	DW
Drawn:	DW
Checked:	MH

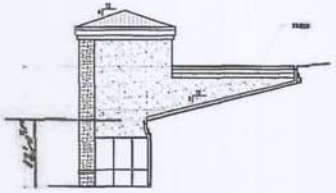
SHEET A1 OF 19

These plans are the intellectual property of Mershawn Architects, LLC (a Texas Architectural firm), Mershawn Construction, LLC (a Texas General Contractor) and Mershawn Associates, LLC (a Texas Design & Build Co.) The occupant of this building has contracted Mershawn to Build this building, any other Architect, Contractor or sub-contractor must first get permission to use these drawings in any way. The Architectural seal on these plans are only intended for the use of Mershawn to get a permit to build, and the seal shall be void to the city if the permit is not in Mershawn's name. Unless written permission is obtained.

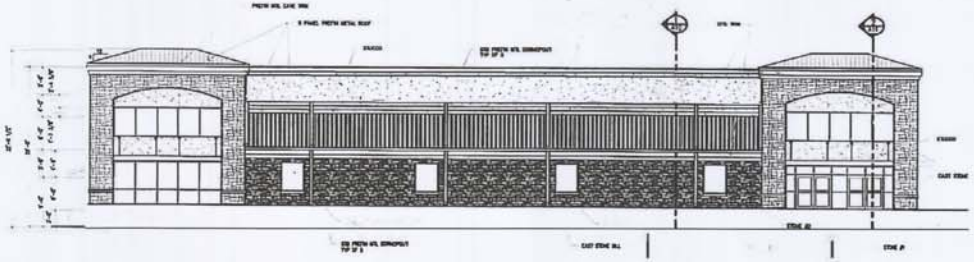
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION
@ WEST END



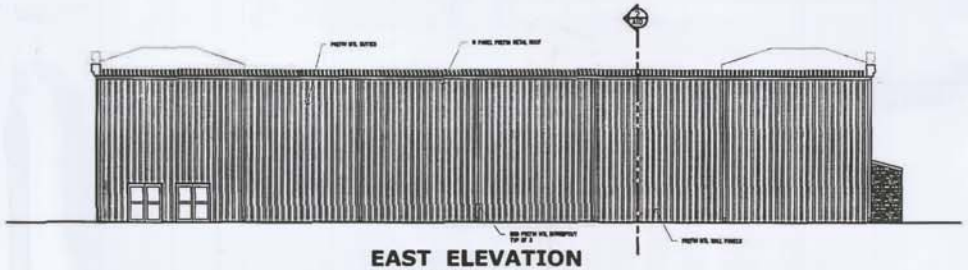
SOUTH ELEVATION
@ WEST END



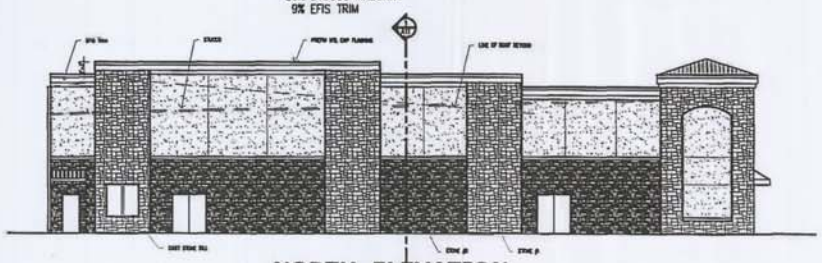
WEST ELEVATION
93% STONE MASONRY
7% EFIS TRIM



SOUTH ELEVATION
57% STONE MASONRY
37% STUCCO MASONRY
6% EFIS TRIM



EAST ELEVATION
61% STONE MASONRY
30% STUCCO MASONRY
9% EFIS TRIM



NORTH ELEVATION
53% STONE MASONRY
39% STUCCO MASONRY
8% EFIS TRIM

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5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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No.	Date	Revision	By

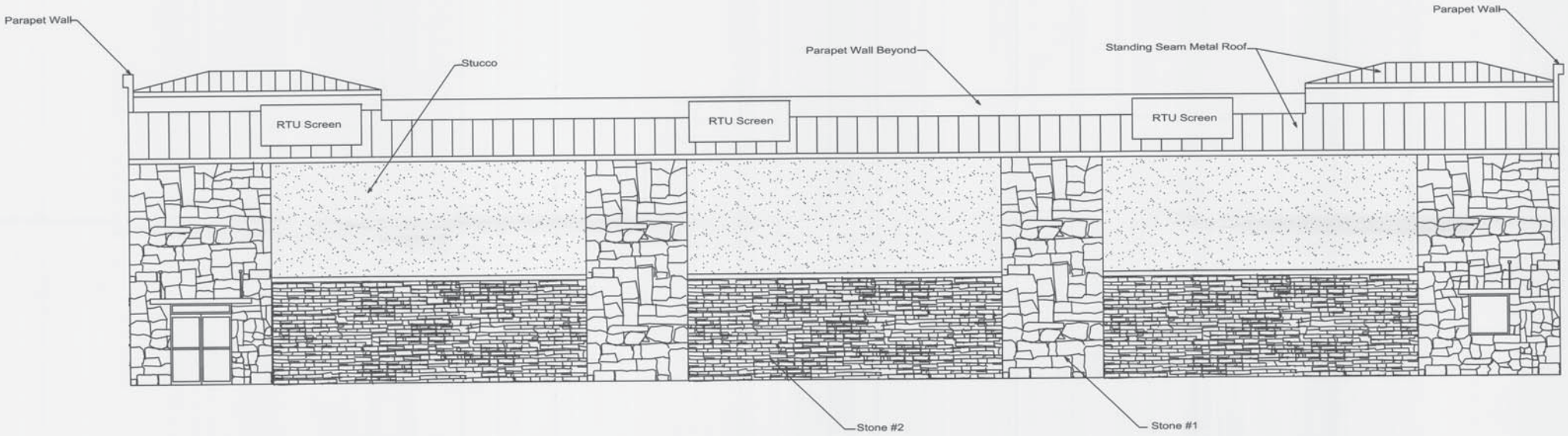
LIFE SPRING CHURCH
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	1/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	140211
Designed:	CW
Drawn:	CW
Checked:	MJ

SHEET
A4
OF
19

Revised - East (rear) Elevation

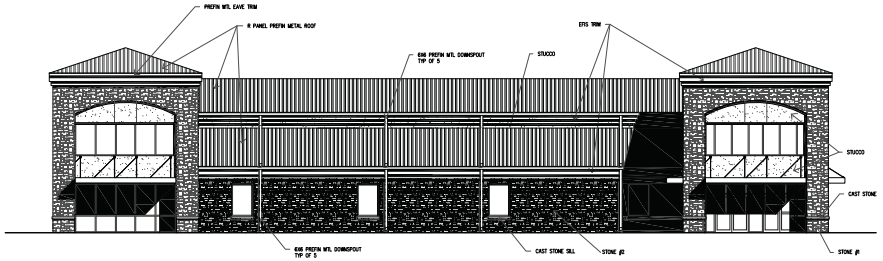


East Elevation

RECEIVED
SEP 07 2016
BY:

Approved in 2015

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



WEST ELEVATION

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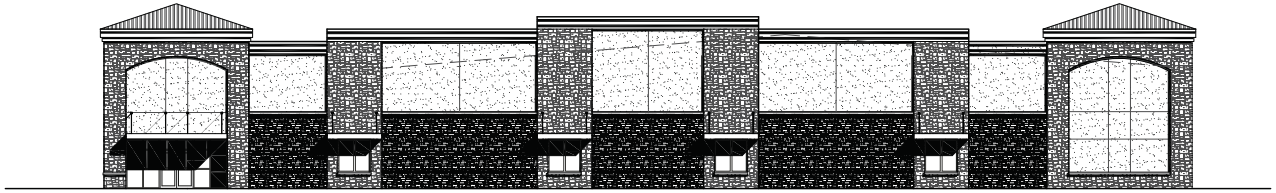
7% EFIS TRIM



SOUTH ELEVATION

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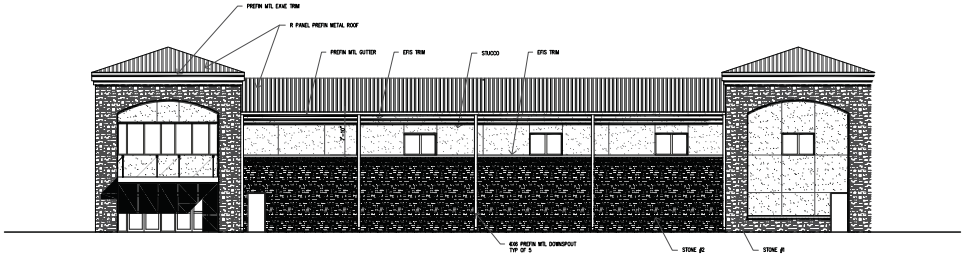
37% STUCCO MASONRY
6% EFIS TRIM



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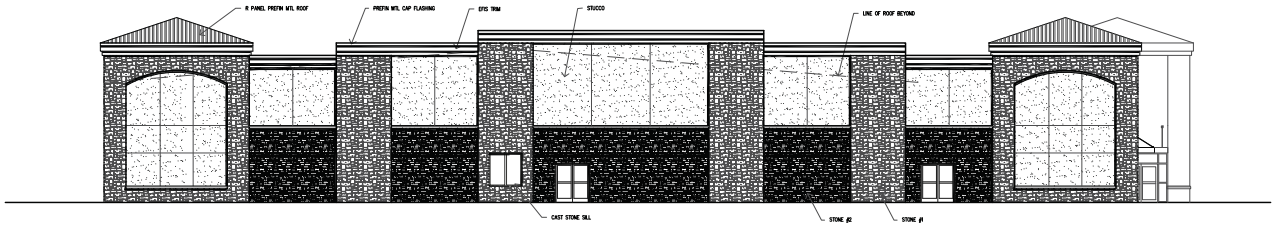
9% EFIS TRIM



NORTH ELEVATION

53% STONE MASONRY
39% STUCCO MASONRY
8% EFIS TRIM

PRICING & CONSTRUCTION

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
ARCHITECTS
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2381

No.	Date	Revision	By

LIFE SPRING CHURCH
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	
Date:	MM/DD/YY
Project No.:	140311
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A4 OF 19

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 27, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *September 13, 2016* Planning and Zoning Commission meeting.

2. **P2016-042** **(David)**
   Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of an amended plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as the Preserve, Phase 1 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast at corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

3. **SP2016-018** **(David)**
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Natalee Davenport for the approval of a site plan for the purpose of converting an existing single-family home into an office building on a 0.24-acre parcel of land identified as a part of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

5. **Z2016-030** **(Korey)**
   Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

6. **Z2016-031** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)* land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of Ridge Road south of the intersection of Ridge Road [*FM-740*] and SH-205, and take any action necessary.

7. **Z2016-032** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

8. **P2016-040** **(Korey)**
   Discuss and consider a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A,

Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place, and take any action necessary.

9. **P2016-043** **(David)**
   Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

10. **SP2016-019** **(Korey)**
    Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action necessary.

11. **SP2016-020** **(Korey)**
    Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

12. **SP2016-021** **(Korey)**
    Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

13. **SP2016-022** **(David)**
    Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

14. **SP2016-023** **(David)**
    Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-038: Lots 1 & 2, Block A, Autumn Addition [*Approved*]
- ✓ P2016-039: Lots 1 & 2, Block A, Burke Addition [*Approved*]
- ✓ SP2016-016: Exception and Variance at 496 National Drive [*Approved*]
- ✓ SP2016-017: Variance to the Articulations Requirements for Life Springs Church [*Approved*]
- ✓ Z2016-026: PD Development Plan for Townhomes in PD-32 (*2nd Reading*) [*Approved*]
- ✓ Z2016-023: Amendment to S-118 for 1970 Copper Ridge Circle (*1st Reading*) [*Approved*]
- ✓ Z2016-025: PD Development Plan for Condominiums in PD-32 (*1st Reading*) [*Approved*]
- ✓ Z2016-028: Zoning Change for 2001 Ridge Road (AG to RO) (*1st Reading*) [*Approved*]
- ✓ Z2016-029: SUP for a Gas Station at the SWC of SH-205 & FM-549 (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of September, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 27, 2016
5:00 P.M.

DISCUSSION ITEMS

1. **SP2016-019** **(Korey)**
   Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action necessary.

2. **SP2016-020** **(Korey)**
   Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

3. **SP2016-021** **(Korey)**
   Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

4. **SP2016-022** **(David)**
   Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

5. **SP2016-023** **(David)**
   Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

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MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 13, 2016
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Johnny Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, Tracey Logan, Annie Fishman, and Mark Moeller. Commissioners absent were Chairman Craig Renfro. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the *August 30, 2016* Planning and Zoning Commission meeting.

2. P2016-038

Discuss and consider a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street, and take any action necessary.

3. P2016-039

Discuss and consider a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Logan seconded the motion, which passed by a vote of 6-0, with Chairman Renfro absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Vice-Chairman Lyons noted this item would be discussed at the time the case comes up on the agenda.

IV. PUBLIC HEARING ITEMS

5. Z2016-025

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 228 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that at the last City Council meeting the applicant proposed a 50 foot cross section in lieu of the 40 foot that the Planning and Zoning Commission voted on August 30th to deny. In light of the change the City Council chose to remand the case back to the Planning and Zoning Commission to review the 50 foot cross section. The applicant is requesting a PD Development Plan for the purpose of changing the street cross section for the street type G that is required by Ordinance 10-21.

Mr. Miller provided a power point slide which showed a side by side comparison of the proposed cross section and that of the City's street type G that is required by the Ordinance. Street type G is composed of an 8 foot sidewalk and parkway, 24 foot travel lane, 8 foot parallel parking lane and 60 feet of right of way. The proposed cross section proposes an 8 foot sidewalk, 2 foot parkway on the northern western side of the roadway, a 24 foot travel lane, 8 foot parallel parking lane and a 50 foot of right of way. In the City Council meeting the applicant stated that after surveying the property they found that they were able to fit a 50 foot section in and that was what they proposed at City Council, however in the applicant's opinion as was stated at that meeting they believe the proposed road section meets the intent of the Ordinance because the creek adjacent to the roadway will be preserved as open space which mitigates the inability to provide a wider parkway. Mr. Miller went on to explain that as was previously discussed when looking at waivers to the plan, Ordinance 10-21 states it is a discretionary decision for the Planning and Zoning Commission and City Council to consider whether or not the waiver meets the general intent of the PD District in which the property is located, if the proposed project will result in an improvement which will be an attractive contribution to the PD District or Sub-district, and will not prevent the implementation of the intent of this PD District.

Mr. Miller added that staff was available for questions and the applicant was present and available for questions as well.

Vice-Chairman Lyons asked the applicant to come forward.

Jason Lentz
5339 Alpha Road
Dallas, TX

Mr. Lentz came forward and stated that after what they heard at the previous two meetings, the two main objections to the proposed plan was one, the walkability was being decreased by the fact that there was not an 8 foot sidewalk on each side, although an 8 foot sidewalk had been proposed on one side, but would have only a buffer on the other and in addition to that the road did not connect at the correct point to the road to the adjacent property. Once they received the final surveying data they realized they could push the property a little more and had a little more room between the properties boundary and the creek which allowed them to offer a 50 foot right of way versus the 40 foot right of way that was presented previously which was denied. Mr. Lentz provided a slide showing what they are requesting, which is a variance to the landscape buffers within the 60 feet between the building and the outside edge, and instead go to the 50 feet that will still have two 8 foot sidewalks, 8 feet of parallel parking, 24 feet of drive isle and the additional space will be in the preserve natural buffer in the creek. The right of way will fall within the proposed retaining wall and will not be the City's duty to maintain. Also in a discussion with one of the adjacent property owners it was discussed where the road needed to connect and that has since been addressed.

Mr. Lentz went on to state that it is their opinion that they have addressed all of the concerns brought forth by the Commission as previously discussed, the condominiums as they sit are a by right development and the only thing that they are seeking a variance on is related to the right of way and they feel they have maintained the outlook of what was expected when street type G was put together. He added that by proposing 50 feet they have maintained all the intended uses, preserved the walkability of the site, and the overall expectation of the Street type G of PD32.

Vice-Chairman Lyons opened the public hearing and asked anyone who wished to speak to come forward and do so, there being no one indicating such Vice-Chairman Lyons closed the public hearing and brought the item back to the Commission for questions/discussion.

Vice-Chairman Lyons asked Mr. Lentz to come forward for any additional comments or questions from the Commission.

Vice-Chairman Lyons asked concerning the portion that goes into the creek, how many feet is the drop off. Mr. Lentz stated he does not have exact measurements but it is an approximation of the slope, they have hired wetlands consultants who will survey the creek. The slope steeper than what is actually out there; it is more of a gully than it is a deep creek. They do not feel it will

be that deep, the water is jurisdictional but they will do all that is needed to address that it is left alone and preserved.

Mr. Miller added that would be addressed at time of engineering to ensure that proper drainage and detention is provided.

Vice-Chairman Lyons made a motion to approve the item with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Chairman Renfro absent.

6. Z2016-023

Hold a public hearing to discuss and consider a request by Kevin Dale Wommack & Pamela McCollum for the approval of an amendment to *Specific Use Permit (SUP) No. S-118* [*Ordinance No. 14-02*] to allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting to amend an existing Specific Use Permit to allow for an accessory building that exceeds the maximum size requirements specified in the UDC. In December of 2013 the applicants requested an SUP for an accessory building, and the City Council approved that request for a building that does not meet the exterior material requirements to the Single Family Estate 1.5 District. The current metal building is 22-feet by 31-feet or approximately or 682 sq. ft. The applicants are proposing to expand their current metal building by approximately 30-feet for a building footprint that is 22-feet x 62-feet or 1,364 sq. ft. With the expansion, the accessory building will be approximately 114 sq. ft. larger than the maximum size allowed in a SFE-1.5 District.

Mr. Brooks went on to state that on August 19, 2016 staff mailed 36 notices to property owners and occupants within 500-feet of the subject property and also notified the Lofland Farms and Timber Creek Estates Home Owners Associations. Staff received one notice in favor and none opposed.

Mr. Brooks added that staff was available for questions and the applicant was present and available for questions as well.

Vice-Chairman Lyons asked the applicant to come forward.

Dale Wommack
1970 Copper Ridge Circle
Rockwall, TX

Mr. Wommack came forward stating he wants to put an open air awning and use it for storage and put his smoker in there instead of having it on his patio.

Commissioner Trowbridge asked if a business would be running out of the building. Mr. Wommack stated there would not.

Vice-Chairman Lyons opened the public hearing and asked anyone who wished to speak to come forward and do so, there being no one indicating such Vice-Chair Lyons closed the public hearing and brought the item back to the Commission for discussion/questions.

Commissioner Whitley made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Chairman Renfro absent.

7. Z2016-028

Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas,

zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating the subject property is about a half an acre zoned Agricultural District and is located behind a commercial retail center that is zoned Commercial. It was annexed into the City in the 1960's and currently has an existing single family home situated on it. Directly north of the subject property is an agricultural property followed by another agricultural property with a single family home, to the south is a commercial retail center followed by the intersection of Ride Road and Yellow Jacket. Directly north of the subject property is a vacant tract of land as well as the commercial parking area for the commercial shopping center and directly south is the Independent School Districts parking for the Spring Sports Complex. The applicant is requesting to rezone the property to a Commercial District and according to the Unified Development Code; Commercial Districts are intended for major retail and intensive commercial uses with large volumes of retail traffic. The UDC also states that this designation is appropriate for properties that are situated on major collectors and arterials and should be adequately buffered from residential areas.

Mr. Miller went on to state that staff recommended to the applicant to consider the Residential Office District as a possible alternative to the Commercial Districts since the property is set back off of Old County Road off of Ridge Road and is not on a major collector nor is the existing residential structure appropriate for high volume traffic retail uses. The proposed use is allowed in all Commercial Districts, Residential-Office, Neighborhood Service, General Retail, Heavy Commercial, and Downtown Districts. There has been some success in converting single family homes using Residential Office development standards. The applicant has showed a willingness to have a Residential Office designation if approved by the Planning and Zoning Commission and City Council.

Mr. Miller further stated that on August 19, 2016, staff mailed 13 notices to property owners and residents within 500-feet of the subject property and also sent a notice to the Turtle Cove and Waterstone Homeowner's Associations. Staff did not receive any notices in favor or opposed to the request. The Comprehensive Plan designates the three properties as medium densities residential in the future, therefore should the Commission chose to recommend to City Council that the zoning either Residential Office or Commercial be approved it would change the Future Land Use Map to a Commercial District designation.

Mr. Miller added that staff was available for questions and the applicant was present and available for questions as well.

Vice-Chairman Lyons asked the applicant to come forward.

Susan Gamez
602 Laurence Drive
Heath, TX

Ms. Gamez came forward and stated she feels the recommendation for Residential Office designation fits as the business she currently owns off of Ridge Road is in a Residential Office and is already familiar with all the requirements involved.

Vice-Chairman Lyons opened the public hearing and asked if there was anyone wishing to speak to come forward and do so.

RD Vanderslice
1408 S. Lakeshore Drive
Rockwall, TX

Mr. Vanderslice came forward and stated he has been a resident of Rockwall for 42 years and owns several commercial buildings along Ridge Road similar to that of Ms. Gamez. He feels the changing of these properties to commercial has been met with little or no opposition and has improved the properties. He stated he knows Ms. Gamez and believes she runs a good business for over ten years and he feels as a fellow business owner and property owner is in favor of the approval of the request.

Vice-Chairman Lyons closed the public hearing and stated he felt the proposal for a Residential Office designation is a perfect fit for that area rather than Commercial.

Commissioner Fishman made a motion to approve the item with a designation of Residential Office and with staff recommendations. Vice-Chairman Lyons seconded the motion which passed by a vote of 6-0, with Chairman Renfro absent.

8. Z2016-029

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the intersection of SH-205 [*S. Goliad Street*] and FM-549, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the case stating that Mr. Jimmy Strohmeyer with Strohmeyer Architects is present to represent the property owner and is requesting a Specific Use Permit for the subject property which is located at the southwest corner of FM-549 and Goliad. The current zoning on the property is General Retail for General Retail land uses. The Specific Use Permit being requested is for a retail operation with more than two gasoline dispensers. Mr. Gonzales provided a slide of the conceptual plan of the site that was submitted by the applicant indicating that they want to have eight dispensers on site which would equate to a maximum of sixteen vehicles that could be serviced at any one time. It will have two points of entry off of FM-549 and SH-205. There will be a slight change to the current concept plan for the entrances that will be moved as they don't currently meet the distance requirements for the City or TXDOT and that will be tied to the Ordinance if the request is approved.

Mr. Gonzales went on to state that staff sent out 11 notices to property owners and residents within 500 feet of the subject property and also notified one HOA, Oaks of Buffalo Way that is within 1,500 feet of the subject property. Staff received four notices back against the proposal.

Mr. Gonzales added that staff was available for questions and the applicant was present and available for questions as well.

Vice-Chairman Lyons asked the applicant to come forth and speak.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and stated FM-549 and SH-205 is a major intersection that is going to be rerouted in the future and feels that this retail store is needed at this corner and is the ideal corner for it and will fit by the traffic that the street improvement will generate at that intersection. This is planning for the future as FM-549 gets rerouted and as this area develops will be a major intersection.

Mr. Gonzales added that the Future Land Use map shows TXDOT will be adding a four lane divided on FM-549.

Vice-Chairman Lyons asked for clarification of how many vehicles per pump. Mr. Strohmeyer stated in the past one pump had only one dispenser whereas now each pump has two dispensers and they are requesting eight pumps, sixteen dispensers that will allow sixteen cars.

Commissioner Trowbridge asked staff what the Future Land Use map designates the subject property and what the use for the adjacent property. Mr. Gonzales stated the subject property is zoned General Retail and the adjacent property is an office use.

Commissioner Moeller asked when the change of the concept plan for the distance of the driveways would be made. Mr. Gonzales stated that those corrections would be done at the time of site plan and they will be involved with engineering to get the proper distances.

Vice-Chairman Lyons asked engineering staff when the projected date for TXDOT to begin that expansion was. Assistant City Engineer Amy Williams stated there was not a set date, but should be about four or five years out.

Vice-Chairman Lyons opened up the public hearing and asked for anyone who wished to speak to come forward and do so, there being no one indicating such Vice-Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion/questions.

Vice-Chairman Lyons asked the reason for asking for the eight pumps. Mr. Strohmeyer they are planning for the future expansion of the road and the need he feels that major intersection will call for.

Vice-Chairman Lyons asked Engineering staff if there was a designated date for when TXDOT

Commissioner Logan expressed concern of going from an estate lots to this use, does not feel it is the right direction for this corner.

Mr. Gonzales added this went from originally being Agriculture to General Retail in 2010 and that was based on the Future Land Use Map and has since evolved.

Commissioner Whitley asked for clarification if it is already zoned General Retail if the issue is simply the number of dispensers that are being requested. Mr. Gonzales stated that by right they can have a General Retail store with two dispensers serving four vehicles. What they are asking for is for the ability to put eight on the property.

Commissioner Whitley asked if the expansion of FM-449 would continue through SH-205 making it a major four corner intersection. Mr. Gonzales stated that was correct.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Whitley seconded the motion which passed by a vote of 6-0, with Chairman Renfro absent.

V. ACTION ITEMS

9. SP2016-016

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 496 National Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is requesting an amendment to the site plan is required due to the proposed building exceeding 50% of the size of the existing building. The applicant is proposing the new facility to be constructed with 100% metal panels on the exterior. This will require approval of an exception to the exterior material requirements and has been added as a condition of approval. The property is a 2.02-acre parcel of land that is zoned Heavy Commercial District and is addressed as 496 National Drive. The proposed storage facility is permitted by right on the subject property. The existing site has a total of 12 parking spaces and requires one additional space. The applicant is requesting a variance to allow for the 12 existing spaces rather than provide an additional space due to the buildings' use as a storage facility. The applicant has stated that the owner is not expanding their existing work force, which eliminates the need for the additional parking space. This variance has also been included as a condition of approval.

Mr. Gonzales went on to add that aside from the exterior material exceptions, the variance to the parking standards, and the conditions listed in the recommendations shown in the Commissioners report, the submitted site plan and building elevations are in substantial compliance with the technical requirements contained within the Unified Development Code.

Mr. Gonzales stated the applicant is present and is available for questions.

Vice-Chairman Lyons asked the applicant to come forward.

James Meade
2965 Misty Ridge Lane
Rockwall, TX

Mr. Meade came forward and stated he needs additional storage space and is the reason for his request. The building will not have electricity and will only be used for storage. He does not plan on hiring any additional employees.

Vice-Chairman Lyons opened for any discussion or questions from the Commission.

Vice-Chairman Lyons made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Chairman Renfro absent.

10. SP2016-017
Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is requesting approval of an amended site plan for the purpose of revising the approved elevations by reducing the 25,433 sq. ft. building to a 16,839 sq. ft. building. The applicant will be modifying the exterior appearance of the rear east elevation by reducing the massing of the tower elements and by changing the roof to slope towards the rear of the property for drainage purposes. Also, the applicant is proposing to change the front (west) elevation by replacing the standing seam metal roof element atop the facility with a stucco parapet wall. If approved, the site plan will indicate the 6,000 sq. ft. vacated area as future expansion of the Church facility.

Mr. Gonzales went on to state the Architectural Review Board met with the applicant two weeks ago at the previous meeting and discussed the elevations they had submitted on the original site plan and this evening met with the ARB again with some changes and the Board gave a little more direction although they like what was brought in they would like to see some minor changes and the applicant has agreed to what the ARB is recommending. The ARB wants the stone on the north and south elevations to wrap around, that way it blends in and they also want symmetry as shown on the previous elevations that were approved. The applicant will be making those adjustments. Since there are changes to the horizontal articulation from the originally approved site plan that both Planning and Zoning Commission and City Council approved it will require the horizontal articulation to be approved for them to move forward. Approval is for both to amend the site plan and for the variance to the horizontal articulation. They will send changes to staff if it requires ARB to review they can do so.

Mr. Gonzales stated the applicant was present and available for questions as well as staff.

Vice-Chairman Lyons asked for discussion or questions from the Commission for staff.

Commissioner Logan asked when site plan was approved a year ago was there was a variance that was approved for natural vegetation landscaping rather than fencing. Mr. Gonzales stated that was correct the applicant had requested to use live vegetation to screen and that was approved and those trees have since been planted and are now providing some screening along that rear side that face the properties of Breezy Hill.

Vice-Chairman Lyons asked the applicant to come forward.

Rex Walker
2105 Berkdale
Rockwall, TX

Mr. Walker came forward and stated that due to financial restraints they had to do the building in two phases instead of how it was originally proposed building the gymnasium center at a future date. He stated they want to have a nice building that will be nice for the community.

Vice-Chairman Lyons brought the item back to the Commission for discussion or questions. No further questions or discussion took place for this item

Vice-Chairman Lyons made motion to approve the item with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 6-0, with Chairman Renfro absent.

VI. DISCUSSION ITEMS

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-036: Final Plat for Lot 1, Block A, Service King Addition [*Approved*]
- ✓ P2016-037: Amending Plat for Lakeview Summit, Phase IV [*Approved*]
- ✓ Z2016-022: SUP for SPR Packaging (*2nd Reading*) [*Approved*]
- ✓ Z2016-025: Harbor Urban Center Condominiums (*1st Reading*) [*Approved*]
- ✓ Z2016-027: Zoning Amendment to Article V of the UDC (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VII. ADJOURNMENT

The meeting adjourned at 7.08 p.m.

VIII. TRAINING SESSION

12. *Planning and Zoning Commission Training Session*
A work session will be held in the City Council meeting room immediately following the adjournment of the September 13, 2016 Planning and Zoning Commission work session meeting. The agenda for the training session will include a presentation from staff over Planned Development District 32 (PD-32).

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/27/2016

APPLICANT: Greg Helsel, *Spiars Engineering*

AGENDA ITEM: **P2016-042** (Preserve Addition Phase 1 – *Amended Plat*)

SUMMARY:

Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of an amended plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as the Preserve, Phase 1 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast at corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

COMMENTS:

- The objective of this request is to amend the final plat by correcting the side yard set-back for Lot 11, Block A from 25-feet to 15-feet. Ordinance No. 01-27 (PD-41) area requirements allow for a single-family lot to have a minimum side yard set-back (where the side yard abuts a street) to have a minimum set-back of 15-feet.

- The property is zoned Planned Development District 41 (PD-41), has an underlying zoning of Single Family 10 (SF-10) District for residential land uses, and is located at the southeast corner of the intersection of Highland Drive and East Fork Drive.

- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the Recommendations section below.

- With the exception of the items listed in the Recommendation section of this case memo, this amending plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for the amending plat, staff would recommend the following conditions of approval:

1) All the technical comments from the Planning, Engineering, and Fire Departments shall be addressed prior to the filing of this amended plat.

2) Any construction resulting from the approval of this amended plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-042	**Owner**	MASTER, DEVELOPERS SNB LLC	**Applied**	9/16/2016	LM
Project Name	Preserve Phase I	**Applicant**	SPIARS ENGINEERING	**Approved**		
Type	PLAT			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	9/16/2016	LM

Site Address	**City, State Zip**	**Zoning**
EAST FORK DR	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 1	26-1		26-1	0124-0000-0026-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/20/2016	4	COMMENTS	See Comment
(9/20/2016 3:34 PM AW) Add note on plat "All drainage/detention systems to be maintained, repaired, and replaced by HOA"							
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	David Gonzales	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of an amended plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as the Preserve, Phase 1 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast at corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide two large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

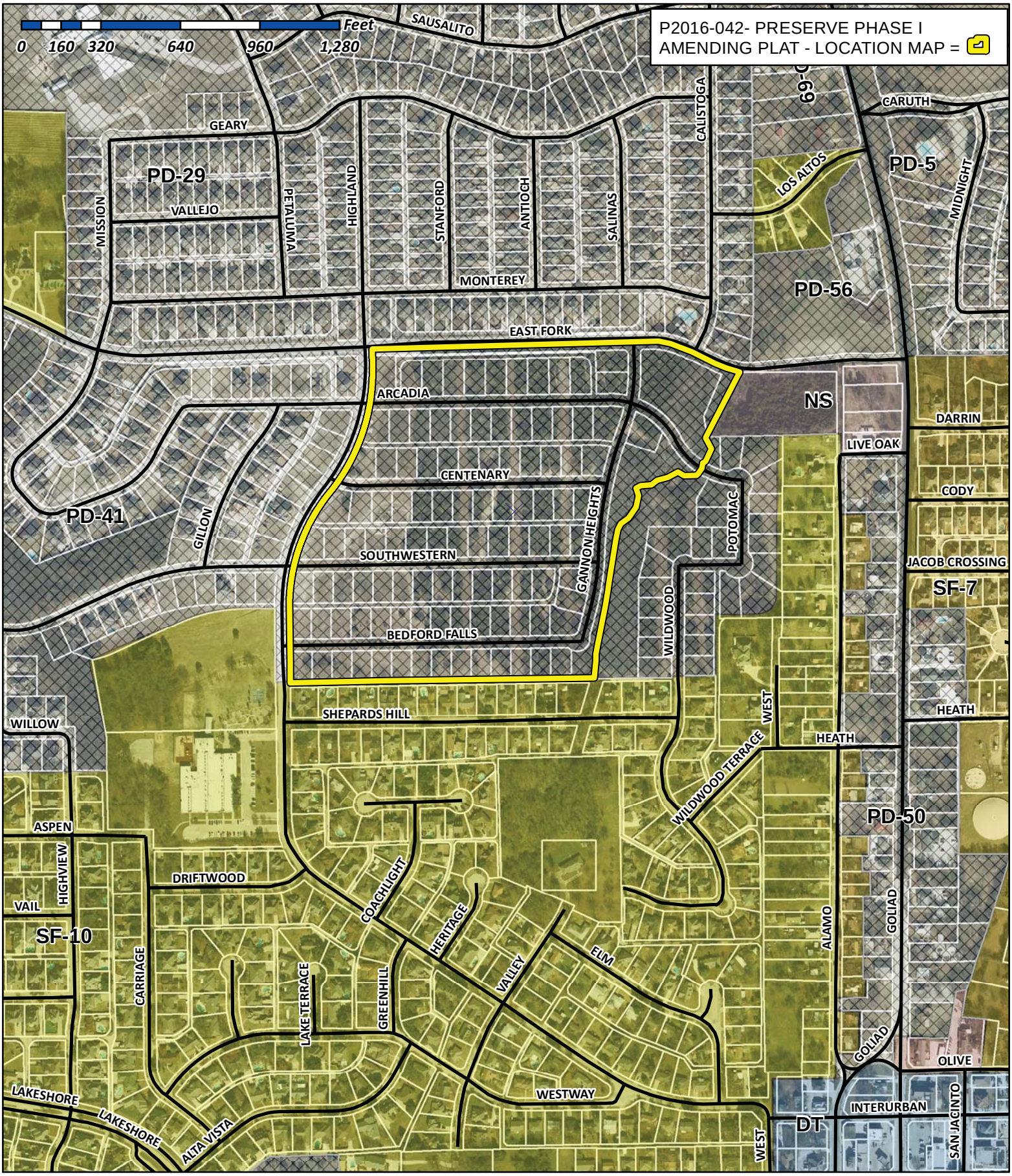
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-042" on the lower right corner on all pages of the revised plat.
3. Provide Standard Signature Block (P&Z and City Council) on last page.
4. Notary Certificate is not necessary when plat is stamped by Surveyor.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior toplat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda:September 27, 2016 (6:00 p.m.)

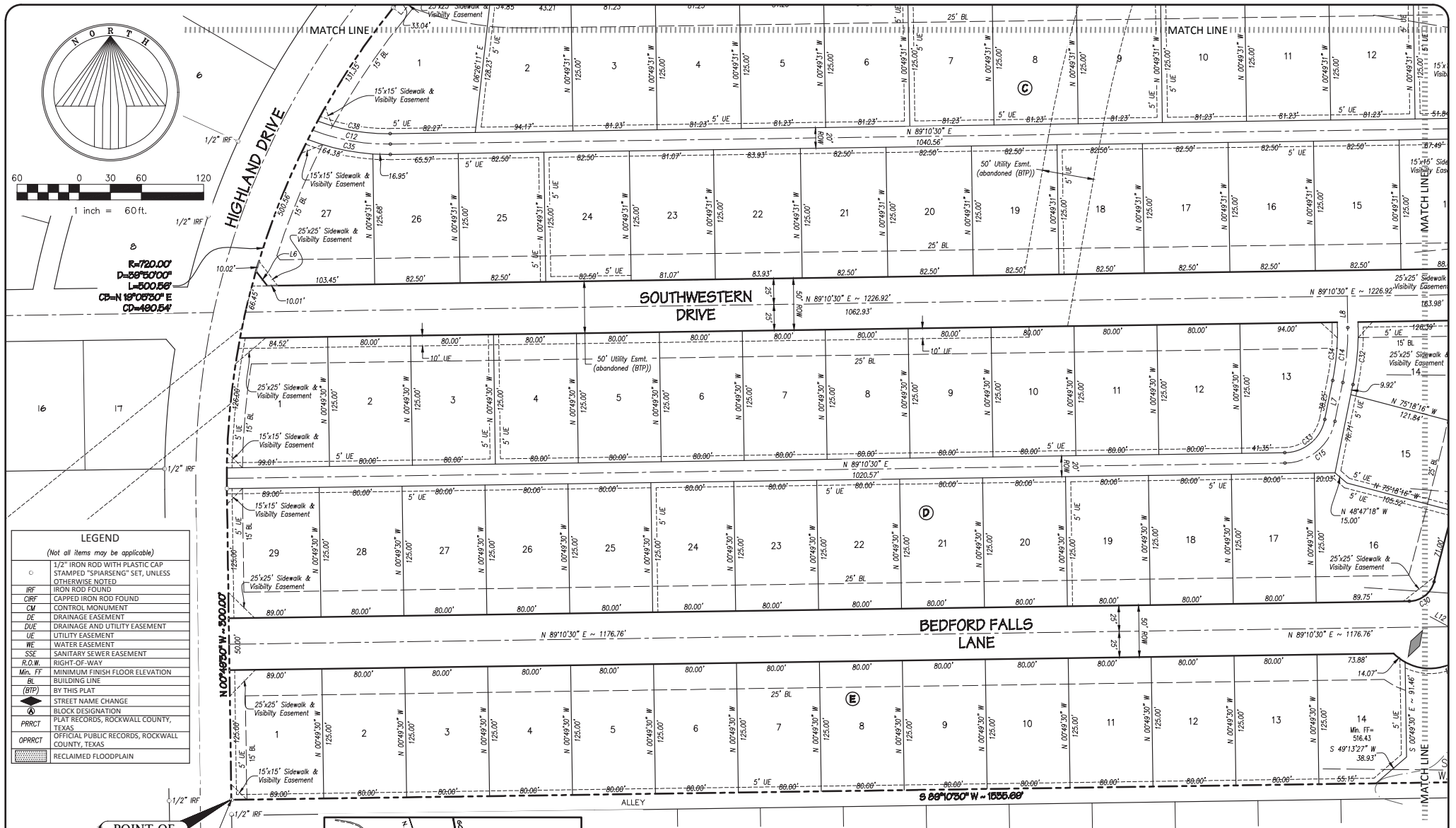
City Council - Consent Agenda: October 3, 2016 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

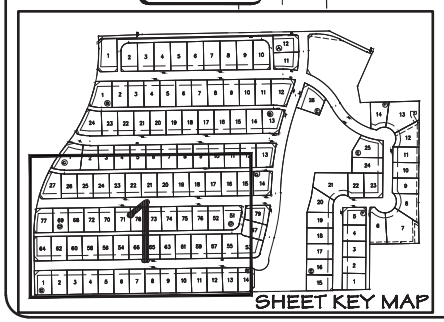
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

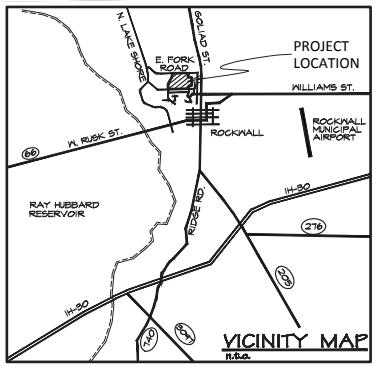


LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
▨	RECLAIMED FLOODPLAIN





NORTHSHORE PHASE ONE

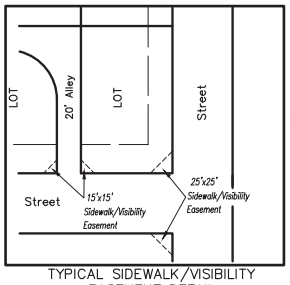
Cab. A, Sld. 181 PRRCT

6 | 7 | 8

Plat Amendment Purpose:
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

NOTES:

1. Basis of bearing derived from the Texas WDS RTK Network–Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 20160000002276



TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL

CASE NO. P2016-XXX

AMENDING PLAT

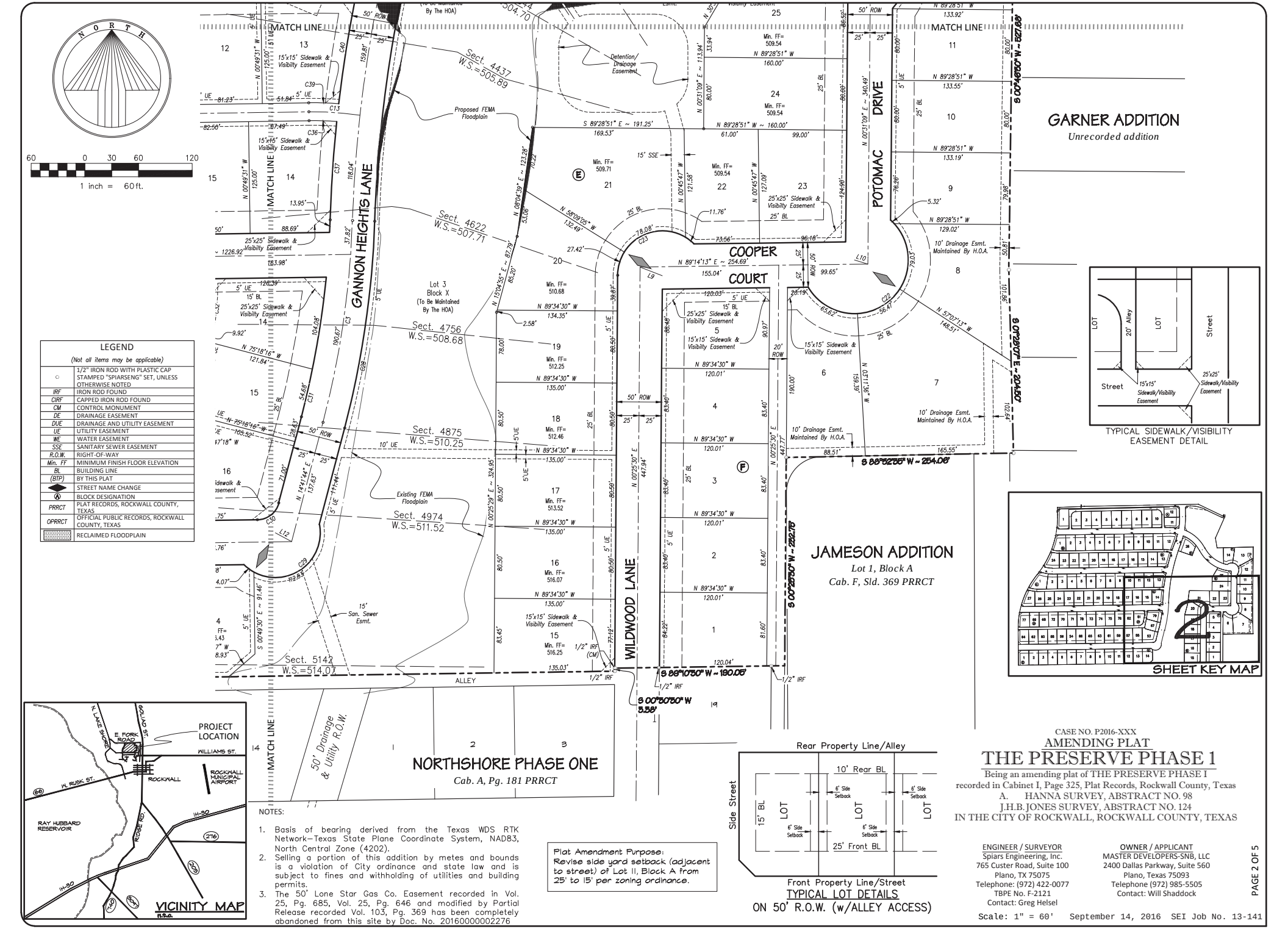
THE PRESERVE PHASE 1

Being an amending plat of THE PRESERVE PHASE I recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas
A. HANNA SURVEY, ABSTRACT NO. 98
J.H.B. JONES SURVEY, ABSTRACT NO. 124
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg Helsel

OWNER / APPLICANT
MASTER DEVELOPERS-SNB, LLC
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Telephone (972) 985-5505
Contact: Will Shaddock

Scale: 1" = 60' September 14, 2016 SEI Job No. 13-141



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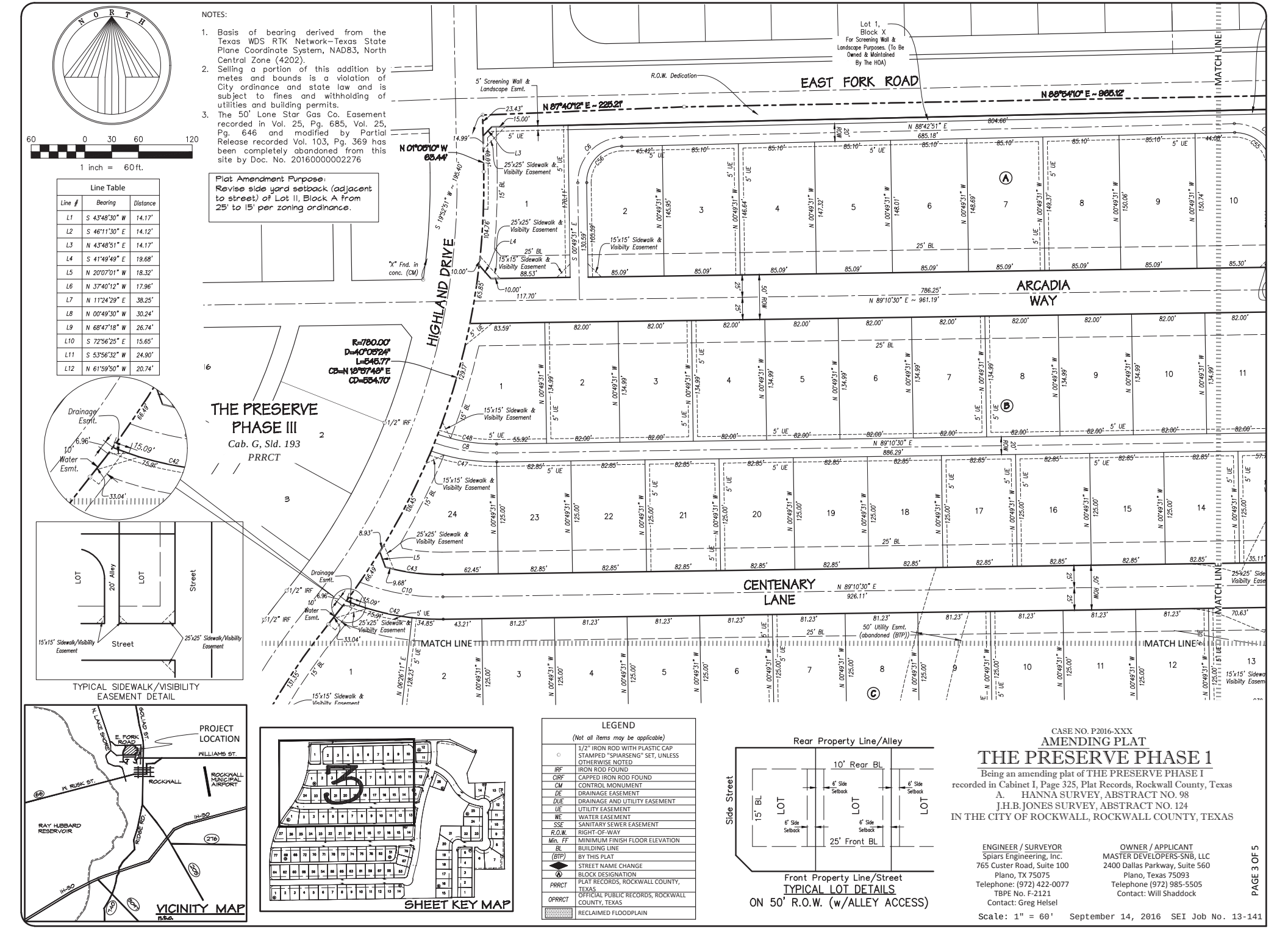

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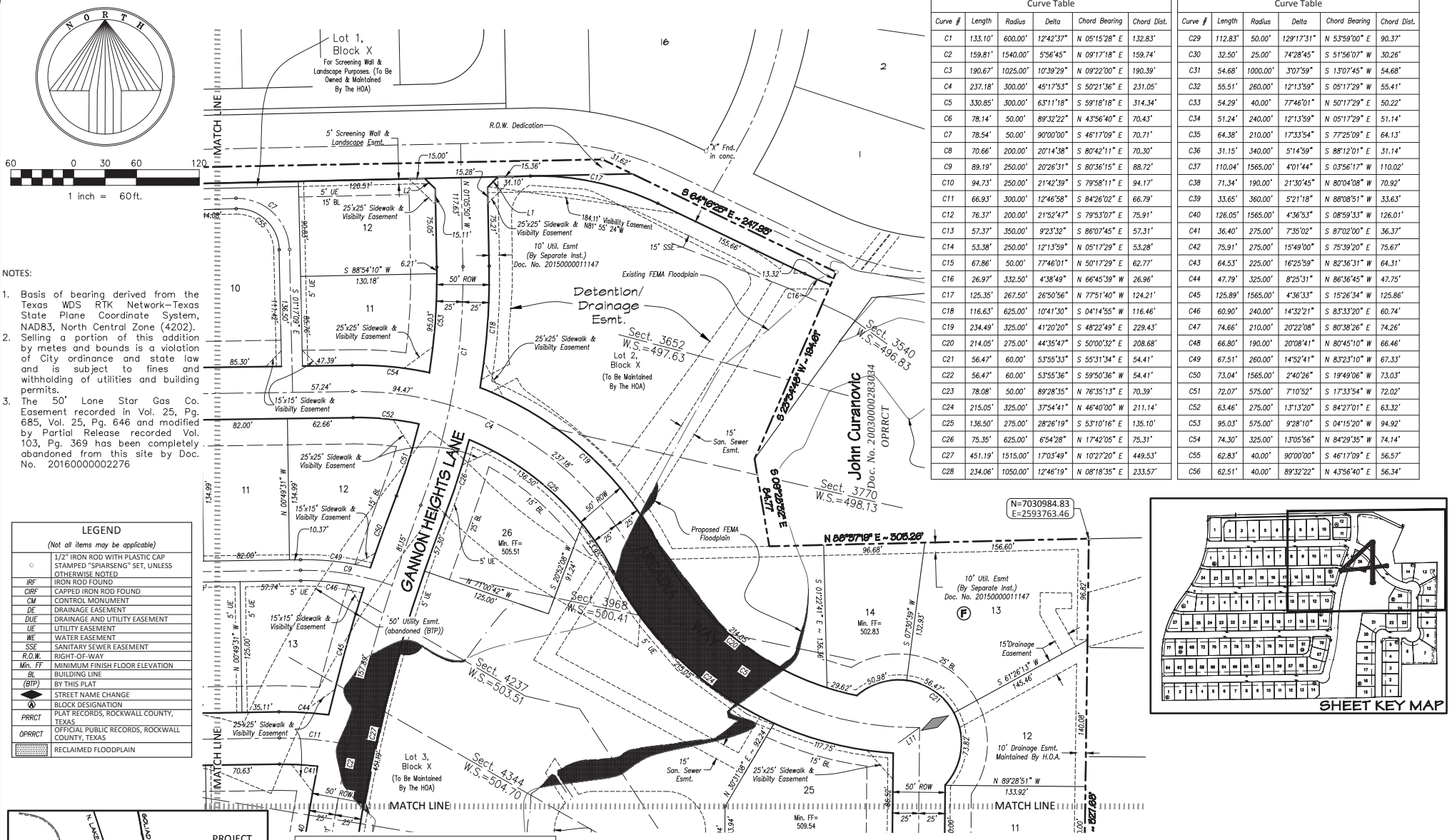

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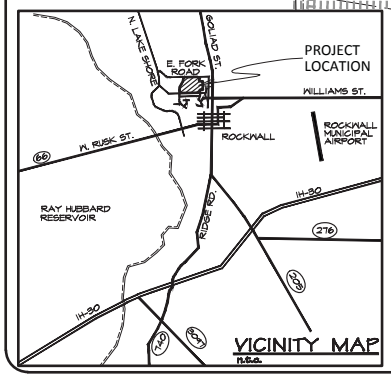
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	133.10'	600.00'	12°42'37"	N 05°15'28" E	132.83'
C2	159.81'	1540.00'	5°56'45"	N 09°17'18" E	159.74'
C3	190.67'	1025.00'	10°39'29"	N 09°22'00" E	190.39'
C4	237.18'	300.00'	45°17'53"	S 50°21'36" E	231.05'
C5	330.85'	300.00'	63°11'18"	S 59°18'18" E	314.34'
C6	78.14'	50.00'	89°32'22"	N 43°56'40" E	70.43'
C7	78.54'	50.00'	90°00'00"	S 46°17'09" E	70.71'
C8	70.66'	200.00'	20°14'38"	S 80°42'11" E	70.30'
C9	89.19'	250.00'	20°26'31"	S 80°36'15" E	88.72'
C10	94.73'	250.00'	21°42'39"	S 79°58'11" E	94.17'
C11	66.93'	300.00'	12°46'58"	S 84°26'02" E	66.79'
C12	76.37'	200.00'	21°52'47"	S 79°53'07" E	75.91'
C13	57.37'	350.00'	9°23'32"	S 86°07'45" E	57.31'
C14	53.38'	250.00'	12°13'59"	N 05°17'29" E	53.28'
C15	67.86'	50.00'	77°46'01"	N 50°17'29" E	62.77'
C16	26.97'	332.50'	4°38'49"	N 66°45'39" W	26.96'
C17	125.35'	267.50'	26°50'56"	N 77°51'40" W	124.21'
C18	116.63'	625.00'	10°41'30"	S 04°14'55" W	116.46'
C19	234.49'	325.00'	41°20'20"	S 48°22'49" E	229.43'
C20	214.05'	275.00'	44°35'47"	S 50°00'32" E	208.68'
C21	56.47'	60.00'	53°55'33"	S 55°31'34" E	54.41'
C22	56.47'	60.00'	53°55'36"	S 59°50'36" W	54.41'
C23	78.08'	50.00'	89°28'35"	N 76°35'13" E	70.39'
C24	215.05'	325.00'	37°54'41"	N 46°40'00" W	211.14'
C25	136.50'	275.00'	28°26'19"	S 53°10'16" E	135.10'
C26	75.35'	625.00'	6°54'28"	N 17°42'05" E	75.31'
C27	451.19'	1515.00'	17°03'49"	N 10°27'20" E	449.53'
C28	234.06'	1050.00'	12°46'19"	N 08°18'35" E	233.57'

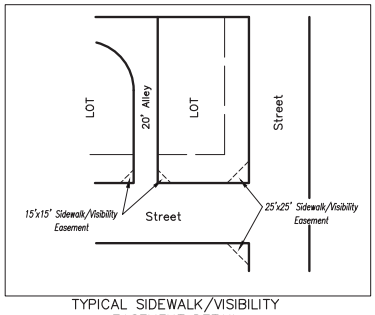
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C29	112.83'	50.00'	129°17'31"	N 53°59'00" E	90.37'
C30	32.50'	25.00'	74°28'45"	S 51°56'07" W	30.26'
C31	54.68'	1000.00'	3°07'59"	S 13°07'45" W	54.68'
C32	55.51'	260.00'	12°13'59"	S 05°17'29" W	55.41'
C33	54.29'	40.00'	77°46'01"	N 50°17'29" E	50.22'
C34	51.24'	240.00'	12°13'59"	N 05°17'29" E	51.14'
C35	64.38'	210.00'	17°33'54"	S 77°25'09" E	64.13'
C36	31.15'	340.00'	5°14'59"	S 88°12'01" E	31.14'
C37	110.04'	1565.00'	4°01'44"	S 03°56'17" W	110.02'
C38	71.34'	190.00'	21°30'45"	N 80°04'08" W	70.92'
C39	33.65'	360.00'	5°21'18"	N 88°08'51" W	33.63'
C40	126.05'	1565.00'	4°36'53"	S 08°59'33" W	126.01'
C41	36.40'	275.00'	7°35'02"	S 87°02'00" E	36.37'
C42	75.91'	275.00'	15°49'00"	S 75°39'20" E	75.67'
C43	64.53'	225.00'	16°25'59"	N 82°36'31" W	64.31'
C44	47.79'	325.00'	8°25'31"	N 86°36'45" W	47.75'
C45	125.89'	1565.00'	4°36'33"	S 15°26'34" W	125.86'
C46	60.90'	240.00'	14°32'21"	S 83°33'20" E	60.74'
C47	74.66'	210.00'	20°22'08"	S 80°38'26" E	74.26'
C48	66.80'	190.00'	20°08'41"	N 80°45'10" W	66.46'
C49	67.51'	260.00'	14°52'41"	N 83°23'10" W	67.33'
C50	73.04'	1565.00'	2°40'26"	S 19°49'06" W	73.03'
C51	72.07'	575.00'	7°10'52"	S 17°33'54" W	72.02'
C52	63.46'	275.00'	13°13'20"	S 84°27'01" E	63.32'
C53	95.03'	575.00'	9°28'10"	S 04°15'20" W	94.92'
C54	74.30'	325.00'	13°05'56"	N 84°29'35" W	74.14'
C55	62.83'	40.00'	90°00'00"	S 46°17'09" E	56.57'
C56	62.51'	40.00'	89°32'22"	N 43°56'40" E	56.34'

LEGEND

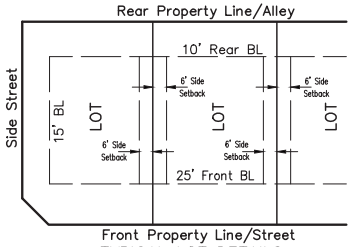
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
	RECLAIMED FLOODPLAIN





TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL



TYPICAL LOT DETAILS
ON 50' R.O.W. (w/ALLEY ACCESS)

Plat Amendment Purpose:
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

CASE NO. P2016-XXX

AMENDING PLAT

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Telephone (972) 985-5505
Contact: Will Shaddock

Scale: 1" = 60' September 14, 2016 SEI Job No. 13-141

STATE OF TEXAS §
COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS, MASTER DEVELOPERS SNB, LCC is the owner of a tract of land situated in the J. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being all of The Preserve Phase I, an addition recorded in Cabinet I, Slide 325 of the Plat Records, Rockwall County, Texas (PRRCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the east line of Highland Drive, created by the final plat of The Preserve Phase III, an addition recorded in Cabinet G, Slide 193 PRRCT, with the south line of East Fork Drive, a variable width public right-of-way, from which an "X" found in concrete for the southeast corner of Lot 24, Block Q, The Preserve Phase III, bears S 19°52'51" W, 195.40 feet;

THENCE N 87°40'12" E, 225.21 feet along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 88°54'10" E, 965.12 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 64°16'25" E, 247.93 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 23°34'48" W, 194.61 feet departing the south line thereof to a point for corner, and being a westerly corner of a tract conveyed to John Curanovic, recorded in Instrument No. 20030000283034 OPRRCT;

THENCE S 09°28'32" E, 84.77 feet along the west line thereof to a point for corner;

THENCE N 88°37'19" E, 305.26 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the Garner Addition, an unrecorded addition to the City of Rockwall;

THENCE S 00°46'50" W, 527.68 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°28'07" E, 204.50 feet continuing along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 88°52'35" W, passing along the north line of North West Street and Lot 1, Block A, Jameson Addition, an addition recorded in Cabinet F, Page 369 PRRCT, and along the north line of a right-of-way dedication created by said plat, total distance of 254.06 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°25'30" W, 232.75 feet along the west line of said right-of-way dedication and Lot 1, Block A, Jameson Addition, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Northshore Phase One, an addition recorded in Cabinet A, Slide 181 PRRCT;

THENCE S 89°10'30" W, 190.05 feet along the north line thereof to a 1/2" iron rod found;

THENCE S 00°30'30" W, 3.38 feet continuing along the north line thereof to a 1/2" iron rod found;

THENCE S 89°10'30" W, 1535.69 feet continuing along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Highland Drive;

THENCE along the east line of Highland Drive, the following:

N 00°49'30" W, 300.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 39°50'00", a radius of 720.00 feet a chord of N 19°05'30" E – 490.54 feet an arc length of 500.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 40°05'24", a radius of 780.00 feet, a chord of N 18°57'48" E – 534.70 feet, an arc length of 545.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°05'10" W, 63.44 feet to the POINT OF BEGINNING with the subject tract containing 2,287,985 square feet or 52.525 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MASTER DEVELOPERS SNB, LCC, do hereby adopt this plat designating the hereinabove described property as THE PRESERVE PHASE 1, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2016.

MASTER DEVELOPERS SNB, LCC

By: _____
William C. Shaddock, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William C. Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the _____ day of _____, 2016.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

_____
Notary Public, State of Texas

Note:
Property Owner/HOA Is Responsible For Maintaining, Repairing And Replacing All Detention Systems.

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Contact: Will Shaddock

September 14, 2016 SEI Job No. 13-141

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/27/2016

APPLICANT: Greg Wallis, *Mershawn Architects*

AGENDA ITEM: **SP2016-018;** 902 N. Goliad Street (*PD-50*)

SUMMARY:

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Natalee Davenport for the approval of a site plan for the purpose of converting an existing single-family home into an office building on a 0.24-acre parcel of land identified as a part of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

BACKGROUND:

The applicant is requesting approval of a Site Plan for the purpose of converting an existing 2,439 sq. ft. single-family home into an office building on a 0.24-acre parcel of land. The proposed G*eneral Office* is a use permitted by right within Planned Development District No. 50 (PD-50). The *subject property* is also within the North Goliad Corridor Overly (NGC OV) District, has an underlying zoning of Residential Office (RO) District, and is generally located at 902 N. Goliad Street.

The site will incorporate five (5) parking spaces; meeting PD-50's parking standards of 1 space per 500 sq. ft. for a general office use. The *subject property* will have one (1) point of ingress/egress along Heath Street and will share the driveway with the property to the north via a private cross access easement in order to circulate traffic. Also, the site plan indicates the parking spaces to be located behind the front façade of the building (at the rear boundary of the property) meeting the requirements of PD-50 and the RO district.

Although the site has existing trees and shrubs throughout the property, the applicant intends to provide an additional four (4) caliper inch Live Oak near the front of the property line. Aside from the existing nature of the property (building, landscaping, etc.) and the conditions listed in the *Recommendations* section of this report, the submitted site plan and landscape plan are in substantial compliance with the technical requirements contained within Planned Development District No. 50 (PD-50) and the Unified Development Code (UDC).

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the UDC, NGC OV, and PD-50. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-018	**Owner**	NATALEE DAVENPORT	**Applied**	9/16/2016	LM
Project Name	902 N Goliad	**Applicant**	MERSHAWN ARCHITECTS	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	9/22/2016	DG

Site Address	**City, State Zip**	**Zoning**
902 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
AUSTIN	PT 1	NULL	PT 1	3070-0160-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	
(9/21/2016 11:02 AM JA)							
Acccessible parking acess aisle for one parking space should be 96" wide.							
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments
(9/21/2016 8:00 AM AW)							
Removing access area from front?							
Need engineering plans prior to construction							
Paving to be concrete							
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/22/2016 12:06 PM AA) Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway with a maximum of a 5% slope around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided. Show location of fire hydrants. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the fire department prior to vertical construction. Fire hydrants utilized to meet the requirements of this section shall be available to fire department personnel with no obstructions whichobstructions, which can notcannot be crossed by fire fighters pulling hose lines. Proposed new fire hydrants shall be indicated on the plans. Existing fire hydrants to be considered for the use shall be indicated on the plans. (Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.)							
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	David Gonzales	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Natalee Davenport for the approval of a site plan for the purpose of converting ar existing single-family home into an office building on a 0.24-acre parcel of land identified as a part of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [24" X 36" FOLDED] anc one PDF version for a subsequent review by staff:

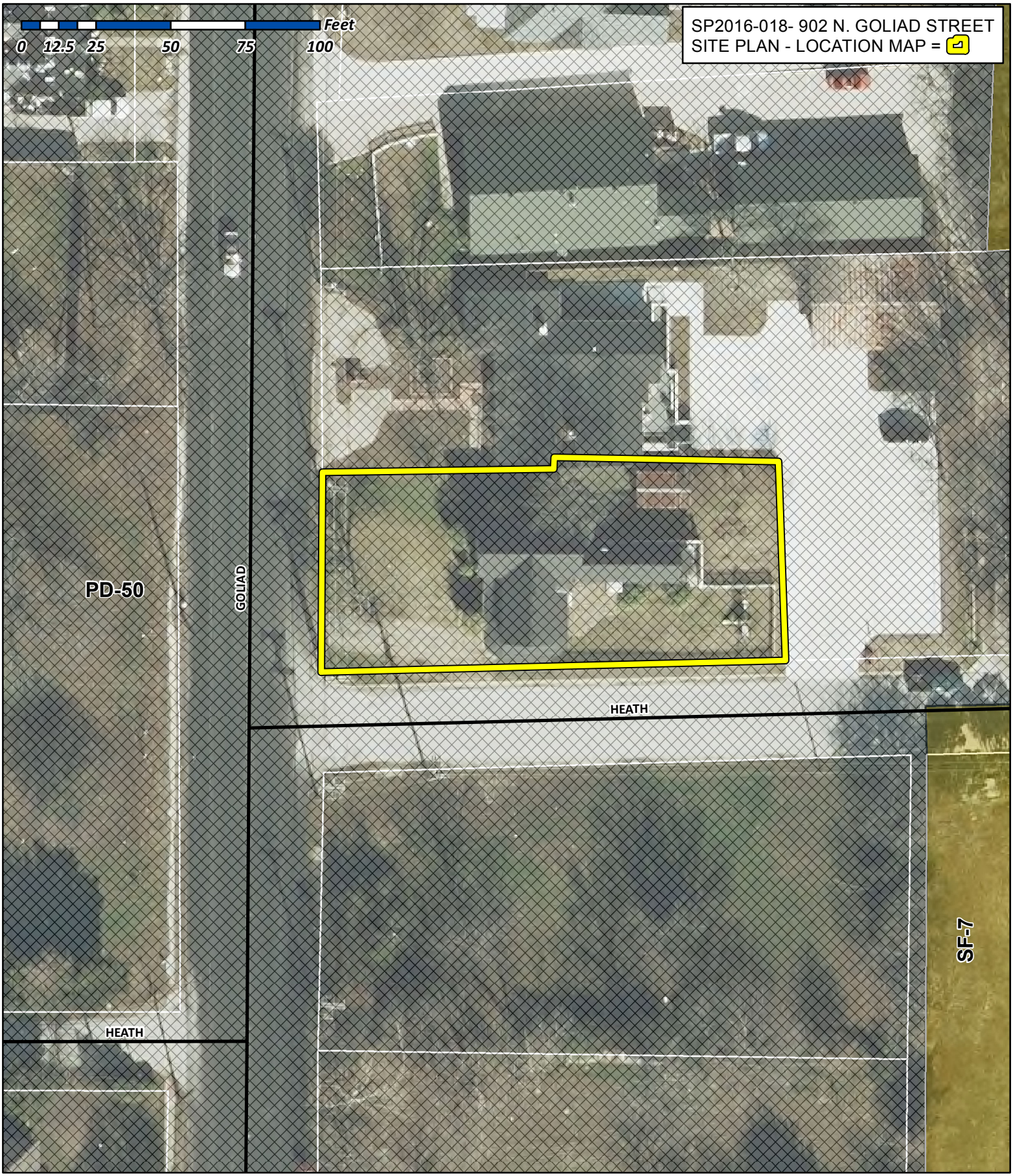
Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-018" at the lower right corner of each plan.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: September 27, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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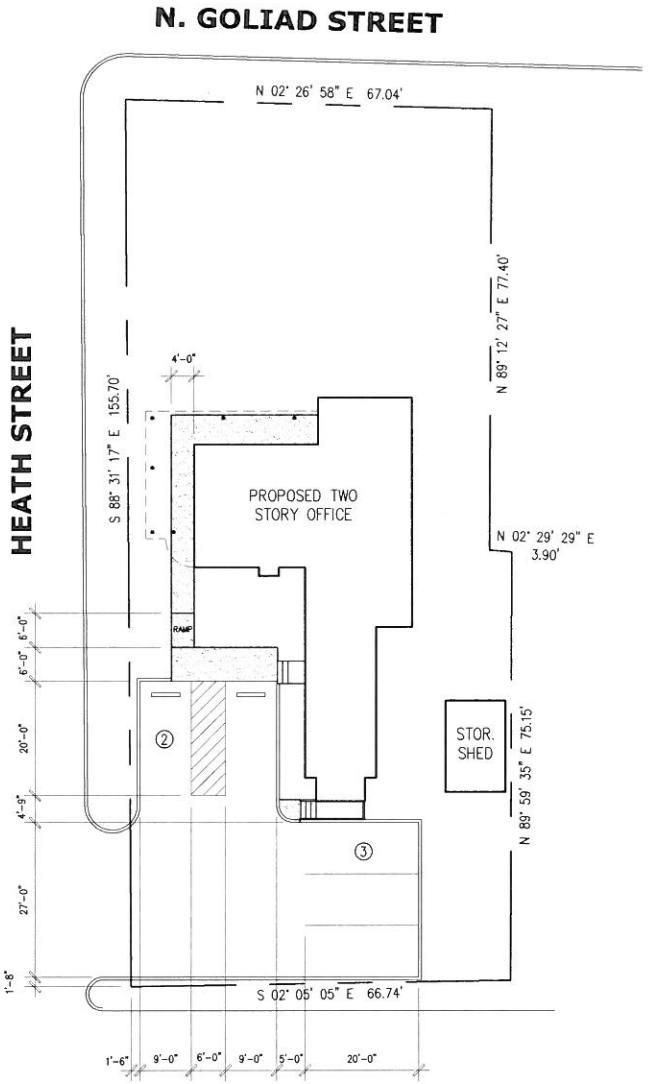
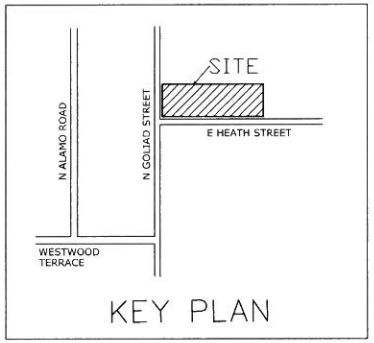
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.





W.D. AUSTIN ADDITION

BEING A 0.24 AC. TRACT OF LAND SITUATED IN THE S.S. MCCURRY SURVEY BEING 902 N. GOLIAD ROAD, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PARKING REQUIREMENTS

OFFICE 2,439 SF @ 1/500 = 5

5 PARKING SPACES REQUIRED

1 HANDICAP PARKING SPACE REQUIRED FOR 0-25
1 HANDICAP PARKING SPACES PROVIDED

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS NEEDED FOR WORKING SYSTEMS AS NEEDED.

OWNER
NATALEE DAVENPORT
2105 WATERVIEW PKWY
RICHARDSON, TEXAS 75080
214-576-2954

NORTH
0 10 20
SCALE IN FEET

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MEDICAL COMMERCIAL CHURCHES
MERSHAWN
RESIDENTIAL RESTAURANTS INSTITUTIONAL
ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

No.	Date	Revision	By

PROPOSED OFFICE
902 N. GOLIAD ST. ROCKWALL, TEXAS

SITE PLAN

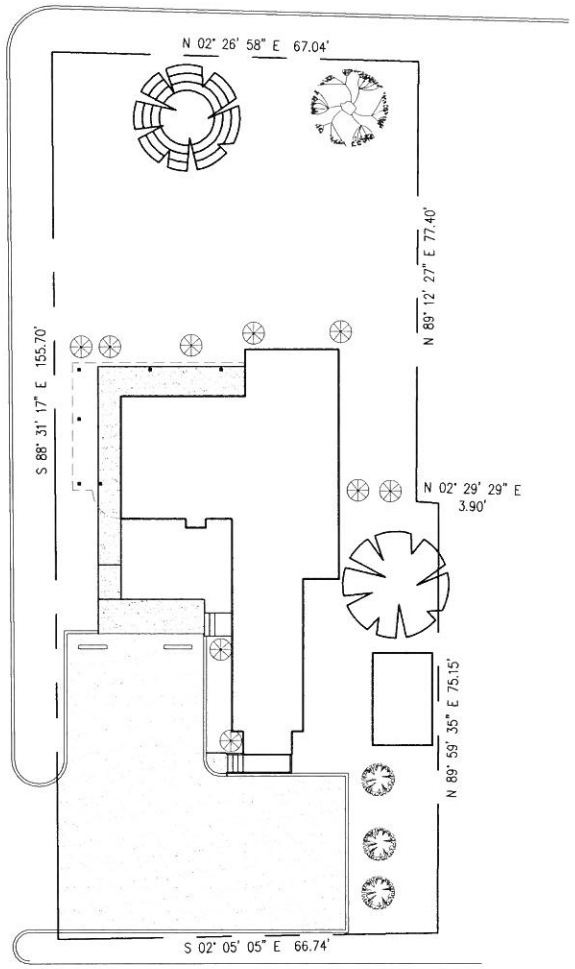
Scale:	1" = 20'-0"
Date:	06/06/16
Project No.:	160601
Designed:	AA
Drawn:	AA
Checked:	WM

SHEET A1 OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

N. GOLIAD STREET

HEATH STREET



GENERAL NOTES:

1. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
2. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/TESTING LAB, OWNER WILL PAY FOR TESTING LABS.
3. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE; SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE TAS NOTES & DETAILS.
4. LANDSCAPE SUBCONTRACTOR SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
5. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
6. NO TREES SHALL BE PLANTED WITHIN 5'-0" OF ANY UTILITIES.
7. NO SHRUBS SHALL BE PLANTED CLOSER THAN 4'-0" FROM CURB @ 18' DEEP PARKING SPACES

902 N. GOLIAD OF THE W.D. AUSTIN SURVEY

1. PROPOSED USE:- OFFICE
2. PROPERTY AREA: 10,454 SF OR 0.24 ACRES
3. BUILDING AREA: 2,439 SF
4. BUILDING HEIGHT: EXISTING TWO STORY
5. LOT COVERAGE :14.6%
   F.A.R. = 0.15:1
6. PARKING REQUIRED: 2,439 @ 1 SPACE PER 500 = 5
   5 SPACES REQUIRED
7. HANDICAP REQUIRED 1 ACCESSIBLE FOR 0-25 SPACES = 1 ACCESSIBLE
8. TOTAL PARKING PROVIDED: 5 SPACES
9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 3,973 SF

EXISTING CRAPE MYRTLE

EXISTING HACKBERRY

EXISTING MULLBERRY

NEW LIVE OAK (4") CALIPER

EXISTING SHRUB

PRICING & CONSTRUCTION GENERAL NOTES:

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4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

OWNER
NATALEE DAVENPORT
2105 WATERVIEW PKWY
RICHARDSON, TEXAS 75080
214-576-2954

NORTH
0 10 20
SCALE IN FEET

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MERSHAWN ARCHITECTS
2213 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-0302
FAX: 972-248-2081

No.	Date	Revision	By

PROPOSED OFFICE
902 N. GOLIAD ST. ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	06/06/16
Project No.:	160601
Designed:	AA
Drawn:	AA
Checked:	RM

SHEET
A1
OF

City of Rockwall

Project Plan Review History

				Applied	9/16/2016	LM
Project Number	Z2016-030	**Owner**	JAMES SHAW	**Approved**		
Project Name	SUP for 1910 Copper Ridge Circle	**Applicant**	JAMES SHAW	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	9/16/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1910 COPPER RIDGE CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STERLING FARMS ADDITION	14	B	14	5069-000B-0014-00-0R	

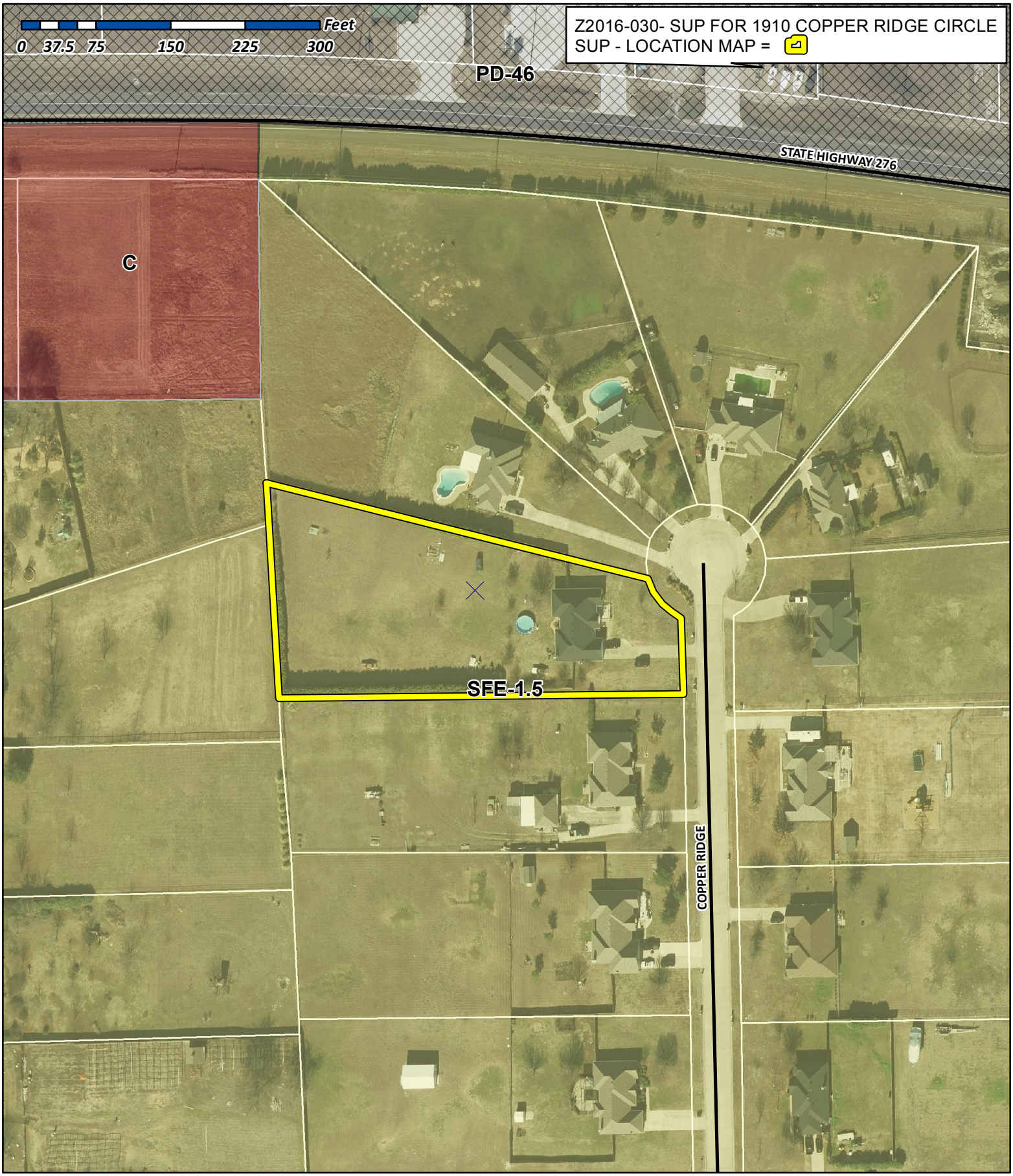
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	

(9/23/2016 12:05 PM JA)
1. 2015 IRC requires structures to be designed for a 115 mph wind load and 5 pound snow load. These plans show a 90 mph wind load and 3 pound snow load.
2. Side yard setback is 25'

ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

(9/23/2016 12:12 PM KB)
Z2016-030 SUP for Accessory Building:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-030) in the lower right hand corner of all pages on future submittals.
I.4 Please review the attached draft ordinance prior to the October 11, 2016 Planning & Zoning Commission meeting.
I.5 The Planning and Zoning Worksession is September 27. The Planning and Zoning Meeting is September 13.
I.6 The projected City Council meeting dates for this case will be October 17, 2016 [1st Reading] & November 7, 2016 [2nd Reading].



City of Rockwall

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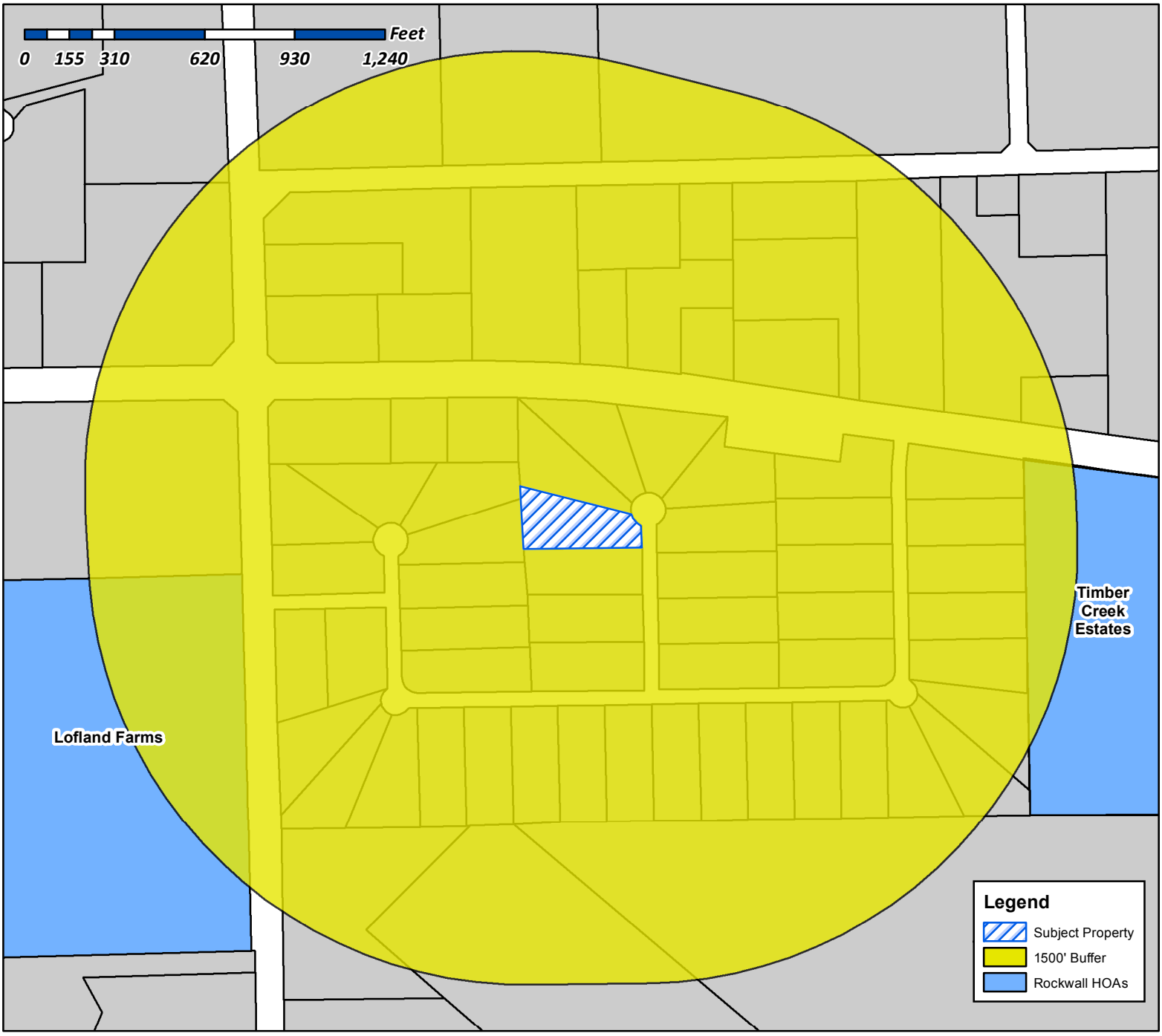
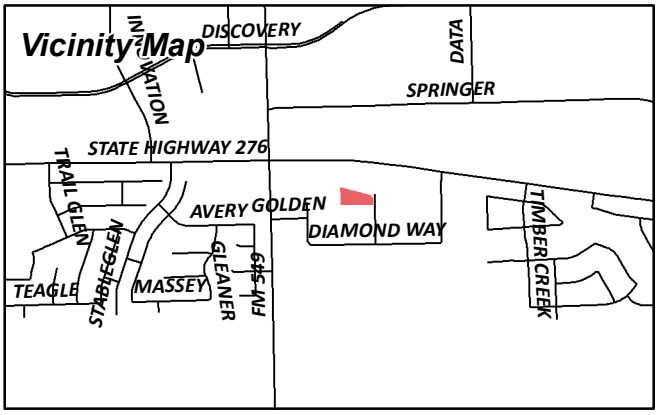


Case Number: Z2016-030
Case Name: SUP for 1910 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1910 Copper Ridge Circle



Date Created: ***09/16/2016***

For Questions on this Case Call (972) 771-7745

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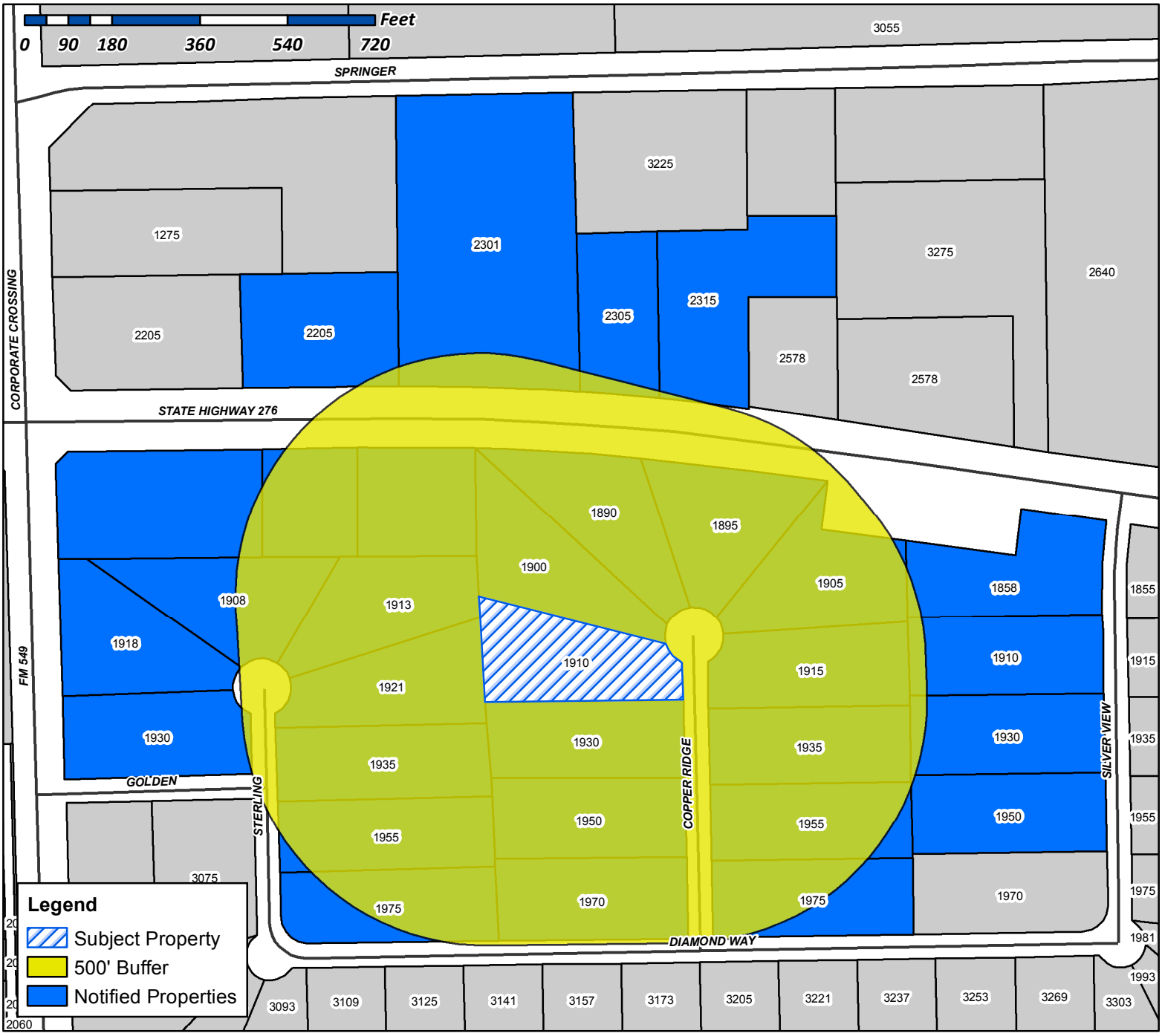
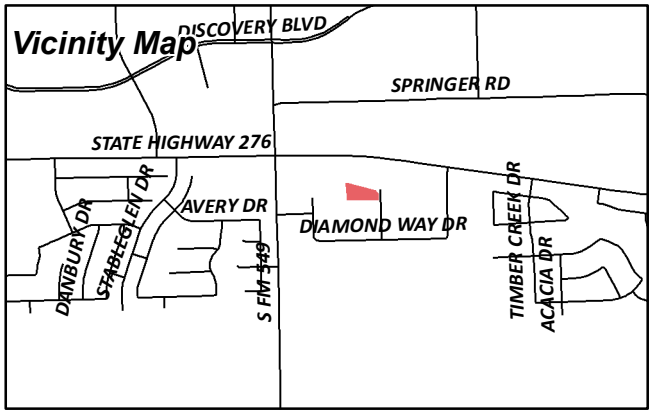


Case Number: Z2016-030
Case Name: SUP for 1910 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1910 Copper Ridge Circle

Date Created: *09/16/2016*
For Questions on this Case Call (972) 771-7745



DFW DISTRIBUTOR,
PETROLEUM INC.
11551 FOREST CENTRAL DR #230
DALLAS, TX 75243

DFW DISTRIBUTOR PETROLEUM INC
11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

MCDOUGLE RONNIE D & DEBORAH J
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

JONES SCOTT G & CAROLINE D
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

HALL RICHARD N JR AND ELIZABETH A
1913 STERLING CT
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

WESTPHAL WILMA
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

PHILLIPS JEFFREY A
1930 STERLING COURT
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WHITAKER JOSHUA & KRISTIN
1970 COPPER RIDGE CIRCLE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

TABESTAN ENTERPRISES LLC
206 WESTWIND DRIVE
COPPELL, TX 75019

CURRENT RESIDENT
2205 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
2301 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

CONNOLLY SQUARED LLC
2922 S HWY 205
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHP
625 SUNSET HILL DR
ROCKWALL, TX 75087

1910 Copper Ridge Circle

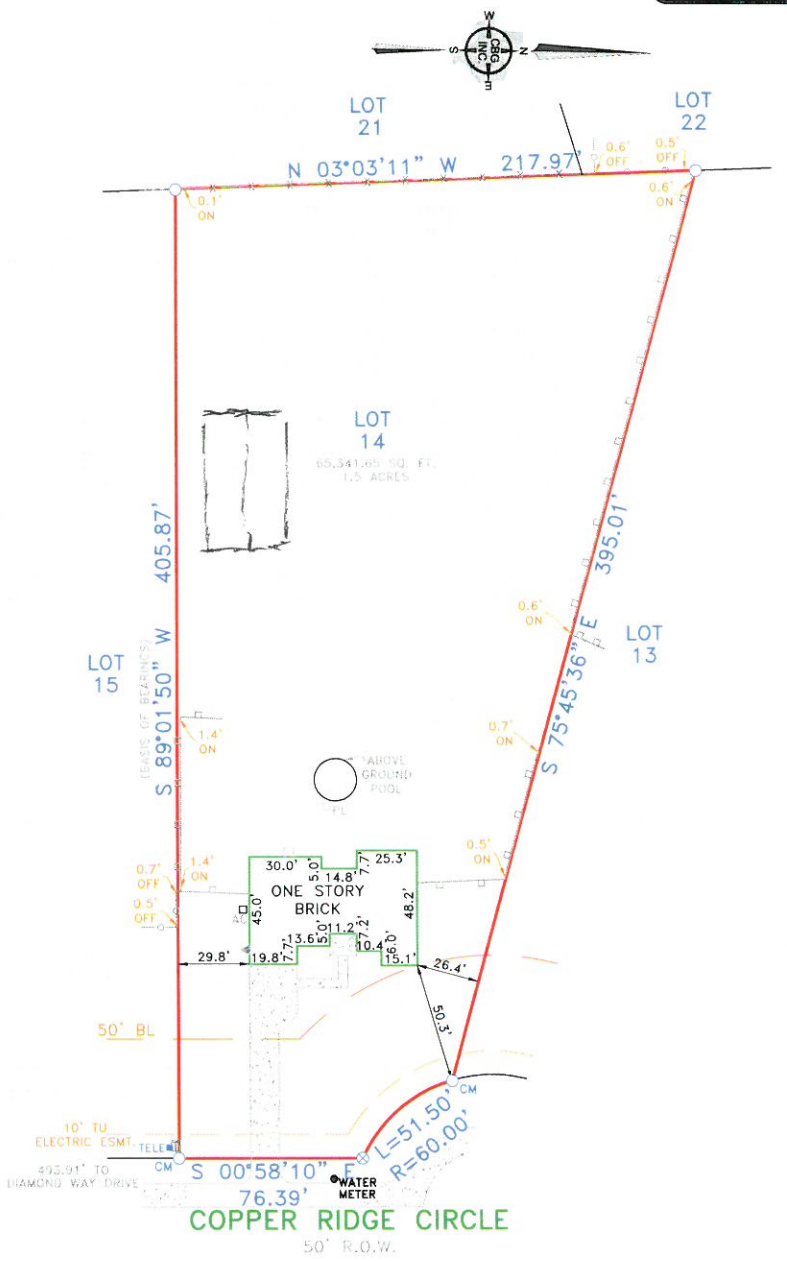
Being Lot 14, In Block B, oc Sterling Farms Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded In Cabinet C, Silde 395, of the Plat Records of Rockwall County, Texas.

REPUBLIC TITLE



LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⌖ 60d NAIL FOUND
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- T TRANSFORMER PAD
- ■ COLUMN
- ● POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —O— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- —ıı— IRON FENCE
- —x— BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 46, PG. 197; VOL. 75, PG. 583; VOL. 113, PG. 35

Accepted by: _____
Purchaser
Purchaser
Date: _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0045L, this property does lie In Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made In conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JHH
Scale: 1" = 50'
Date: 06/30/16
GF No.: 1007-192062-RTT
Job No. 1612735

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS
REGISTERED
THOMAS WILLIAM MAUK
5119
PROFESSIONAL LAND SURVEYOR
THOMAS MAUK
R.P.L.S. NO. 5119

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 1.4692-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) AND IDENTIFIED AS LOT 14, BLOCK B, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by James Shaw for the approval for a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements, situated on a 1.4692-acre parcel of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 1910 Copper Ridge Circle, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single-Family Estate (SF/E 1.5) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 10.17.2016

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,200 square feet.

3) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF NOVEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

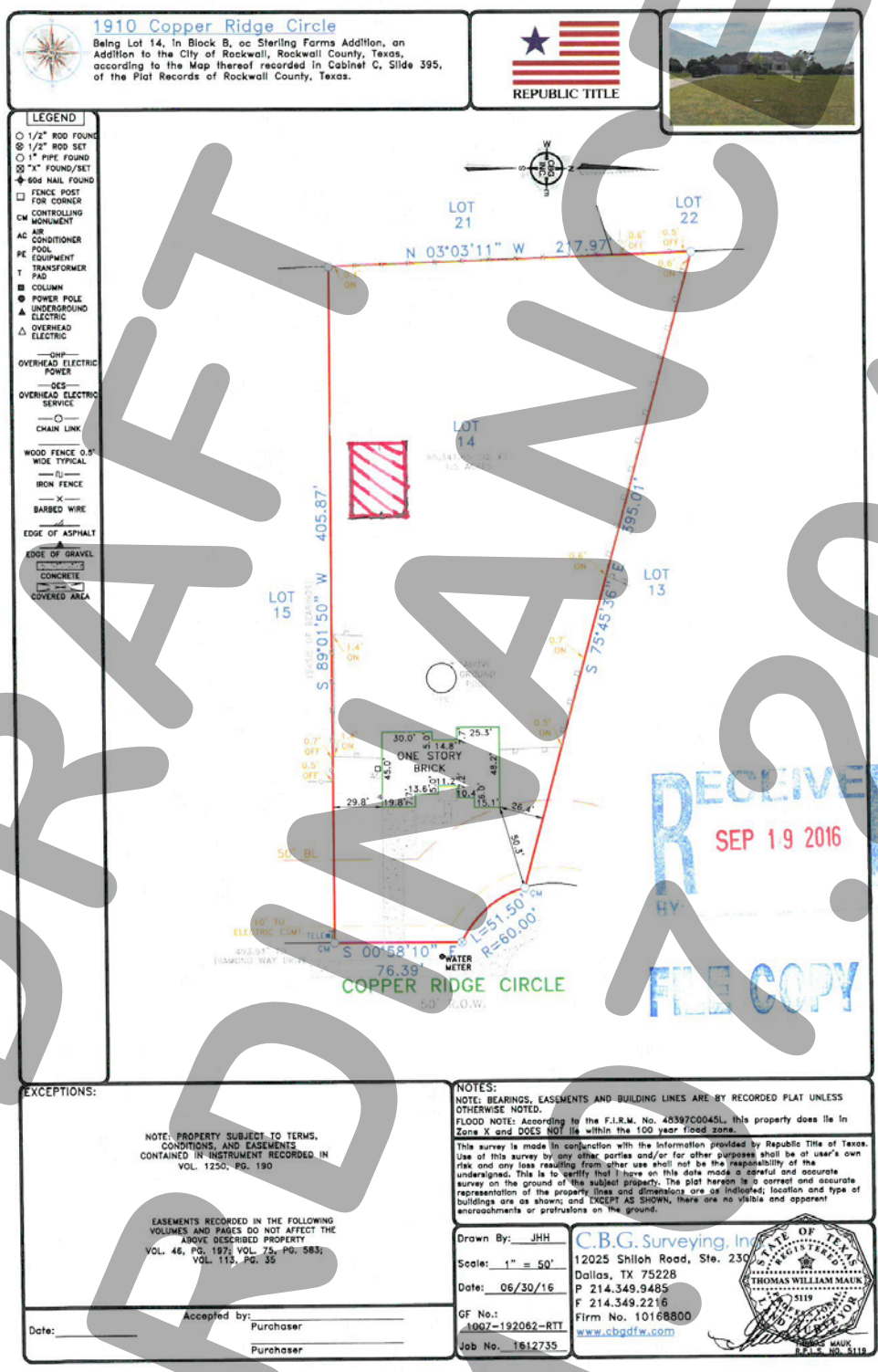
_____
Frank J. Garza, *City Attorney*

1st Reading: *October 17, 2016*

2nd Reading: *November 7, 2016*

DRAFT ORDINANCE 11.07.2016

Exhibit 'A':
Site Plan



DRAFT ORDINANCE 11.7.2016

Exhibit 'B':
Building Elevations



DRAFT
ORDINANCE
10.7.2016

City of Rockwall

Project Plan Review History

				Applied	9/19/2016	LM
Project Number	Z2016-031	**Owner**	DAVID ENGLISH	**Approved**		
Project Name	Amendment to PD-1	**Applicant**	NEW CRAFT BREWING COMPANY, LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	9/19/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1201 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EASTRIDGE CENTER				3570-0484-A001-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/19/2016	9/26/2016	9/20/2016	1	APPROVED	
FIRE	Ariana Hargrove	9/19/2016	9/26/2016				
PLANNING	Ryan Miller	9/19/2016	9/26/2016	9/21/2016	2	APPROVED	See Comments

Z2016-031 (Amendment to PD-1): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, and located on the eastside of Ridge Road south of the intersection of Ridge Road [FM-740] and SH-205

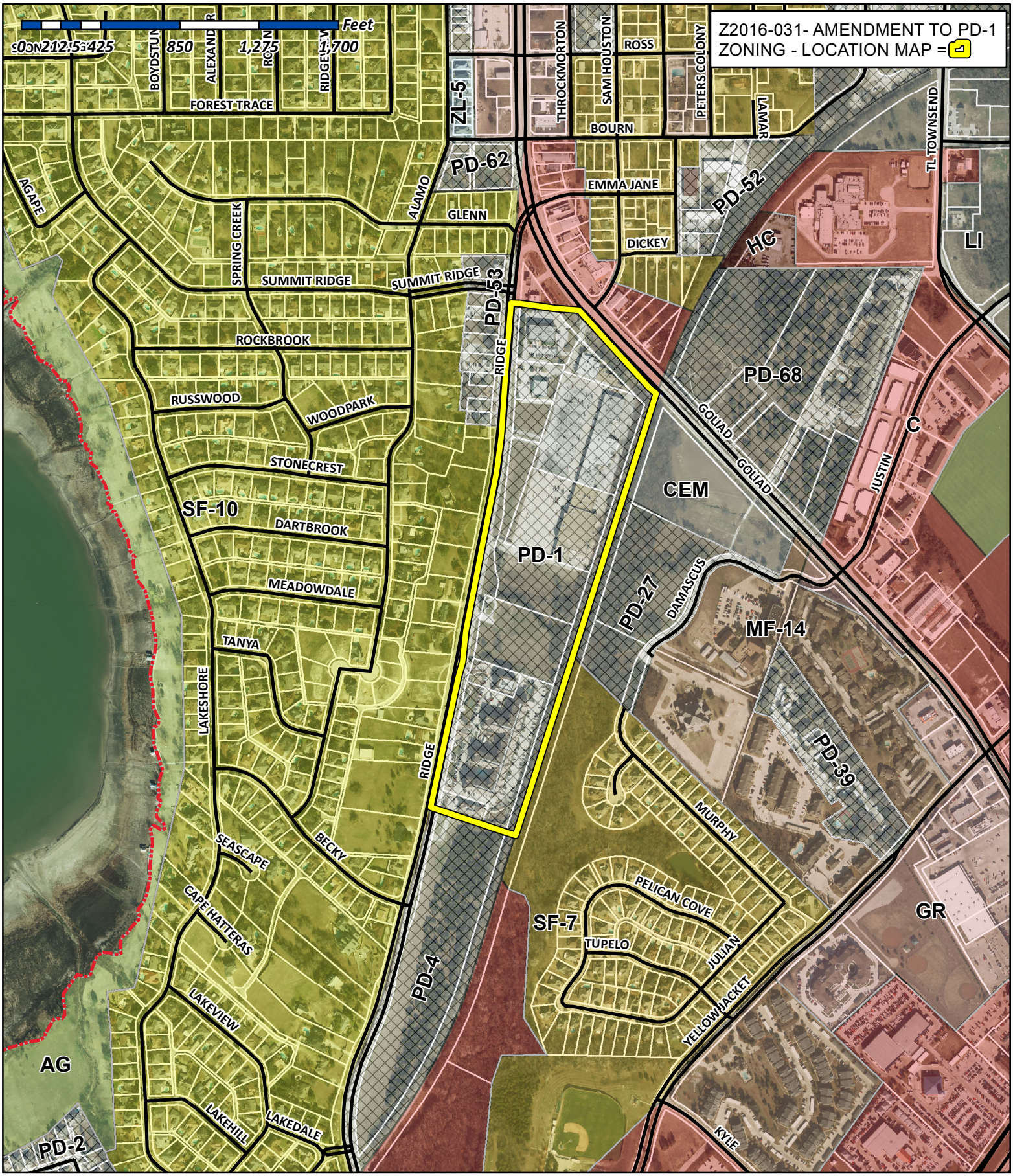
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 On all future submittals please include the case number (Z2016-031) in the lower right hand corner.

I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on September 27, 2016.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on October 4, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting.

I.6 The projected City Council dates for this case are project to be: 1) October 17, 2016 [1st Reading], and 2) November 7, 2016 (Tuesday) [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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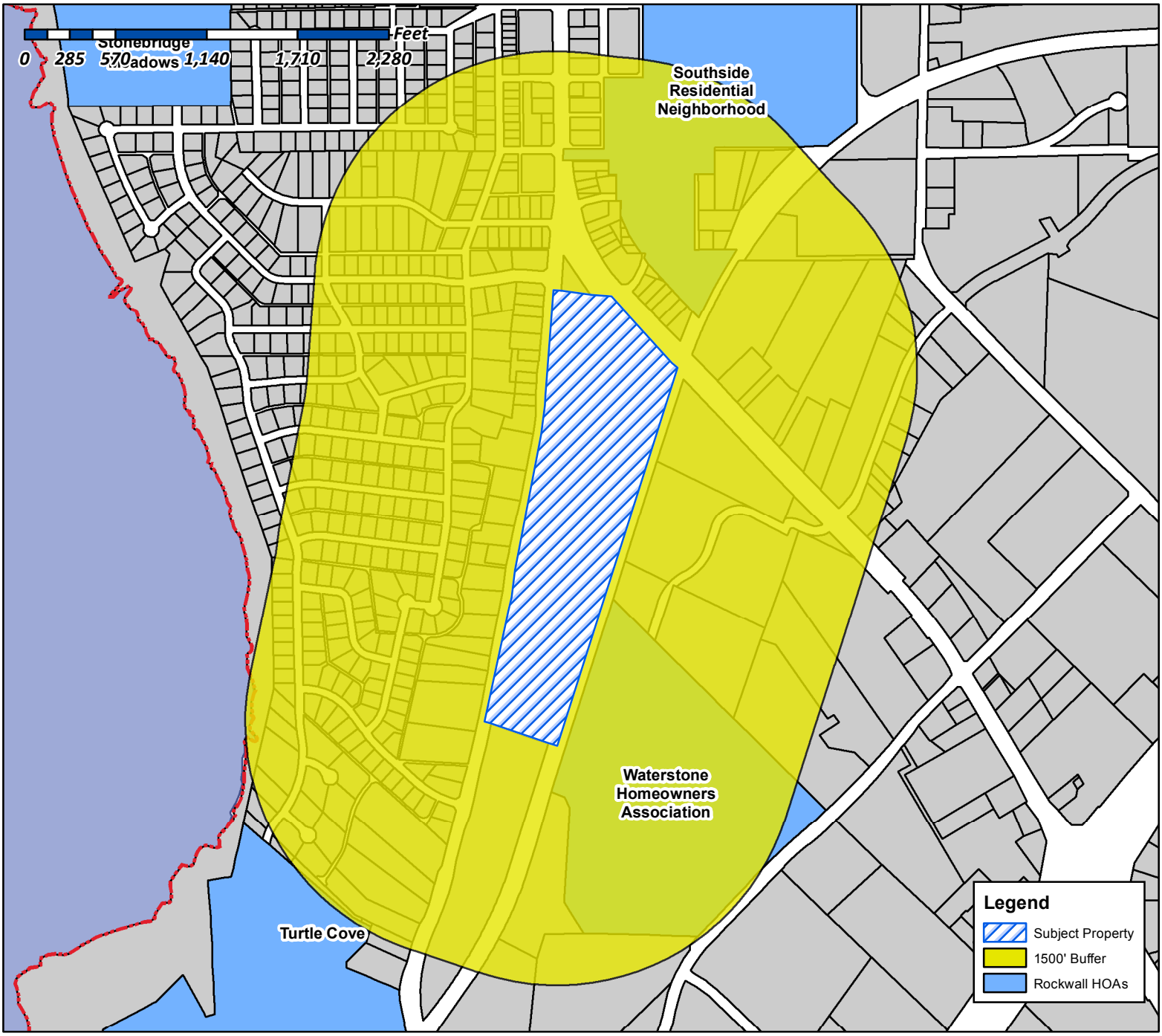
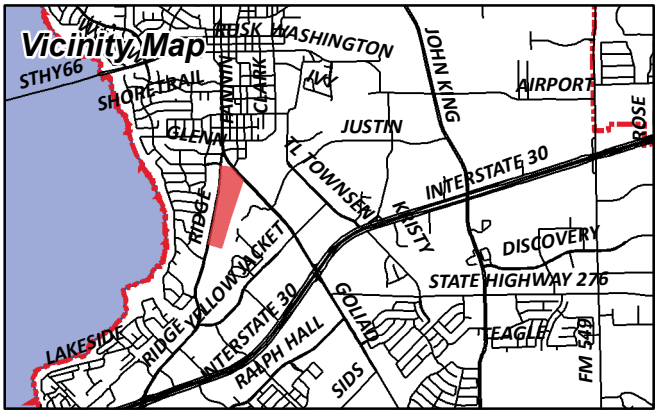


Case Number: Z2016-031
Case Name: Amendment to PD-1
Case Type: Zoning
Zoning: Planned Development District 1 (PD-1)
Case Address: South of the intersection of Ridge Rd. and SH-205

Date Created: *09/20/2016*

For Questions on this Case Call (972) 771-7745



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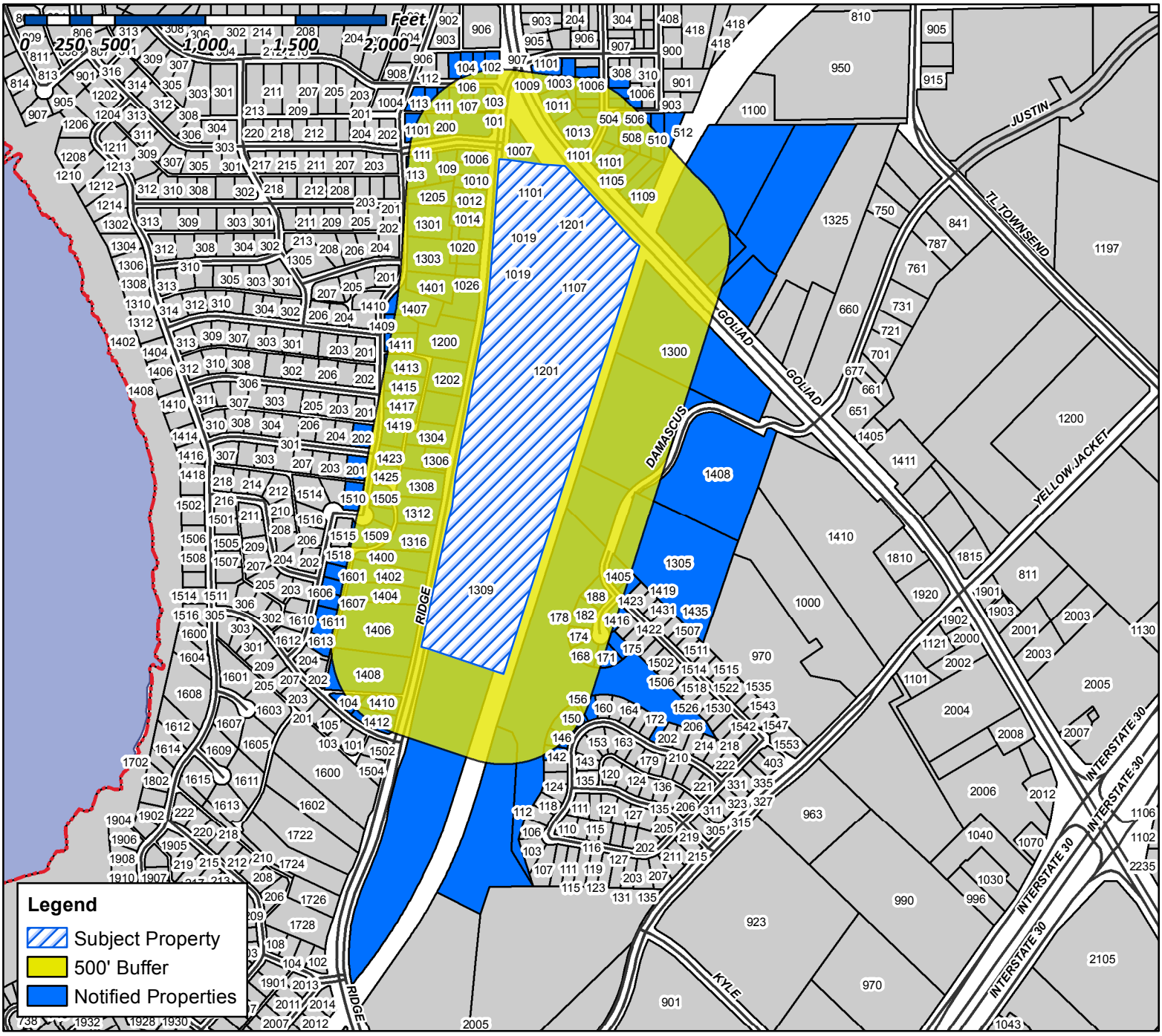

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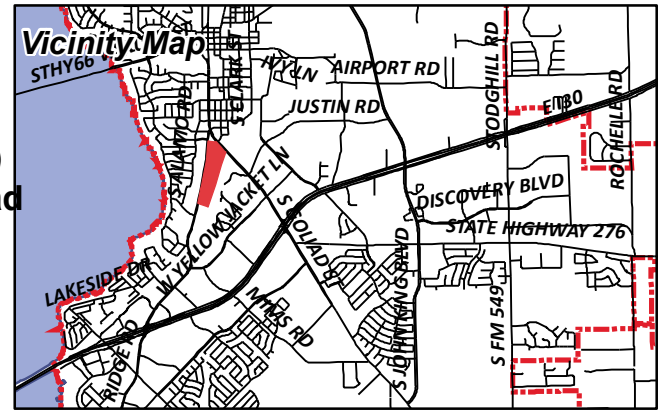

Date Created: 09/20/2016

For Questions on this Case Call (972) 771-7745

ERVIN RICHARD L & TERRI K
C/O SONIC
1001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 SAM HOUSTON
ROCKWALL, TX 75087

GOODMAN MICHAEL & CARLA
1008 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
101 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
102 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

HERNANDEZ COURTNEY AND JAVIER HERNANDEZ-ROSALES
103 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
104 GLENN AVE
ROCKWALL, TX 75087

TRAMMELL JAMES T & ERNESTINE H
TRUSTEES FOR LIVING TRUST
104 BECKY LN
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX
105 GLENN AVE
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROJAS MARY ANN
10521 TRAYMORE DR
FORT WORTH, TX 76244

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET 0
ROCKWALL, TX 75087

SCOTT BILLIE JEAN
106 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
107 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
108 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
109 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
111 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

BROWN RHONDA
113 SUMMIT RIDGE DR
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
C/O PRETIUM PROPERTY MANAGEMENT, LLC
115 W 7TH ST 0
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
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FISHER GREGORY A & TINA
1205 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY
IRVING, TX 75039

CURRENT RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1305 DAMASCUS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1306 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1309 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1312 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1316 RIDGE RD
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 RIDGE RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

GRIFFIN ALLEN AND LISA
1405 MURPHY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 RIDGE RD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1408 RIDGE RD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 RIDGE RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
JAN E PHILLIPS
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 MURPHY DR
ROCKWALL, TX 75087

GILLOCK MICHAEL J AND JEANETTE L
1415 S ALAMO RD
ROCKWALL, TX 75087

ORJI WILLY
1416 MURPHY DR
ROCKWALL, TX 75087

UNDERWOOD MARK ALLAN
1417 S ALAMO
ROCKWALL, TX 75087

BROOKS RICHARD L
1419 S ALAMO RD
ROCKWALL, TX 75087

BISHOP ROBERT L JR & SARA A
142 PELICAN COVE DR
ROCKWALL, TX 75087

BAUGH GINGER KAY
1421 S ALAMO RD
ROCKWALL, TX 75087

ROSS JOSHUA A
1423 S ALAMO RD
ROCKWALL, TX 75087

PINNELL CHARLES C & GENEVA
1425 S ALAMO RD
ROCKWALL, TX 75087

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146 PELICAN COVE DR
ROCKWALL, TX 75087

VOLLBEER BONNIE
150 PELICAN COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1505 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1509 S ALAMO RD
ROCKWALL, TX 75087

PARRISH GERALD L JR AND JENNIFER F
1510 S ALAMO RD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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156 PELICAN COVE DR
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WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA
1603 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1605 ALAMO RD
ROCKWALL, TX 75087

TALLEY JANICE KAY
1607 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 S ALAMO RD
ROCKWALL, TX 75087

CHILDS WILLIAM C & SHERYL L
1611 S ALAMO RD
ROCKWALL, TX 75087

LOOSIER CHERE R AND JASON M BAWCUM
1613 S ALAMO RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY 0
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY 0
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

SOTZING SCOTT DOUGLAS
171 MURPHY CT
ROCKWALL, TX 75087

CURRENT RESIDENT
174 MURPHY CT
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
1745 BISON MEADOW LN
HEATH, TX 75032

GEHRING W ROBERT & CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

PHILLIPS MYRNA E
175 MURPHY CT
ROCKWALL, TX 75087

PIERATT LINDY & JASON
178 MURPHY CT
ROCKWALL, TX 75087

MYERS DAVID F & NINA G
182 MURPHY CT
ROCKWALL, TX 75087

ABBOTT DIANA L & SHAUN E
188 MURPHY CT
ROCKWALL, TX 75087

GASCOIGNE ANGUS A & ELIZABETH
1910 CLUB LAKE CIR
ROCKWALL, TX 75087

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

CURRENT RESIDENT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CAWTHON RICK
2000 E INTERSTATE 30
ROCKWALL, TX 75087

CHRISTOPHER CATHY
201 GOLD STREET 0
GARLAND, TX 75042

VIZZINI SABARINA L
201 MEADOWDALE DR
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE
202 MEADOWDALE DRIVE
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
208 LAKEVIEW DR
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

PFENNING BARBARA JANE
210 WILLOWCREEK ROAD
CHICKASHA, OK 73018

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

HUMPHREY ELDORA B &
DERRILL DELOYD
2310 BERWICK AVE
DALLAS, TX 75203

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

JBR2 LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

TEMUNOVIC PETAR & CVIJETA
3021 RIDGE RD 0
ROCKWALL, TX 75032

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY 0
RICHARDSON, TX 75082

ROCKWALL COMMONS LLC
341 VERACLIFF CT
OVIEDO, FL 32765

GRAHMANN CHARLES V
BISHOP OF ROMAN CATHOLIC DIOCESE
3725 BLACKBURN ST
DALLAS, TX 75219

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI
403 W WASHINGTON ST
ROCKWALL, TX 75087

COMPTON EARL D & SU ELLEN
5 HALFORD DR
HEATH, TX 75032

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA AND
FLORIDA TAYLOR
508 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
512 DICKEY ST
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
517 SUMMIT DR
RICHARDSON, TX 75081

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

SMITH JOHN H
5630 MERRIMAC AVE
DALLAS, TX 75206

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

TALLEY C W & PAULA J
703 RIDGEVIEW DR
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
7047 E GREENWAY PARKWAY 0
SCOTTSDALE, AZ 85254

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

7-ELEVEN
C/O SILVER OAK ADVISORS, LLC
ATTN JEFF TARLTON 0
ATLANTA, GA 30339

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

CAIN FAMILY REVOCABLE TRUST
PO BOX 1119
ROCKWALL, TX 75087

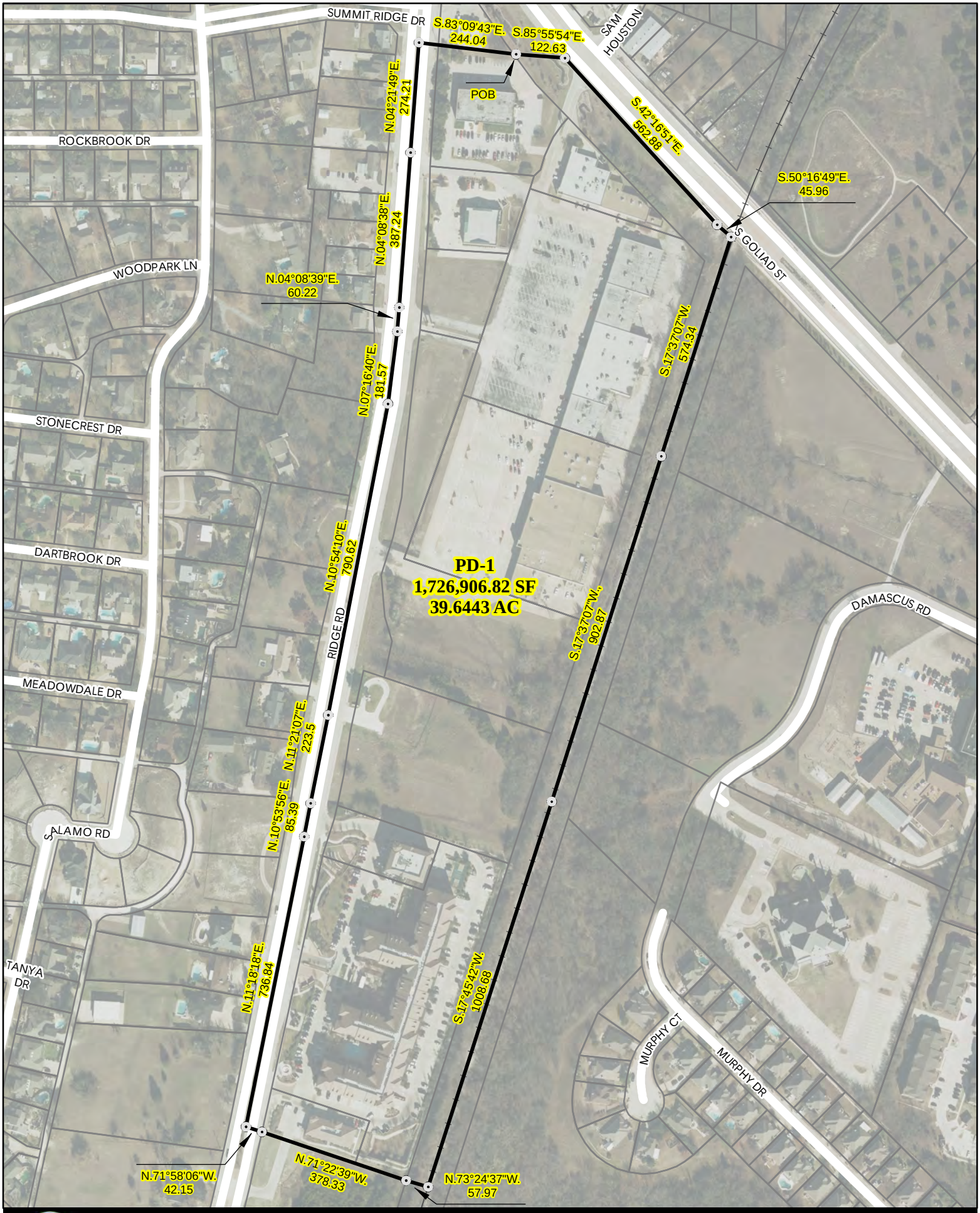
DORRIS CHARLES E
PO BOX 216
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

MILLER CHRISTINE LOUISE
PO BOX 824
ROCKWALL, TX 75087

REID STEPHEN M II AND JAN K
PO BOX 8791
GREENVILLE, TX 75404



City of Rockwall

N

Date: 9/21/2016

0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 1
LEGAL DESCRIPTION

PD1

PLANNED DEVELOPMENT NO. 1
LEGAL DESCRIPTION

BEING an approximate 39.6443 acre tract of land situated in the Eastridge Center Addition, Oreilly Addition, and Rockwall Commons Addition, as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of State Highway 205 (S. Goliad St) and the most northeastern corner of the Eastridge Center Addition (Plat Date 06/27/1977), said point being the **POINT OF BEGINNING**;

THENCE S.85°55'54"E., a distance of 122.63 feet to a point in the right of way of State Highway 205 (S. Goliad St);
THENCE S.42°16'51"E., a distance of 562.88 feet;
THENCE S.50°16'49"E., a distance of 45.96 feet for a corner;
THENCE S.17°37'07"W., a distance of 574.34 feet along the centerline of the Dallas, Garland and Northeastern Railroad;
THENCE continue southerly along said line, a distance of 902.87 feet;
THENCE S.17°45'42"W., a distance of 1,008.68 feet for a corner;
THENCE N.73°24'37"W., a distance of 57.97 feet;
THENCE N.71°22'39"W., a distance of 378.33 feet;
THENCE N.71°58'06"W., a distance of 42.15 feet for a corner;
THENCE N.11°18'18"E., a distance of 736.84 feet;
THENCE N.10°53'56"E., a distance of 85.39 feet;
THENCE N.11°21'07"E., a distance of 223.50 feet;
THENCE N.10°54'10"E., a distance of 790.62 feet;
THENCE N.07°16'40"E., a distance of 181.57 feet;
THENCE N.04°08'39"E., a distance of 60.22 feet;
THENCE N.04°08'38"E., a distance of 387.24 feet;
THENCE N.04°21'49"E., a distance of 274.21 feet for a corner;
THENCE S.83°09'43"E., a distance of 244.04 feet to the **POINT OF BEGINNING**.
Containing 1,726,906.82 square feet or 39.6443 acres, more or less.

END OF DESCRIPTION.

Kasey Weadon | New Craft BrewCo

1201 Ridge Rd. | Rockwall, TX 75087

Written Request for Rezoning of 1201 Ridge Rd. Rockwall TX 75087 Currently under the ownership of Benbrooke Ridge Partners

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Rockwall City Council

City of Rockwall

385 S. Goliad St.

Rockwall, TX 75087

September 15 , 2016

To the members of the Rockwall City Council,

New Craft Brewing Company would like to notify the City of Rockwall of our intent to open a micro-brewery at 1201 Ridge Rd in the Ridge Road Shopping Center. At present our business location is not zoned for our required light industrial use. However, with the approval of the planning and zoning commission, New Craft Brewing Company is respectfully requesting a zoning change to allow the manufacturing and distribution of beer for the above address with no further or future land use. The conditional use will be consistent with the goals, objectives, and policies of the comprehensive plan and land regulations as well as all city, state, and federal licensing.

The primary intent of opening our brewery facility is to manufacture beer for distribution and to sell the beer we produce in kegs and cans to retail vendors. The large majority of our sales will be made from the distribution of our product to local and surrounding markets. Our brewery will also have a front of house taproom where customers can come to our location and try our beers. The taproom will serve jointly as a venue which will host various events and functions as well. However, we are foremost a manufacturer of beer, not a restaurant, brewpub, or bar. While in operation, we will allow and encourage patrons to purchase food from local area restaurants and food trucks, but we will not serve food as a means of revenue.

The micro-brewery industry has been explosive in recent years and there is only more room for growth. Breweries of our nature have very positive economic impact on growing suburban cities such as Rockwall. The beer we produce is taxed both in house at the tap and the keg in retail. The tax revenue we generate will be collected and reused in our local community. We can ensure that our brewery will make appropriate use of the zoning change and positively affect the community and public interest.

Respectfully,

[Signature Here]

Kasey Weadon

Owner and Founder of New Craft BrewCo

Kasey Weadon | New Craft BrewCo

1201 Ridge Rd. | Rockwall, TX 75087

Written Request for Rezoning of 1201 Ridge Rd. Rockwall TX 75087 Currently under the ownership of Benbrooke Ridge Partners

PD-1

PLANNED DEVELOPMENT DISTRICTS ADOPTED WITH ORIGINAL ORDINANCE AND REFERENCED ON ZONING DISTRICT MAP

PLANNED DEVELOPMENT DISTRICT 1 - Shopping Center and Multiple Family Dwellings (symbol designation PD-1-SC & MF).

Planned Development District permitting uses as prescribed in the Uses Schedule of the Zoning Ordinance for Shopping Center permitting General Retail uses and Multiple Family Dwellings, subject to the approval of a site plan by the Planning and Zonin Commission prior to the issuance of any building permit or certi ficate of occupancy. The Shopping Center shall be developed subject to general retail standards and the housing development for Multiple Family dwellings shall be subject to the MF-2 Multi Family Dwelling standards. Such site plan shall set forth the building areas, offstreet parking, points of access, any screeni walls, open areas, building setback, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide f the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, t adjacent property, or for circulation around the site.

The density, coverage, height, parking and offstreet loadir standards shall be as set forth on the site plan or as specifiec in the "GR" General Retail for the Shopping Center and in the "MF-2" for the Multiple Family area.

The requisite site plan may be approved in whole or in part for one or several ownerships, provided the overall arrangement streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

City of Rockwall

Project Plan Review History

				Applied	9/19/2016	LM
Project Number	Z2016-032	**Owner**	BH BALANCE IV LLC	**Approved**		
Project Name	Amendment PD-74 (Breezy Hill	**Applicant**	BH BALANCE IV LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	9/19/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 2A & 2B	7-5	NULL	7-5	0187-0000-0007-05-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections D	John Ankrum	9/20/2016	9/20/2016	9/20/2016		APPROVED	
ENGINEERING	Amy Williams	9/19/2016	9/26/2016	9/21/2016	2	APPROVED	See Conditions
(9/20/2016 4:01 PM AW) Detention will be required Sanitary sewer service issue May not get a median cut in John King Need trail system to connect phase to existing/proposed trail system							
FIRE	Ariana Hargrove	9/19/2016	9/26/2016				
PLANNING	Ryan Miller	9/19/2016	9/26/2016	9/20/2016	1	APPROVED	See Comments

Z2016-032 (Amendment to PD-74 [Breezy Hill Subdivision]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of Ordinance No. 14-26 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, and generally located north of FM-552 and west of Breezy Hill Road.

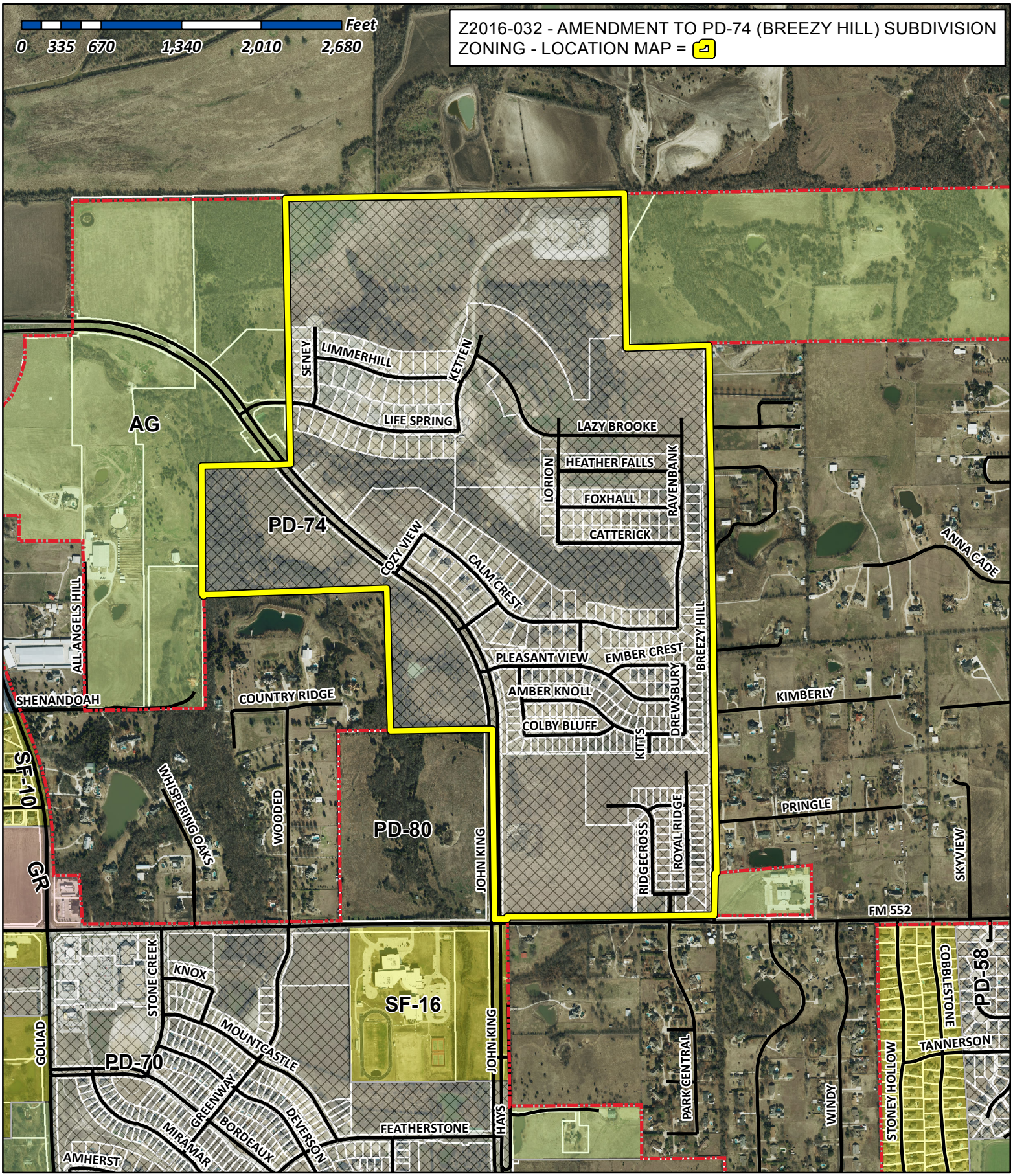
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 On all future submittals please include the case number (Z2016-032) in the lower right hand corner.

I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on September 27, 2016.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on October 4, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting.

I.6 The projected City Council dates for this case are project to be: 1) October 17, 2016 [1st Reading], and 2) November 7, 2016 (Tuesday) [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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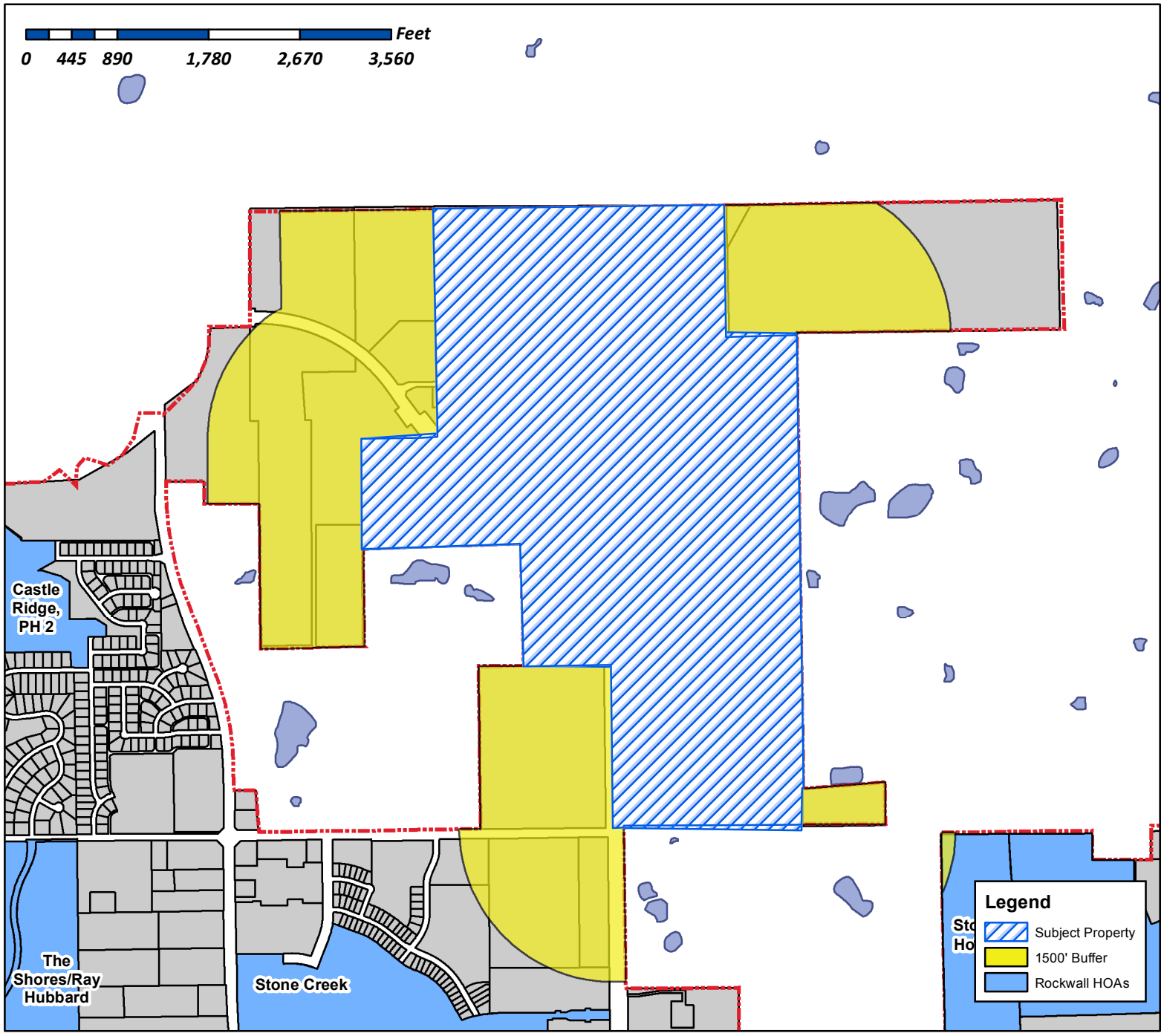
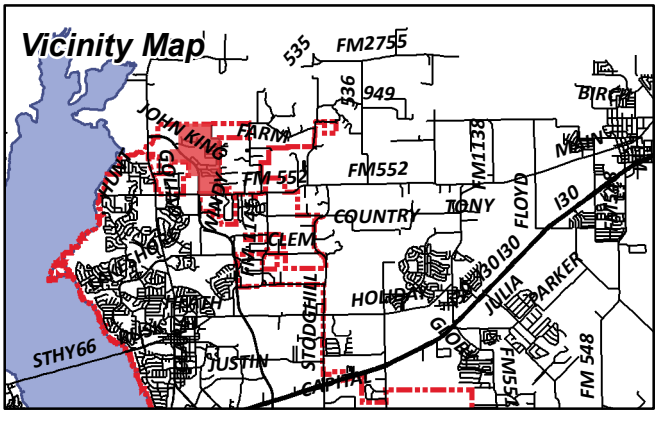


Case Number: Z2016-032
Case Name: Breezy Hill Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74
Case Address: North of FM 552 and west of Breezy Hill Road

Date Created: *09/20/2016*

For Questions on this Case Call (972) 771-7745



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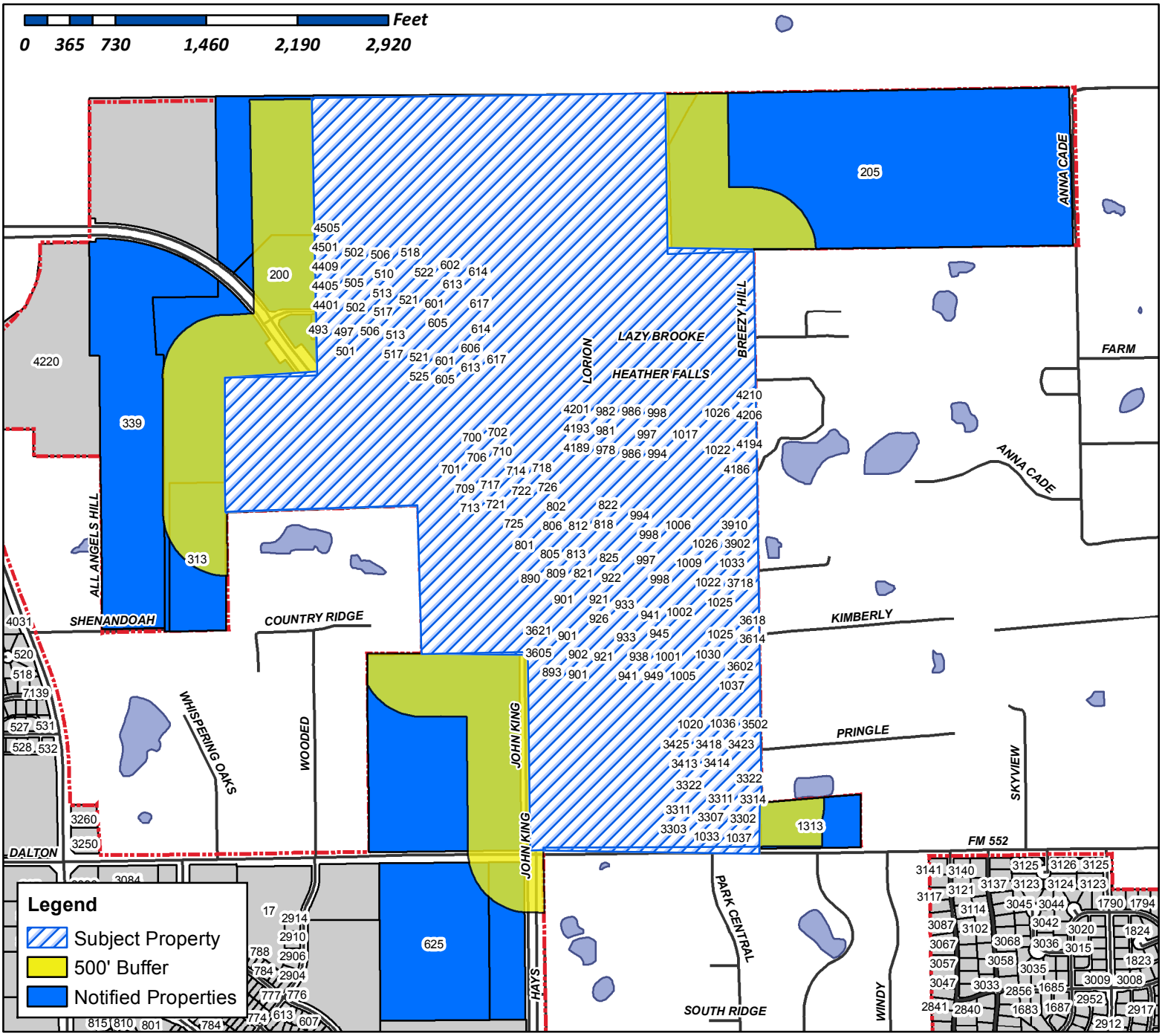

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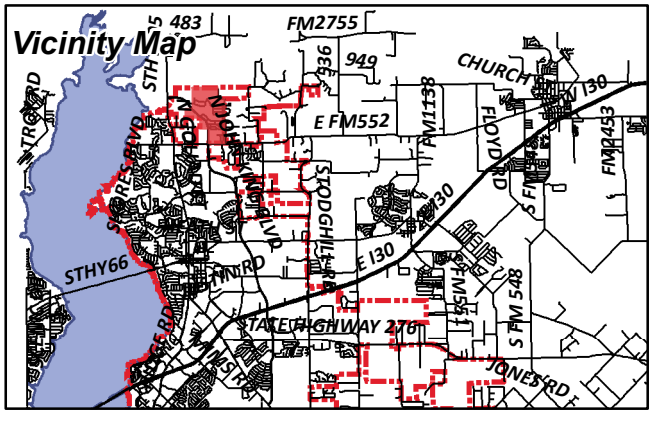

CURRENT RESIDENT
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRL
ROCKWALL, TX 75087

RIGGS WILLIAM AUDY SR ESTATE
105 E KAUFMAN ST
ROCKWALL, TX 0

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 0

PAUL TAYLOR HOMES LTD
17950 PRESTON RD 0
DALLAS, TX 0

CURRENT RESIDENT
200 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
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3303 RIDGECROSS DR
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ROCKWALL, TX 75087

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3621 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3702 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3706 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3710 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3714 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3906 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3910 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4186 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4193 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
505 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 LIFE SPRING DR
ROCKWALL, TX 75087

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506 LIMMERHILL DR
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509 LIFE SPRING DR
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521 LIFE SPRING DR
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521 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
522 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 0

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 0

CURRENT RESIDENT
601 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 LIFE SPRING DR
ROCKWALL, TX 75087

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606 LIFE SPRING DR
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613 LIFE SPRING DR
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613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIMMERHILL DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 0
IRVING, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

HANCE LARRY
6306 GLENHOLLOW CT
DALLAS, TX

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX0

CURRENT RESIDENT
701 CALM CREST DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
725 CALM CREST DR
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 CALM CREST DR
ROCKWALL, TX 75087

YAO CHAN-HWA AND ESTHER KUO-LIN
805 CLAM CREST DR
ROCKWALL, TX

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 0

CURRENT RESIDENT
813 CALM CREST DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 0

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER
DALLAS, TX

BH PHASE III SF, LTD. / BH AMC, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX

BH 60'S POD LTD
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE IV SF, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH BALANCE III LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX

BH PHASE I SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH BALANCE I LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE II LLC
8214 WESTCHESTER DRIVE
DALLAS, TX

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX

CURRENT RESIDENT
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 0

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
929 COLBY BLUFF DR
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 0

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

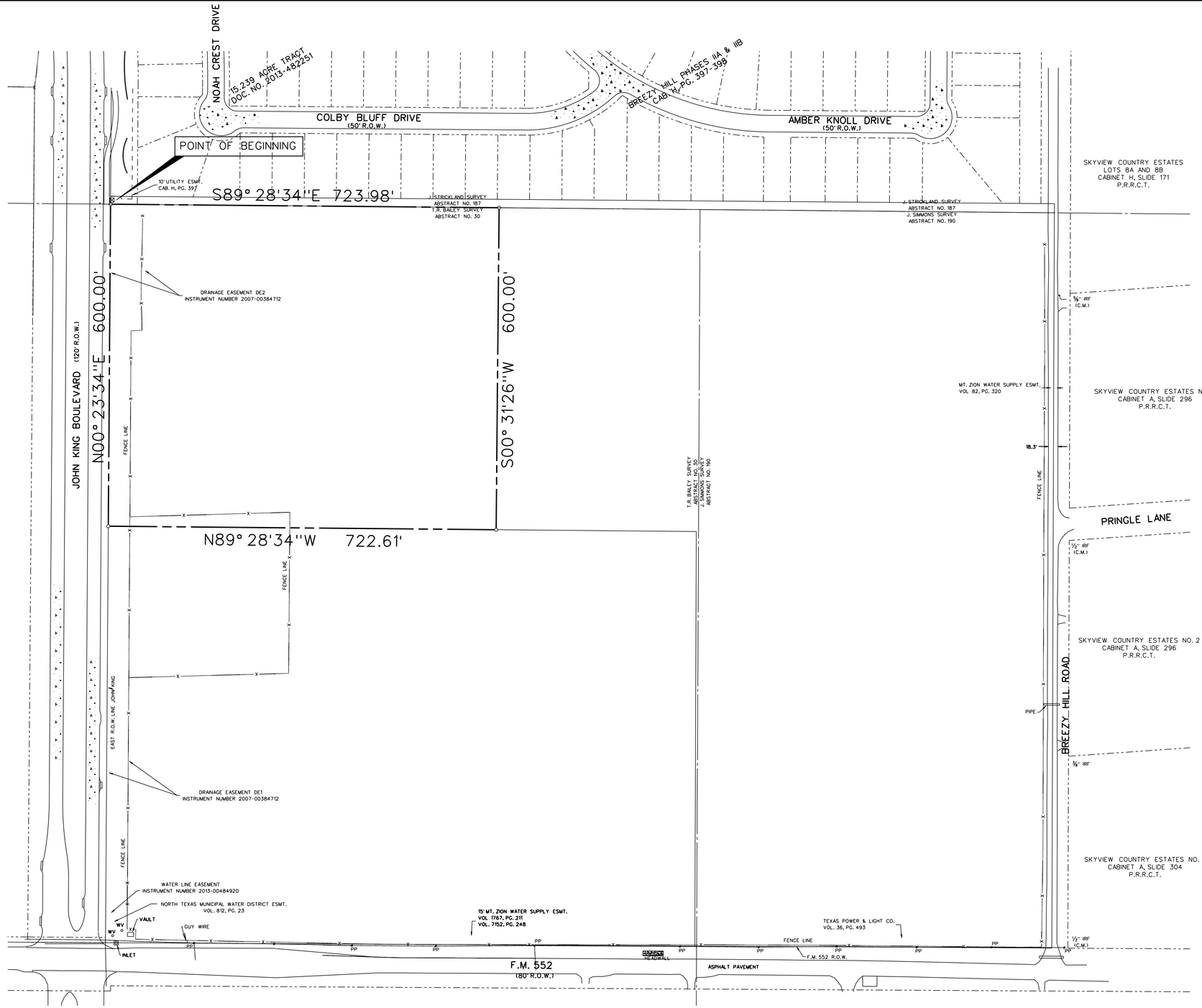
CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 0

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southwest corner of Breezy Hill Phase IIA & IIB, an addition to the City of Rockwall, as described in Cab. H, Pg. 397-398 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.);

THENCE, South 89° 28'34" East, along the south line of said Breezy Hill Phase IIA & IIB, for a distance of 723.98 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 31'26" West, departing said south line, for a distance of 600.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 28'34" West, for distance of 722.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being in the east line of said John King Boulevard;

THENCE, North 00° 23'34" East, along the east line of said John King Boulevard, for a distance of 600.00 feet, to the POINT OF BEGINNING and containing 9.962 acres of land.

SURVEYORS CERTIFICATE

I do hereby certify to Breezy Hill 405, Ltd., BH Balance IV, Ltd., Vestor T. Hughes, Jr., Independent Executor of the Estate of W.W. Caruth, Jr. Deceased, that a survey was made on the ground under my supervision in April 2015, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

1. 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
2. BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
3. IRF - IRON ROD FOUND
   CM - CONTROLLING MONUMENT
   PP - POWER POLE
   WV - WATER VALVE
   -X- - FENCE LINE
4. COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
5. THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
   - TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
9.962 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2015 SCALE: 1"=100'

LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”, at the southwest corner of Breezy Hill Phase IIA & IIB, an addition to the City of Rockwall, as described in Cab. H, Pg. 397-398 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120’ R.O.W.);

THENCE, South 89°28’34” East, along the south line of said Breezy Hill Phase IIA & IIB, for a distance of 723.98 feet, to a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”

THENCE, South 00°31’26” West, departing said south line, for a distance of 600.00 feet, to a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”

THENCE, North 89°28’34” West, for distance of 722.61 feet, to a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”, being in the east line of said John King Boulevard;

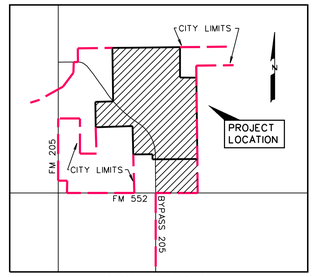
THENCE, North 00°23’34” East, along the east line of said John King Boulevard, for a distance of 600.00 feet, to the POINT OF BEGINNING and containing 9.962 acres of land.



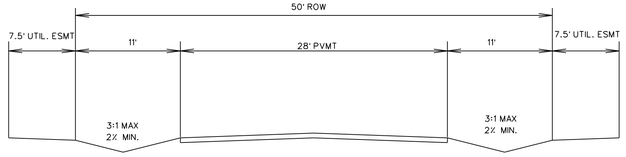


0 200 400 800

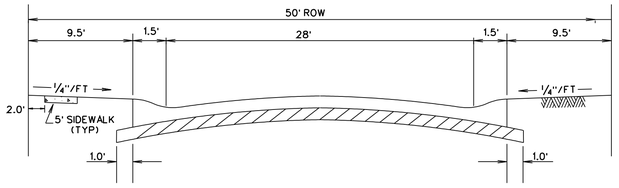
SCALE: 1" = 400'



LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	97.0 AC.	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES - 381.20 AC.
JOHN KING R.O.W. - 8.1 AC.
NET ACRES - 373.10 AC.
20% required Open Space per PD - 74.62 AC.

TOTAL RETAIL - 19.4 AC.
JOHN KING R.O.W. - 4.45 AC.
NET RETAIL ACRES - 16.2 AC.
20% required Open Space per PD - 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT 19.4 ac.

RESIDENTAL TRACT 381.20 ac.

TOTAL ACRES 405.15

TOTAL RESIDENTAL LOTS 776

RESIDENTAL DENSITY 1.92

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

LEGEND

TYPICAL LOT SIZES

TYPE A - - 186 LOTS (60's)

TYPE B - - 117 LOTS (70's)

TYPE C - - 326 LOTS (80's)

TYPE D - - 107 LOTS (100's)

TYPE E - - 40 LOTS (60's)

- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2016 SCALE 1" = 400'

CASE #2015-XXX

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 14-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 14-26, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-26*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

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approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

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not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF NOVEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 17, 2016*

2nd Reading: *November 7, 2016*

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Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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Exhibit 'B':
Concept Plan

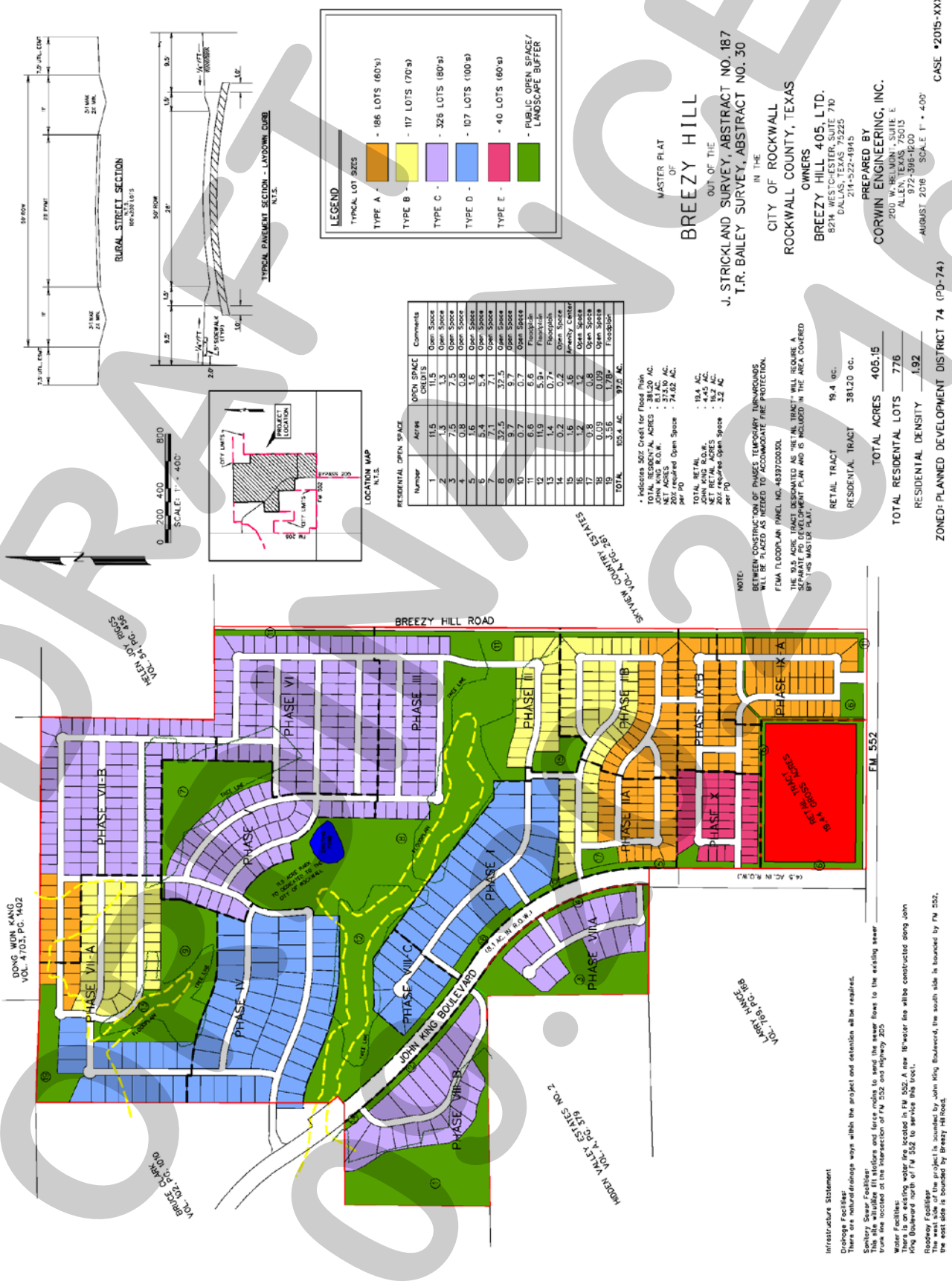

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Exhibit 'C':
PD Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~***TEXT TO BE REMOVED FROM THE ORDINANCE***~~

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

   a. *Residential uses*. Uses permitted of right or by special use permit for the Single Family 10 (SF-10) District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.

   b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

   - ☑ Animal Hospital, Clinic
   - ☑ Convent or Monastery
   - ☑ Hotel or Motel
   - ☑ Hotel, Residence
   - ☑ Cemetery/Mausoleum
   - ☑ Mortuary of Funeral Chapel
   - ☑ Social Service Provider
   - ☑ Billiard Parlor or Pool Hall
   - ☑ Carnival, Circus, or Amusement Ride
   - ☑ Commercial Amusement/Recreation (Outside)
   - ☑ Gun Club, Skeet or Target Range (indoor)
   - ☑ Astrologer, Hypnotist, or Psychic Art and Science
   - ☑ Garden Supply/Plant Nursery
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Secondhand Dealer
   - ☑ Car Wash, Self Service*
   - ☑ Service Station*
   - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
   - ☑ Helipad
   - ☑ Railroad Yard or Shop
   - ☑ Transit Passenger Facility

   ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

   The following additional use shall be permitted of right in the PD District:

   - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

   c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and

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through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

d. *Density and lot composition*. If the retail develops in accordance with the attached Concept Plan, no more than ~~***742***~~ ***776*** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	~~***206***~~ ***186***	~~***27.80***~~ ***23.97%***
B	70' x 120'	8,400	Front	~~***112***~~ ***117***	~~***15.10***~~ ***15.08%***
C	80' x 125'	10,000	Front	326	~~***43.90***~~ ***42.01%***
D	100' x 200'	20,000	Front	~~***98***~~ ***107***	~~***13.20***~~ ***13.79%***
E	***60' x 120'***	***7,200***	***Front***	***40***	***5.15%***
AVERAGE LOT SIZE:		**10,000**			
			MAXIMUM ALLOWED TOTAL UNITS:	~~***742***~~ ***776***	**100%**

e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed ~~***742***~~ ***776*** units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

(1) Lot types "A & B" may increase not more than 5% in aggregate number.
(2) Lot type "C" shall not be decreased below ~~***42%***~~ ***42.01%*** of the total ~~***742***~~ ***776*** lots.
(3) Lot Type "D" shall not be decreased below ~~***98***~~ ***107*** of the total lots.
(4) Lot Type "E" shall not increase above 40 of the total lots.

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

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B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	***36'***
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	***2,200***
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	***20' [4]***
Minimum Rear Yard Building Setback	10'	10'	15'	15'	***10'***
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	***5'***
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	***15'***
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	***20'***
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	***7,200***
Minimum Lot Frontage [1]	60'	70'	80'	100'	***60'***

Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

[3]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

[4]: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

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b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

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d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. ***Detached Single Family Lot Type E***

Development Standards	
Minimum Lot Size	***7,200 SF***
Minimum Lot Width (@ Front Building Line)	***60'***
Minimum Lot Depth	***110'***
Minimum Lot Width (Corner Lot)	***65'***
Minimum Side Yard Setback	***5'***
Minimum Front Yard Building Setback	***20' (Front porch may encroach to within 10-feet of the front property line)*** [1]
Minimum Rear Yard Building Setback	***10'***
Minimum Air Conditioned Square Footage	***2,200 SF***
Minimum Roof Pitch	***8:12 Except for 4:12 on Porch Roofs***
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	***80%***
Garage Orientation [1]	***Garages will be allowed to be accessed from the street; however a minimum driveway length of 20-ft must be provided***
Maximum Lot Coverage	***65%***

Notes:

[1]: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or

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neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.

4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	***60' x 120'***	***i., ii.***

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. ~~***Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized.***~~ No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.

iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

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C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

    a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
    b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
    c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
    d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
    e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
    f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
    g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
    h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.

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4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
    a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
    b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
    c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
    d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area

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will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

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Figure 2: *Example of Subdivision Signage Locations*

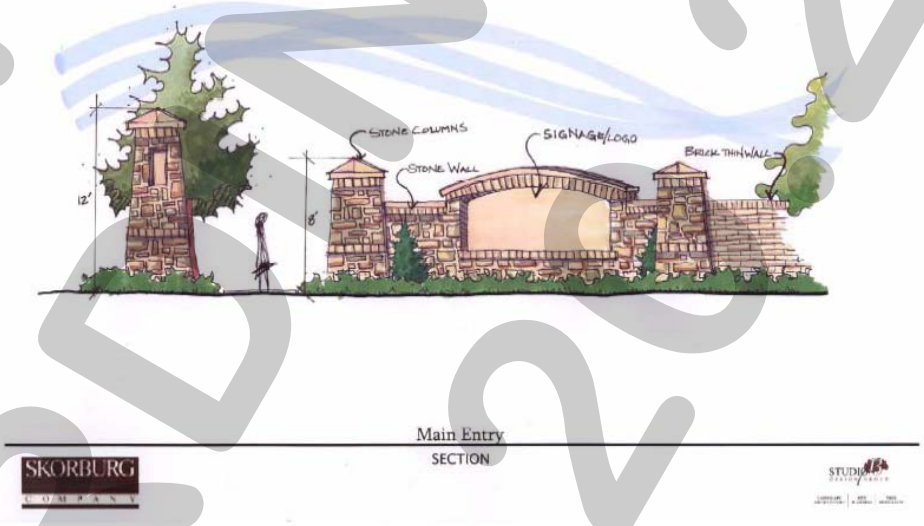

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

DRAFT ORDINANCE 09.20.2016

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP

BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKOREBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOREBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
Kellie Lee Patch
Notary Public, State of Texas
My Comm. Expires 05 / 12 / 2015

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City of Rockwall

Project Plan Review History

Project Number	P2016-040	**Owner**	CHAD, J HUDSON PROPERTIES INC	**Applied**	9/16/2016 LM
Project Name	Lots 7 & 8, Block A	**Applicant**	CHAD, J HUDSON PROPERTIES INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	9/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
107 INDEPENDENCE PL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDEPENDENCE PASS	1	A	1	4043-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/12/2016	8/19/2016	9/20/2016	39	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	9/20/2016	39	COMMENTS	See Comment
(9/20/2016 3:51 PM AW) Need common access easement between lot 7 and 8							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	9/22/2016	41	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016				
PLANNING	Korey Brooks	8/12/2016	8/19/2016	9/23/2016	42	COMMENTS	Comments

(9/23/2016 12:08 PM KB)

P2016-040 Independence Pass Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place.

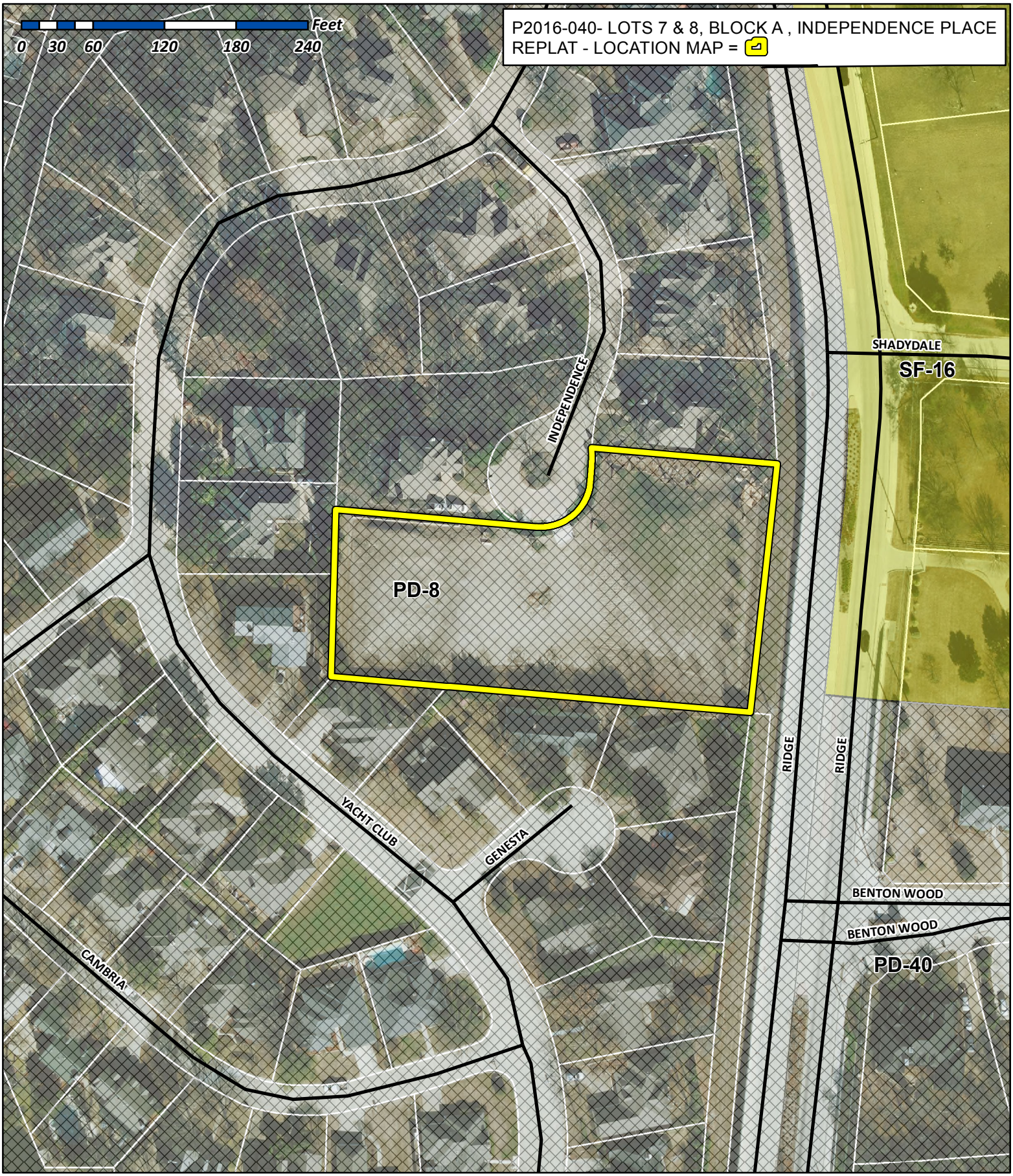
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-040) in the lower right hand corner of all pages on future submittals.

I.4 A mother-in-law cottage will not be allowed on a separate lot unless it conforms to the Single Family standards

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 4, 2016. The Planning & Zoning Worksession date for this case will be September 27, 2016. The Planning and Zoning Meeting is October 11, 2016.

I.6 The projected City Council meeting date and subsequent approval for this plat is October 17, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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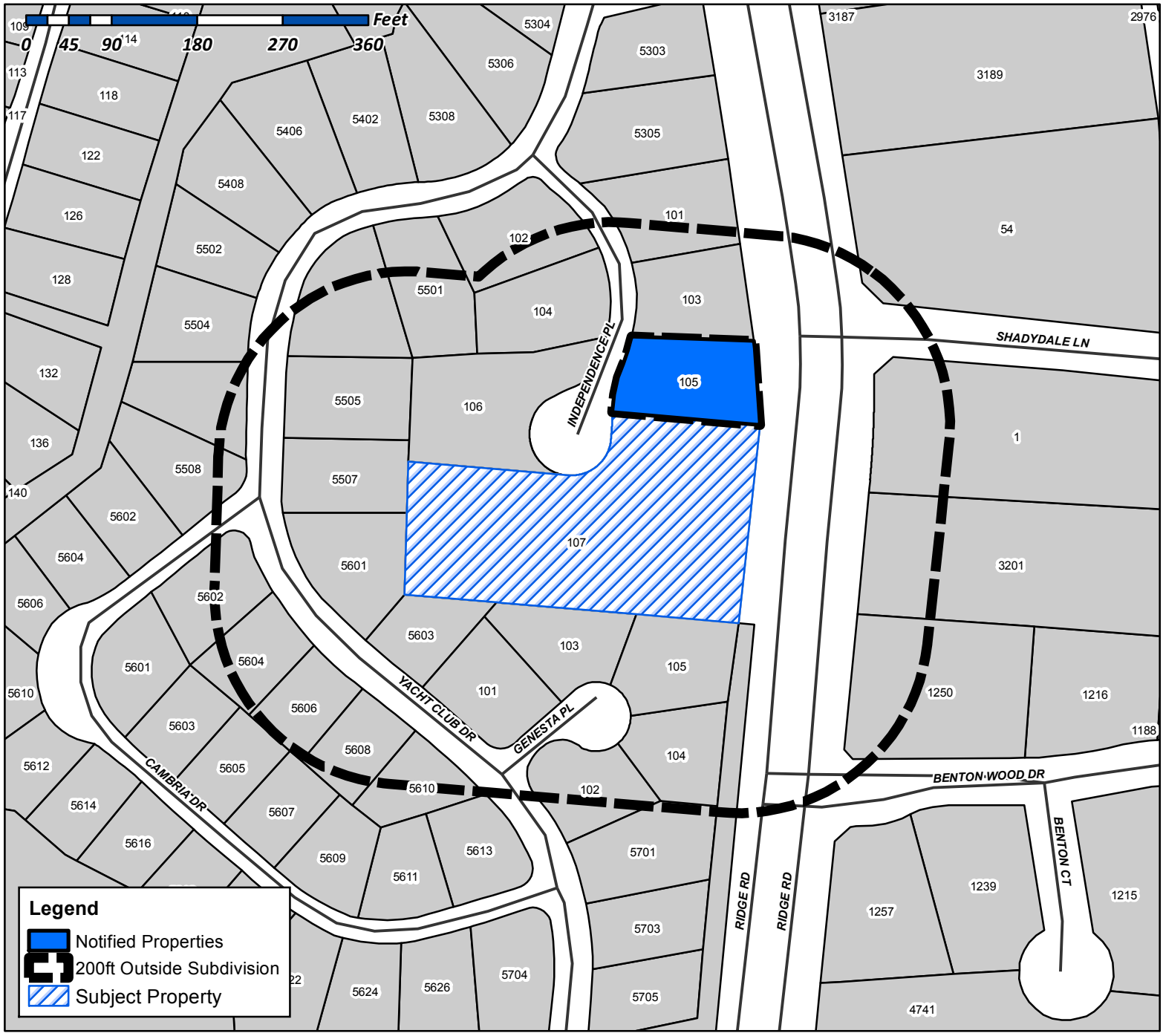
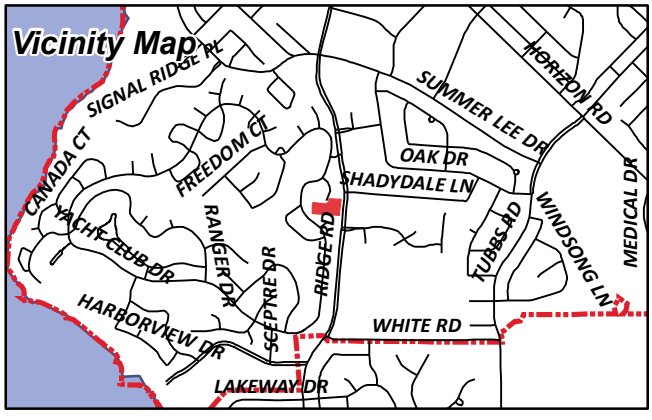


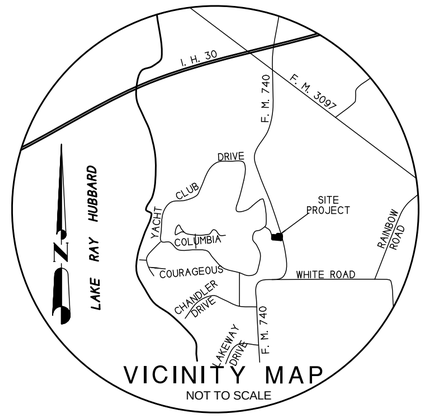
Case Number: Z2016-040
Case Name: Lots 7 & 8, Block A
Case Type: Replat
Zoning: Planned Development District 8
Case Address: 107 Independence Place
Subdivision: Independence Place

Date Created: ***09/19/2016***

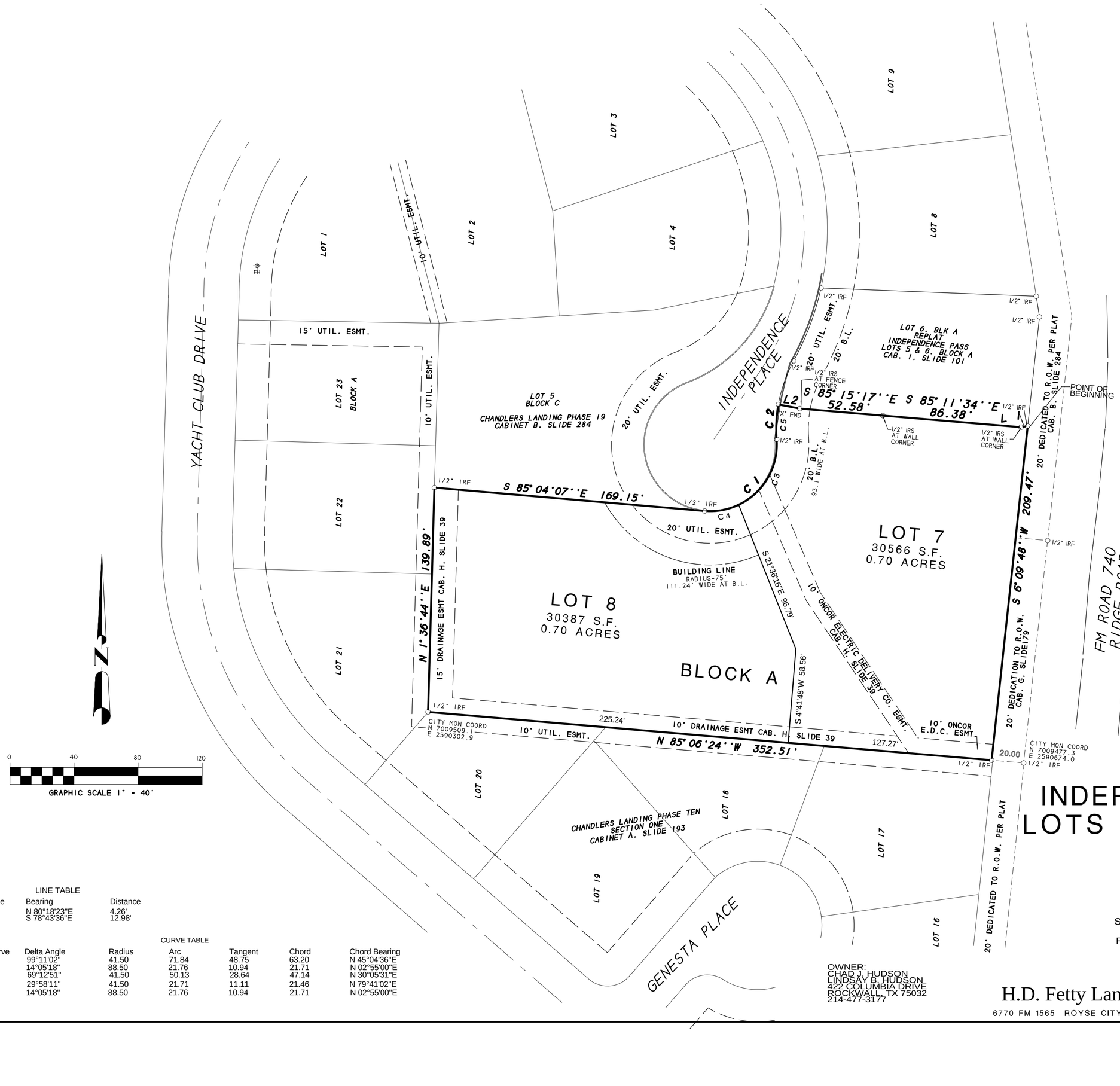
For Questions on this Case Call (972) 771-7745



SHORT, MELISSA HUDSON
AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032



VICINITY MAP
NOT TO SCALE



0 40 80 120

GRAPHIC SCALE 1" = 40'

LINE TABLE

Line	Bearing	Distance
1	N 80°18'23"E	4.26'
2	S 78°43'36"E	12.98'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	99°11'02"	41.50	71.84	48.75	63.20	N 45°04'36"E
2	14°05'18"	88.50	21.76	10.94	21.71	N 02°55'00"E
3	69°12'51"	41.50	50.13	28.64	47.14	N 30°05'31"E
4	29°58'11"	41.50	21.71	11.11	21.46	N 79°41'02"E
5	14°05'18"	88.50	21.76	10.94	21.71	N 02°55'00"E

OWNER:
CHAD J. HUDSON
LINDSAY B. HUDSON
422 COLUMBIA DRIVE
ROCKWALL, TX 75032
214-477-3177

REPLAT

INDEPENDENCE PASS
LOTS 7 & 8, BLOCK A

1.40 ACRES 60953 S.F.
(2 LOTS)
BEING A REPLAT OF
LOT 5, BLOCK A
INDEPENDENCE PASS

A PART OF THE E. TEAL
SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SURVEY DATE AUGUST 30, 2016
SCALE 1" = 40' FILE # 20050733RP5
CLIENT HUDSON

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2016-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CHAD J. HUDSON and LINDSAY B. HUDSON, BEING THE OWNER OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being all of Lot 5, Block A, Replat Independence Pass, Lots 5 & 6, Block A, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slide 101, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 5, Block A, said point being in the west right-of-way line of F.M. Highway 740 Ridge Road (Variable width R.O.W.) and also being at the southeast corner of Lot 6, Block A;

THENCE S. 06 deg. 09 min. 48 sec. W. along the west line of said F.M. Highway 740 Ridge Road, a distance of 207.47 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 5 and at the Northeast corner of Lot 17, of CHANDLERS LANDING, PHASE TEN, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 193 of the Plat Records of Rockwall County, Texas;

THENCE N. 85 deg. 06 min. 24 sec. W. along the south line of said Lot 4, Block A, a distance of 352.51 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 4 and the northwest corner of Lot 20, in said Phase Ten;

THENCE N. 01 deg. 36 min. 44 sec. E. a distance of 139.89 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 4 and the southwest corner of Lot 5, in Phase 19;

THENCE S. 85 deg. 04 min. 07 sec. E. a distance of 169.15 feet to a 1/2" iron rod found for corner in the curving South right-of-way line of Independence Place (41.5' radius);

THENCE in a northeasterly direction along a curve to the left having a central angle of 99 deg. 11 min. 02 sec., a radius of 41.50 feet, a tangent of 48.75 feet, a chord of N. 45 deg. 04 min. 36 sec. E., 63.20 feet, along said right-of-way line, an arc distance of 71.84 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the right having a central angle of 14 deg. 05 min. 18 sec., a radius of 88.50 feet, a tangent of 10.94 feet, a chord of N. 02 deg. 55 min. 00 sec. E., 21.71 feet along said right-of-way line, an arc distance of 21.76 feet to a "X" found chiseled in concrete for corner at the southwest corner of Lot 6;

THENCE in a eastery direction along the south boundary line of Lot 6 as follows:

S. 78 deg. 43 min. 36 sec. E. a distance of 12.98 feet;
S. 85 deg. 15 min. 17 sec. E. a distance of 52.58 feet;
S. 85 deg. 11 min. 34 sec. E. a distance of 86.38 feet;
N. 80 deg. 18 min. 23 sec. E. a distance of 4.26 feet the POINT OF BEGINNING and containing 60,953 square feet or 1.40 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as INDEPENDENCE PASS, LOTS 7 & 8, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____ _____
CHAD J. HUDSON LINDSAY B. HUDSON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHAD J. HUDSON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

~~Notary Public in and for the State of Texas~~ ~~My Commission Expires:~~

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LINDSAY B. HUDSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

~~Notary Public in and for the State of Texas~~ ~~My Commission Expires:~~

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED:

I hereby certify that the above and foregoing plat of INDEPENDENCE PASS, LOTS 7 & 8, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____day of _____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ , 2016.

_____
Director of Planning & Zoning

_____
City Engineer

OWNER:
CHAD J. HUDSON
LINDSAY B. HUDSON
422 COLUMBIA DRIVE
ROCKWALL, TX 75032
214-477-3177

REPLAT

INDEPENDENCE PASS
LOTS 7 & 8, BLOCK A

1.40 ACRES 60953 S.F.
(2 LOTS)
BEING A REPLAT OF
LOT 5, BLOCK A
INDEPENDENCE PASS

A PART OF THE E. TEAL
SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SURVEY DATE AUGUST 30, 2016
SCALE 1" = 40' FILE # 20050733RP5
CLIENT HUDSON

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2016-

City of Rockwall

Project Plan Review History

Project Number	P2016-043	**Owner**	DALROCK HOMES LLC	**Applied**	9/16/2016 LM
Project Name	Estates on the Ridge	**Applicant**	DALROCK HOMES LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	9/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
NW CORNER CORNELIUS AND FM 354	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments
(9/21/2016 4:33 PM AW) Add note to plat: If ponds are proposed to be filled in, a Wetland and Waters of the US determination will need completed, submitted to the City and approved prior to any grading/building.							
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	David Gonzales	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

The following staff comments (including Rockwall County comments) are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

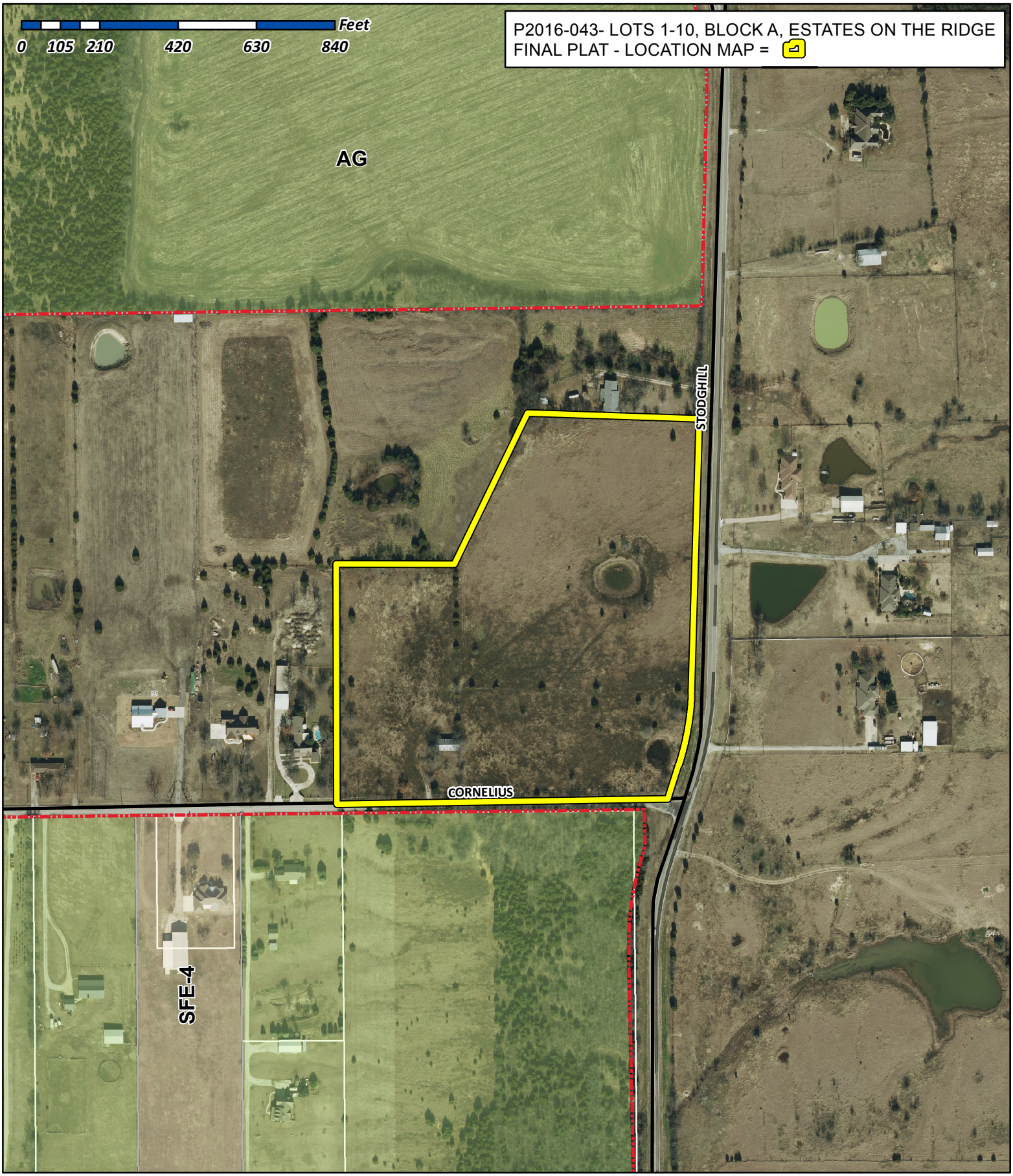
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-043" on the lower right corner on all pages of the revised plat.
3.Provide City staff with a .dwg file.
4. Rockwall County to approve plat.
5. County comments (Ron Merritt - e-mail): I have called the surveyer about lot 3-4-5 cant use the ponds as part of the 1 ½ acres. If they will be filled in then no problems. I will have to present this to the court for approval. If ponds are not filled, provide a net acrage for each lot.
6. Engineering comments regarding ponds: If ponds are proposed to be filled in, a Wetland and Waters of the US determination will need completed, submitted to the City and approved prior to any grading/building.
7. Use a lighter gray scale for the contour lines.
8. Remove tree layer from plat.
9. Provide adjacent property owner information for lots east of subdivision.
10. Provide Rockwall County Judge Signature Block.
11. Correct language in the standards signature block under "Approved" to indicate "...was approved by the City Council of the..."
12. Notary Certificate is not necessary when plat is stamped by Surveyor.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior toplat submittal on mylar for filing purposes. **

Meeting Dates to Attend; Please be sure that a representative is present during both scheduled meetings as indicated below. The meetings will be held in the City's Council Chambers. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: September 27, 2016 (6:00 p.m.)

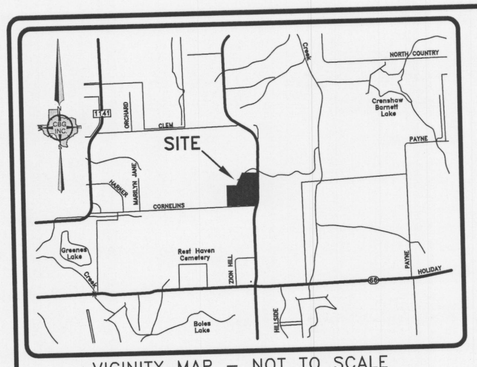
City Council - Consent Agenda: October 3, 2016 (6:00 p.m.)



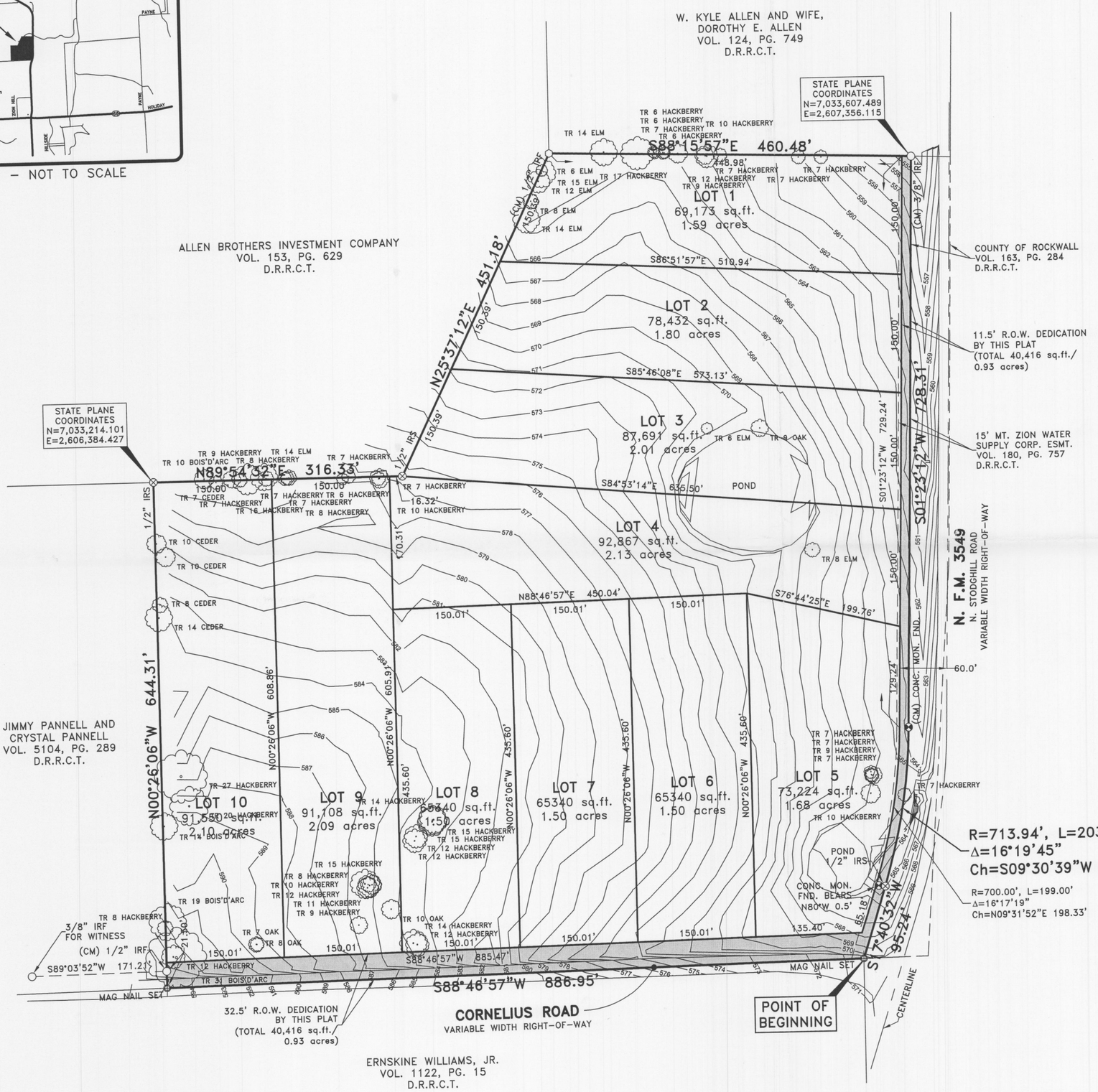
City of Rockwall

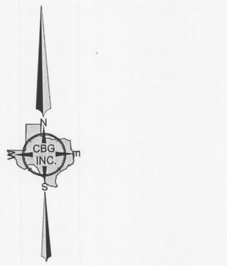
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP – NOT TO SCALE





100' 50' 0 100' 200'

SCALE: 1" = 100'

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
IRF	INCH IRON ROD FOUND
IPF	IRON PIPE FOUND
CONC. MON.	CONCRETE MONUMENT
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL.	VOLUME
PG.	PAGE
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0035 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SHEET 1 OF 2

FINAL PLAT
ESTATES ON THE RIDGE
LOTS 1–10, BLOCK A
820,481 SQ.FT. / 18.84 ACRES
10 LOTS
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DALROCK HOMES
ATTN: JAY WEBB
19 GREENHOLLOW
ROCKWALL, TEXAS 75032

PLANNING & SURVEYIN
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgincctx.com

CBG SURVEYING INC
PROFESSIONAL LAND SURVEYORS
DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
WWW.CBGINCTX.COM 214-349-9485

SCALE: 1"=100' / DATE: SEPTEMBER 15, 2016 / JOB NO. 1617648 / DRAWN BY: C

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Dalrock Homes, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: Dalrock Homes

Being a tract of land situated in the William Dalton Survey, Abstract No. 72 in the City of Rockwall, Rockwall County, Texas, being all of a tract of land conveyed to Dalrock Homes by deed recorded in Instrument No. _____, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Mag Nail set in asphalt at the intersection of the West line of N. F.M. 3549 (N. Stodghill Road–a variable width right–of–way) and the approximate centerline of Cornelius Road (a variable width right–of–way) being the Northeast corner of a tract of land conveyed to Ernskine Williams, Jr. by deed recorded in Volume 1122, Page 15, Deed Records, Rockwall County, Texas;

Thence South 88 degrees 46 minutes 57 seconds West, leaving said intersection and along the said approximate centerline of Cornelius Road, a distance of 886.95 feet to a Mag Nail set in asphalt at the Southeast corner of a tract of land conveyed to Jimmy Pannell and Crystal Pannell by deed recorded in Volume 5104, Page 289, Deed Records, Rockwall County, Texas;

Thence North 00 degrees 26 minutes 06 seconds West, along the East line of said Panell tract, a distance of 644.31 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set at the Northeast corner of said Pannell tract, being in the South line of a tract of land conveyed to Allen Brothers Investment Company by deed recorded in Volume 153, Page 629, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 54 minutes 32 seconds East, along the said South line of Allen Brothers Investment Company tract, a distance of 316.33 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set at the Southeast corner of said Allen Brothers Investment Company tract;

Thence North 25 degrees 37 minutes 12 seconds East, along the East line of said Allen Brothers Investment Company tract, a distance of 451.18 feet to a 1/2 inch iron pipe found at the Southwest corner of a tract of land conveyed to W. Kyle Allen and wife, Dorothy E. Allen by deed recorded in Volume 124, Page 749, Deed Records, Rockwall County, Texas;

Thence South 88 degrees 15 minutes 57 seconds East, along the South line of said Allen tract, a distance of 460.48 feet to a 3/8 inch iron rod found for corner in the said West line of N. F.M. 3549;

Thence South 01 degrees 23 minutes 12 seconds West, along the said West line of N. F.M. 3549, a distance of 728.31 feet to a concrete monument found for corner, said point being the beginning of a curve to the right having a radius of 713.94 feet, a delta of 16 degrees 19 minutes 45 seconds, and a chord that bears South 09 degrees 30 minutes 39 seconds West, a distance of 202.78 feet;

Thence continuing along the said West line of N. F.M. 3549 and said curve to the right, an arc length of 203.47 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set for corner, from which a concrete monument found for witness bears North 80 degrees West, a distance of 0.5 feet;

Thence South 17 degrees 40 minutes 32 seconds West, continuing along the said West line of N. F.M. 3549, a distance of 95.24 feet to the Point of Beginning and containing 820,481 square feet or 18.84 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **ESTATES ON THE RIDGE, LOTS 1–10, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **ESTATES ON THE RIDGE, LOTS 1–10, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Jay Webb
Dalrock Homes

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jay Webb, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, 2016.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2016.

RELEASED 09/16/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved Council of the City of Rockwall on the _____ day of_____ 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2016.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

GENERAL NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0035 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: DALROCK HOMES
ATTN: JAY WEBB
19 GREENHOLLOW
ROCKWALL, TEXAS 75032

FINAL PLAT
ESTATES ON THE RIDGE
LOTS 1–10, BLOCK A
820,481 SQ.FT. / 18.84 ACRES
10 LOTS
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG SURVEYING INC
PROFESSIONAL LAND SURVEYORS
DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
WWW.CBGINCTX.COM 214-349-9485

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=100' / DATE: SEPTEMBER 15, 2016 / JOB NO. 1617648 / DRAWN BY: CG

City of Rockwall

Project Plan Review History

Project Number	SP2016-019	**Owner**	MASTER, DEVELOPERS SNB LLC	**Applied**	9/16/2016 LM
Project Name	Dunkin Academy	**Applicant**	KARTAVYA PATEL, P.E.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	9/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
N ALAMO RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE PRESERVE PH 3	1	S	1	4694-000S-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/21/2016	5	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments

(9/21/2016 10:12 AM AW)
See markups
Show removal of the old driveway along North Lakeshore
All parking adjacent to building, head to head, and with wheel stops to be 20'x9'
Show fully developed 100 year water surface in the creek
Detention is required (not allowed in 100 year water surface)
Need to show relocation of exisiting 16" water if relocating it
Dumpster area to drain to grease trap or an oil/water separator.

Landscaping:
Add note:"All shrubs adjacent to parking spaces to be planted a minimum of 4' behind the curb"

FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	see comments

(9/22/2016 12:32 PM AA)
The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.

GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/23/2016 10:37 AM KB)

SP2016-019 (Dunkin Academy): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2016-019) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

M.5 Site Plan. Please show both lots on the vicinity map.

M.6 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.7 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

M.8 Site Plan. Please locate all playground equipment behind the building.

M.9 Site Plan. Please indicate depth of paving material.

M.10 Site Plan. Please show and label 10' landscape buffer along East Fork and along N. Lakeshore Drive.

M.11 Site Plan. Please indicate the street centerline for SH 205.

M.12 Site Plan. Please indicate whether utility equipment will be pad/ground mounted roof mounted. Pad mounted utility equipment shall be screened from horizontal view from any adjacent public street and from any adjacent property. All buildings must be designed so that no roof mounted mechanical equipment shal be visible from any direction.

M.13 Site Plan. Please remove legal description from top of site plan since this will change once it is platted. Also, since this is two lots the legal description provided is not accurate.

I.14 Site Plan. Please indicate "Public Access" instead of "Access" in the legend of the site plan.

M.15 Site Plan. Please note that the parking requirements for this site is 1 per 300 sq. ft. You are currently over-parked.

M.16 Site Plan. Please change "Summery" to "Summary" on the Site Data and Summary Table.

M.17 Landscape Plan. Please correct the parking requirements (item M.15)

M.18 Landscape Plan. Please show and label the 10' landscape buffer adjacent to East Fork and N. Lakeshore (item M.10)

I.19 Landscape Plan. Please identify all visibility triangles for all driveway and intersections and public streets.

M.20 Landscape Plan. Trees must be planted at least five feet from water, sewer, and storm sewer lines.

M.21 Landscape Plan. Please provide note indicating that irrigation will be the requirements of the UDC.

M.22 Treescape Plan. Please provide the Site Data and Summary Table on the Treescape Plan.

M.23 Treescape Plan. Please label the two protected trees being removed.

M.24 Photometric. Please show entire site so that we can verify FC at property line.

M.25 Photometric. Please provide Site Data and Summary Table.

M.26 Photometric. Please indicate the location and type of all exterior lighting including pole mounted, wall mounted, signage, etc.

M.27 Photometric. No light pole, base or combination shall exceed 30 feet, unless further restricted within an Overlay District. Please provide a detail of light pole to that we can ensure compliance.

M.28 Building Elevations. Please remove lot and block designation from the title block as it will change once the site is replatted (this site is two different lots)

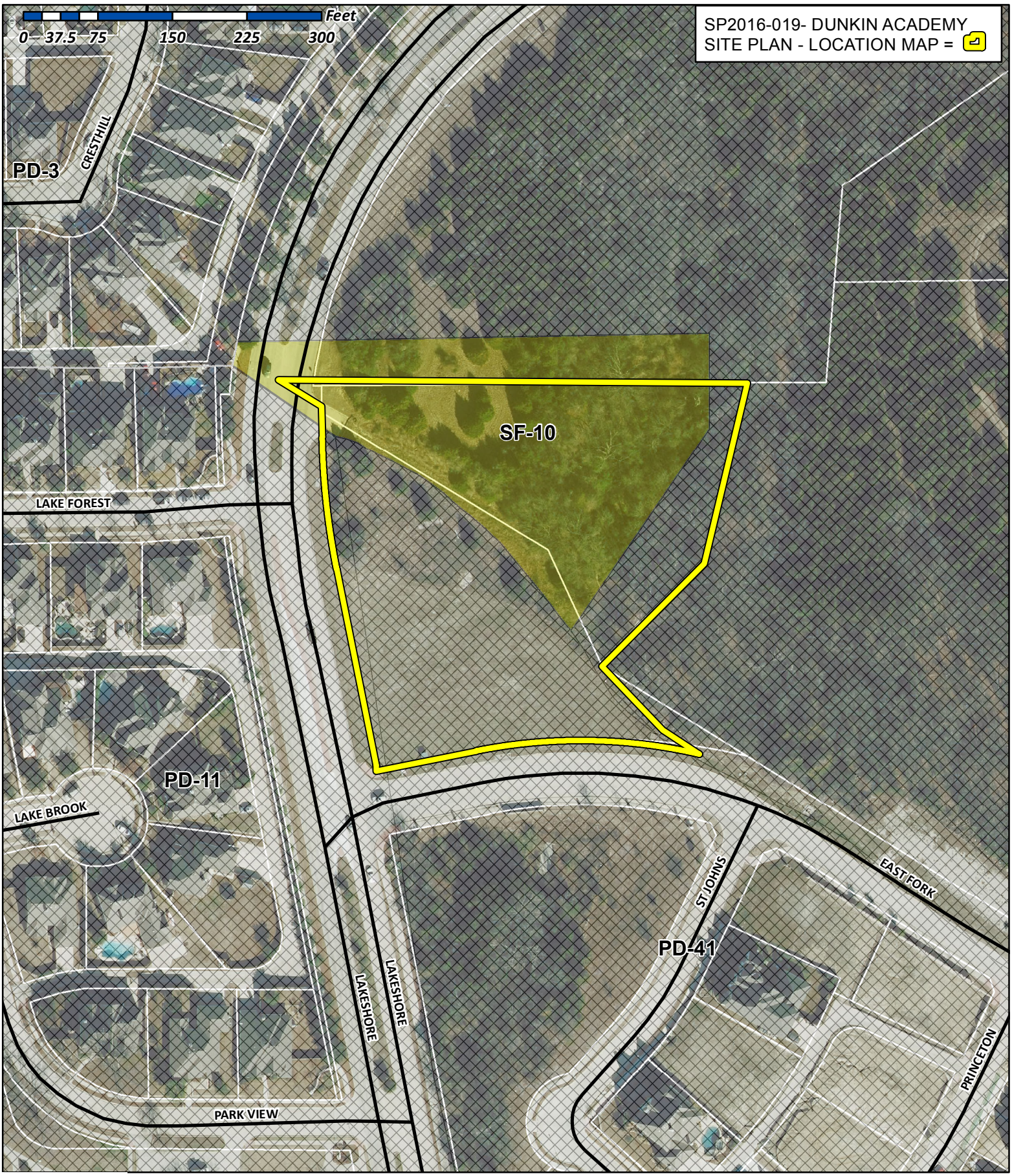
M.29 Building Elevations. Please indicate elevations adjacent to public right-of-way.

M.30 Building Elevations. Please indicatethe surface area of each façade.

M.31 Building Elevations. Please indicate any additional design elements for the base, wall, or parapets. Be sure to include the location, size, color, and material of any proposed structure.

I.32 The Architectural Review Board (ARB) meeting for this case will be held on September 27, 2016 at 5 pm..

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.33 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 4; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 27, 2016 at 6 pm.							
I.34 If necessary the projected City Council meeting date for this case will be October 17, 2016.							



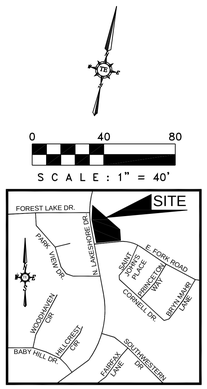
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

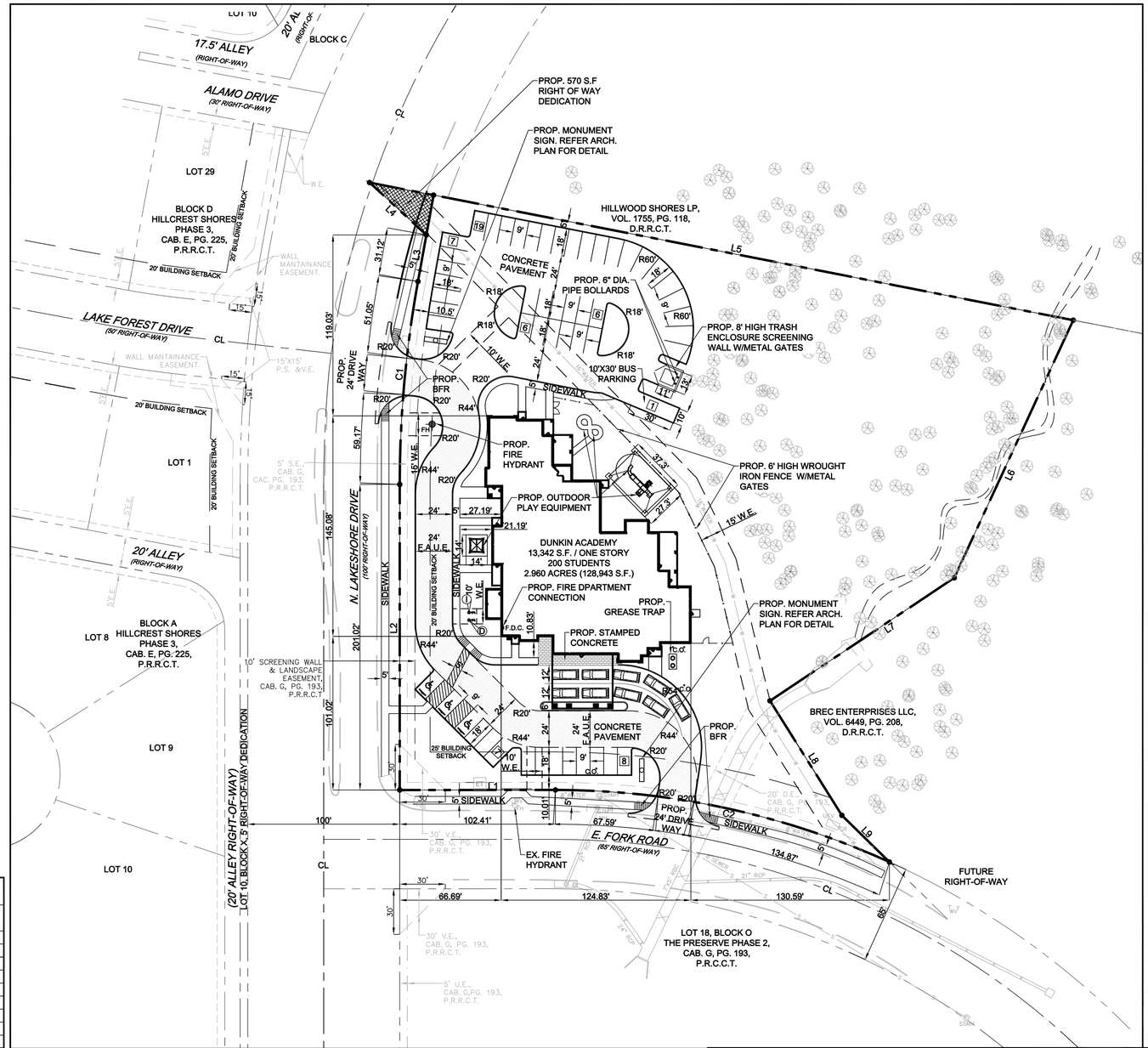
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

LEGEND

PROPERTY LINE	
12" WATER W	EXISTING WATER LANE
12" WATER W	PROPOSED WATER LINE
EX. 15" S.S. S	EX.SANITARY SEWER LINE
PROP. 8" S.S. S	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTERIAN SIGNT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, ACCESS & WATER ESMT.
V.E.	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
	BARRIER FREE RAMP
21"RCP	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
PP	EXISTING POWER POLE
	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
PROP.6' HIGH WROUGHT IRON FENCE	
	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN



BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITYESAEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

SITE DATA SUMMERY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
NET AREA	2.960 ACRES (128,943 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	13,342 S.F. (10.34%)	
IMPERVIOUS COVERAGE	79,032 S.F. (61.51%)	
PERVIOUS COVERAGE	49,991 S.F. (38.49%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 250 GFA	53	54
TOTAL PARKING	53	54
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	13,342 S.F.	

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	1"	1	6"
I	IRR.	1"	1	N/A

CASE # .....

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
DUNKIN ACADEMY ROCKWALL LLC 320 N TOWN EASE BLVD SUNNYVALE, TEXAS 75182 CONTACT:JOHN DUNKIN TEL: (469) 358-5590	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GRAY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGON,TEXAS 76017 CONTACT:GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	09/16/16	1st CITY SUBMITTAL	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
09/16/16

SITE PLAN
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

TX PE FIRM #11525

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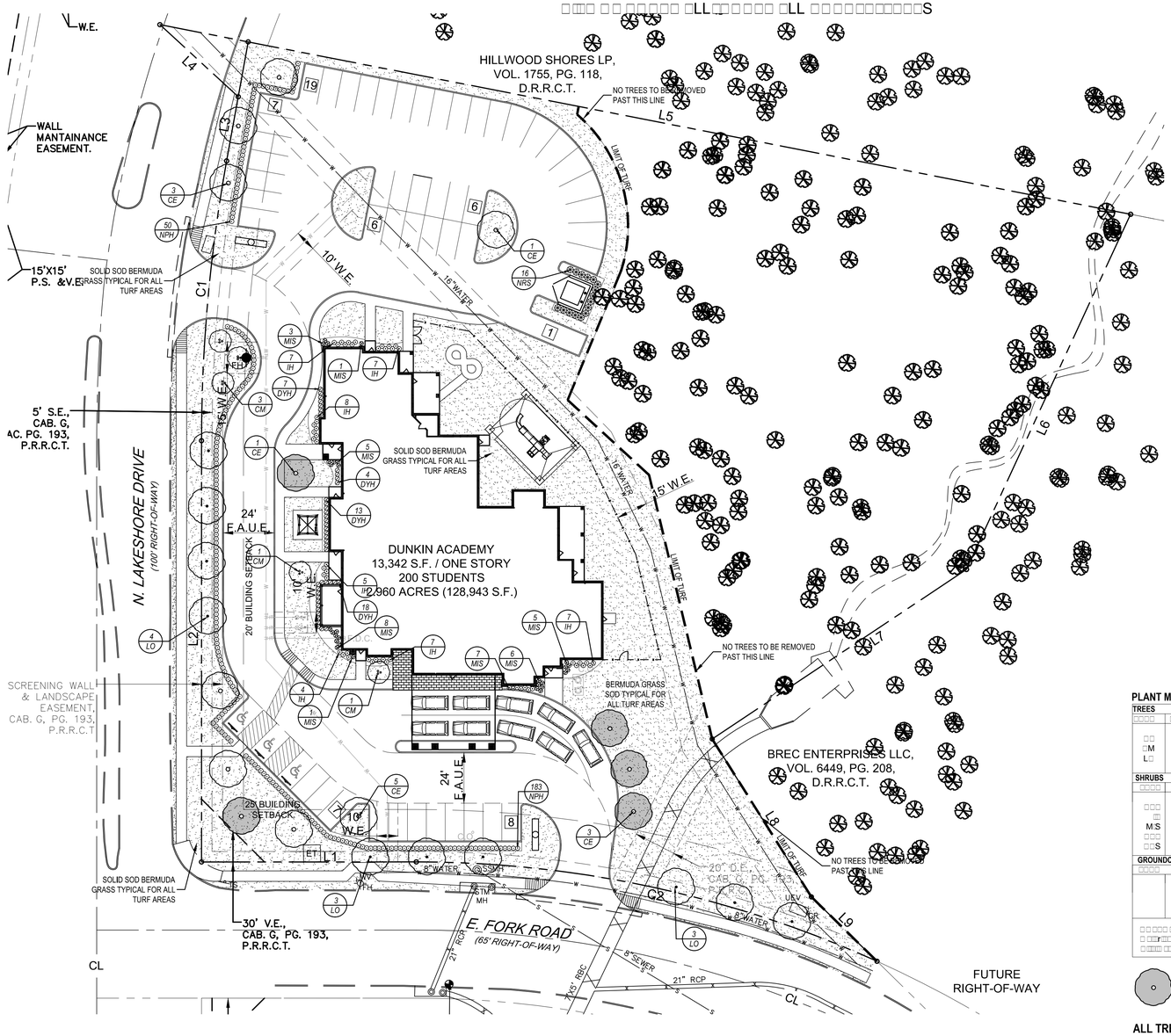

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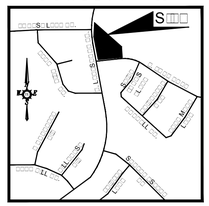
S C A L E : 1" = 30'



VICINITY MAP
N.T.S

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LANDSCAPE TABULATIONS:

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GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR..
5. *ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.

2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES					
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□□	13	□□d□r □□□	*Ulmus crassifolia*	3" □□□	□□□□13□□□□□□□r□□d □ □□.□□□□□□r r□□□□
□M	□	□r□□□.M□r□□□	*Lagerstroemia indica*	□□□□	□□□□□□□r□3□□ □□□□□□□r□□□ □r□
L□	10	L□□□ □ □□	*Quercus virginiana*	3" □□□	□□□□□□□r□14□□□□□□□r□□d□□□□□□r □□r□□□□□r□□□
SHRUBS					
□□□□	□□□.	□□MM□□ □□M□	*BOTANICAL NAME*	S□□□	□□M□□□S
□□□	42	□ □□r□□□□□□□ □ □□□	*Ilex vomitoria 'nana'*	3 □□□	□□□□□□□□r □r□□□20" □□r□□d
□□	4□	□d□□□ □ □□□□□r□ □ □r□□	*Rhaphiolepis indica 'clara'*	3 □□□	□□□□□□□r□1□" □□d□1□" □r□□d
M□S	3□	□d□□□M□d□□ □r□□□	*miscanthus sinensus 'Adagio'*	3 □□□	□□□□□□□r □□□□□ □□r□□□d
□□□	233	□□□d□□□□□□□ □□□	*Ilex comuta 'Needlepoint'*	□ □□□	□□□□□□□r□24" □□20" □□r□d
□□S	1□	□ □□□□ □. S□□□□□□ □ □□□	*Ilex x 'Nellie R. Stevens'*	4□" □□	□□□□□□□r□3□" □r□□d□□□□□□ □□□□
GROUNDCOVERS					
□□□□	□ □□	□□MM□□ □□M□	*BOTANICAL NAME*	S□□□	□□M□□□S
		419□□□ □ d□□r□□□	*Cynodon dactylon '419'*		S□□d S□d r□□r □□ □□□□□

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TREES COUNTED TOWARDS MEETING MITIGATION REQUIREMENTS

ALL TREES TO BE LOCATED A MINIMUM OF 5' FROM PUBLIC UTILITIES

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L□□□ □□.	□□□□□□□	□□S□□□□□
L1	N 78°34'14" W	102.41□
L2	N 11°25'13" W	201.02□
L3	N 01°10'03" W	31.12□
L4	N 58°45'59" W	□0.79□
L□	S 89°38'31" E	471.□2□
L□	S 13°21'59" W	1□□.□□□
L7	S 44°51'38" W	14□.74□
L□	S 43°32'33" E	□□.9□□
L9	S 56°56'31" E	43.□4□

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□1	134.21□	7□.0.00□	10°15'10"	N 06°17'38" W	134.03□
□2	22□.4□□	□32.□0□	24°21'59"	N 89°14'47" W	224.7□

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COOPER GENERAL CONTRACTORS 2560 TECHNOLOGY DRIVE SUITE 100 PLANO, TEXAS 75074 □□□□□□□□□□□□ □□LL□□ □□ □□L□ (4□9□ 249□9279	□□□□□□□□□□L□ □□□□□□□□□□□□ LL□ 1333 M□□□□M□□ □□ □□□□ S□□ 200 □LL□□□□□□□□S 7□013 □□□□□□□□□□□□□□□□□□□□□□□□□□□□L □□L□ (214□□09□9271	S□□□□□□□□ □□□ S□□□□□□□□S □□□. □.□. □□□ □70029 M□S□□□□□□□□□□S 7□1□7 □□□□□□□□□□□□ □□ □□□□□□□□□□.□.L.S.	□□□□□□□□□□ □□□□ □ □□□□ □□□□□□□□□□S 4□0□ □□□□ S□□□□S □L□□. S□□□ 110 □□L□□□□□□□□□□S 7□017 □ □□□□□□□□□□□□□ □ □□□ □□L□□□17□97□97□7

NO.	DATE	DESCRIPTION	BY
1	09/15/16	1st CITY SUBMITTAL	KP

REGISTERED LANDSCAPE ARCHITECT 2042

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Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028–16	L.2

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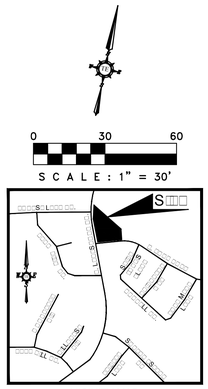

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

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L1	N 78°34'14" W	102.41□
L2	N 11°25'13" W	201.02□
L3	N 01°10'03" W	31.12□
L4	N 58°45'59" W	□0.79□
L□	S 89°38'31" E	471.□2□
L□	S 13°21'59" W	1□□.□□
L7	S 44°51'38" W	14□.74□
L□	S 43°32'33" E	□□.9□□
L9	S 56°56'31" E	43.□4□

TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
101	8	CEDAR	TO BE REMOVED	151	6	CEDAR	TO REMAIN
102	8	CEDAR	TO BE REMOVED	152	7	CEDAR	TO REMAIN
103	8	CEDAR	TO BE REMOVED	153	8	CEDAR	TO REMAIN
104	13	CEDAR	TO BE REMOVED	154	6	CEDAR	TO REMAIN
105	7	CEDAR	TO BE REMOVED	155	6	CEDAR ELM	TO REMAIN
106	6	CEDAR	TO BE REMOVED	156	6	TEXAS ASH	TO REMAIN
107	6	CEDAR	TO BE REMOVED	157	6	TEXAS ASH	TO REMAIN
108	7	CEDAR	TO BE REMOVED	158	8	TEXAS ASH	TO REMAIN
109	6	CEDAR	TO BE REMOVED	159	7	CEDAR ELM	TO REMAIN
110	7	CEDAR	TO BE REMOVED	160	6	CEDAR ELM	TO REMAIN
111	6	CEDAR	TO BE REMOVED	161	6	CEDAR ELM	TO REMAIN
112	6	CEDAR	TO BE REMOVED	162	12	CEDAR ELM	TO REMAIN
113	8	CEDAR	TO BE REMOVED	163	8	AMERICAN ELM	TO REMAIN
114	6	CEDAR	TO BE REMOVED	164	10	AMERICAN ELM	TO REMAIN
115	7	CEDAR	TO BE REMOVED	165	11	CEDAR	TO REMAIN
116	6	CEDAR	TO BE REMOVED	166	9	CEDAR	TO REMAIN
117	12	CEDAR	TO BE REMOVED	167	10	HACKBERRY	TO REMAIN
118	10	CEDAR	TO BE REMOVED	168	31	AMERICAN ELM	TO REMAIN
119	6	CEDAR ELM	TO BE REMOVED	169	6	CEDAR ELM	TO REMAIN
120	7	CEDAR	TO BE REMOVED	170	8	CEDAR ELM	TO REMAIN
121	6	HACKBERRY	TO BE REMOVED	171	13	CEDAR ELM	TO REMAIN
122	7	CEDAR	TO BE REMOVED	172	8	CEDAR ELM	TO REMAIN
123	8	CEDAR	TO BE REMOVED	173	13	CEDAR ELM	TO REMAIN
124	8	CEDAR	TO BE REMOVED	174	8	HACKBERRY	TO REMAIN
125	8	CEDAR	TO BE REMOVED	175	7	HACKBERRY	TO REMAIN
126	8	CEDAR	TO BE REMOVED	176	8	HACKBERRY	TO REMAIN
127	7	HACKBERRY	TO BE REMOVED	177	14	CEDAR ELM	TO REMAIN
128	9	HACKBERRY	TO BE REMOVED	178	9	CEDAR ELM	TO REMAIN
129	8	CEDAR	TO BE REMOVED	179	14	CEDAR ELM	TO REMAIN
130	9	CEDAR	TO BE REMOVED	180	8	HACKBERRY	TO REMAIN
131	6	CEDAR	TO BE REMOVED	181	7	HACKBERRY	TO REMAIN
132	8	DEAD	TO BE REMOVED	182	8	CEDAR ELM	TO REMAIN
133	6	HACKBERRY	TO BE REMOVED	183	7	CEDAR ELM	TO REMAIN
134	10	HACKBERRY	TO BE REMOVED	184	8	CEDAR ELM	TO REMAIN
135	9	HACKBERRY	TO BE REMOVED	185	9	CEDAR ELM	TO REMAIN
136	10	HACKBERRY	TO BE REMOVED	186	6	CEDAR ELM	TO REMAIN
137	6	HACKBERRY	TO BE REMOVED	187	7	CEDAR ELM	TO REMAIN
138	7	CEDAR	TO BE REMOVED	188	7	CEDAR ELM	TO REMAIN
139	8	CEDAR	TO BE REMOVED	189	8	HACKBERRY	TO REMAIN
140	7	CEDAR	TO BE REMOVED	190	7	HACKBERRY	TO REMAIN
141	10	HACKBERRY	TO BE REMOVED	191	7	HACKBERRY	TO REMAIN
142	7	HACKBERRY	TO BE REMOVED	192	8	HACKBERRY	TO REMAIN
143	8	CEDAR	TO REMAIN	193	6	HACKBERRY	TO REMAIN
144	7	TEXAS ASH	TO REMAIN	194	6	HACKBERRY	TO REMAIN
145	6	CEDAR	TO REMAIN	195	9	HACKBERRY	TO REMAIN
146	6	CEDAR	TO REMAIN	196	7	HACKBERRY	TO REMAIN
147	6	CEDAR	TO REMAIN	197	13	AMERICAN ELM	TO REMAIN
148	6	CEDAR	TO REMAIN	198	10	AMERICAN ELM	TO REMAIN
149	6	CEDAR	TO REMAIN	199	12	AMERICAN ELM	TO REMAIN
150	6	CEDAR	TO REMAIN	200	11	CEDAR ELM	TO REMAIN

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
201	7	CEDAR ELM	TO REMAIN	251	10	HACKBERRY	TO REMAIN
202	8	CEDAR ELM	TO REMAIN	252	6	HACKBERRY	TO REMAIN
203	7	CEDAR ELM	TO REMAIN	253	7	HACKBERRY	TO REMAIN
204	8	WILLOW	TO REMAIN	254	10	HACKBERRY	TO REMAIN
205	6	WILLOW	TO REMAIN	255	7	CEDAR	TO REMAIN
206	16	AMERICAN ELM	TO REMAIN	256	6	CEDAR	TO REMAIN
207	21	AMERICAN ELM	TO REMAIN	257	7	CEDAR	TO REMAIN
208	12	AMERICAN ELM	TO REMAIN	258	9	CEDAR	TO REMAIN
209	9	AMERICAN ELM	TO REMAIN	259	10	CEDAR	TO REMAIN
210	36	AMERICAN ELM	TO REMAIN	260	6	CEDAR	TO REMAIN
211	24	AMERICAN ELM	TO REMAIN	261	7	CEDAR	TO REMAIN
212	6	TEXAS ASH	TO REMAIN	262	8	CEDAR	TO REMAIN
213	11	TEXAS ASH	TO REMAIN	263	7	CEDAR	TO REMAIN
214	6	TEXAS ASH	TO REMAIN	264	6	CEDAR	TO REMAIN
215	12	AMERICAN ELM	TO REMAIN	265	15	CEDAR	TO REMAIN
216	7	HACKBERRY	TO REMAIN	266	6	CEDAR	TO REMAIN
217	14	AMERICAN ELM	TO REMAIN	267	7	CEDAR	TO REMAIN
218	12	CEDAR ELM	TO REMAIN	268	6	CEDAR	TO REMAIN
219	8	CEDAR ELM	TO REMAIN	269	6	CEDAR	TO REMAIN
220	9	AMERICAN ELM	TO REMAIN	270	6	CEDAR	TO REMAIN
221	15	AMERICAN ELM	TO REMAIN	271	6	CEDAR	TO REMAIN
222	7	AMERICAN ELM	TO REMAIN	272	6	CEDAR	TO REMAIN
223	7	AMERICAN ELM	TO REMAIN	273	6	CEDAR	TO REMAIN
224	10	CEDAR ELM	TO REMAIN	274	6	CEDAR	TO REMAIN
225	9	AMERICAN ELM	TO REMAIN	275	6	CEDAR	TO REMAIN
226	10	CEDAR ELM	TO REMAIN	276	8	CEDAR	TO REMAIN
227	7	AMERICAN ELM	TO REMAIN	277	8	CEDAR	TO REMAIN
228	6	AMERICAN ELM	TO REMAIN				
229	9	AMERICAN ELM	TO REMAIN				
230	7	AMERICAN ELM	TO REMAIN				
231	9	AMERICAN ELM	TO REMAIN				
232	17	CEDAR ELM	TO REMAIN				
233	8	CEDAR ELM	TO REMAIN				
234	18	CEDAR ELM	TO REMAIN				
235	8	HACKBERRY	TO REMAIN				
236	19	CEDAR ELM	TO REMAIN				
237	6	AMERICAN ELM	TO REMAIN				
238	6	AMERICAN ELM	TO REMAIN				
239	7	AMERICAN ELM	TO REMAIN				
240	7	AMERICAN ELM	TO REMAIN				
241	6	AMERICAN ELM	TO REMAIN				
242	9	AMERICAN ELM	TO REMAIN				
243	8	AMERICAN ELM	TO REMAIN				
244	10	AMERICAN ELM	TO REMAIN				
245	7	AMERICAN ELM	TO REMAIN				
246	6	AMERICAN ELM	TO REMAIN				
247	10	AMERICAN ELM	TO REMAIN				
248	6	AMERICAN ELM	TO REMAIN				
249	14	AMERICAN ELM	TO REMAIN				
250	10	HACKBERRY	TO REMAIN				

TREES 104- 13 " CEDAR AND 117- 12" CEDAR ARE THE TWO PROTECTED TREES PROPOSED TO BE REMOVED 25 CALIPER INCHED X.5= 12.5 CALIPER INCHES OF TREES REQUIRED TO BE MITIGATED ON SITE. REFER TO SHEET L.2 FOR PROPOSED TREE LOCATIONS

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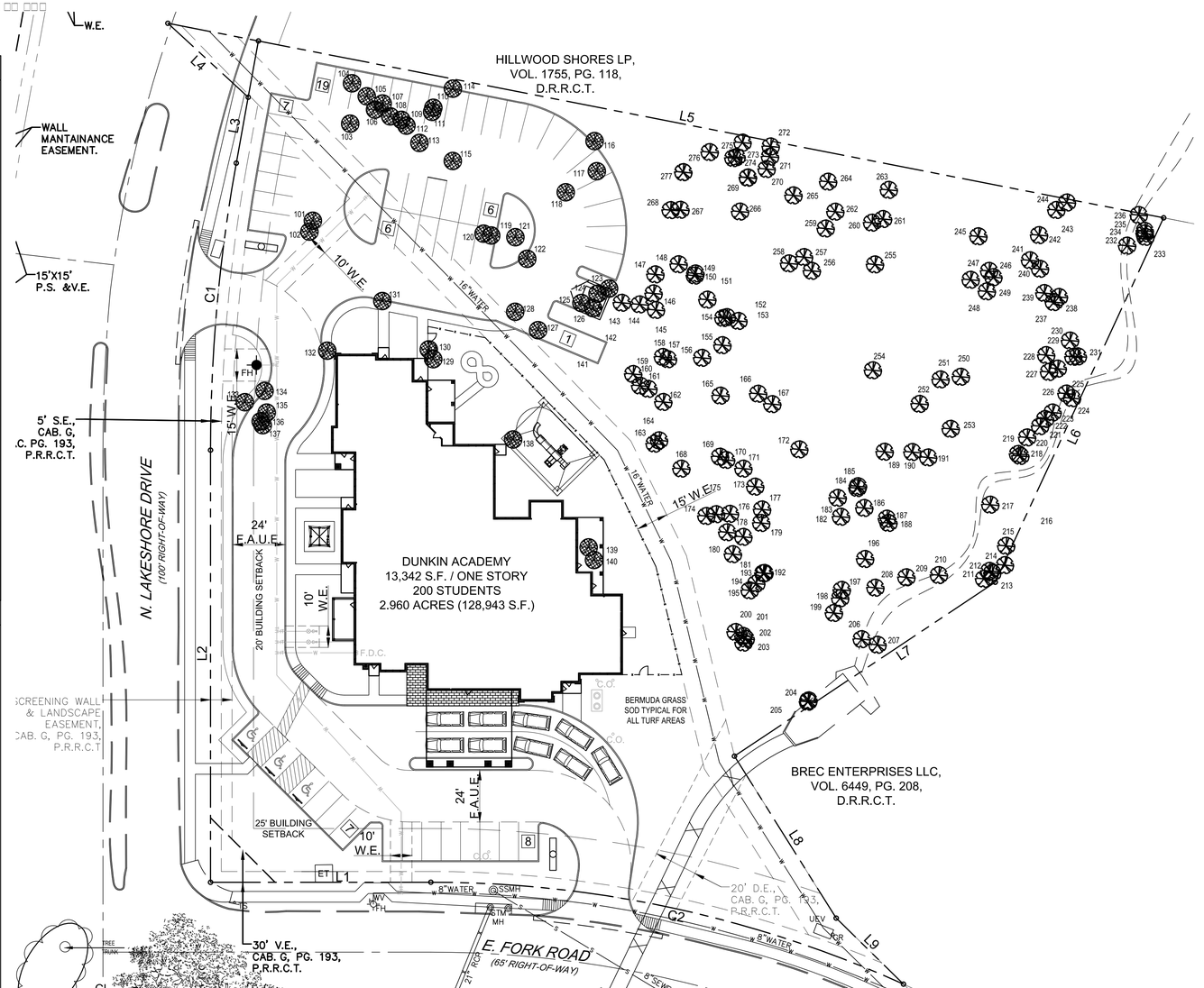
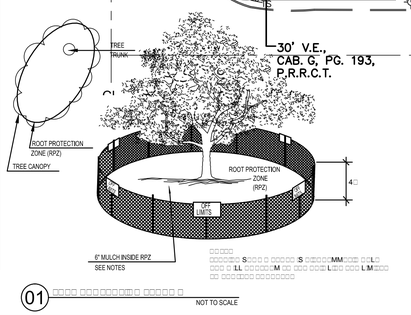
□1	134.21□	7□.00□	10°15'10"	N 06°17'38" W	134.03□
□2	22□.4□□	□32.□0□	24°21'59"	N 89°14'47" W	224.7□





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EXISTING TREE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

NO.	DATE	DESCRIPTION	BY
1	09/15/16	1st CITY SUBMITTAL	KP

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COOPER GENERAL CONTRACTORS
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Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028–16	L.1

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REVISIONS		
Rev #	Date	BY:

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING & DRIVE SUMMARY	Fc	1.10	2.4	0.1	11.00	24.00	10	10

Luminaire Schedule						
WLS11216 DUNKIN ACADEMY ROCKWALL, TX PM: STEVE PLEASE EMAIL FOR PRICING AT WLS@WLSLIGHTING.COM						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	1	A	N.A.	0.950	WLS-CLXS-5E-LED-SS-NW 20' POLE 2.5' BASE	96.4
	2	B	N.A.	0.950	WLS-CLXS-FPE-LED-SS-NW-GS 20' POLE 2.5' BASE	96.4
	5	C	N.A.	0.950	WLS-CLXS-FPE-LED-HO-NW-GS 20' POLE 2.5' BASE	145.7

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

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FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS

800-633-8711

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PM:STEVE | BY: D.T. | SHEET 1 OF 1

DUNKIN ACADEMY
ROCKWALL, TX

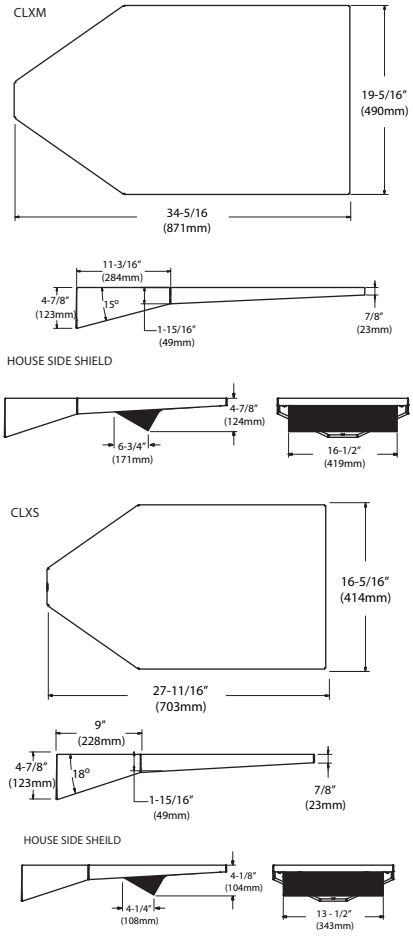
WLS- 11216 | DATE - 9/13/16 | SCALE: 1"=20'

WLS LIGHTING SYSTEMS

CLX LED AREA SERIES



DIMENSIONS



SPECIFICATIONS

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather). Optic frame recessed into housing cavity and sealed to the housing with one piece EPDM gasket.

EXPECTED LIFE - Minimum 60.000 hours to 100.000 hours depending upon the ambient temperature of the installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION / PERFORMANCE - Types III, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

MOUNTING - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to 3"-5" round poles using the round pole plate adaptor accessory (RPP), which must be ordered separately.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

WARRANTY - WLS LED fixtures carry a limited 5-year warranty.

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

Intertek
Suitable for wet locations

ROHS COMPLIANT

ARRA Funding Compliant

American Innovation
American Made

IP67

Approved By: _____ Project Name: _____

Location: _____ Date: _____

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WLS LIGHTING SYSTEMS
Consider the Impact!

Specifications subject to change without notice.

CLX LED AREA SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LIGHT SOURCE	DRIVE CURRENT	COLOR TEMPERATURE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
CLXS	**3 -** Type III **5 -** Type V **FP -** Forward Throw **5E -** Type V Enhanced **FPE -** Forward Throw Enhanced	**LED**	**SS -** Super Saver **HO -** High Output	**CW -** Cool White **NW -** Neutral White	**UE -** Universal Voltage (120-277) **347 - 480**	**BRZ -** Bronze **BLK -** Black **PLP -** Platinum Plus **WHT -** White **SVG -** Satin Verde Green **GPT -** Graphite **MSV -** Metallic Silver **CC -** Custom Color	**PCR -** Photoelectric Control Receptacle [1] **NO -** No Options	**GS -** Glare Shield **PC -** Photocell **RPP -** Round Pole Plate **WM -** Wall Mount Plate **RA -** Radius Arm **UB -** Upsweep Bracket for round or square poles **SF -** Single Fusing **DF -** Double Fusing **NA -** No Accessories
CLXM **CLXL** [2]	**5 -** Type V **FP -** Forward Throw **FPL -** Forward Optic Rotated for D180 (left) **FPR -** Forward Optic Rotated for D180(Right) **5E -** Type V Enhanced **FPE -** Forward Throw Enhanced							

CLXM 5 LED SS CW UE BRZ NO NA

(EXAMPLE ORDER)

ORDER:
WLS-CLX _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

FOOTNOTES:

1- Photocell must be ordered separately - see Accessories.
2- 5E and FPE not available in CLXL.

LUMINAIRE EPA CHART - CLXS

Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXM

Single	0.5
D180°	1.0
D90°	0.8
T90°	1.7
TN120°	1.7
Q90°	1.9

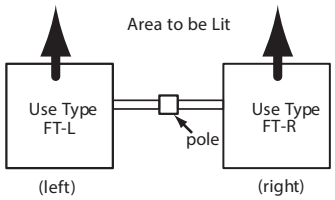
Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXL

Single	.7
D180°	1.4
D90°	1.1
T90°	2.3
TN120°	2.3
Q90°	2.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

LIGHT OUTPUT - CLXS

		Lumens (Nominal) Type 3	Type FT	Type 5	Type5E	TypeFTE	Watts (Nominal)
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT - CLXM

		Lumens (Nominal) Type 3	Type FT	Type 5	Type5E	TypeFTE	Watts (Nominal)
Cool White	SS	19900	22800	22900	15500	15800	193
	HO	27500	30900	31100	21200	21100	278
Neutral White	SS	19300	20000	20600	15000	15000	193
	HO	26700	27800	28500	20100	20400	278

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT- CLXL

		Lumens (Nominal) Type 3	Type FT	Type 5	FTA	Watts (Nominal)
Cool White	SS	45800	49500	50700	C/F	435
	HO	53400	57300	59100	58900	542
Neutral White	SS	45600	48600	49600	C/F	435
	HO	52800	56300	57600	C/F	542

LED Chips are frequently updated therefore values may increase.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS
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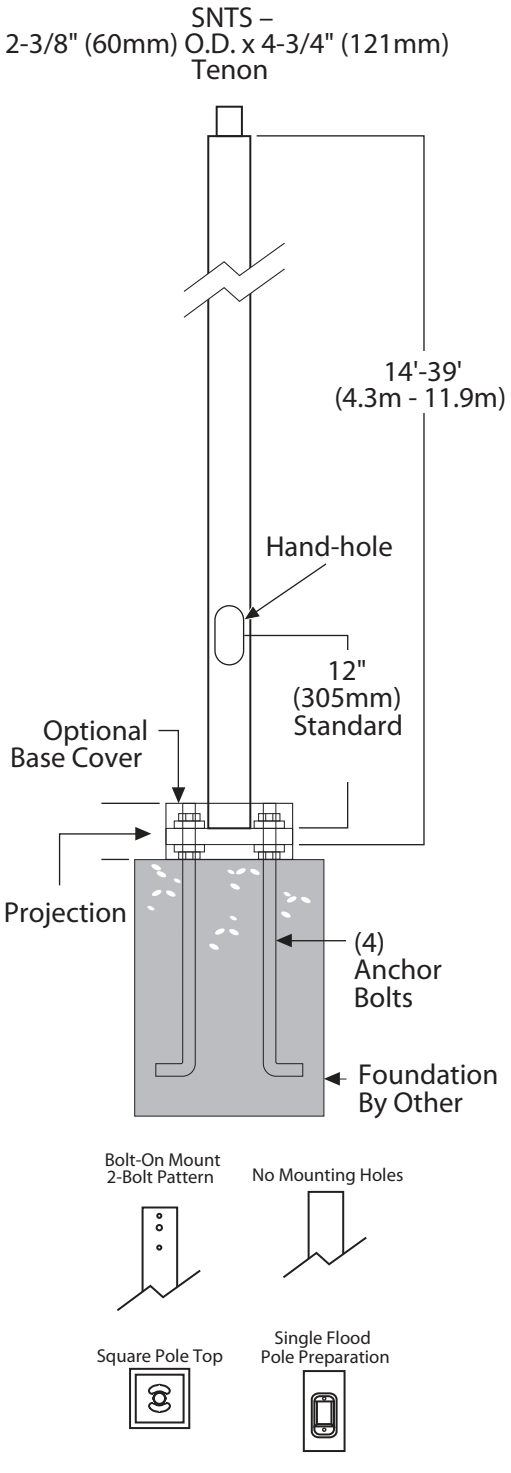
WLS LIGHTING SYSTEMS

SNTS11 SQUARE NON-TAPERED STEEL SERIES



SPECIFICATIONS

POLE SHAFT - Pole shaft is elctro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5" and 6" square.

HAND HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM-A36 with a minimum yield strength of 36,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter.

FINISH - Each pole is finished with WLS DuraGrip® polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

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Specifications subject to change without notice.

SNTS11 SQUARE NON-TAPERED STEEL SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

CATALOG NUMBER[1]	MOUNTING CONFIGURATION	POLE TOP	FINISH	OPTIONS	ACCESSORIES
WLS-SNTS-14-4-11 **WLS-SNTS-16-4-11** **WLS-SNTS-16-5-11** **WLS-SNTS-18-4-11** **WLS-SNTS-18-5-11** **WLS-SNTS-20-4-11** **WLS-SNTS-20-5-11** **WLS-SNTS-22-4-11** **WLS-SNTS-22-5-11** **WLS-SNTS-24-4-11** **WLS-SNTS-24-5-11** **WLS-SNTS-26-5-11**	**S -** Single / Parallel **D180° -** Double **D90°** - Double **DN90° -** Double **T90° -** Triple **TN120° -** Triple **Q90° -** Quad **QN90° -** Quad **PT -** Pole Top **N -** Tenon Mount (Standard tenon size is 2-3/8" O.D.) **I -** For use with internal slipfitter	**SBO -** Square pole, bolt-on mount, 2 bolt pattern **SPT -** Square pole, pole top mount **STM -** Square pole, tenon mount **SNH -** Square pole, no mounting holes or pole top caps	**BRZ -** Bronze **BLK -** Black **PLT -** Platinum Plus **BUF -** Buff **WHT -** White **SVG -** Satin Verde Green **GPT -** Graphite **MSV -** Metallic Silver	**GA -** Galvanized Anchor Bolts **SF -** Single Flood **DF -** Double Flood **DGP -** DuraGrip® Plus **LAB -** Less Anchor Bolts **NO -** No Options	**4BC -** 4" Square Base Cover **5BC -** 5" Square Base Cover **6BC -** 6" Square Base Cover **ER2 -** Weatherproof Duplex Receptacle **GFI -** Ground Fault Circuit Interrupter **MHP -** Mounting Hole Plugs **4VD -** Vibration Damper - 4" Square Pole **5VD -** Vibration Damper - 5" Square Pole **6VD -** Vibration Damper - 6" Square Pole **NA -** No Accessories

(EXAMPLE ORDER)

WLS-SNTS-24-5-11 **D90°** **STM** **BRZ** **NO** **NA**

Pole Height — Base Diameter — Gauge

ORDER:

WLS-SNTS- _____ _____ _____ _____ _____ _____

FOOTNOTES:

1 - Pole heights will have +/- 1/2" tolerance.

CATALOG NUMBER	SHAFT LENGTH	SHAFT SIZE	BASE PLATE	BOLT CIRCLE	ANCHOR BOLT SIZE	WT.	80 MPH EPA	90 MPH EPA	100 MPH EPA
WLS-SNTS-14-4-11	14'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	105	16.7	12.2	9.0
WLS-SNTS-16-4-11	16'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	120	13.1	9.3	6.5
WLS-SNTS-16-5-11	16'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	144	25.0	18.5	13.8
WLS-SNTS-18-4-11	18'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	135	9.7	6.5	4.2
WLS-SNTS-18-5-11	18'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	162	19.7	14.1	10.1
WLS-SNTS-20-4-11	20'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	150	7.0	4.2	2.2
WLS-SNTS-20-5-11	20'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	180	15.4	10.5	7.0
WLS-SNTS-22-4-11	22'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	165	6.3	3.4	1.4
WLS-SNTS-22-5-11	22'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	198	13.8	8.9	5.5
WLS-SNTS-24-4-11	24'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	180	4.0	1.5	-
WLS-SNTS-24-5-11	24'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	216	10.5	6.2	3.1
WLS-SNTS-26-5-11	26'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	234	7.6	3.8	1.0

EPA INFORMATION:

All WLS Lighting Systems' poles are guaranteed to meet the EPA requirements listed. WLS Lighting Systems is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole is located.

CAUTION:

This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting Systems cannot accept responsibility for harm or damage caused in these situations.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

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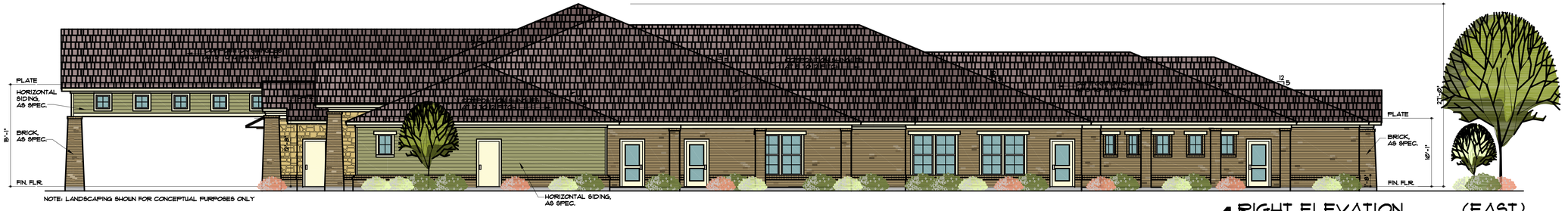
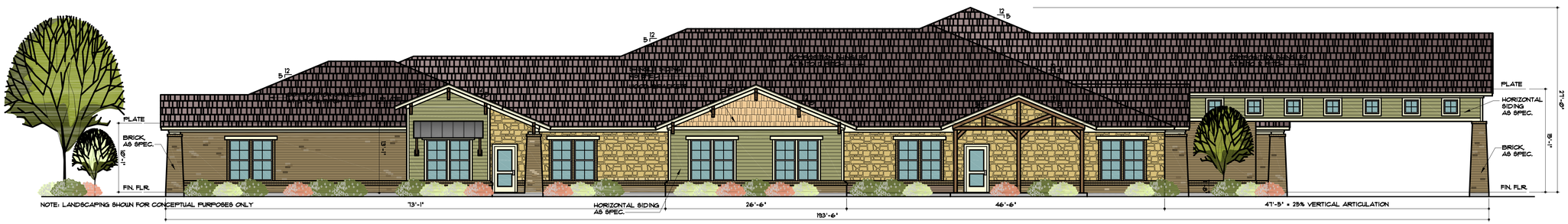
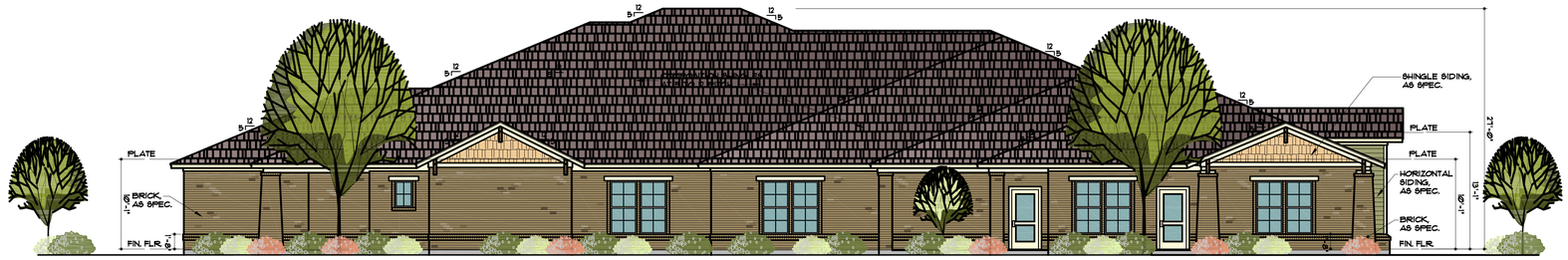


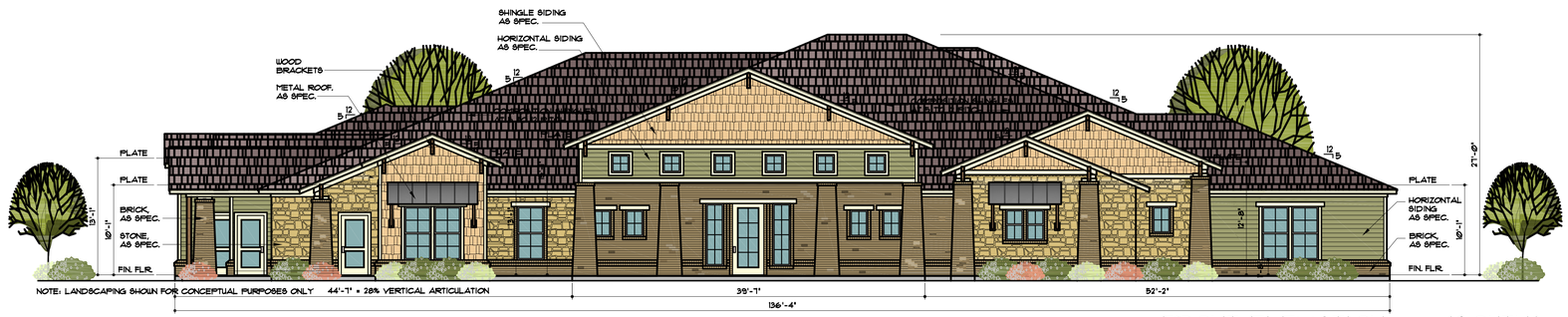
4 RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

FACADE MATERIAL AREA.

SOUTH ELEVATION
- BRICK - 600 SF - 40%
- CEMENTITIOUS SIDING/SHINGLES - 577 SF - 38%
- STONE - 322 SF - 22%

NORTH ELEVATION
- BRICK - 1079 SF - 93%
- CEMENTITIOUS SIDING/SHINGLES - 81 SF - 7%

WEST ELEVATION
- BRICK - 745 SF - 49%
- CEMENTITIOUS SIDING/SHINGLES - 386 SF - 25%
- STONE - 400 SF - 26%

EAST ELEVATION
- BRICK - 935 SF - 71%
- CEMENTITIOUS SIDING/SHINGLES - 323 SF - 25%
- STONE - 50 SF - 4%

FACADE MATERIAL SPECS.

BRICK: 'ACME' - CEDAR VALLEY
STONE: GRANBURY REGULAR CHOPPED GRAY
PAINT FOR HORIZONTAL SIDING: 'SHERWIN WILLIAMS' - SW 6424
PAINT FOR SHINGLE SIDING: 'SHERWIN WILLIAMS' - SW 6366
PAINT FOR TRIM: 'SHERWIN WILLIAMS' - SW 6700
WINDOWS: 'VINYL' - ALMOND
COMPOSITION SHINGLE ROOF: WEATHERED WOOD
AWNINGS: 'STANDING SEAM METAL' - ALUMINUM
GUTTERS: 'ALUMINUM' - FEBBLESTONE CLAY

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FNAL APPROVAL UNDER SEPARATE APPLICATTION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESGINEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS & COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS & MATERIALS TO MATCH BUILDING).

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

A CHILD CARE FACILITY IN ROCKWALL, TEXAS

COLOR FACADE/ELEV. PLAN

LOT 1, BLOCK S
THE PRESERVE
PHASE 2

A 2.960 acre tract of land situated in the A. Hanna Survey, Abstract Number 98, Rockwall County, Texas

REVISIONS	BY

PROJECT NAME & ADDRESS
DUNKIN ACADEMY
N. LAKE SHORE DRIVE
ROCKWALL, TEXAS

DUNKIN ACADEMY
ROCKWALL, TEXAS

ARCHON CORPORATION
ARCHITECTS / PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

REGISTERED ARCHITECT GARY WOOD 22203 STATE OF TEXAS

9-15-16

Date: 9-15-16
Drawn:
Job:
Sheet
ELEVS
Of Sheets



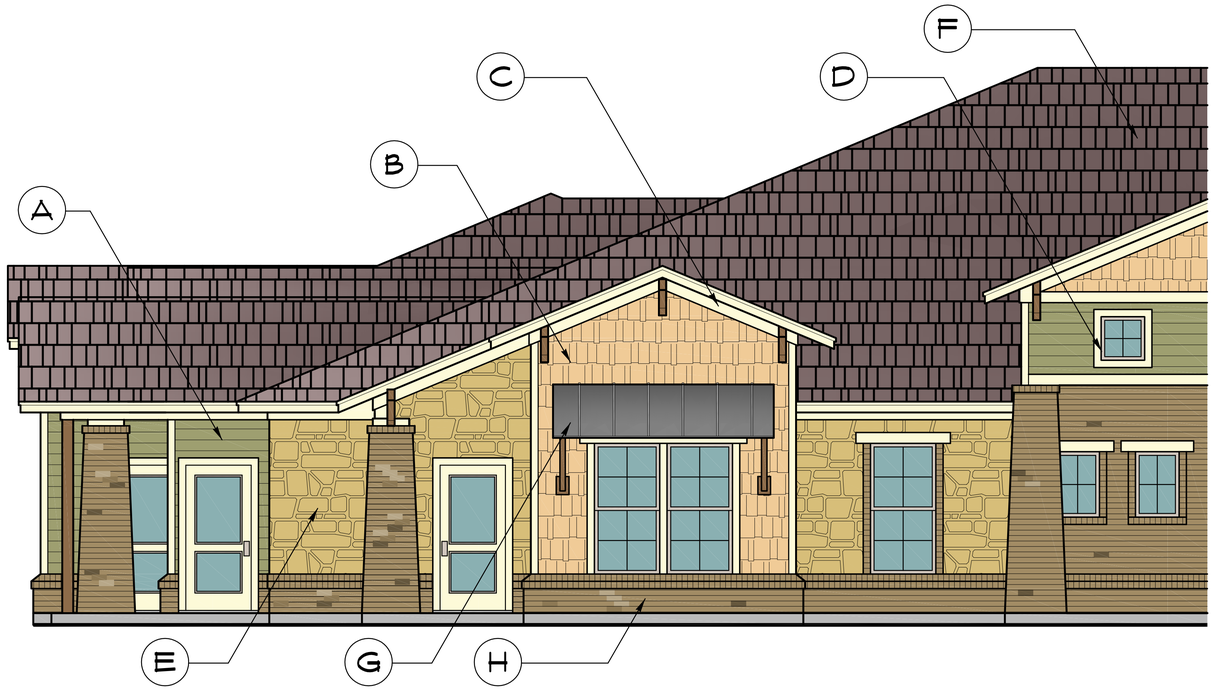
A

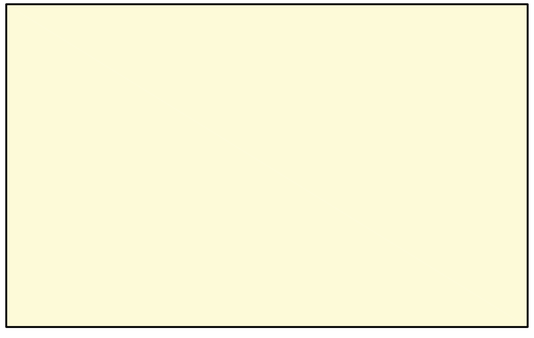
HORIZONTAL SIDING
'SW 6424'
SHERWIN WILLIAMS



B

SHINGLE SIDING
'SW 6366'
SHERWIN WILLIAMS





C

TRIM
'SW 6700'
SHERWIN WILLIAMS



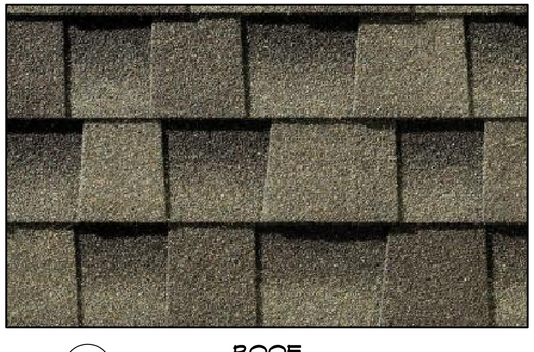
D

WINDOWS
'ALMOND'
VINYL



E

STONE
GRANBURY REGULAR
CHOPPED GRAY



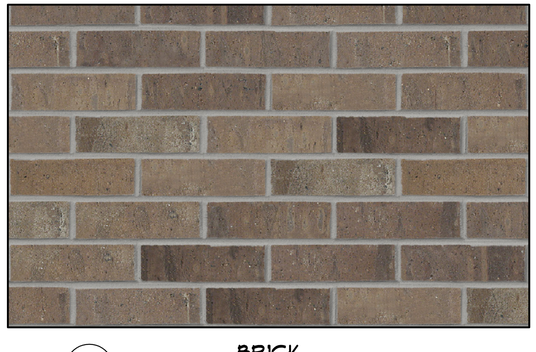
F

ROOF
'WEATHERED WOOD'
COMPOSITION SHINGLE



G

AWNINGS
'ALUMINUM'
STANDING SEAM METAL



H

BRICK
'CEDAR VALLEY'
ACME BRICK

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

DUNKIN ACADEMY

CASE NO.

City of Rockwall

Project Plan Review History

Project Number	SP2016-020	**Owner**	ROCKWALL, REGIONAL HOSPITAL LLP	**Applied**	9/16/2016 LM
Project Name	Presbyterian Hospital of Rockwall	**Applicant**	CLAYMOORE ENGINEERING INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	Addition			**Expired**	
Status	STAFF REVIEW			**Status**	9/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
3150 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITI	15	A	15	4703-000A-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	APPROVED	
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	see comments

(9/22/2016 12:22 PM AA)
The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.

GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/23/2016 11:20 AM KB)

SP2016-020 (Presbyterian Hospital of Rockwall Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2016-020) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

M.5 Site Plan. Please provide a vicinity map.

M.6 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.7 Site Plan. Please provide perimeter dimensions of the site.

M.8 Site Plan. Please indicate property line and show entire property.

M.9 Landscape Plan. Please show the impervious area v.s. pervious area.

Landscape Plan. Please identify visibility triangles.

Landscape Plan. Trees must be planted at least five feet from water, sewer, and storm sewer lines.

M.10 Photometric. Please show entire site so that we can verify FC at property line.

M.11 Photometric. Please provide Site Data and Summary Table.

M.12 Photometric. Please indicate the location and type of all exterior lighting including pole mounted, wall mounted, signage, etc.

M.13 Photometric. No light pole, base or combination shall exceed 30 feet, unless further restricted within an Overlay District. Please provide a detail of light pole to that we can ensure compliance.

M.14 Photometric. Please show the entire site including the parking lot to the South. Also please provide FC for that parking lot.

Photometric. Please provide drawings and/or cut sheets of proposed light fixtures.

M.15 Building Elevations. Currently, the elevations do not meet the 20% stone requirement, therefore a variance will be required. (I believe that you applied for a variance for the other MOB)

M.16 Building Elevations. Please indicate any proposed roof mounted mechanical equipment and indicate how these will be screened.

I.17 The Architectural Review Board (ARB) meeting for this case will be held on September 27, 2016 at 5 pm.

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 4; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 27, 2016 at 6 pm.

I.19 If necessary the projected City Council meeting date for this case will be October 17, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

BLPT LLC
Volume 6368, Page 303
(OPRRCT)

Lot 16, Block A
Presbyterian Hospital of
Rockwall Addition
Cabinet G, Slide 275
(MRRCT)

Mac Sports and Rehab LLC
Volume 6749, Page 148
(OPRRCT)

Lot 17, Block A
Presbyterian Hospital of
Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

Rockwall Regional Hospital LLP
(OPRRCT)

Lot 15, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 275
(MRRCT)

EXISTING MEDICAL OFFICE BUILDING

City of Rockwall
Volume 1738, Page 8
(OPRRCT)

Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)

Rockwall Regional Hospital LLP
(OPRRCT)

Lot 12, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43
(MRRCT)

ROCKWALL PARKWAY
(60' WIDTH R.O.W.)

EX. PARKING AREA
(CONCRETE PAVEMENT)

EX. 15' SAN. SEWER ESMT.

20'
DRAINAGE ESMT.
CAB. G, SL 275

EX. 8" SAN. SEWER LINE

EX. 8" WATER LINE

EX. 15' WATER LINE ESMT

EX. 8" SAN. SEWER LINE

EX. 24" RCP

EX. SSWR MH

EX. FIRE HYRDRANT

EX. LIGHT POLE

EX. TRANSFORMER

PROP.SEWER LINE

EX. GRATE INLET

PROP. 12" STORM LINE

EX. 18" RCP

PROP. GRATE INLET

PROP. MEDICAL OFFICE BUILDING
55,827 SF.
FFE=538.50

PROP. ROOF DRAIN

FDC

PROP. FH

EX. 18" STORM LINE

24' FIRE LANE, ACCESS, & UTILITY ESMT. CAB. G, SL 43

15' TXU ESMT.
CC# 200700376826

EX. GAS LINE

EX. 8" WATER LINE

IRR. WATER LINE

DOM. WATER LINE

FIRE WATER LINE

DUMPSTER

EX. 24" RCP

EX. 9' TYP.

9' TYP.

18' TYP.

24'

20'

5'

382.96'

365.63'

5.72'

8.82'

11.82'

17.26'

17.46'

61.2'

172.7'

125.10'

S46°43'37"E 146.22'

N43°16'22"E 536.58'

N56°34'45"W 270.62'

N33°25'38"E 30.95'

N46°43'37"W 257.70'

N36°10'29"E

C=146.30'
CB=N46°26'37"E
CB=146.46'
R=9150.00'
Δ=9°10'15"

±R39.45'

±R39.99'

±R40.18'

±R40.09'

R20'

R30'

R40'

R10'

R3'

R9'

8.5'

6'

4'

5'

8'

9.5'

12'

20'

PLOTTED BY: JVALDEZ
PLOT DATE: 9/16/2016 6:41 AM
LOCATION: C:\EGNYTE\SHARED\PROJECTS\2016-113 P+W ROCKWALL MOB\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 9/14/2016 7:22 PM

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ROCKWALL MOB
HORIZON ROAD AT ROCKWALL PARKWAY
ROCKWALL, TX 75201

DIMENSIONAL CONTROL & PAVING PLAN

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date 9/15/2016

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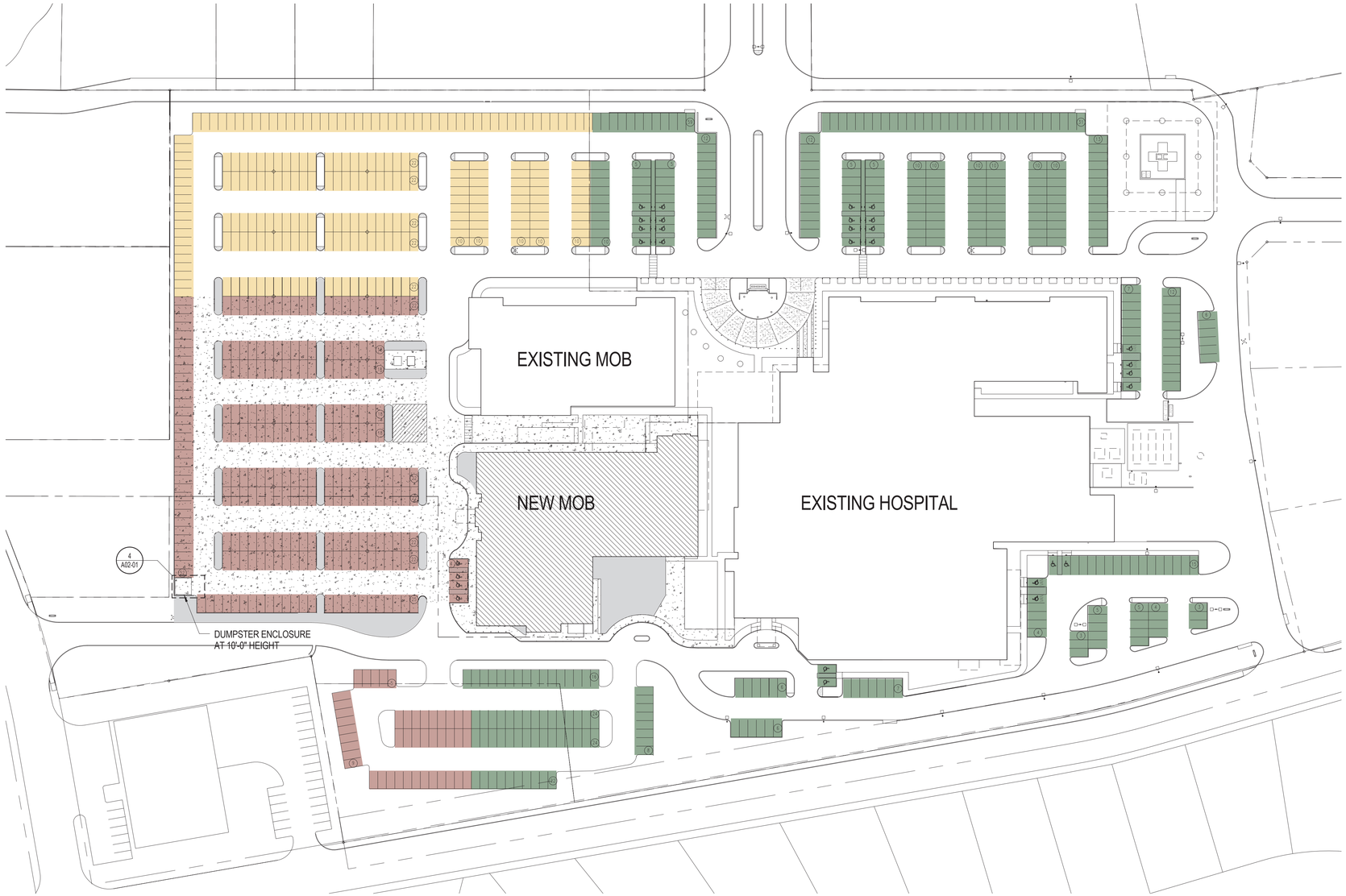


1 SITE - CAMPUS PARKING PLAN
1" = 60'-0"

PARKING SPACES REQUIRED

HOSPITAL		
TOTAL		310 SPACES REQUIRED
EXISTING MOB		
TOTAL		229 SPACES REQUIRED
NEW MOB		
TOTAL		280 SPACES REQUIRED
		819 TOTAL REQUIRED
		17 ACCESSIBLE REQUIRED

PARKING SPACES PROVIDED

EXISTING

HOSPITAL		
STANDARD SPACES		317 SPACES
ACCESSIBLE SPACES		26 SPACES
EXISTING MOB		
STANDARD SPACES		229 SPACES
ACCESSIBLE SPACES		0 SPACES
TOTAL EXISTING SPACES		572 SPACES PROVIDED (26 ACCESSIBLE)

NEW

NEW MOB		
STANDARD SPACES		+281 SPACES
ACCESSIBLE SPACES	+4	SPACES
TOTAL NEW SPACES		**285 SPACES PROVIDED (4 ACCESSIBLE)**
REVISED TOTAL SPACES (EXISTING PLUS NEW)		**857 SPACES PROVIDED (30 ACCESSIBLE)**

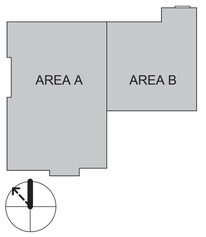
NOTES:

1. 1 IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS PROJECT, 6 VAN ACCESSIBLE SPACES ARE REQUIRED.

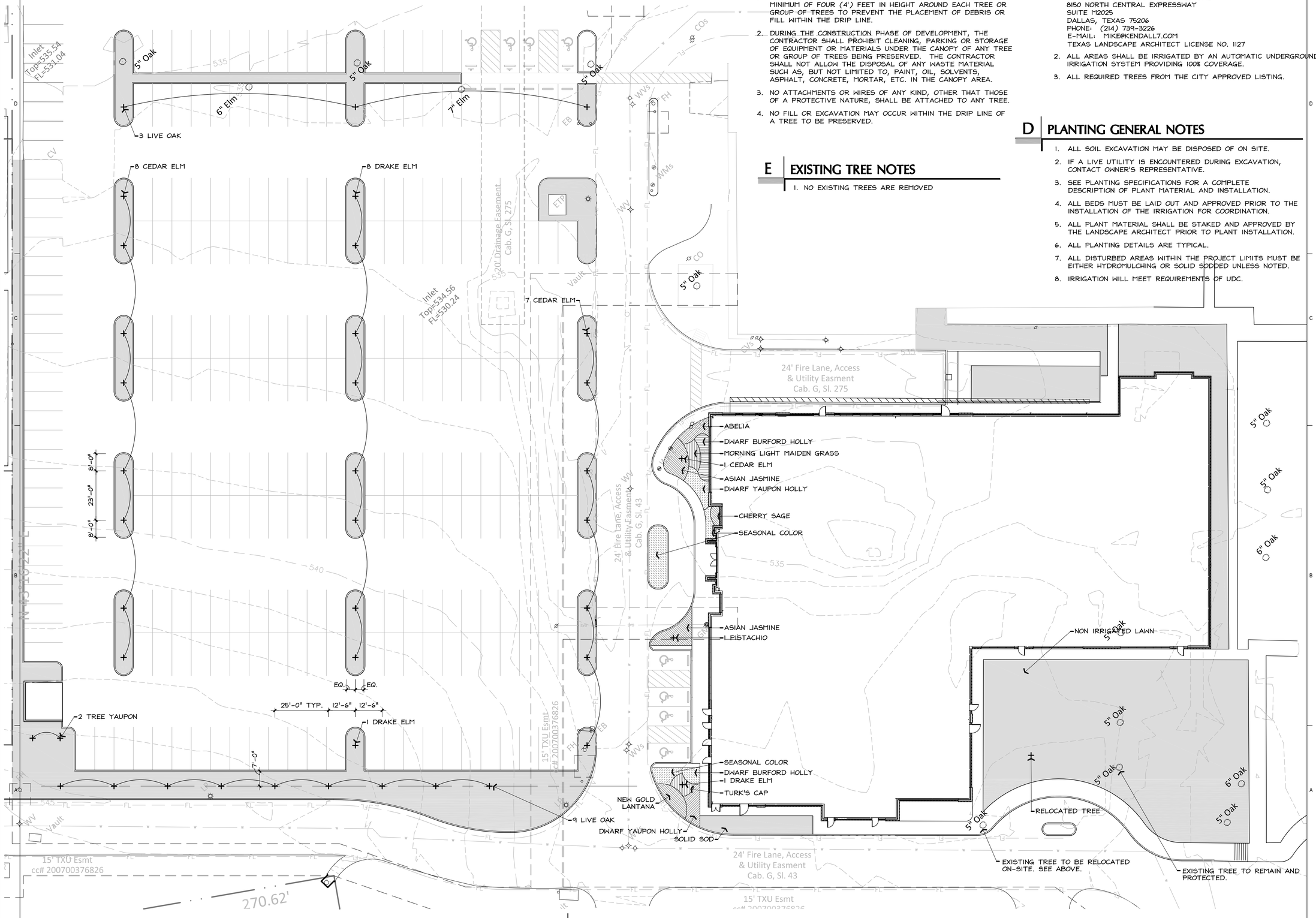
VICINITY MAP



KEYPLAN



APPLICANT INFORMATION
HANNAH AIKIN
PERKINS+WILL
10100 NORTH CENTRAL EXPRESSWAY,
SUITE 300 DALLAS, TX 75231
214-283-8866
HANNAH.AIKIN@PERKINSWILL.COM
OWNER INFORMATION
GRANT CALLISON
CAMBRIDGE HEALTHCARE
DEVELOPMENT, INC.
8383 PRESTON CENTER PLAZA DRIVE,
5TH FLOOR
DALLAS, TX 75225
214-665-0890



B TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAT THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

E EXISTING TREE NOTES

1. NO EXISTING TREES ARE REMOVED

C PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   8150 NORTH CENTRAL EXPRESSWAY
   SUITE M2025
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
8. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

A LANDSCAPE PLAN

1" = 20'-0"

0 10' 20' 40'

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f 214.283.8701
www.perkinswill.com

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6060 N. CENTRAL EXPRESSWAY, STE. 360
DALLAS, TX 75206

MEP
SW ASSOCIATES CONSULTING
5429 LBJ FREEWAY, STE. 300, DALLAS, TX 75240

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

OWNER
CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

FACILITY

CONTRACTOR

PROJECT

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201

Cambridge

CAMBRIDGE ROCKWALL
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

KEYPLAN

ISSUE CHART

CITY COMMENT	09.15.16

MARK	ISSUE	DATE
Job Number		147201.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L10-01

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A PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	ABELIA	3 GALLON	42" ON CENTER
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	3 GALLON	24" ON CENTER
RAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	3 GALLON	36" ON CENTER
ROSA 'RADRAZZ'	RADAZZ KNOCK OUT ROSE	3 GALLON	30" ON CENTER
GROUNDCOVER			
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MALVAVISCUS DRUMMONDII	TURK'S CAP	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GALLON	18" ON CENTER

ANNUALS

SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.

SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER

FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.

LAWN

CYNDON SPP.	BERMUDA GRASS - SOLID SOD
CYNDON TIFF	TIFF BERMUDA GRASS - SOLID SOD
BUCHLOE DACTYLOIDES	BUFFALO GRASS - SOLID SOD

B LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

1. **10' LANDSCAPE BUFFER**
   PROVIDED AT ROCKWALL PARKWAY

2. **SCREENING OF OFF-STREET LOADING AREAS**
   PROVIDED

3. **RESIDENTIAL ADJACENCY**
   NOT APPLICABLE

4. **BUFFER LANDSCAPING**

SHRUBS AT 3' ON CENTER	180	/50	**4**	3" CALIPER TREES REQUIRED
			4	3" CALIPER TREES PROVIDED

5. **PARKING LOT LANDSCAPING**

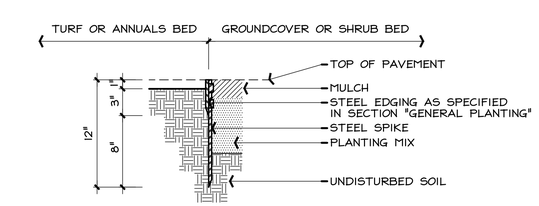
SHRUBS AT 3' ON CENTER	89,000	*.05	**4,450**	REQUIRED SQUARE FEET
			5,472	PROVIDED SQUARE FEET

6. **OPEN SPACE**

OFFICE ZONING REQUIRES 20%	229,964	*.20	**45,993**	REQUIRED SQUARE FEET
			54,000	PROVIDED SQUARE FEET

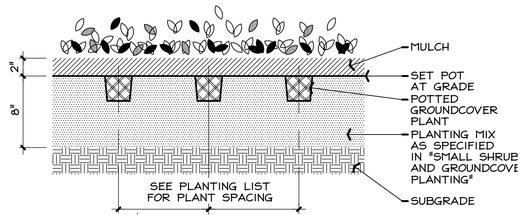
SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	55,827 SF
LOT COVERAGE	4.3%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	48'-8" (2 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	280 SPACES (6 ADA)
PARKING PROVIDED	281 SPACES (7 ADA)



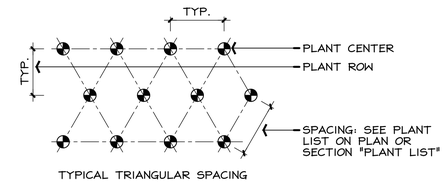
C STEEL EDGING - SECTION

1 1/2" = 1'-0" 0 1'



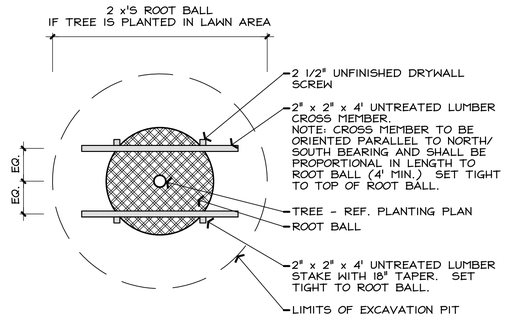
D GROUNDCOVER PLANTING - SECTION

1 1/2" = 1'-0" 0 1'



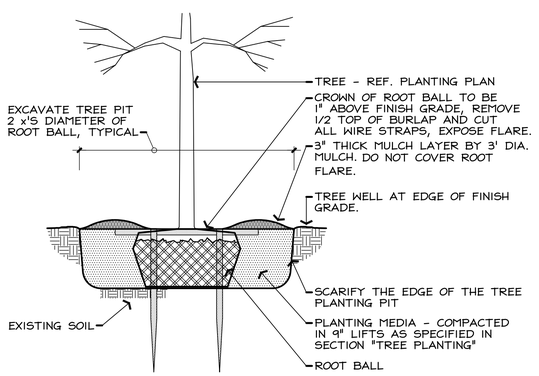
E PLANT SPACING - PLAN

1/2" = 1'-0" 0 2'



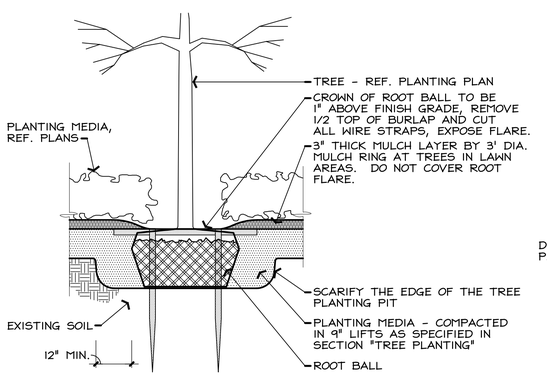
F TYPICAL TREE STAKING - PLAN

1/2" = 1'-0" 0 2'



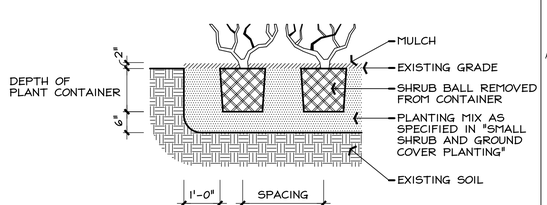
G TREE PLANTING IN LAWN - SECTION

1/2" = 1'-0" 0 2'



H TREE PLANTING IN PLANTER - SECTION

1/2" = 1'-0" 0 2'



I SHRUB PLANTING - SECTION

1/2" = 1'-0" 0 2'

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KEYPLAN

ISSUE CHART

CITY COMMENT	09.15.16

MARK	ISSUE	DATE
Job Number		147201.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L10-02

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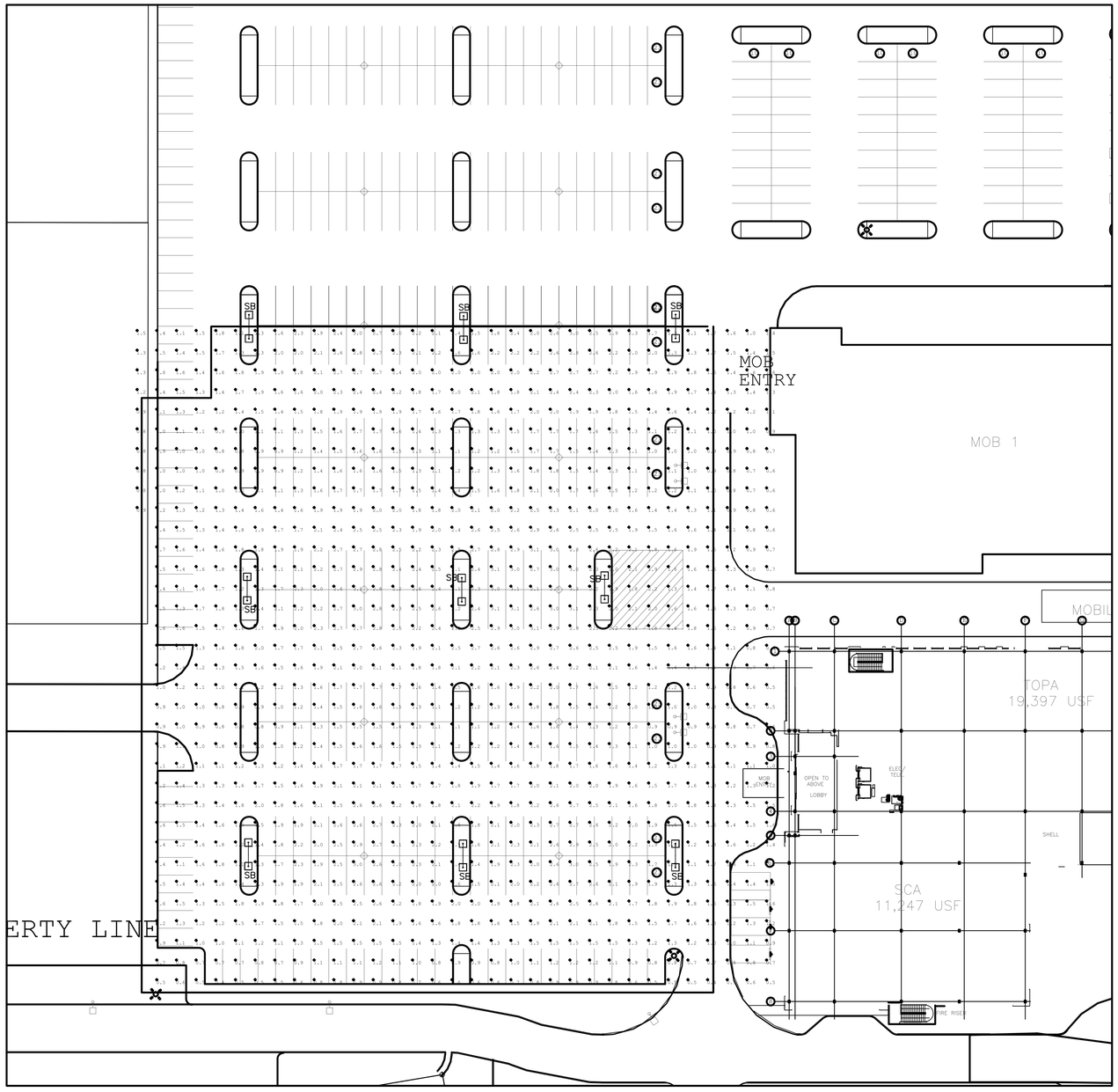

01 SITE PLAN - PHOTOMETRIC ANALYSIS

SCALE: 1/32" = 1'-0"

PLOTTED BY: STEVENLU
PLOT DATE: 9/9/2016 12:31 PM
LOCATION: M:\2016 DALLAS PROJECTS\16897 TEXAS HEALTH PRESBY ROCKWALL ASC-MOB\DRAWINGS\ARCH\2016-09-09 24X36 TITLE BLOCK\ROCKWALL MOB SITE LIGHTING REV1.DWG
LAST SAVED: 9/9/2016 12:30 PM

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer MATT MOORE
P.E. No. 95813 Date 9/16/2016

ROCKWALL MOB
HORIZON ROAD AT ROCKWALL PARKWAY
ROCKWALL, TX 75201

ROCKWALL MOB

LEGAL DESCRIPTION:
LOT 156, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADD.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
CAMBRIDGE ROCKWALL, LTD
8383 PRESTON CENTER PLAZA DRIVE
DALLAS, TX 75201
CONTACT: TREY SULLIVAN
PH: 214.915.0107

DEVELOPER:
CAMBRIDGE ROCKWALL, LTD
8383 PRESTON CENTER PLAZA DRIVE
DALLAS, TX 75201
CONTACT: TREY SULLIVAN
PH: 214.915.0107

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:

SUBMITTED: 9/16/16

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	9/16/2016

SHEET
E1.01P

File No. 2016-113



2 ELEVATION- WEST

3/32" = 1'-0"



1 ELEVATION- EAST

3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %			
Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
Masonry Brick	10,281.44 SF		39%
Masonry Featherlite	7,962.78 SF	Concrete masonry units	30%
Masonry Stone Veneer	93.63 SF	Concrete masonry units	0%
	26,156.71 SF		100%

SURFACE AREA BY FACADE		
Name	Surface Area	% of Total Surface Area
NORTH ELEVATION	6251 FT2	24.2%
SOUTH ELEVATION	6251 FT2	24.2%
WEST ELEVATION	6726 FT2	26.1%
EAST ELEVATION	6558 FT2	25.5%

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5TH FLOOR
DALLAS, TX 75225
214-665-0890

PERKINS+WILL
CITY PLANNING/ZONING

EAST/WEST ELEVATIONS

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy,
Rockwall, TX 75201
Project Case #:
September 16th, 2016



1 ELEVATION- NORTH
3/32" = 1'-0"



2 ELEVATION- SOUTH
3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %

Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
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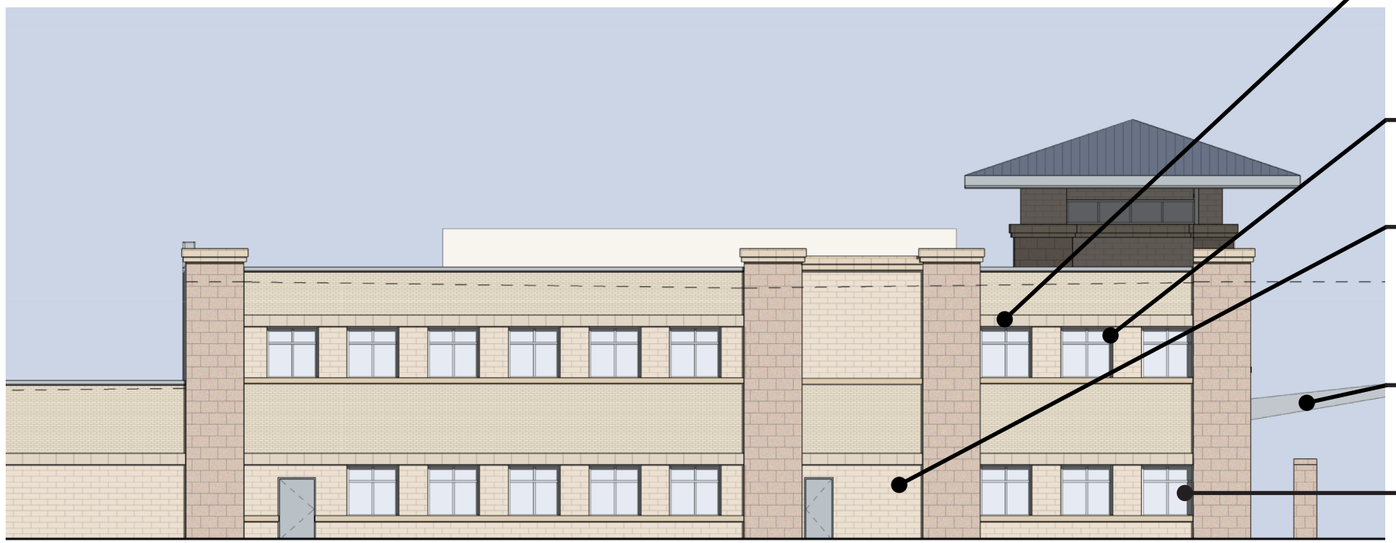
PERKINS+WILL
CITY PLANNING/ZONING

NORTH/SOUTH ELEVATIONS

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy,
Rockwall, TX 75201
Project Case #:
September 16th, 2016





1.) ROOF- STANDING SEAM METAL ROOFING

2.) CAST STONE

3.) METAL COPING- MATCHING STOREFRONT SYSTEM COLOR

4.) BRICK- ACME, PERLA PLANT, RIDGEMAR

5.) GRANITE- PINK PORRINO, FLAMED

6.) CMU- BURNISHED FEATHERLITE, ROUND ROCK PLANT, GROUND-FACE, SADDLE TAN, 16X24”

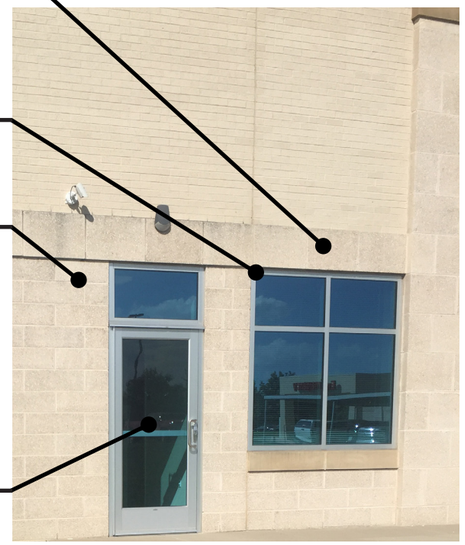
7.) WINDOW FRAMING- ANODIZED ALUMINUM

8.) CMU- BURNISHED FEATHERLITE, ROUND ROCK PLANT, GROUND-FACE, SADDLE TAN, 8X24”

9.) CANOPY- MATCHING STOREFRONT SYSTEM COLOR

10.) GLAZING- LOW- E COATED, TINTED GLASS





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GCALLISON@CAMBRIDGEINC.COM

PERKINS+WILL
CITY PLANNING/ZONING

MATERIAL BOARD

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy, Rockwall, TX 75201
Project Case #:
September 16th, 2016

City of Rockwall

Project Plan Review History

Project Number	SP2016-021	**Owner**	METROPLEX, ACQUISITION FUND LP	**Applied**	9/16/2016 LM
Project Name	Woodbridge Montessori Academy	**Applicant**	LITTLE GENIUS OF TEXAS LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	9/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
FM552	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STONE CREEK PH 6	2-3	NULL	2-3	0071-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/21/2016	5	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments
(9/21/2016 8:15 AM AW) Label right-of-way dedication Need 10' utility easement along FM 552 Move sign and dumpster out of easement. Water pro-rata due = $19.75/ lf of property length along FM 552							
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/23/2016 11:34 AM KB)

SP2016-021 (Woodbridge Montessori Academy of Rockwall): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identifiec as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2016-021) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

M.5 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.6 Site Plan. Please provide perimeter dimensions of the site.

M.7 Site Plan. Please indicate the distance between all property lines and the planned buildings.

Site Plan. Please show the 15' building setback along Stone Creek Drive and FM. 552.

Site Plan. Your legend shows a symbol for sidewalks, however, it is not used on the site plan.

Site Plan. Your call out for the proposed dumpster does not point to the dumpster.

M.8 Landscape Plan. Please show and label 10' landscape buffer adjacent to Stone Creek Drive and FM 552.

Landscape Plan. Please note that 1 tree per 50' is required on Stone Creek Drive and FM. 552.

Landscape Plan. If no protected trees are being removed, please provide a note stating that.

M.9 Photometric. Please show FC of entire site. (it usually looks like a grid of FC numbers across the entire site)

M.10 Photometric. Please indicate the location and type of all exterior lighting including pole mounted, wall mounted, signage, etc.

M.11 Photometric. No light pole, base or combination shall exceed 30 feet, unless further restricted within an Overlay District. Please provide a detail of light pole to that we can ensure compliance.

M.12 Photometric. Please show the entire site including the parking lot to the South. Also please provide FC for that parking lot.

Photometric. Please provide drawings and/or cut sheets of proposed light fixtures.

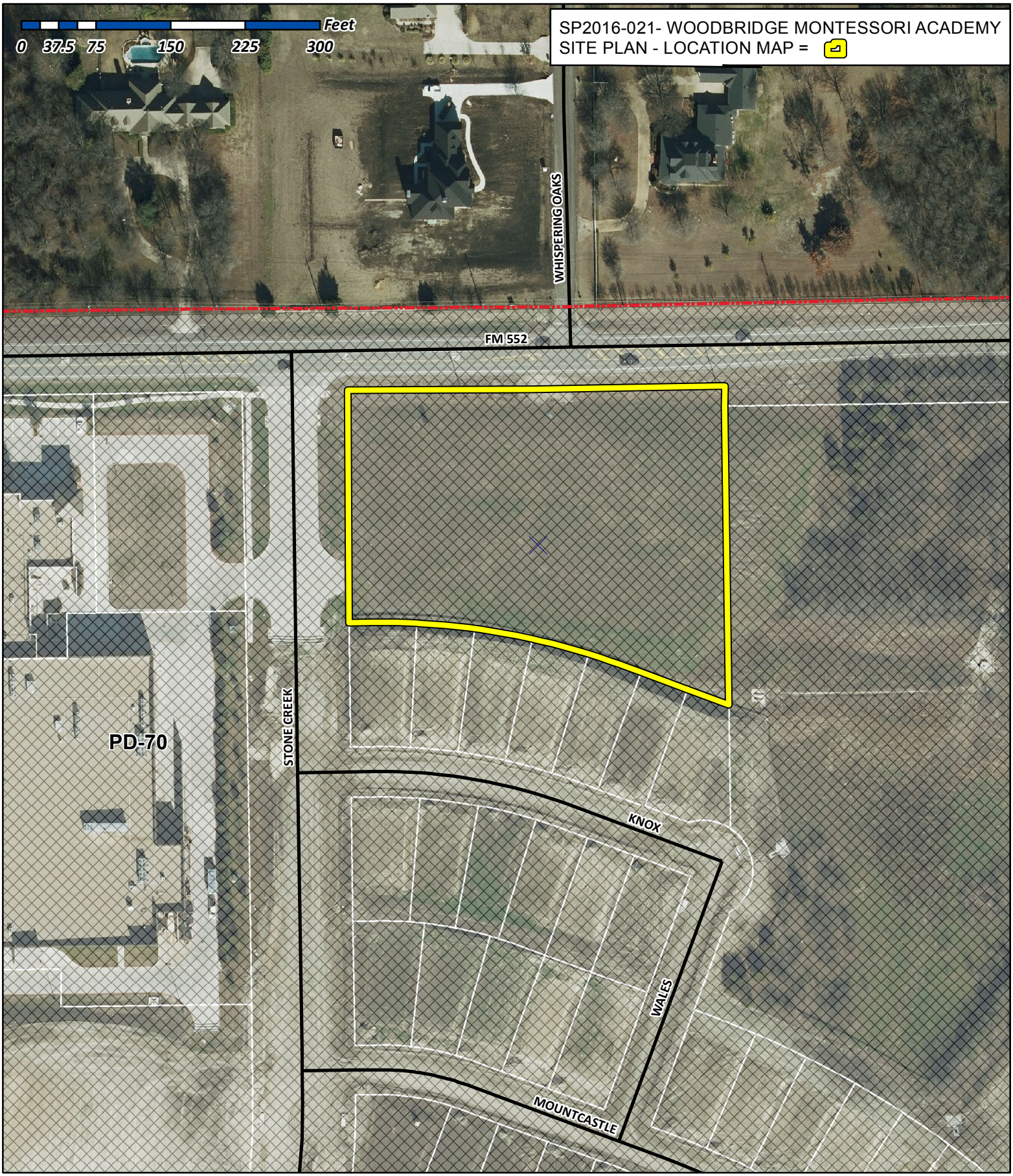
M.13 Building Elevations. Currently, the elevations do not meet the 20% stone requirement for each facade, therefore a variance your elevation directions are incorrect. Please see markups.

Building Elevations. Please change "Spring Creek" to "Stone Creek" and FM 255 to FM 552"

I.14 The Architectural Review Board (ARB) meeting for this case will be held on September 27, 2016 at 5 pm.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 4; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 27, 2016 at6 pm.

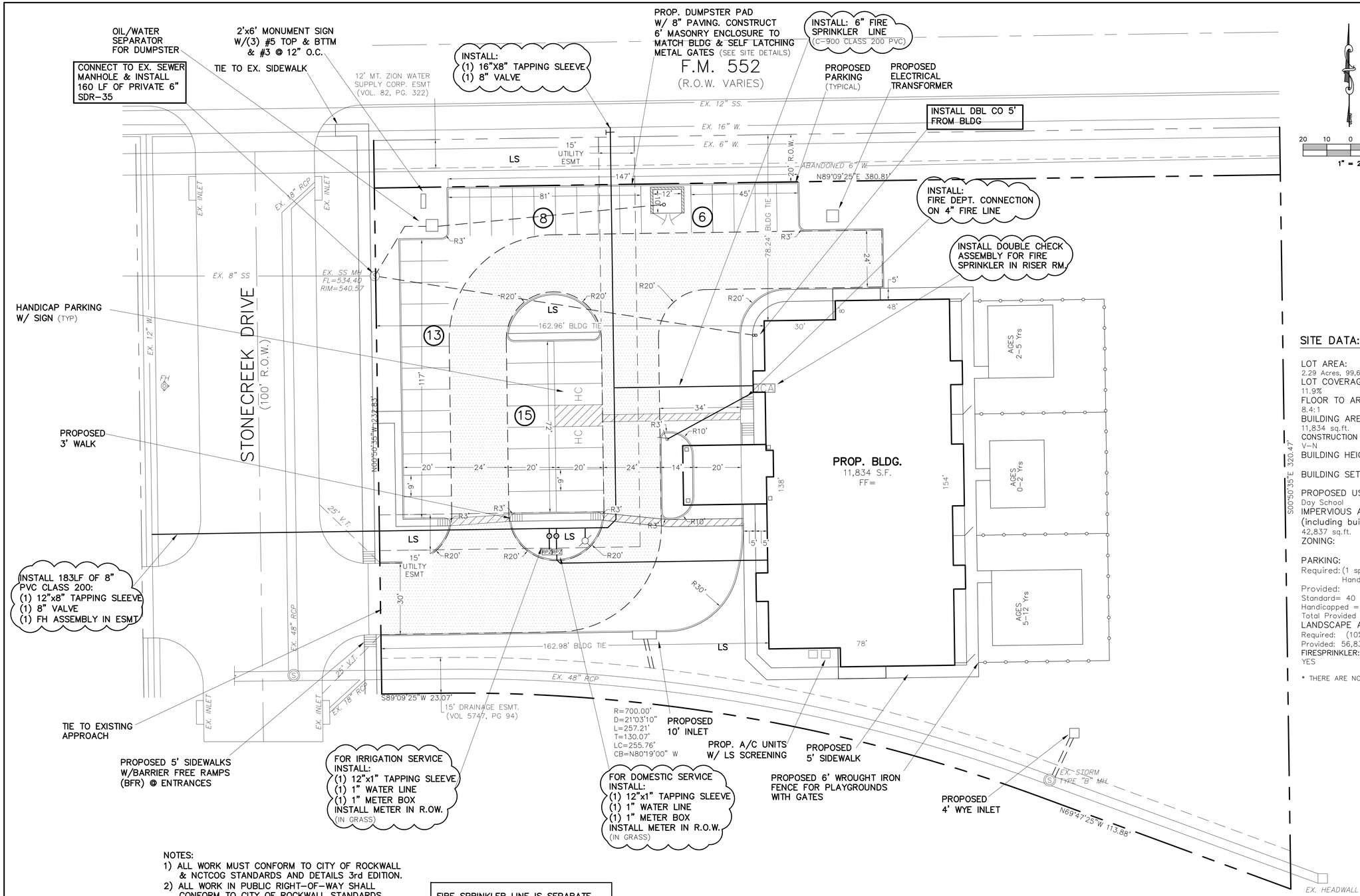
I.16 If necessary the projected City Council meeting date for this case will be October 17, 2016.

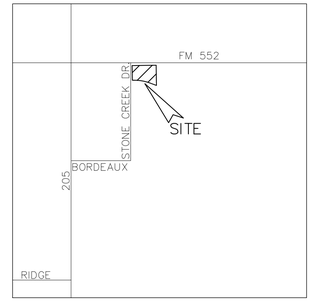


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP
(NOT TO SCALE)

LEGEND

——— — ———	= PROPERTY LINE
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
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FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE
	= PROPOSED SIDEWALK

SITE DATA:

LOT AREA:
2.29 Acres, 99,669 sq. ft.
LOT COVERAGE:
11.9%
FLOOR TO AREA RATIO:
8.4:1
BUILDING AREA:
11,834 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:

BUILDING SETBACKS:

PROPOSED USE:
Day School
IMPERVIOUS AREA (including buildings):
42,837 sq.ft.
ZONING:

PARKING:
Required: (1 space/300) = 40
Handicap = 2
Provided:
Standard= 40
Handicapped = 2
Total Provided = 42
LANDSCAPE AREA:
Required: (10%) sq.ft.
Provided: 56,832 sq.ft.
FIRESPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

STATE OF TEXAS
GERALD E. MONK
44563
LICENSED PROFESSIONAL ENGINEER
9-13-16

PROJECT #:

CONCEPT SITE PLAN

WOODBRIDGE MONTESSORI ACADEMY OF ROCKWALL

Stonecreek Dr.
Lot , Block , 2.29 Acres
City of Rockwall, Rockwall County, Texas

developer

VINOD SHARMA
436 Quail Creek Drive, Murphy Texas 75094
510 364-3007

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2016-12 REG NO.: F-2567

date:	scale:	sheet:
9/13/16	1" = 20'	C101

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

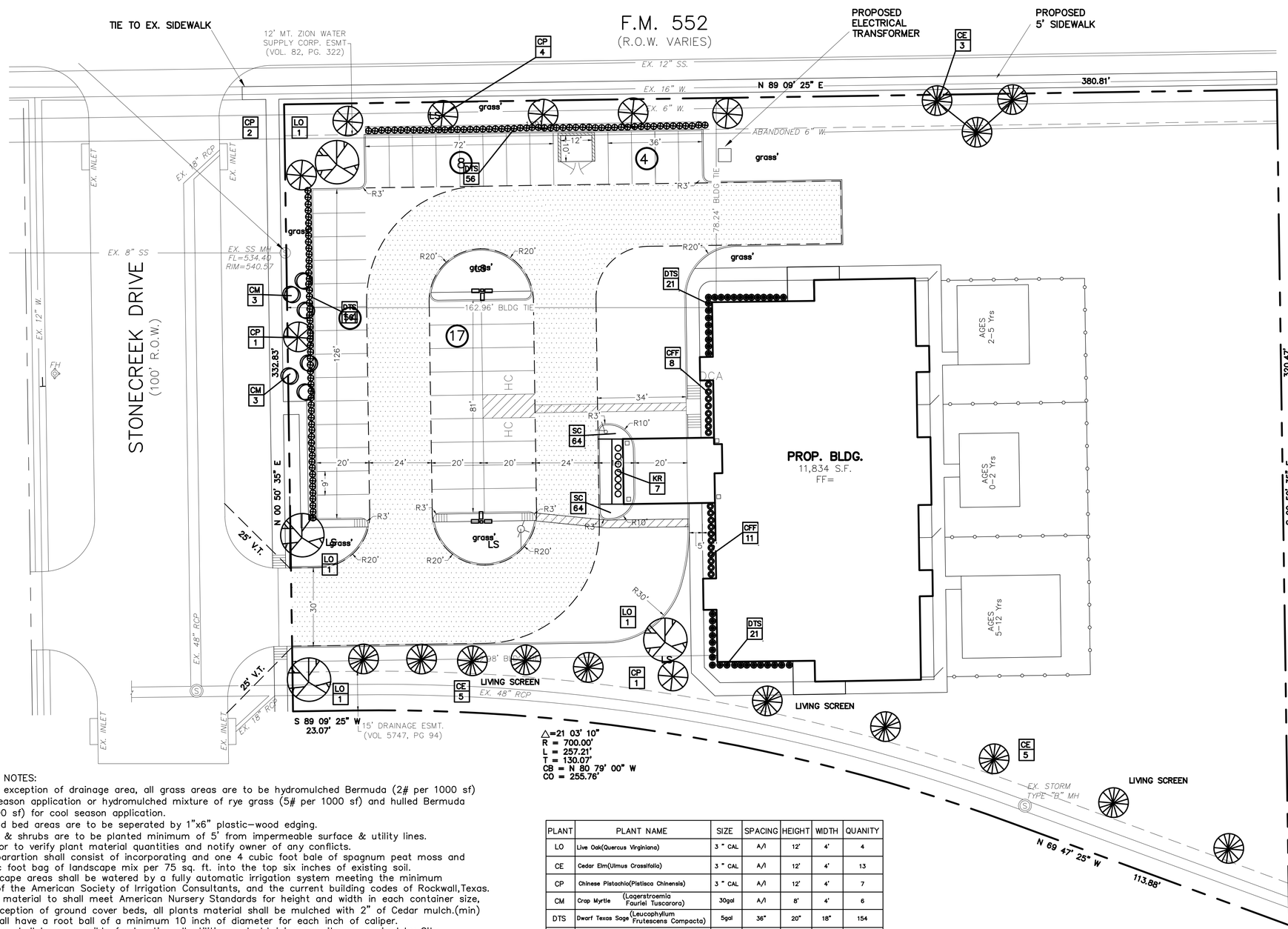
WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

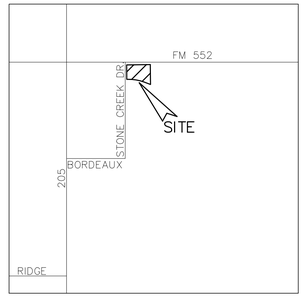
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION







LOCATION MAP
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SITE DATA:

LOT AREA:
2.29 Acres, 99,669 sq. ft.
LOT COVERAGE:
11.9%
FLOOR TO AREA RATIO:
8.4:1
BUILDING AREA:
11,834 sq.ft.
CONSTRUCTION TYPE:
V–N
BUILDING HEIGHT:

BUILDING SETBACKS:

PROPOSED USE:
Day School
IMPERVIOUS AREA (including buildings):
42,837 sq.ft.
ZONING:

PARKING:
Required: (1 space/300) = 40
Handicap = 2
Provided:
Standard= 41
Handicapped = 2
Total Provided = 43
LANDSCAPE AREA:
Required: (10%) sq.ft.
Provided: 56,832 sq.ft.
FIRESPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

LANDSCAPE NOTES:
1) With the exception of drainage area, all grass areas are to be hydromulched Bermuda (2# per 1000 sf) for awrm season application or hydromulched mixture of rye grass (5# per 1000 sf) and hulled Bermuda (1# per 1000 sf) for cool season application.
2. Grass and bed areas are to be seperated by 1"x6" plastic–wood edging.
3. All trees & shrubs are to be planted minimum of 5' from impermeable surface & utility lines.
4. Contractor to verify plant material quantities and notify owner of any conflicts.
5. Bed preparartion shall consist of incorporating and one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscape mix per 75 sq. ft. into the top six inches of existing soil.
6. All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building codes of Rockwall,Texas.
7. all plant material to shall meet American Nursery Standards for height and width in each container size, With the exception of ground cover beds, all plants material shall be mulched with 2" of Cedar mulch.(min)
8. Trees shall have a root ball of a minimum 10 inch of diameter for each inch of caliper.
9. Contractor shall be responsible for location all utilities and obtaining permits as required by City.
10. Trees and shrubs are to be a minimum of 2.5 feet from all impermeable surfaces and 5' from utility lines.

Streetcape ((380 LF. FM. 522, 235 LF. STONECREEK DR.)
Required: 1 Tree per 50 LF. 380/50=8, 235/50 = 5 — 13 Trees
Provides: — 13 Trees
Area Landscape:
Required: 10% of Site (99,669 sf x 10%) — 9,967 S.F.
Provided:
Required: 50% of required landscape in front) — 4,984 S.F.
Provided: — 9,634 S.F.
Parking Lot Landscape:
Required: 5% 27,550 S.F. x .05 = 1,378 S.F. — 1,378 S.F.
Provided: — 2,020 S.F.
Trees–No required parking space further than 80' from tree.
Required: 1 tree per 10 required parking spaces 42/10=4.2 — 5 Trees
Provided: — 5 Trees
PROVIDED LIVING SCREEN ALONG RESIDENTAL SIDE.

PLANT	PLANT NAME	SIZE	SPACING	HEIGHT	WIDTH	QUANITY
LO	Live Oak(Quercus Virginiana)	3 " CAL	A/I	12'	4'	4
CE	Cedar Elm(Ulmus Crassifolia)	3 " CAL	A/I	12'	4'	13
CP	Chinese Pistachio(Pistisca Chinensis)	3 " CAL	A/I	12'	4'	7
CM	Crap Myrtle (Lagerstroemia Fauriei Tuscarora)	30gal	A/I	8'	4'	6
DTS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	5gal	36"	20"	18"	154
KR	Knock Out Roses (Rosa "Knock–out")	3gal	36"	16"	14"	7
CFF	Chinese Fringeflower (Loropetalum "Purple Diamond")	3gal	36"	14"	14"	19
SC	Seasonal Color	4" potsl	12"	na	na	128

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48 HRS PRIOR TO CONSTRUCTION

PROJECT #:

LANDSCAPE PLAN

ROCKWALL MONTESSORI ACADEMY

STONECREEK DR.
Lot , Block , 2.29 Acres
City of Rockwall, Rockwall County, Texas

developer

VINOD SHARMA
436 Quail Creek Drive, Murphy Texas 75094
510 364–3007

prepared by

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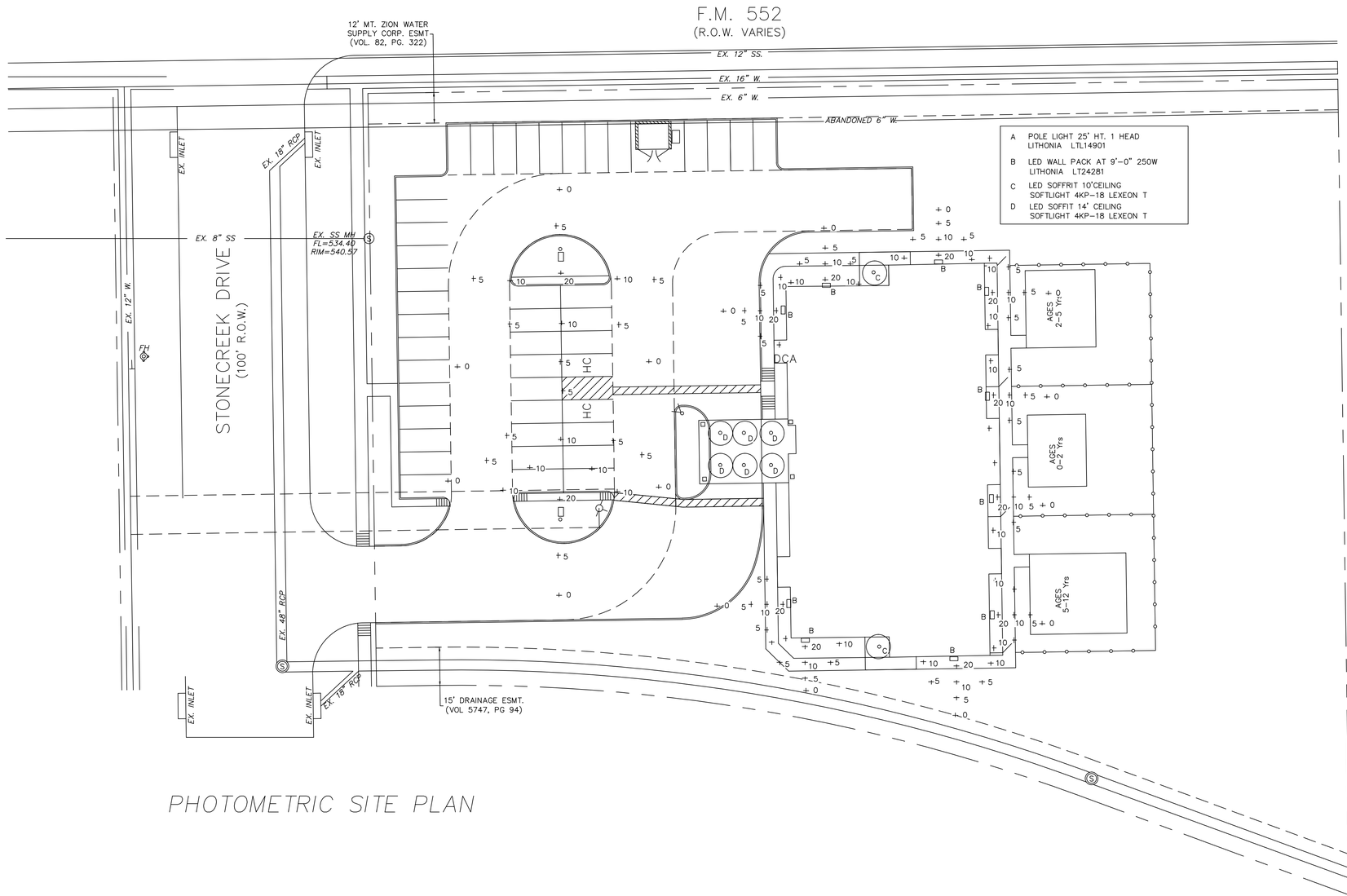
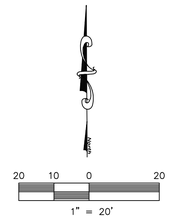
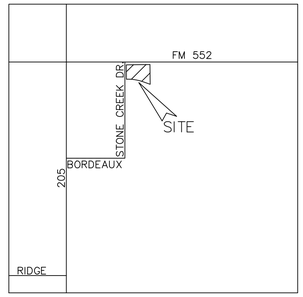


PHOTOMETRIC SITE PLAN





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BUILDING HEIGHT:

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REVISIONS

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PHOTOMETRIC PLAN

ROCKWALL MONTESSORI ACADEMY

STONECREEK DR.
Lot , Block , 2.29 Acres
City of Rockwall, Rockwall County, Texas

developer

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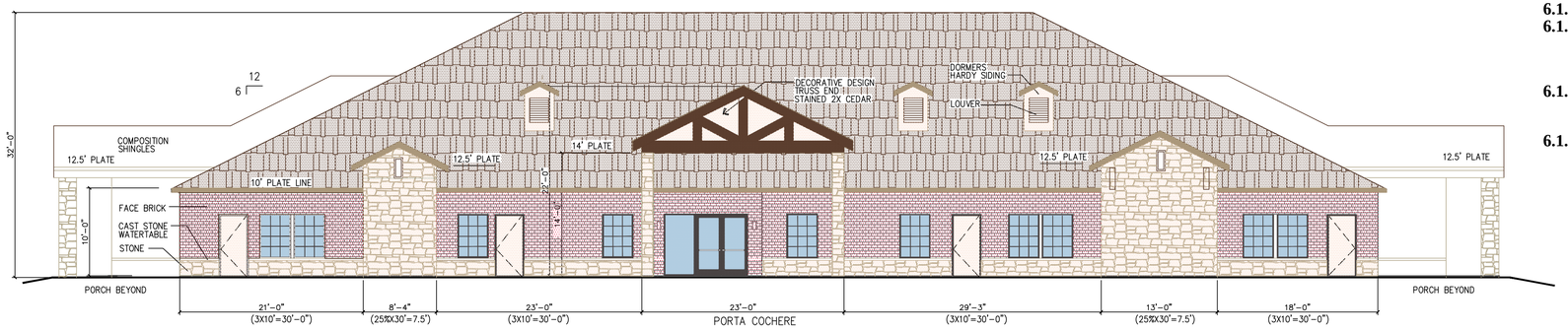
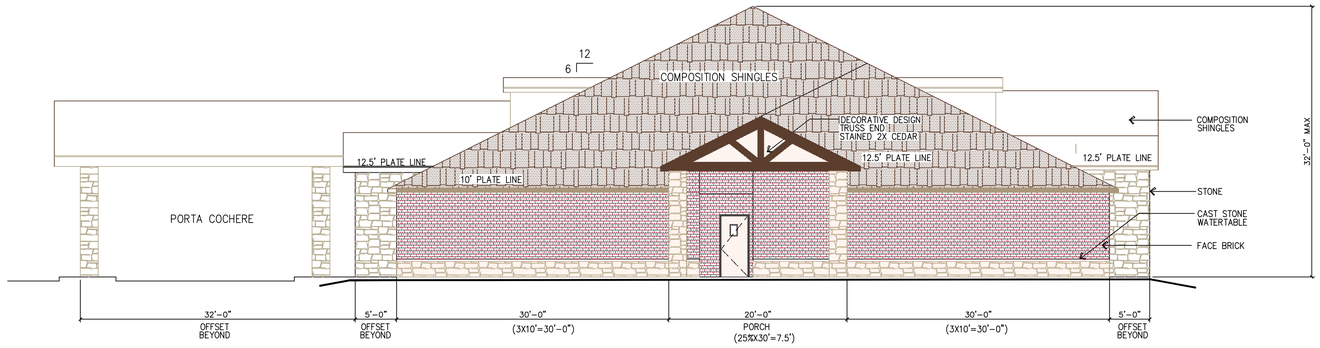


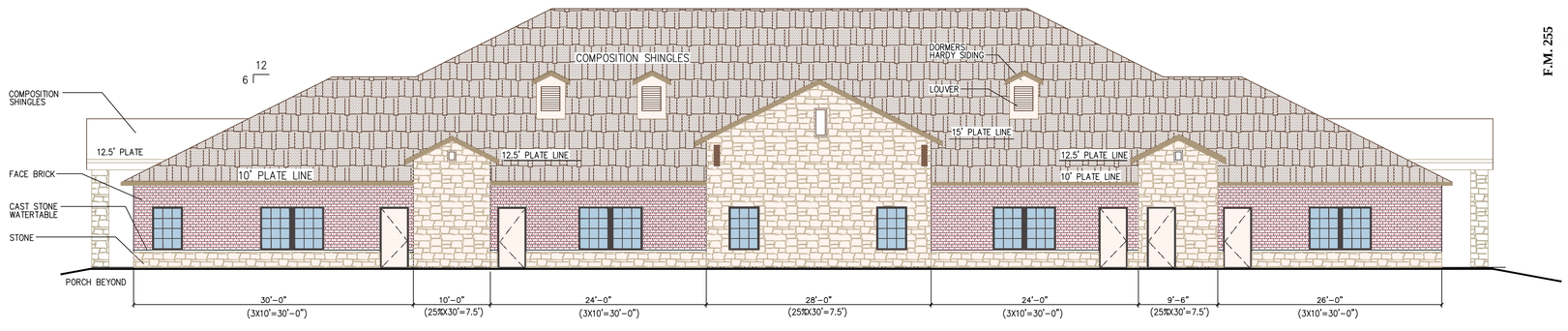
1 SOUTH ELEVATION(SPRINGCREEK DRIVE)

SCALE 1/8" = 1'-0"



2 WEST AND EAST ELEVATIONS

SCALE 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE 1/8" = 1'-0"

6.1 Building Elevations: Non Industrial

6.1.1 Exterior Elevations Provided (All)

6.1.2 Indicated Exterior Elevations adjacent to Public Right-of Way.
Front Elevation (South) faces Spring Creek
Side Elevation (West) faces S. H. 255

6.1.3 90% Masonry Requirement
(Building less than 25,000 sf)
All Elevations are 100% masonry

6.1.4 Indicate the surface area on each facade.

Front Elevation (South) Spring Creek		
Brick Area	**1,712 s.f.**	**66%**
Cast Stone Area	**46 s.f.**	**2%**
Stone Area	**675 s.f.**	**26 %**
Total	**2,433 s.f.**	**94 %**
Hardy Dormers (3x14 s.f.)	**42 s.f.**	**1.6%**
Decoratice Truss(Hardy/Cedar)	**109 s.f.**	**4.4 %**
Total	**2,584 s.f.**	
Side Elevations (West/East) S.H. 255		
Brick Area	**640 s.f.**	**74%**
Cast Stone Area	**40 s.f.**	**5%**
Stone Area	**120 s.f.**	**14 %**
Total	**800 s.f.**	**93 %**
Hardy Dormers (1x8 s.f.)	**8 s.f.**	**.9%**
Decoratice Truss(Hardy/Cedar)	**62 s.f.**	**6.1 %**
Total	**870 s.f.**	
North Elevations		
Brick Area	**640 s.f.**	**74%**
Cast Stone Area	**40 s.f.**	**5%**
Stone Area	**120 s.f.**	**14 %**
Total	**800 s.f.**	**93 %**
Hardy Dormers (1x8 s.f.)	**8 s.f.**	**.9%**
Decoratice Truss(Hardy/Cedar)	**62 s.f.**	**6.1 %**
Total	**870 s.f.**	

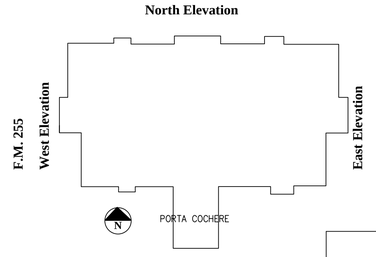
6.1.5 Indicate all roof mounted equipment. (NONE)

6.1.6 Indicate any additional design elements proposed.
1. Covered Porches on East and West elevations.
Decorative Truss Element with Stone Columns.
2. Proto Cochere Element at Front (South Elevation)
Decorative Truss Element with Stone Columns.

6.1.7 Indicate Building Height
1. Building Height 32'-0" at Ridge.
2. Porta Cochere 22'-0" at Ridge

6.1.8 Minimum Standard for Articulation.
1. Horizontal Articulation of Facades
Building Height 10' x 3 = 30'-0" max. w/o offset.
New plane 30' x .25 =7.5' min.
Shown on Exterior Elevations
2. Vertical Articulation of Facades
Min. wall vertical offset 10' x .25 = 30"
Shown on Exterior Elevations

KEY PLAN



EXTERIOR ELEVATIONS

ROCKWALL
MONTESSORI ACADEMY

STONECREEK DR.
Lot , Block , 2.29 Acres
City of Rockwall, Rockwall County, Texas

developer

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PROJECT NO.: 2016-12

date:	scale:	sheet:
9/9/16	1/8" = 1'-0"	A101

City of Rockwall

Project Plan Review History

Project Number	SP2016-022	**Owner**	COLIN-G, PROPERTIES LTD	**Applied**	9/16/2016 LM
Project Name	Houser Addition	**Applicant**	WL DOUPHRATE II	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	NEED REVISIONS			**Status**	9/22/2016 DG

Site Address	**City, State Zip**	**Zoning**
1611 HWY276	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HOUSER ADDN	1	A	1	4007-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING (9/21/2016 8:05 AM AW) Show all parking to be 20'x9'	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comment
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	David Gonzales	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [24" X 36" FOLDED] anc one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-022" at the lower right corner of each plan.
3. Provide a materials sample board for ARB review.
4. Where are the A/C units located? Locate units on site plan/roof top and provide screening detial. Must be screened from public rights-of-way and adjacent properties.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.14.C.1.a of the SH 276 OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., and shall be limited to 50% cementaceous (stucco) materials. All elevations for bldg #2 exceeds 50% stucco.
* 2. Art V, Sec. 6.14.C.2 of the SH 276 OV requires structures having a footprint of 6,000 sq. ft. or less be contructed with a pitched roof system. Bldg #2 (4,950 sq. ft.) has a flat roof system.
* 3. Art V, Sec. 6.14.C.4 of the SH 276 OV requires all buildings to be designed to incoporate no less than four architectural elements (from the list provided in the ordinance) to be present on both buildings.
* 4. Art V, Sec. 6.14.C.5 of the SH 276 OV requires thatall buildings be architecturally finished on all four sides with the same materials, details, and features to be present on both buildings. (Sec. 6.14.C.1.a requires natural or quarried stone unless approved by the Planning and Zoning Commission for the use of high quality manufactured or cultured stone meeting the standards as outlined in the ordinance (both bldgs).

* Approval of the variances to the SH 276 OV requires passage by a 3/4 majority vote of City Council.

** 5. UDC, Article VI Parking and Loading, Sec. 2.3. - Expansion of an existing use - If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. The proposed (office bldgs) structure requries a minimum of 25 spaces (1:300).
**6. Art. V, Sec. 4.1. of the UDC - Exception to the Horizontal (both buildings) & Vertical Articulation (bldg #2) Standards - the buildings elevation (all four sides of both bldgs) as submitted is not meeting the minimum requirements establish for the General Commercial District Standards. Requires a simple majority vote of council for approval.

** Approval of the variance and exceptions to the UDC for parking and the horizontal and vertical articulation standards requires passage by a simple majority vote o City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Provide labels for each "Existing Building" and "Sq. Ft."
2. Provide label for '24-ft Firelane and Public Access Easement' where applicable.
3. Variance to the parking standards to allow for 9 less spaces requires approval by the City Council as noted above. The applicant is providing 16 new spaces for the site.
4. Can you provide a row of trees for screening of the proposed buildings along the front property line?

Building Elevations:
1. Provide calculation for all exterior materials for both bldgs.
2. Approval of the variances& exceptions as submitted is required by the City Council as indicated above.

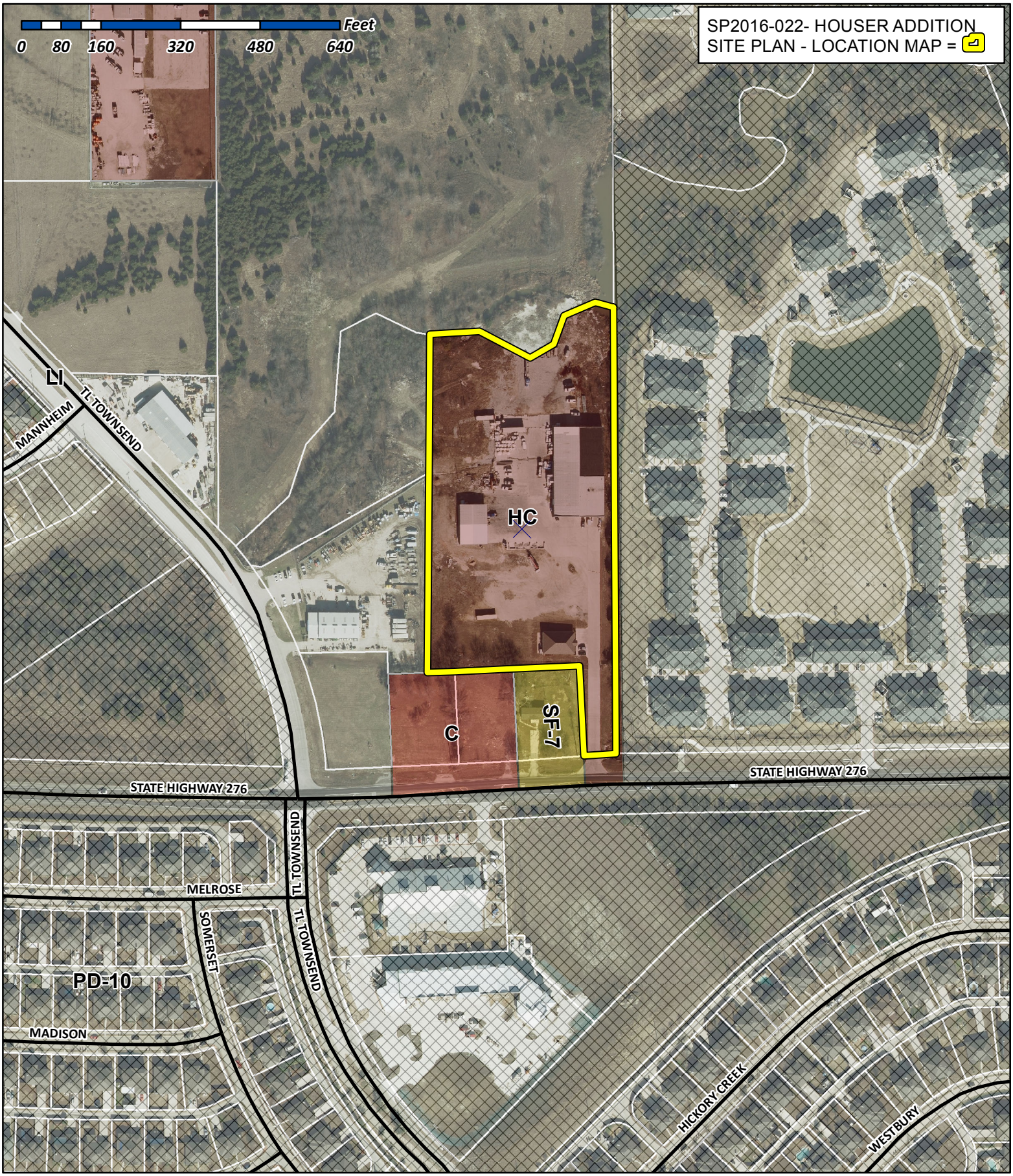
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 27, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]

Planning - Action: October 11, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

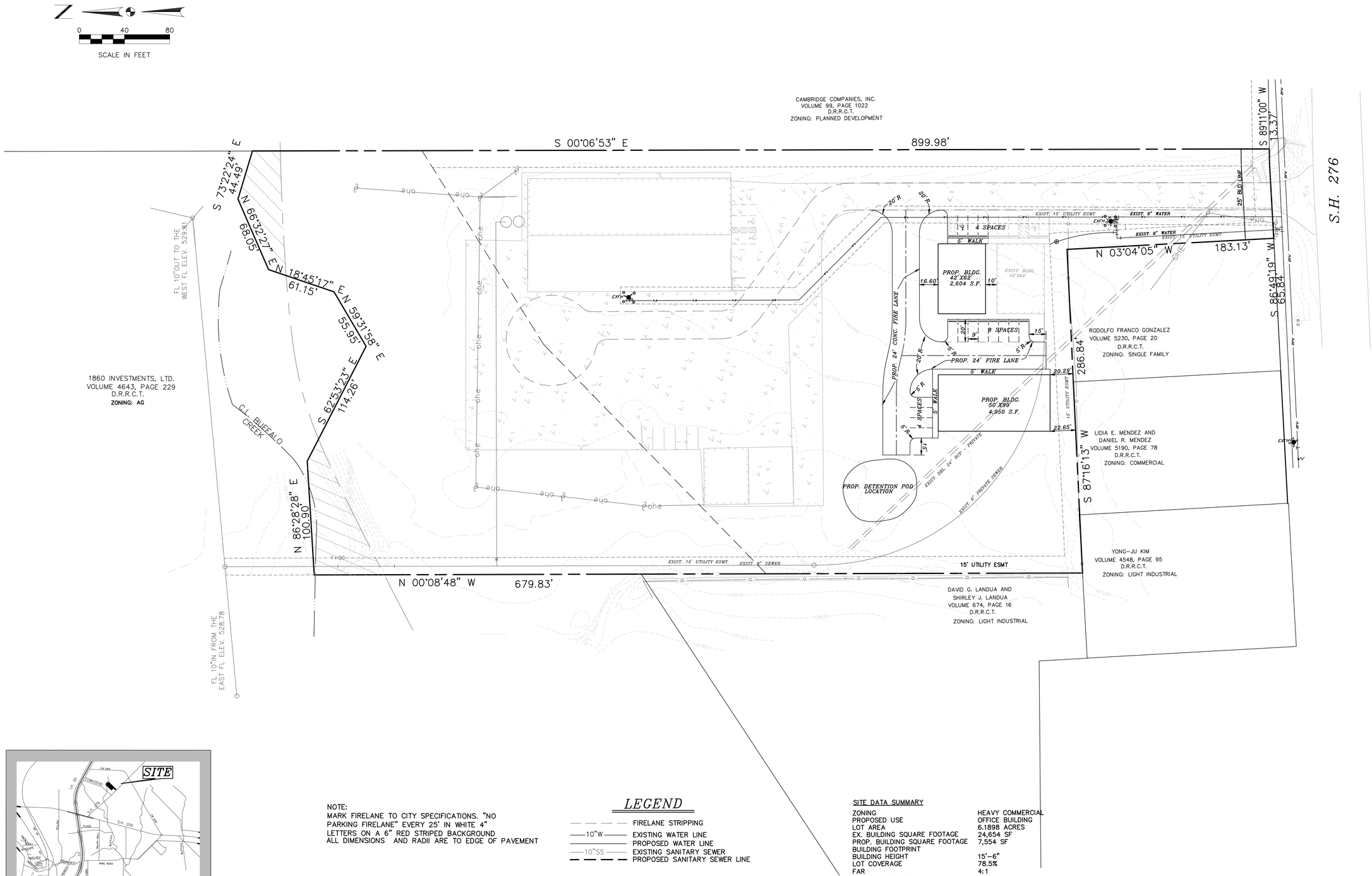
City Council - Action: October 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP

NOTE:
MARK FIRELANE TO CITY SPECIFICATIONS. "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND
ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT

LEGEND

- FIRELANE STRIPPING
- 10"W — EXISTING WATER LINE
- PROPOSED WATER LINE
- 10"SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE

SITE DATA SUMMARY

ZONING	HEAVY COMMERCIAL
PROPOSED USE	OFFICE BUILDING
LOT AREA	6.1898 ACRES
EX. BUILDING SQUARE FOOTAGE	24,654 SF
PROP. BUILDING SQUARE FOOTAGE	7,554 SF
BUILDING FOOTPRINT	
BUILDING HEIGHT	15'-6"
LOT COVERAGE	78.5%
FAR	4:1
PARKING REQUIRED	15
HANDICAP PARKING REQ'D	1
PARKING PROVIDED	15
HANDICAP PARKING PROVIDED	1
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	106,702 SF

OWNER/DEVELOPER
GERALD HOUSER
1108 ASPEN COURT
ROCKWALL, TEXAS 75087
(214) 558-1577

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. NO. 60102 ON 9/9/2016
FIRM NO. 886

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
HOUSER ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REVISION

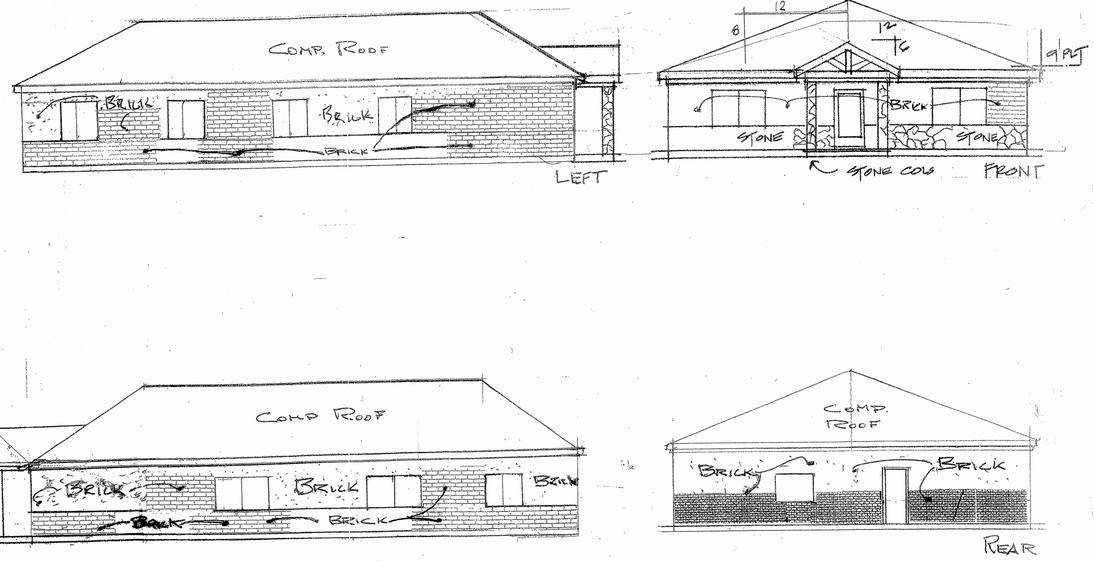
W.L.D. CHECKED

G.C.W. DRAWN

10/08 DATE

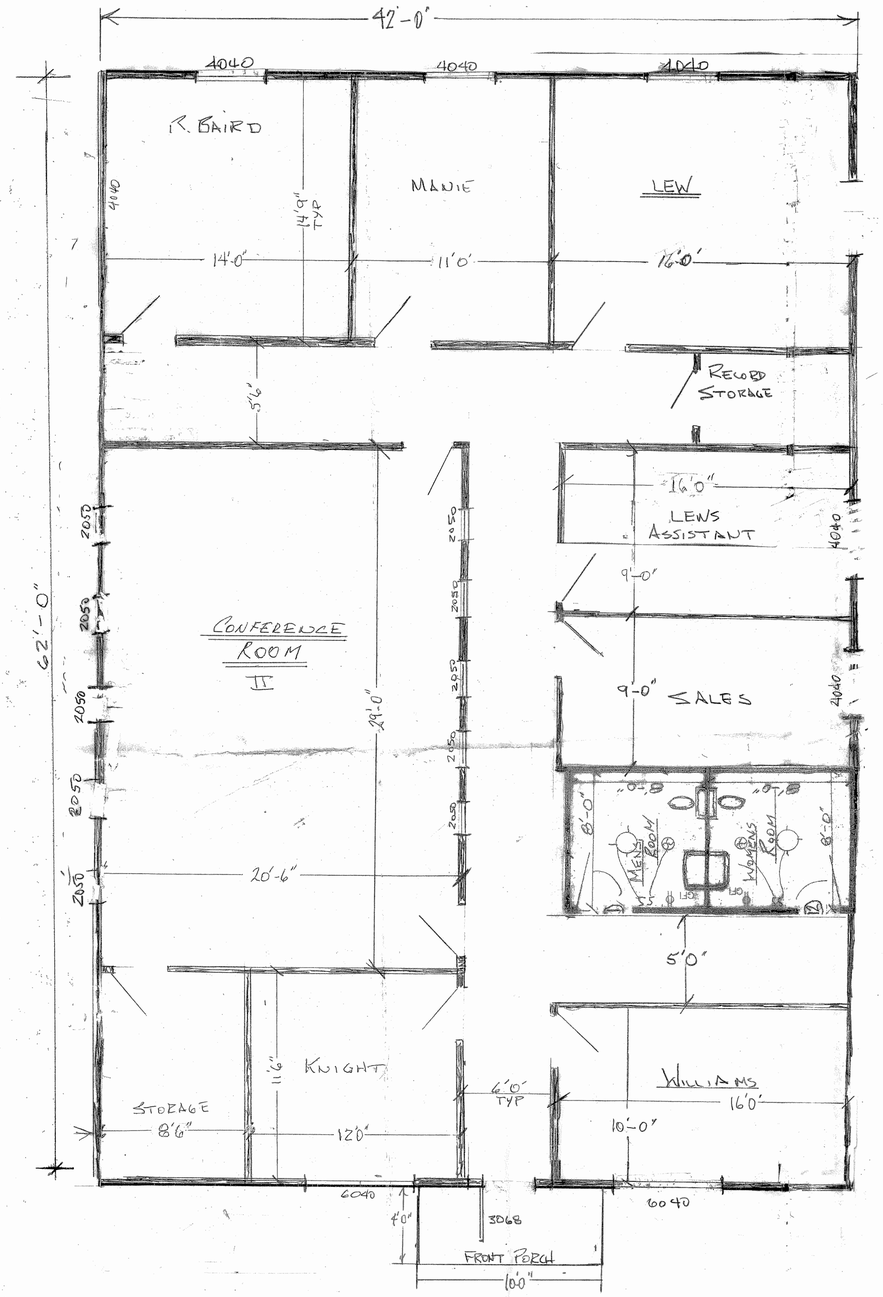
06013 PROJECT

1 OF



ELEVATIONS

SCALE 1/8" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

BUILDING DESIGN

CONSTRUCTION:

Reinforced Concrete Slab: 3000 PSI Concrete

Exterior Walls: Wood Framing With Insulated Exterior Sheathing. Masonry Exterior – 80% Brick / 20% Stone

Roof System: Wood Truss with 30 YR Composition Roof

Interior Walls: Wood Framing with Sheetrock, Tape and Bed, Painted Walls

OCCUPANCY: 6 EMPLOYEES

OCCUPANCY LOAD: 12 EMPLOYEES

SQUARE FOOTAGE: 2604 SF

Sept 19 2016
STATE OF TEXAS
GERALD M. HOUSER
50678
LICENSED PROFESSIONAL ENGINEER

EXTERIOR ELEVATION

FLOOR PLAN

OWNER

Gerald Houser

Colin-G Properties LTD.

P.O. Box 847

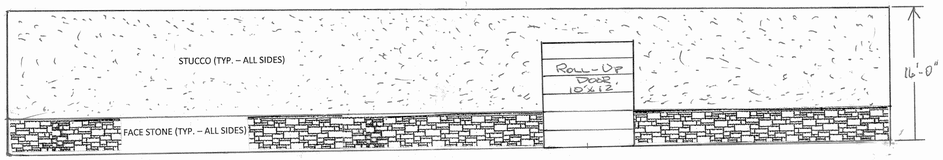
Rockwall, TX 75087

PROJECT

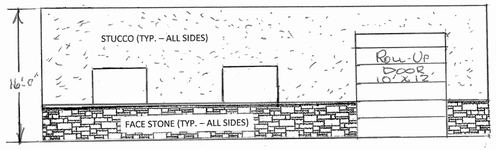
CHRYSO Office Building

1611 HWY 276

Rockwall, TX 75032

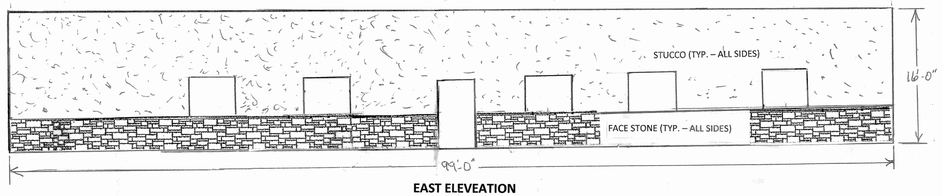


WEST ELEVATION

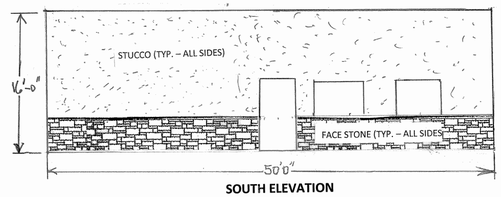


NORTH ELEVATION

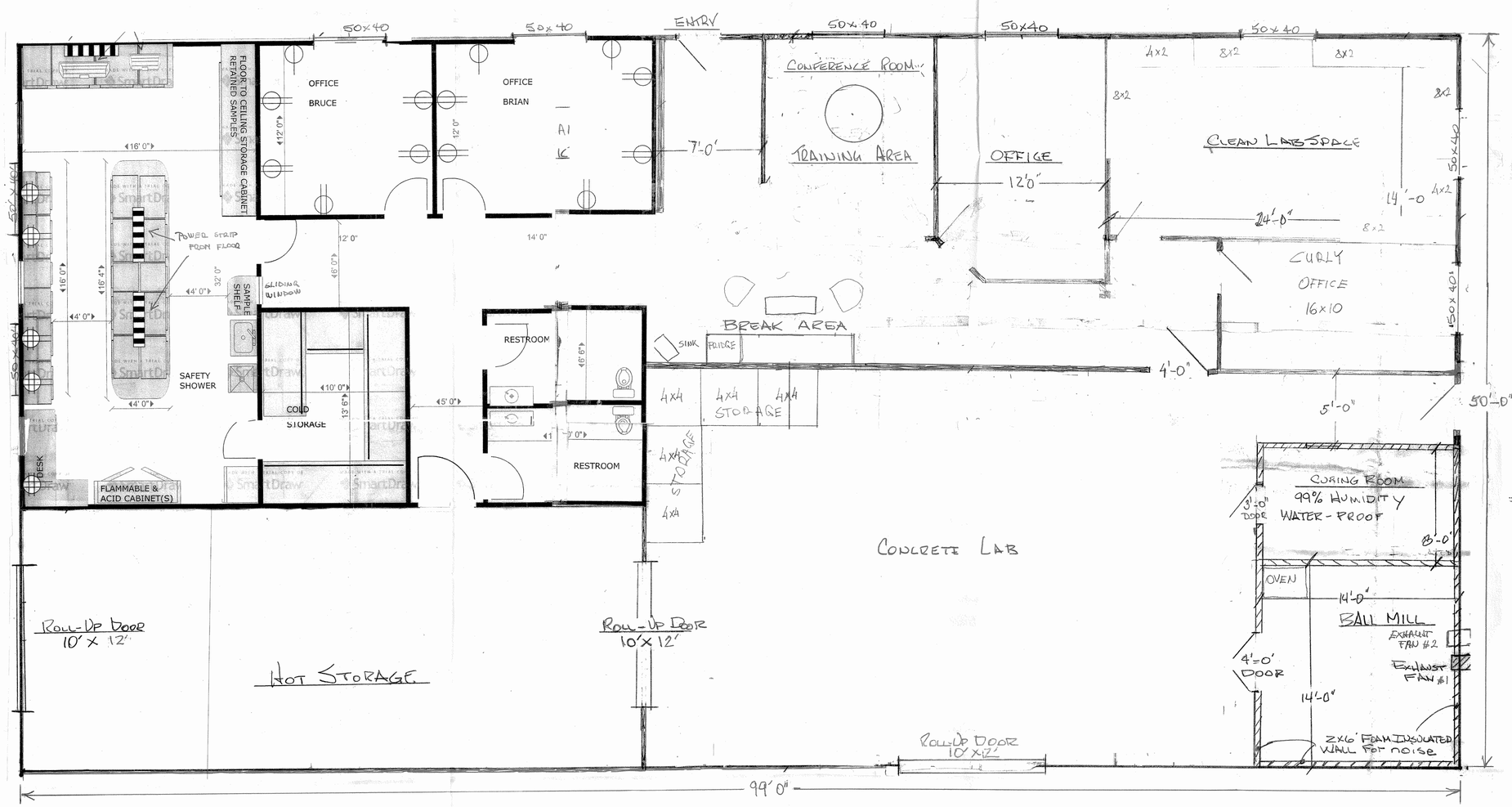
ELEVATIONS
1/8" = 1'-0"



EAST ELEVEATION



SOUTH ELEVATION



FLOOR PLAN
SCALE 1/4" = 1'-0"

BUILDING DESIGN

CONSTRUCTION:

Reinforced Concrete Slab: 3000 PSI Concrete

Exterior Walls: Steel Superstructure with Wood Exterior Framing
Insulated Exterior Sheathing. Spray Foam Exterior Walls
Masonry Exterior – 80% Stucco / 20% Face Stone

Roof System: Stand Up Seam Metal Roof with Spray Foam Insulation

Interior Walls: Wood Framing with Sheetrock, Tape and Bed,
Painted Walls, Spray Foam Insulation

OCCUPANCY: 6 EMPLOYEES

OCCUPANCY LOAD: 12 EMPLOYEES

SQUARE FOOTAGE: 4950 SF

Sept 10 2016
STATE OF TEXAS
GERALD M. HOUSER
50678
LICENSED PROFESSIONAL ENGINEER

EXTERIOR ELEVATION
FLOOR PLAN

OWNER
Gerald Houser
Colin-G Properties LTD.
P.O. Box 847
Rockwall, TX 75087

PROJECT
CHRYSO LAB Building
1611 HWY 276
Rockwall, TX 75032

City of Rockwall

Project Plan Review History

Project Number	SP2016-023	**Owner**	ARKOMA, DEVELOPMENT LLC	**Applied**	9/19/2016 LM
Project Name	Lakeshore Commons	**Applicant**	MOORE NORTH INVESTMENTS LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	NEED REVISIONS			**Status**	9/22/2016 DG

Site Address	**City, State Zip**	**Zoning**
LAKESHORE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8-4	NULL	8-4	0124-0000-0008-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/19/2016	9/26/2016	9/21/2016	2	APPROVED	
ENGINEERING	Amy Williams	9/19/2016	9/26/2016	9/21/2016	2	COMMENTS	See Comments

(9/21/2016 9:52 AM AW)
Must show floodplain
Must show detention (not allowed in floodplain)
Engineering will not be approved until LOMR-F is approved by FEMA and the project that removed this property from the flood plain is accepted by the City.
Engineering on this project will not be accepted until the infrastructure plans are approved
See markups on site plan
No bullhead services...separate services
Need to label all "exisiting" as proposed by others
Dumpster to have a drain to grease trap
All parking adjacent to the building to be 20'x9'
Sidewalk along North Lakeshore is to be 2' from the right-of-way...not to be installed at the back of curb.

Landscape Plan:
Add Note:"No trees to be planted within 5' of any utilities"

FIRE	Ariana Hargrove	9/19/2016	9/26/2016	9/22/2016	3	COMMENTS	see comments

(9/22/2016 12:26 PM AA)
The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	9/19/2016	9/26/2016				
PLANNING	David Gonzales	9/19/2016	9/26/2016	9/22/2016	3	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [24" X 36" FOLDED] anc one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-018" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

THE FOLLOWING PLANS ARE NOT ACCEPTED OR REVIEWED - separate submittal through the building inspections department required:
1. Irrigation plan
2. Signation plan

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.11.C.1a of the N-SH 205 BY OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The North elevation does not meet the requirement and is providing 15.55% stone.

* Approval of the variance requested to the N-SH 205 OV requires passage by a 3/4 majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Dumpster enclosure gates to be metal panel per Ord. 08-02.
2. Provide label for firelane: "24-ft Firelane, Utility, and Public Access Easement" or as appropriate.

Building Elevations:
1. The Planning and Zoning Commission may consider the use of high quality manufacuted or cultured stone if it meets the standards (as listed in the ordinance). The stone submitted is not natural or quarried and requries P&Z approval. Provide cut sheet for determination.
2. A variance request for less than 20% stone on the North elevation requires approval by a 3/4 majority vote of City Council (as indicated above).
3. All RTU's are not to be visible from the property line or adjacent properties. The west elevations RTU's as dashed-in appear to be visible. Provide a line of sight study or an appropiate means of screening the units.

Landscape Plan:

1. Grass to be established (use of hydroseed) - prior to release of C.O., grass must be established or an erosion control method approved by the Engineering Department and functioning with an escrow deposit for assurance.
2. Parking on this plan is not consistent with the site plan. Revise plan.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. 08-02 standards. Provide detail.
2. All lighting sources are to be directed down and contained on site with in order to control glare. Maximum lighting intensity at the property line is not to exceed 0.2-FC.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

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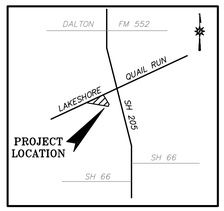
BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

30 0 30 60

Scale 1" = 30'



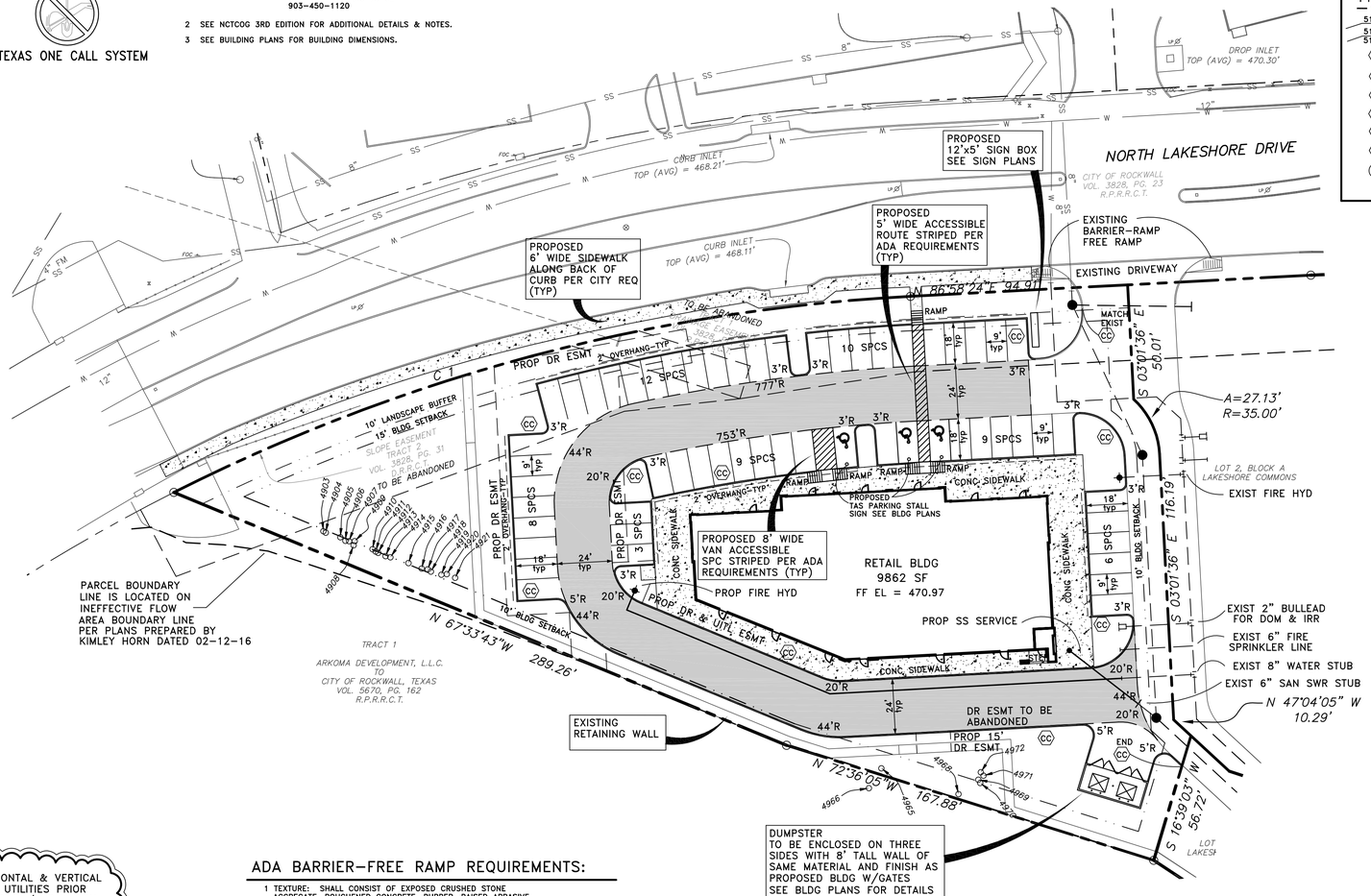
VICINITY MAP

NOTES:

1 BOUNDARY/TOPO SURVEY PROVIDED BY:
STOVALL & ASSOCIATES LAND SURVEYING
6417 WESLEY STREET
GREENVILLE, TEXAS 75402
903-450-1120

2 SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.

3 SEE BUILDING PLANS FOR BUILDING DIMENSIONS.



LEGEND

PROPOSED		EXISTING	
— 500 —	PROPOSED CONTOURS		= POWER POLE
515.00	SPOT ELEVATION AT FINISHED GRADE		= ANCHOR
514.00	INDICATES TOP OF STRUCTURE		= WATER METER
513.50	INDICATES FLOW LINE ELEVATION		= WATER VALVE
(W)	PROPOSED WATER LINE		= IRRIGATION CONTROL VALVE
(SS)	PROPOSED SANITARY SEWER LINE		= TELEPHONE PEDESTAL
(SD)	PROPOSED STORM DRAIN LINE		= GAS METER
(C)	PROPOSED CONDUIT		= MAILBOX
(E)	PROPOSED GAS		= LIGHT POLE
(CC)	CONCRETE CURB PER CITY STD		= FIRE HYDRANT
(1)	WATER SERVICE TAP NO	BL	= BUILDING LINE
		UE	= UTILITY EASEMENT
		DUE	= DRAINAGE & UTILITY EASEMENT
		FOC	= FIBER OPTIC CABLE MARKER
		GAS	= GAS SIGN
		SSSB	= SUB SURFACE SERVICE BOX
			= TRAFFIC SIGN
			= TRAFFIC SIGNAL
		U.E.	= UTILITY EASEMENT
			= GAS STUB
			= GAS TEST STATION
		BCS	= BURIED CABLE SIGN

SITE PLAN NOTES:

1 FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

2 ALL SIGNAGE BY SEPARATE PERMIT.

3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.

5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

SITE LAYOUT NOTES:

1 ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.

2 ALL PARKING STALLS, INCLUDING HANDICAP STALLS, SHALL BE 9' WIDE x 18' DEEP UNLESS SHOWN OTHERWISE. VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.

3 ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

SITE SUMMARY – LOT 1

ZONED	PD-65 (FOR GR USES)
PROPOSED USE	RETAIL/RESTAURANT/MEDICAL OFC
LOT AREA	1.47 AC (64,106.50 SF)
BUILDING AREA	9862 SF
PARKING	
RETAIL = 5819 SF	
REQUIRED TOTAL 1/250 5819/250=23.3	24 SPACES
RESTAURANT = 1972 SF	
REQUIRED TOTAL 1/100 1972/100=19.7	20 SPACES
MEDICAL OFFICE = 2071 SF	
REQUIRED TOTAL 1/200 2071/200=10.4	11 SPACES
REQUIRED TOTAL	55 SPACES (52 REG; 3 H/C)
PROVIDED TOTAL	57 SPACES (54 REG; 3 H/C)
LOT COVERAGE	15.4% (9862 SF)
IMPERVIOUS AREA	67% (42,915 SF)
PERVIOUS AREA	33% (21,191 SF)

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

ADA BARRIER-FREE RAMP REQUIREMENTS:

1 TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE TAS/ADS STDS FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE

2 CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3 RAMPS WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. PROVIDED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<5% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
TAS PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

NOTE:
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

FIRE LANE:

HATCHED AREA INDICATES PROP 24' FIRE LANE PER CITY OF ROCKWALL FIRE DEPT REQ

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E

NOTES

2) OFFSITE BENCHMARK – STEEL ROD W/ACCESS CAP STAMPED N 1495 1986 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70' (VERTICAL DATUM: NAVD 1988)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.
ELEVATION = 475.76'

BM#2 = "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY NO. 205.
ELEVATION = 468.51'

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OWNER:
ARCOMA DEVELOPMENT, LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087
972-771-6000

DEVELOPER:
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

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under the authority of Mark H. Hickman, P.E. 78409 on 09-16-16
It is not to be used for construction bidding permit purposes.

Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2499
markredhick@gmail.com
Engineers Planners

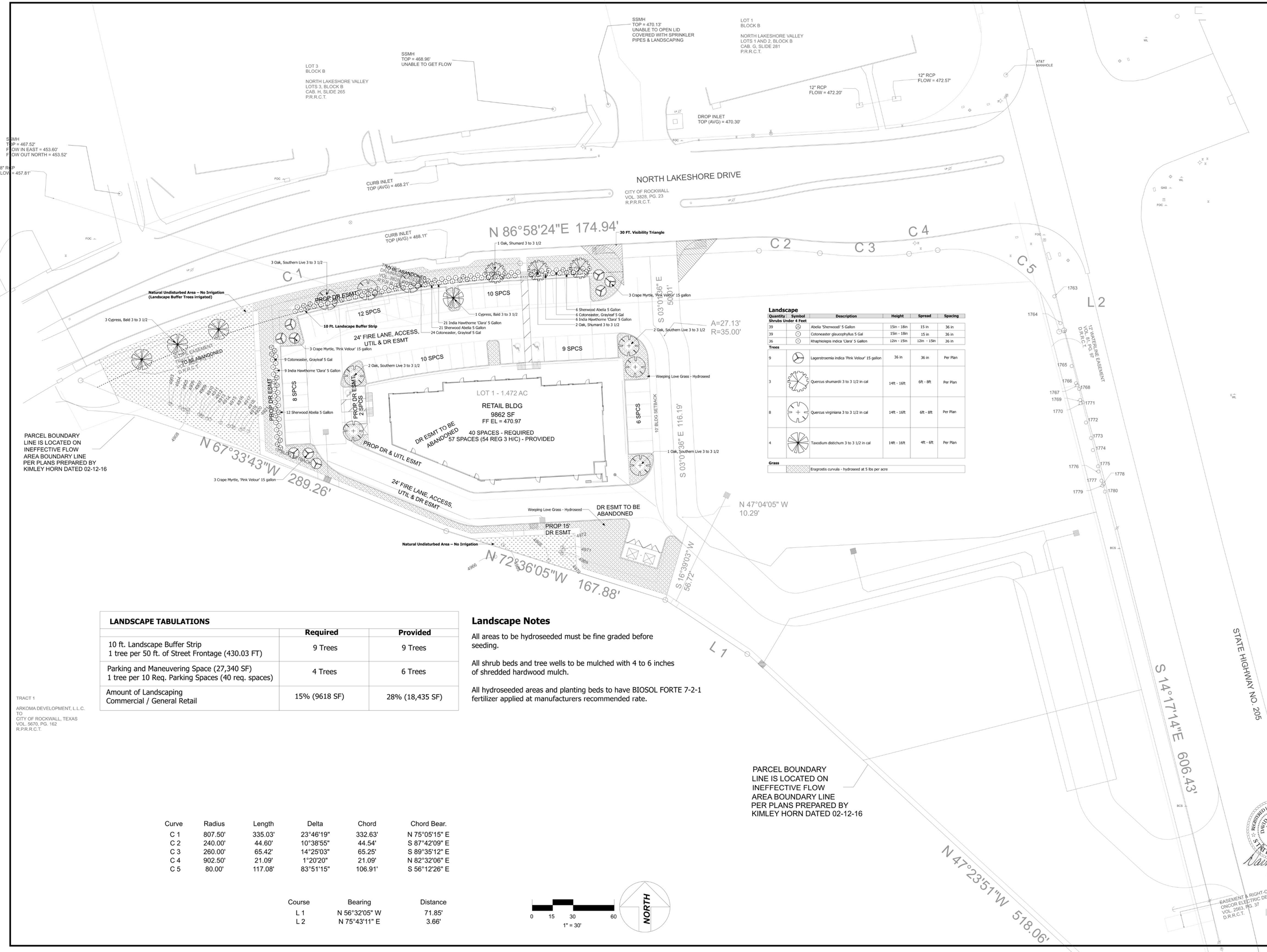
SITE PLAN
LAKESHORE COMMONS
LOT 1; LAKESHORE COMMONS
ROCKWALL, ROCKWALL COUNTY, TEXAS
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

SCALE: 1"=30'
DATE: SEPT2016
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 1501-357
FILE:165-1501357-LC-PI WD
DATE SUBMITTAL: 09/16/16(1)

Hickman Consulting Engineers, Inc.
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-12172

REVISION	DESCRIPTION	DATE	BY

SHEET
C-2



Landscape

Quantity	Symbol	Description	Height	Spread	Spacing
Shrubs Under 4 Feet					
39	A	Abelia 'Sherwoodi' 5 Gallon	15in - 18in	15 in	36 in
39	C	Cotoneaster glaucophyllus 5 Gal	15in - 18in	15 in	36 in
36	R	Rhaphiolepis indica 'Clara' 5 Gallon	12in - 15in	12in - 15in	36 in
Trees					
9		Lagerstroemia indica 'Pink Velour' 15 gallon	36 in	36 in	Per Plan
3		Quercus shumardii 3 to 3 1/2 in cal	14ft - 16ft	6ft - 8ft	Per Plan
8		Quercus virginiana 3 to 3 1/2 in cal	14ft - 16ft	6ft - 8ft	Per Plan
4		Taxodium distichum 3 to 3 1/2 in cal	14ft - 16ft	4ft - 6ft	Per Plan
Grass					
		Eragrostis curvula - hydroseed at 5 lbs per acre			

LANDSCAPE TABULATIONS

	Required	Provided
10 ft. Landscape Buffer Strip 1 tree per 50 ft. of Street Frontage (430.03 FT)	9 Trees	9 Trees
Parking and Maneuvering Space (27,340 SF) 1 tree per 10 Req. Parking Spaces (40 req. spaces)	4 Trees	6 Trees
Amount of Landscaping Commercial / General Retail	15% (9618 SF)	28% (18,435 SF)

Landscape Notes

All areas to be hydroseeded must be fine graded before seeding.

All shrub beds and tree wells to be mulched with 4 to 6 inches of shredded hardwood mulch.

All hydroseeded areas and planting beds to have BIOSOL FORTE 7-2-1 fertilizer applied at manufacturers recommended rate.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
9-9-16

COMPANY:
MCR Environmental Services
4028 Lamorna Dr.
Plano, TX 75093
972-492-0802

MCR ENVIRONMENTAL SERVICES, INC.

"Making a difference in tomorrow – Today"

SHEET DESCRIPTION:
LANDSCAPE PLAN

PROJECT:
LAKESHORE COMMONS
Lot 1; Lakeshore Commons
Rockwall, Rockwall County, Texas
PROVIDENT REALTY ADVISORS, INC.
10210 N. Central Expy., Ste 300
Dallas, TX 75231 PH. 214-415-9993

REVISIONS:
9-14-16

DATE:
9-8-16

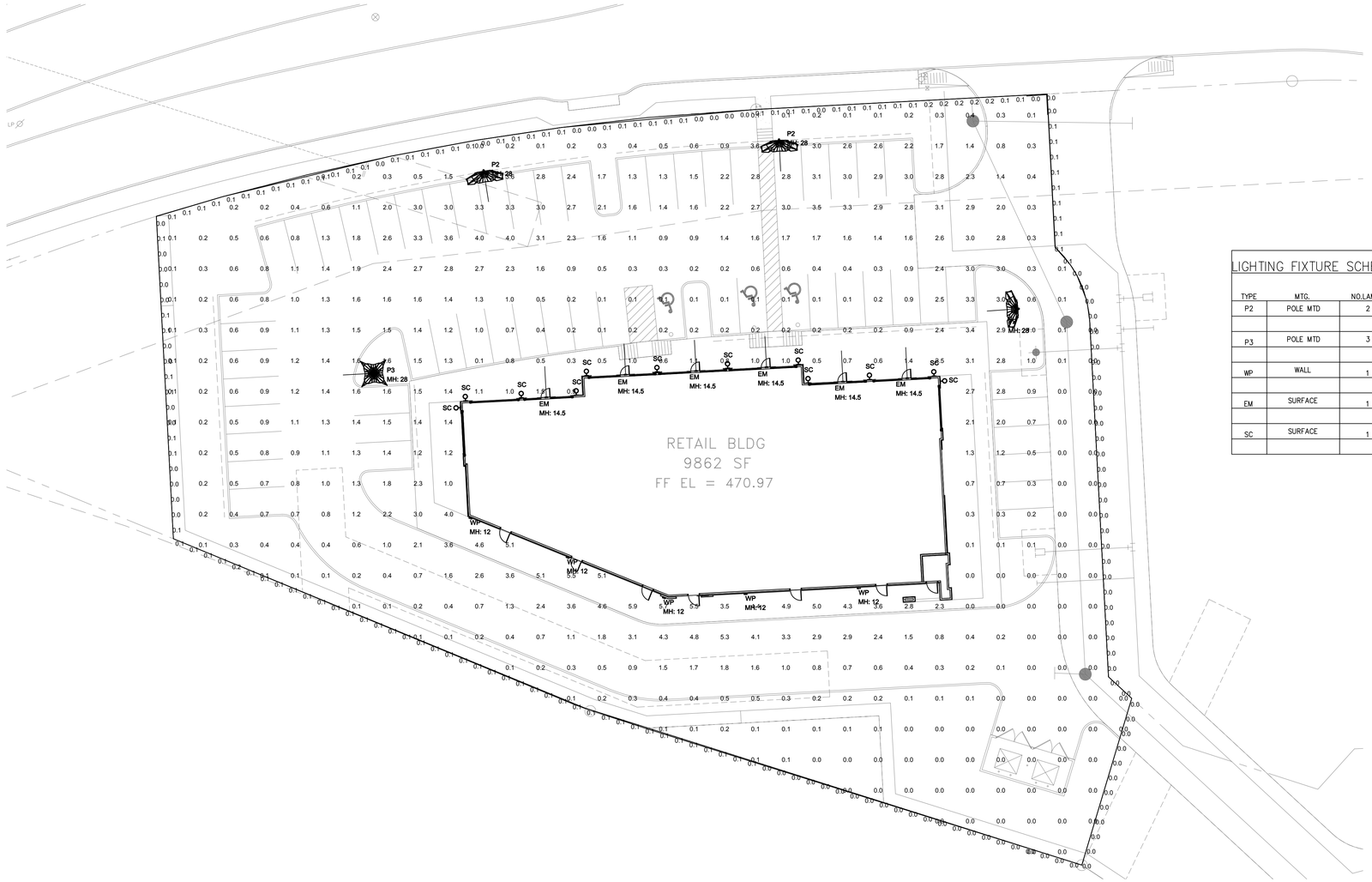
JOB NUMBER:
160831

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 30'-0"

SHEET:
1 of 1



SITE LIGHTING PLAN

SCALE: 1"=20'

GENERAL NOTES

1. ALL LIGHT FIXTURES SHALL BE MOUNTED AT 28 FT AFF. WHICH IS LESS THAN THE REQUIRED MAX HEIGHT OF 30 FT.
2. THE FOOTCANDLE LEVELS AT THE PROPERTY LINES SHALL BE .2 FC OR LESS AS REQUIRED.
3. ALL LIGHT FIXTURES SHALL BE LED TYPE.
4. THE AVERAGE FOOTCANDLE ILLUMINANCE IS 1.4 FC.

LIGHTING FIXTURE SCHEDULE

TYPE	MTG.	NO.LAMPS	LAMPS	WATTS	VOLTS	MANUFACTURER	CATALOG NUMBER	NOTES
P2	POLE MTD	2	LED	226	208	COOPER	GLEON-AF-02-LED-E1-AFL-HSS	DOUBLE HEADED POLE LT
								ON 25 FT STEEL POLE
P3	POLE MTD	3	LED	339	208	COOPER	GLEON-AF-02-LED-E1-SNQ	TRIPLE HEADED POLE LT
								ON 25 FT STEEL POLE
WP	WALL	1	LED	47	208	COOPER	IST-E02-LED-E1-BL2-7030	WALL PACK W/ SHARP
								CUTOFF
EM	SURFACE	1	LED	11	120	COOPER	MUE10X-T-21329	EMERG. EXT. EGRESS FIXT.
								MULLION MOUNTED
SC	SURFACE	1	LED	10	208	STUDIO M	SM868354CLTE	WALL MTD DECO SCONCE



TOM C CLARK
ENGINEER
REGISTRATION NO. 43525

THIS PHOTOMETRIC PLAN HAS BEEN PROVIDED BY:
CLARK ENGINEERING ASSOCIATES
8704 BALTUSUROL DRIVE
FLOWER MOUND, TX 75022
214.926.7840

GSO ARCHITECTS

LAKESHORE COMMONS RETAIL

ROCKWALL, TX

APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXP
SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214.415.9993

LOT 1, BLOCK A
LAKESHORE COMMONS ADDN

E3.0

JOB#: 15-074
ISSUE DATE: 09/12/2016
SCALE: AS NOTED
APPROVED BY:
DATE:

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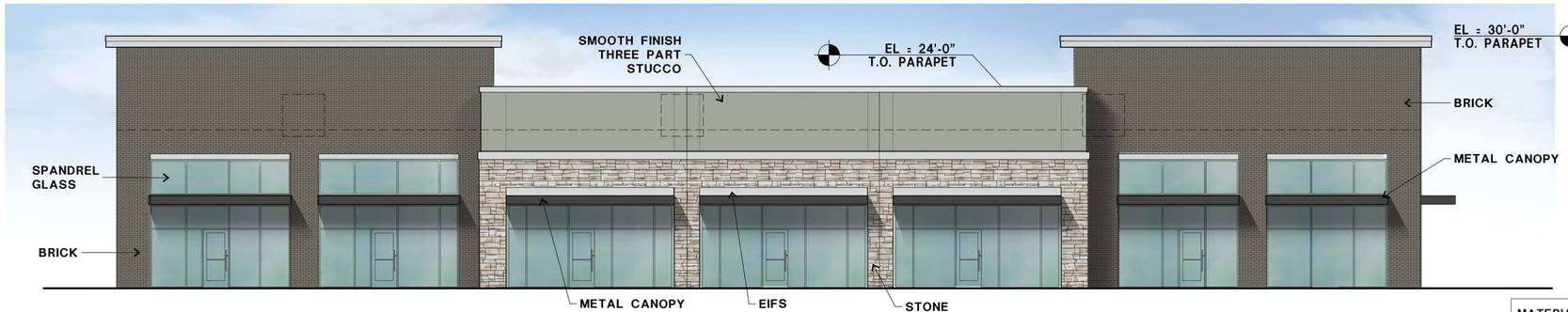
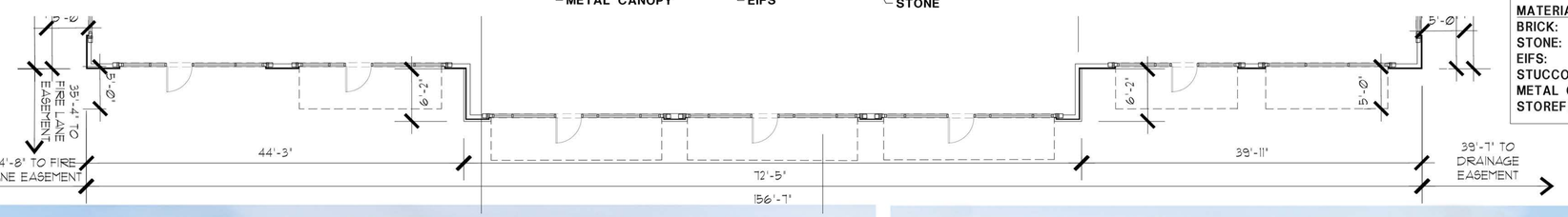
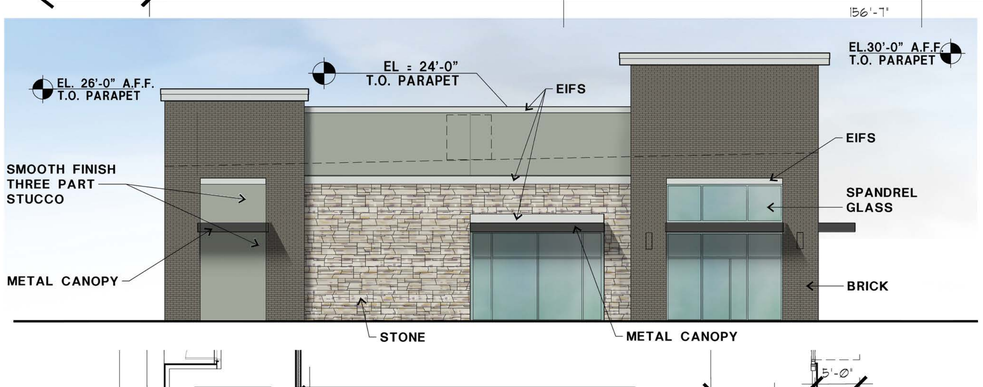
FRONT	SF	TOTAL %
BRICK	1394	55.43%
STONE	391	15.55%
STUCCO	509	20.24%
EIFS	221	8.79%
TOTAL	2515	100.00%

01 NORTH ELEVATION
1/8"=1'-0" FRONT





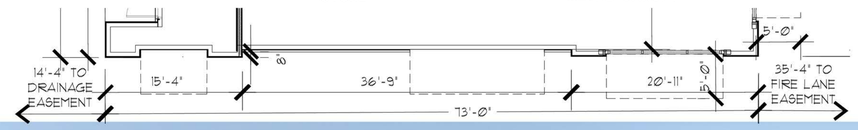




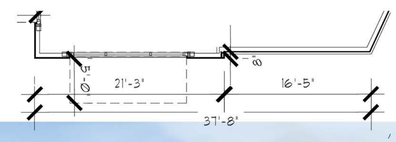
EAST	SF	TOTAL %
BRICK	661	47.83%
STONE	380	27.50%
STUCCO	256	18.52%
EIFS	85	6.15%
TOTAL	1382	100.00%

WEST	SF	TOTAL %
BRICK	393	26.15%
STONE	708	47.11%
STUCCO	321	21.36%
EIFS	81	5.39%
TOTAL	1503	100.00%

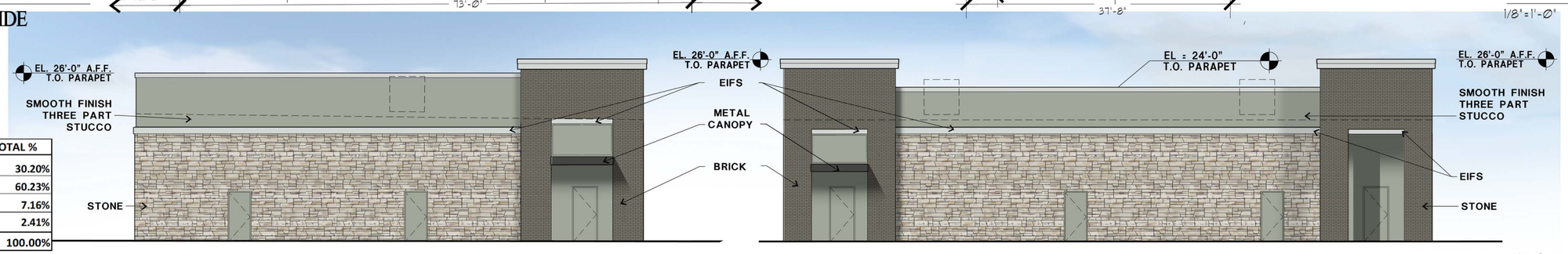
02 EAST ELEVATION
1/8"=1'-0" SIDE



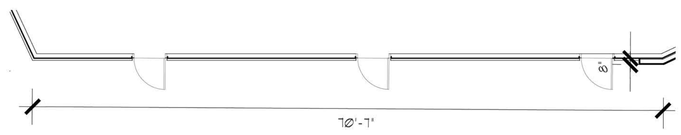
03 WEST ELEVATION
1/8"=1'-0" SIDE



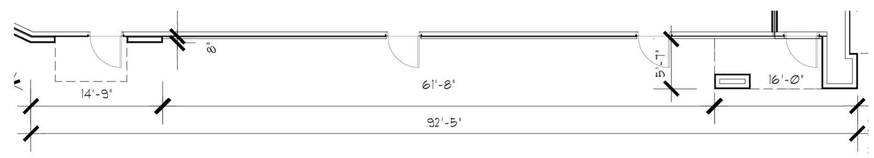
SOUTH WEST AND SOUTH	SF	TOTAL %
BRICK	840	30.20%
STONE	1675	60.23%
STUCCO	199	7.16%
EIFS	67	2.41%
TOTAL	2781	100.00%

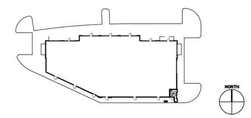


04 SOUTHWEST ELEVATION
1/8"=1'-0" REAR



05 SOUTH ELEVATION
1/8"=1'-0" REAR





KEY PLAN
NOT TO SCALE

MATERIALS/COLORS:

BRICK:	ENDICOTT-LIGHT GRAY
STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO:	COLOR TO MATCH SW 7744 ZEUS
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED

GSO ARCHITECTS
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APPLICANT:
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10210 N CENTRAL EXP
SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LAKESHORE COMMONS RETAIL
ROCKWALL, TEXAS

LOT 1, BLOCK A
LAKESHORE COMMONS ADDN

ELEV01
JOB: 15-074
ISSUE DATE: 09/13/16
SCALE:AS NOTED

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McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



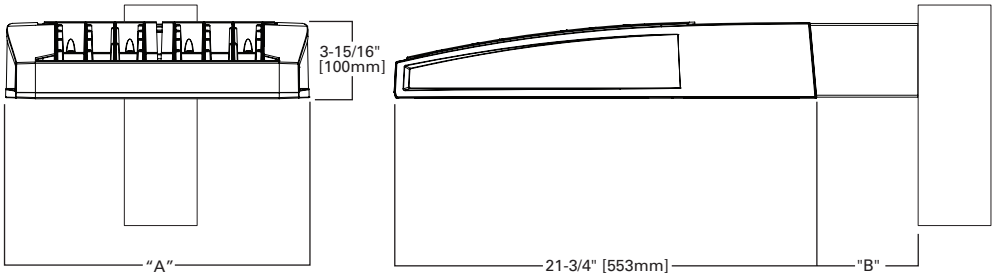
GLEON
GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



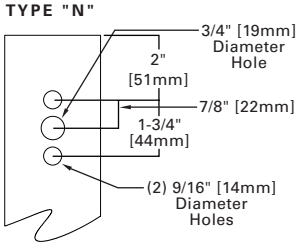
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



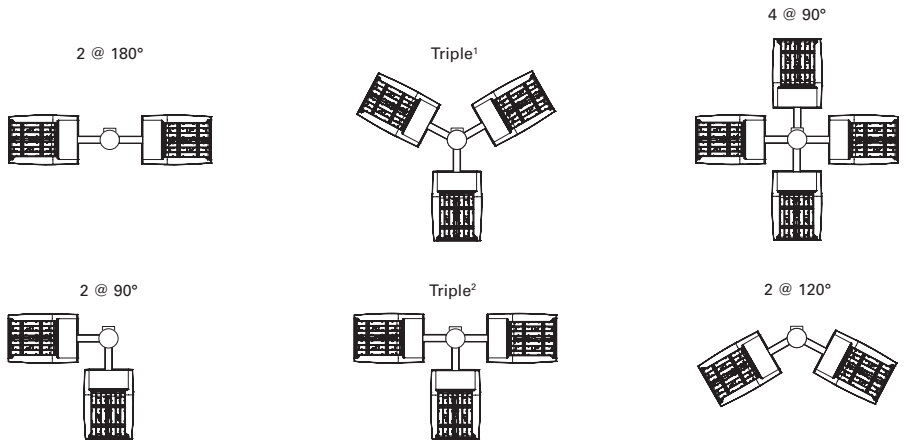
CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

Powering Business Worldwide

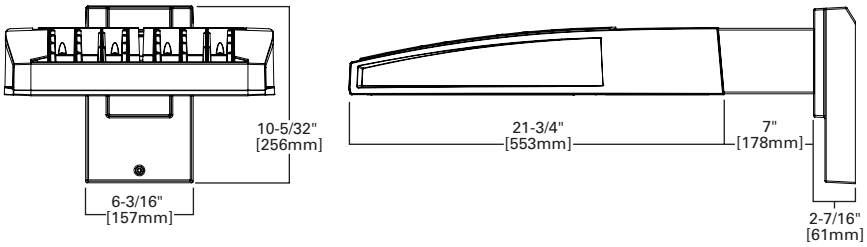
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

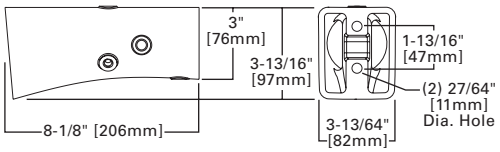


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

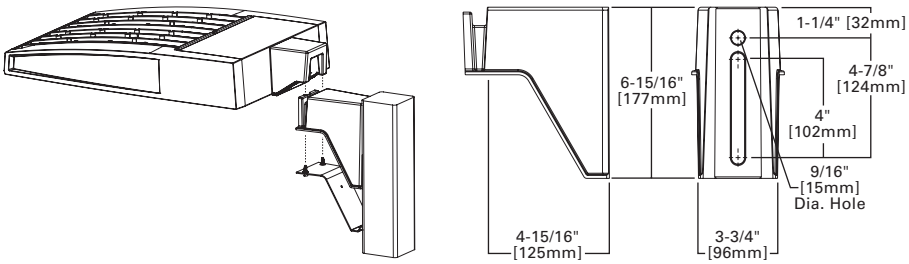
STANDARD WALL MOUNT



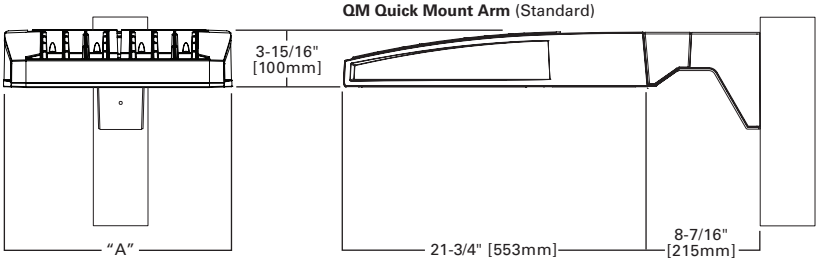
MAST ARM MOUNT



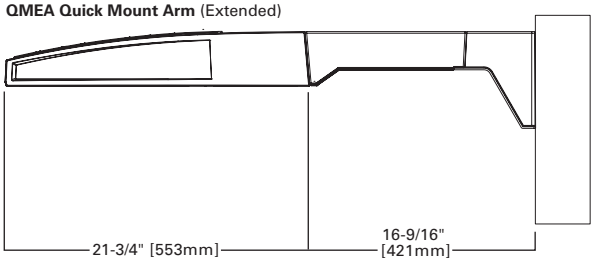
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares [1,2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

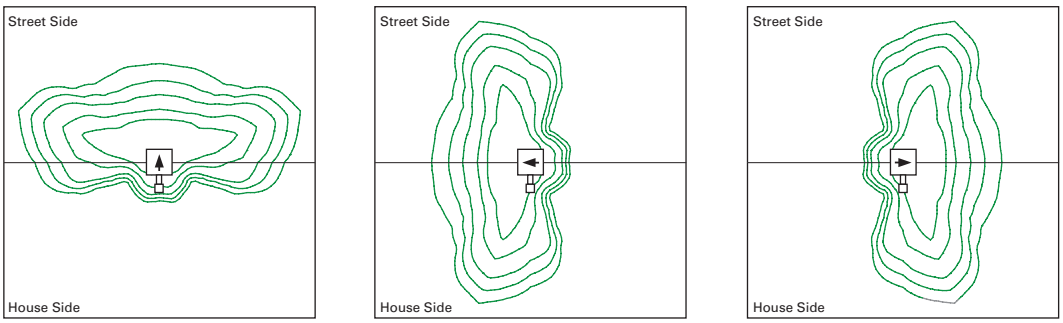
NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

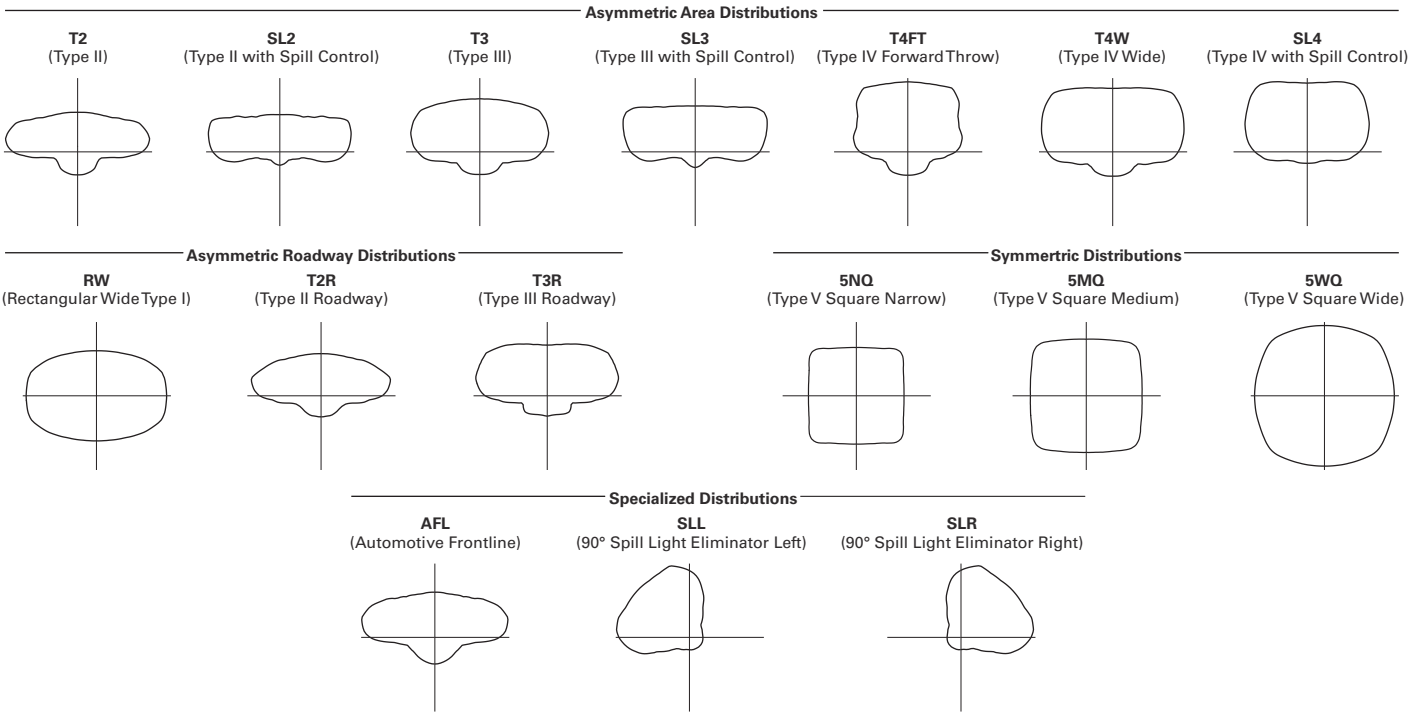
Specifications and dimensions subject to change without notice.

OPTIC ORIENTATION



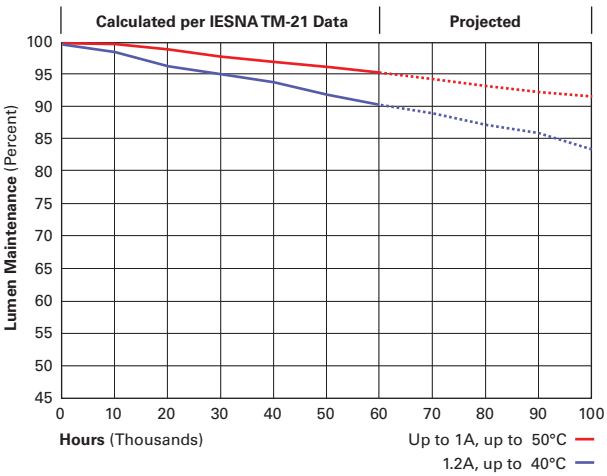
Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

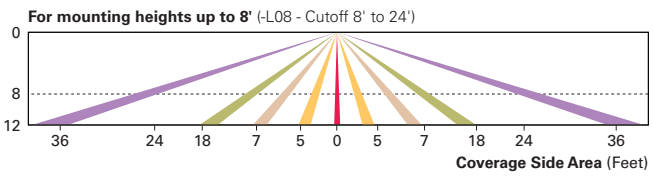
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

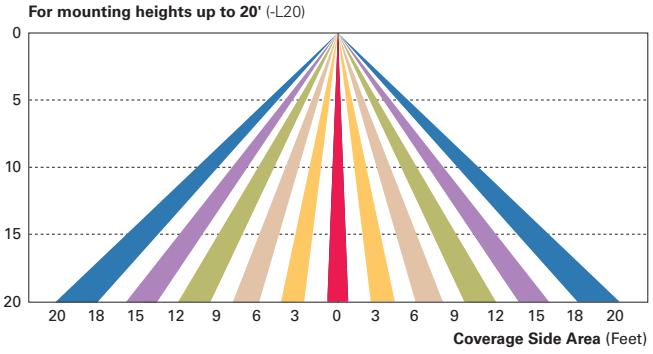
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

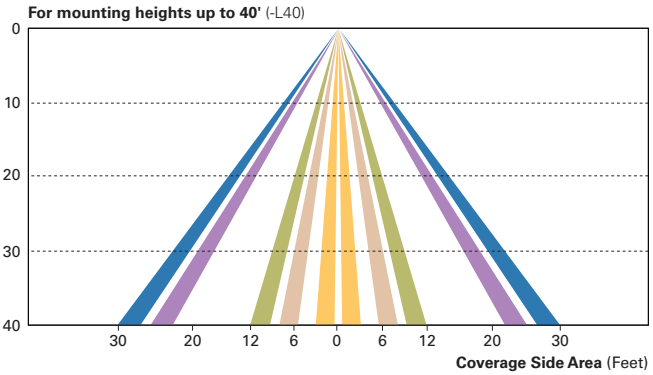
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

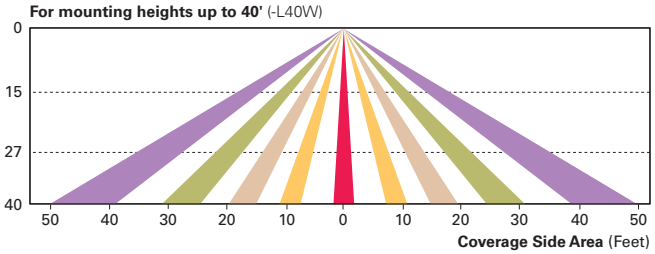
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



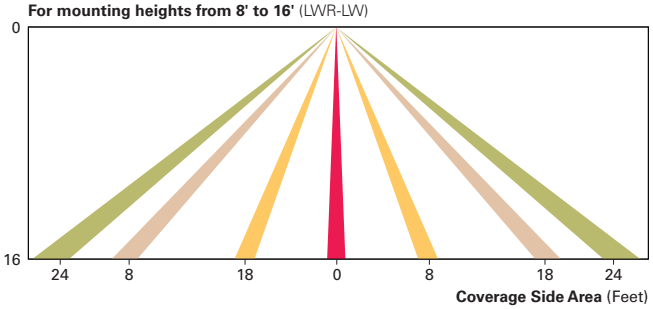


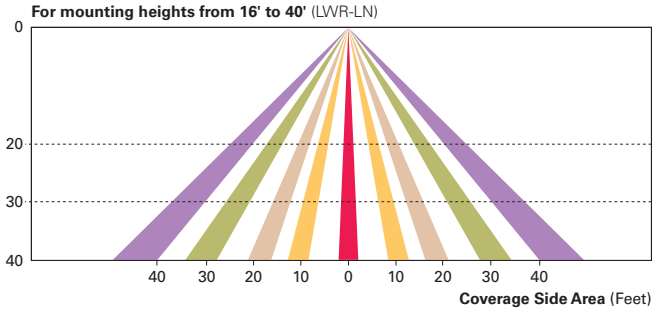




LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.





ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)

7030=70 CRI 3000K [12]
8030=80 CRI 3000K [13]
7050=70 CRI 5000K [12]
7060=70 CRI 6000K [12]
600=Drive Current Factory Set to Nominal 600mA [14]
800=Drive Current Factory Set to Nominal 800mA [14]
1200=Drive Current Factory Set to Nominal 1200mA [14, 15]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [16, 17]
DIM=External 0-10V Dimming Leads
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
AHD145=After Hours Dim, 5 Hours [18]
AHD245=After Hours Dim, 6 Hours [18]
AHD255=After Hours Dim, 7 Hours [18]
AHD355=After Hours Dim, 8 Hours [18]
HA=50°C High Ambient [19]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [20, 21]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [20, 22]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [20, 23]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [20, 24]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [20, 21, 25]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [20, 22, 25]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [20, 23, 25]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [20, 24, 25]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [20, 21]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [20, 22]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [20, 23]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [20, 24]
LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [26]
LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [26]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [27]
HSS=Factory Installed House Side Shield [28]
CE=CE Marking [29]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [20]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit
GLEON-QMEA=Quick Mount Extended Arm Kit
LS/HSS=Field Installed House Side Shield [28, 30]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with LumaWatt wireless sensors.
18. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
19. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
20. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Approximately 22' detection diameter at 8' mounting height.
22. Approximately 40' detection diameter at 20' mounting height.
23. Approximately 60' detection diameter at 40' mounting height.
24. Approximately 100' detection diameter at 40' mounting height.
25. Replace X with number of Light Squares operating in low output mode.
26. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
27. Not available with house side shield (HSS).
28. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
30. One required for each Light Square.

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



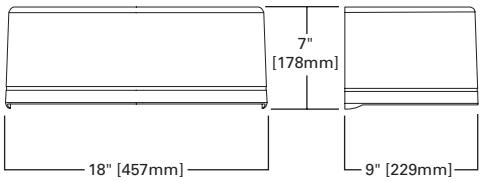




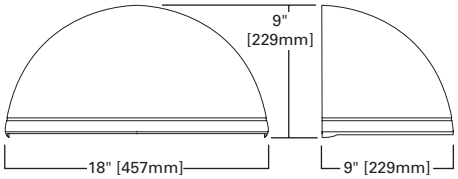


DIMENSIONS

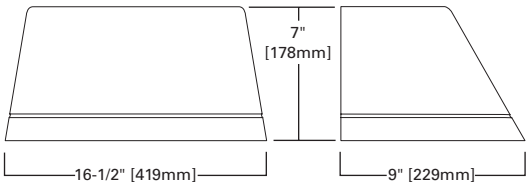
Cylinder



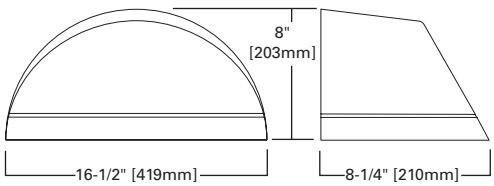
Quarter Sphere



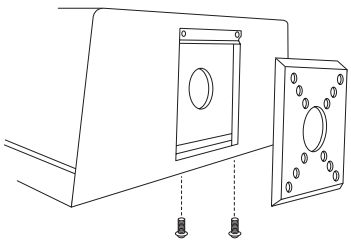
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001
DesignLights Consortium® Qualified*

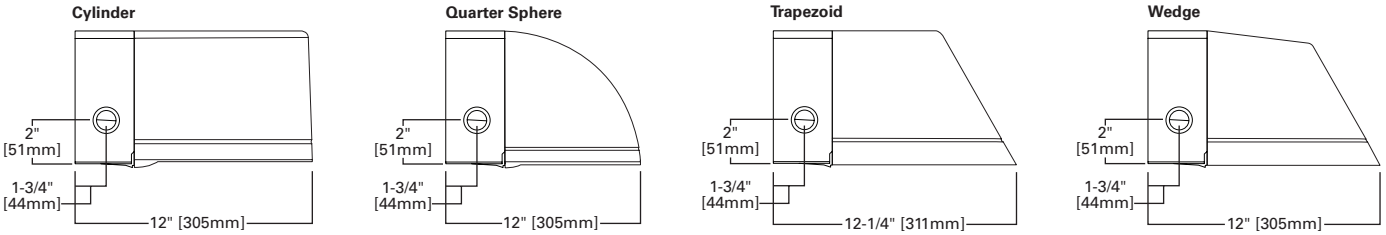
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

Powering Business Worldwide

*www.designlights.org

THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

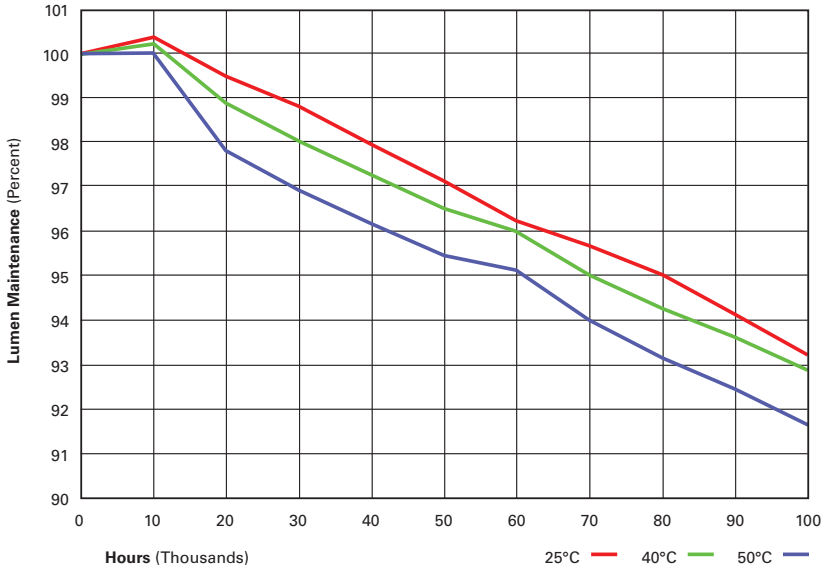
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25ºC	> 99%	> 97%	> 96%	> 93%	> 450,000
40ºC	> 98%	> 97%	> 96%	> 92%	> 425,000
50ºC	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family [1]	Number of LightBARs [2, 3]	Lamp Type	Voltage	Distribution	Color [5]
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [4]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [11]
2L=Two Circuits [6] **7030**=70 CRI / 3000K CCT [7] **7050**=70 CRI / 5000K CCT [7] **7060**=70 CRI / 5700K CCT [7] **8030**=80 CRI / 3000K CCT [7] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [8] **BBB-XX**=Battery Pack with Back Box (Specify 120V or 277V) [9] **CWB-XX**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [10] **DIM**=0-10V Dimming Drivers **LCF**=LightBAR Cover Plate Matches Housing Finish **ULG**=Uplight Glow **TR**=Tamper Resistant Hardware	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
3. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
7. Extended lead times apply.
8. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
9. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
11. Replace XX with color suffix.

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

Moonlite LED®
LED Outdoor Egress Emergency with Night Lighting Option

Mullion Mount Emergency Light
Series MUE

MUE.4.16.13

The Brightest Idea is Emergency Lighting



GENERAL DESCRIPTION

Operating in emergency mode or optional normal- on, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended pathways.

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
- Wet location listed UL 924. Certified IP66.
- Uniform, high brightness lighting over the path of egress.
- Full 90° cut- off.
- Three versions are available:

RE= Central Battery System Series CBS or other qualified source 12V- 24 VDC.
BB= Battery backup from Remote Battery Supply Series RPS.
AC= 120/ 277 VAC supply.

ELECTRONICS

- Dual operation from either a battery or optional normally on power source.
- Lamps are connected in parallel-series strings, as required to meet requirements of NEC and Life Safety Codes. Lighting continues even after failure of One lamp or circuit.

ENERGY EFFICIENT OPERATION

- Dual function operation for optional normally on night or security lighting as well as emergency lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For Details see product catalog technical data section.

DESIGNED & MADE IN THE USA

C ETL LISTED US
Intertek
CONFORMS TO
UL 924/ CSA 22.2 #141

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION

Signtex Inc
LIGHTING
SPECIFIED EMERGENCY LIGHTING

Moonlite LED®
LED Outdoor Egress Emergency with Night Lighting Option

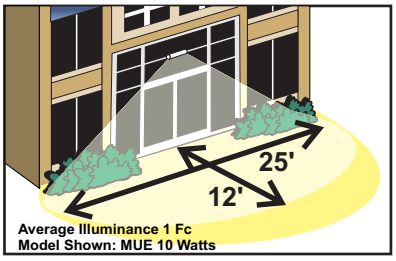
Mullion Mount Emergency Light
Series MUE

MUE.4.16.13

SUGGESTED SPECIFICATIONS:

Supply and install the MOONLITE LED Series MUE Mullion Mount emergency lighting fixture manufactured by Signtex Lighting Inc. The MUE assembly shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating from Signtex remote power supply Series RPS, the Signtex central battery system Series CBS, or from other remote power sources supplying 12-24 VDC or VAC. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSC 101.

SPACING GUIDE

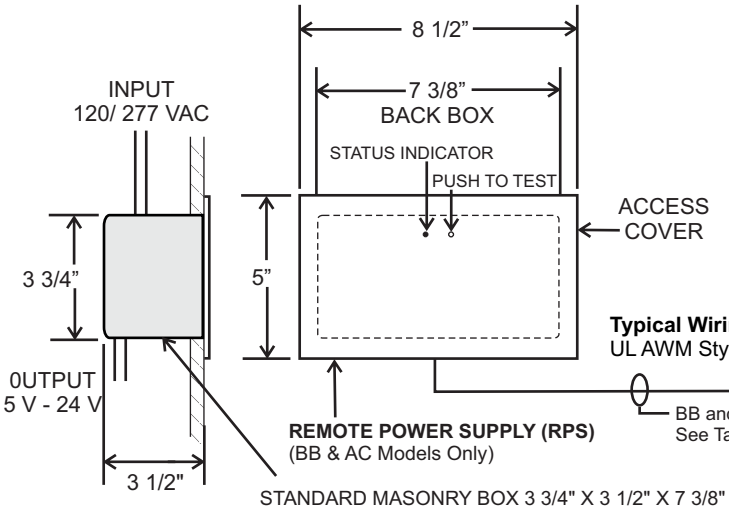


NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGNTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

CONTACT SIGNTEX FOR LAYOUT ASSISTANCE

Code Compliant Emergency lighting layouts provided free of charge!

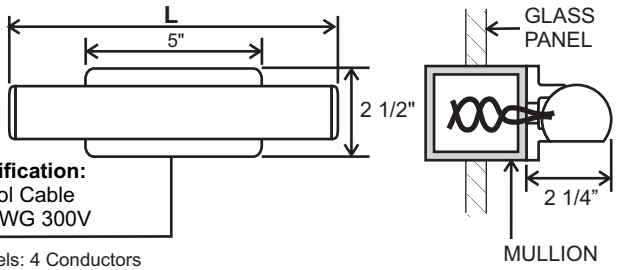
MOUNTING DATA & DIMENSIONS:



STANDARD MASONRY BOX 3 3/4" X 3 1/2" X 7 3/8"
(SUPPLIED BY OTHERS)

TYPICAL STOCK MODELS:
CROUSE HINDS #TP693
RACO # 698

WALL MOUNT



TOP MOUNT

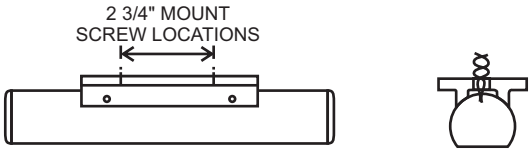


TABLE 1

MAX WIRING LENGTH FROM RPS TO FIXTURE BB & AC Models	
WIRING SIZE AWG	LENGTH (FT) BB & AC
#20	100
#18	170
#16	225

LENGTH TABLE

POWER	L
10 Watts	10"
20 Watts*	21"

*RE & AC Models Only

SECURITY LIGHTING CONTROL

RE Models: Requires SEC Option 'S' with CBS

BB Models: Requires Option 'SB' for connection to 120 VAC

BB-DG Models: Requires Option 'SD' for connection to 120/ 277 VAC

RPS SELF- TEST DIAGNOSTIC FUNCTIONS

BB MODELS WITH DG FUNCTION

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW

FIXTURE ORDERING INFORMATION: *EXAMPLE:* MUEBB10AW-DG

MUE BB 10 A W -DG

MODEL SERIES	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
MUE	RE= Central Battery or other 12- 24 VDC Remote Source BB= Battery Backup (Includes RPS) AC= No Battery (Includes RPS)	10= 10 Watts Emergency & Normal On Power 20= 20 Watts Emergency & Normal On power (RE & AC Models Only)	W= Satin White A= Aluminum B= Dark Bronze X= Custom	T= Top W= Wall	DG= Self- Test Diagnostics (BB Models Only) SB= Security Lighting with Control Switch for Standard BB Operation (120V) SD= Security Lighting with Control Switch for BB Operation with DG option (120/ 277V) CW1= Custom Window Filter -3800K DAC= Dual AC Input 2HT= 2" Canopy Height 5HT= 5" Canopy Height

SUITABLE FOR WET LOCATIONS

AMBIENT TEMPERATURE LIMITS:

-40° C to +50° C

Signtex Inc

LIGHTING

220 VFW Avenue, Grasonville, MD 21638
TEL:(410)827-8300 Fax:(410)827-8866
sales@signtexinc.com www.signtexinc.com

DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.

SM868354CLTE
LED OUTDOOR WALL LANTERN

This contemporary outdoor collection features an aluminum frame finished in Textured Ebony supporting a Clear glass cylinder. A seeded acrylic post floats down the center, illuminated by LED for the ultimate in energy savings and low maintenance.



Finish
Texture Ebony

Material
Aluminum

Measurements
W 8.25” x H 22.25” x E 8.5”

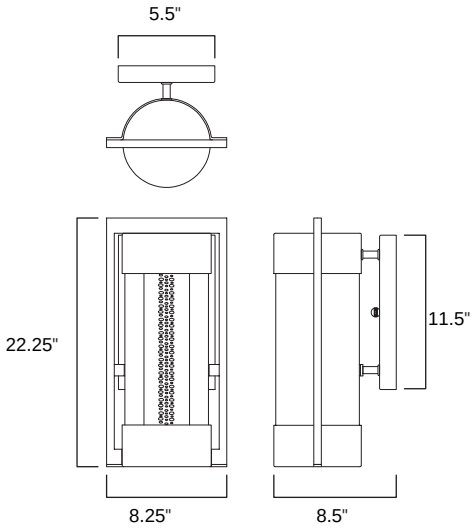
Canopy
W 5.5” x H 11.5”

Bulb Specifications
10W LED 3500K (Integrated)

Color Rendition Index
80+

Initial Lumens
480 lm

Certificates
California Title 24
Wet



Finish



Texture Ebony

STUDIO•M
SELECTIONS

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 11, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *September 27, 2016* Planning and Zoning Commission meeting.

2. **P2016-043** **(David)**
   Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

4. **Z2016-030** **(Korey)**
   Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

5. **Z2016-031** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)* land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of Ridge Road south of the intersection of Ridge Road [*FM-740*] and SH-205, and take any action necessary.

6. **Z2016-032** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

7. **P2016-040** **(Korey)**
   Discuss and consider a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place, and take any action necessary.

ACTION ITEMS

8. **P2016-044** **(David)**
   Discuss and consider a request by Chris Cuny, P.E. of FC Cuny Corporation for the approval of a reinstatement request for the preliminary plat for the Fontanna Ranch Addition in accordance with *Section 38-8(f)* of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being an 27.89-acre tract of land, zoned Planned Development District 67 (PD-67), generally located south of SH-276 and east of FM-549, originally approved by City Council on July 17, 2006, and take any action necessary.

9. **SP2016-019** **(Korey)**
   Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action necessary.

10. **SP2016-020** **(Korey)**
    Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

11. **SP2016-021** **(Korey)**
    Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

12. **SP2016-022** **(David)**
    Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

13. **SP2016-023** **(David)** ***POSTPONED TO THE 10-25-2016 P&Z MEETING***
    Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

14. **MIS2016-009** **(Korey)**
    Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a *Tree Mitigation Plan* in conjunction with an approved Planned Development (PD-81) for the Ridgecrest Subdivision being a 29.541-acre tract of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 81 (PD-81) and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

DISCUSSION ITEMS

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-042: Amending Plat for the Preserve, Phase 1 Addition [*Approved*]
- ✓ Z2016-023: SUP for 1970 Copper Ridge Circle (*2nd Reading*) [*Approved*]
- ✓ Z2016-025: Harbor Urban Center Condominiums (*2nd Reading*) [*Approved*]
- ✓ Z2016-028: Zoning Change AG to RO (*2nd Reading*) [*Approved*]

- ✓ Z2016-029: SUP for a Gas Station (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of October, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 11, 2016
5:00 P.M.

ACTION ITEMS

1. **Election of a Chair and Vice Chair** (Ryan)
   Discuss and consider the election of a chair and vice chair in accordance Section 13.4, *Officers*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

2. **SP2016-021** (Korey)
   Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

3. **SP2016-023** (David) ***POSTPONED TO THE 10-25-2016 ARB MEETING***
   Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of October, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 27, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Craig Renfro called the meeting to order at 6:12 p.m. The Commissioners present at the meeting were, Johnny Lyons, Patrick Trowbridge, and Annie Fishman. Commissioners absent were Mark Moeller, Sandra Whitley, and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the September 13, 2016 Planning and Zoning Commission meeting.

2. P2016-042

Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of an amended plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as the Preserve, Phase 1 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast at corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

3. SP2016-018

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Natalee Davenport for the approval of a site plan for the purpose of converting an existing single-family home into an office building on a 0.24-acre parcel of land identified as a part of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

Chairman Renfro made a motion to approve the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 4-0, with Commissioners Whitley, Logan and Moeller absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Chairman Renfro stated the item would be discussed at the time site plans that were reviewed by the Architectural Review Board come up.

IV. DISCUSSION ITEMS

5. Z2016-030

Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

Planner Korey Brooks stated that applicant was present.

Chairman Renfro asked the applicant to come forward.

James Shaw
1910 Copper Ridge Circle
Rockwall, TX

Mr. Shaw came forward and stated the reason for the request is to allow him to store quite a bit of equipment he has and also to have a place to work on.

Chairman Renfro asked for questions for the applicant from the Commission.

Chairman Renfro asked what he would be storing. Mr. Shaw stated he would be storing a boat, several trailers and work equipment.

Commissioner Trowbridge asked if there would be a business run out of the building. Mr. Shaw stated there would not.

Mr. Brooks added that the reason for the SUP is because it does not meet the masonry requirements. He is not using the masonry of the main home; it is going to be a metal building.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

6. Z2016-031

Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)* land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of Ridge Road south of the intersection of Ridge Road [*FM-740*] and SH-205, and take any action necessary.

Planning Director, Ryan Miller, stated the applicant was present.

Chairman Renfro asked the applicant to come forward.

Kasey Weadon
1201 Ridge Road
Rockwall, TX

Mr. Weadon came forward and stated they are seeking to open and establish a microbrewery which they will be selling and distributing less than fifteen thousand barrels of beer per year. They will be a production brewery which classifies as not a brew pub and will not be manufacturing or selling food from the location.

Chairman Renfro asked Mr. Weadon if this was his first brewery and what got him in this line of business. Mr. Weadon stated it was his first brewery and his parents have owned restaurants throughout his life as well as s a brother in law in production brewery. While he was an undergraduate student began house brewing and striking up a business plan.

Commissioner Trowbridge asked will they be selling for retail. Mr. Weadon stated they will be selling in what is called a tap room where they will sell their own beer which is the only one they are legally allowed to sell and produce on site. They will also be offering tours of the brewery.

Commissioner Trowbridge asked what square footage would be for the retail portion for customers walking in. Mr. Weadon stated the tap room will be about 4,000 square feet of space and would be sealed off by fire walls and sectioned off.

Commissioner Trowbridge asked if in the business plan was there a projection of how much would be retail versus how much would be wholesale that would be sold. Mr. Weadon stated that due to how the market is and also because it depends on the location, it is difficult to say. They are looking a big influx when they first open; they are looking to be very involved with the

community by running different events and having a grand opening and those will create different influxes of sales.

Commissioner Lyons asked what the hours of operation would be. Mr. Weadon stated they are looking at being open Wednesday thru Sunday. On weekdays it would be 5:00-10:00 p.m. and on the weekends the hours would be extended to possibly noon to midnight or 11:00 but no later than midnight. They will be doing tours as most typical breweries do and that is the reason for opening earlier on the weekends when those will take place.

Commissioner Lyons asked Mr. Miller that with this location being zoned Commercial, for a microbrewery that is more for a Light Industrial; it does require the change and therefore the reason why the proposal needed to come before the Commission. Mr. Miller explained that the Cities ordinances and codes were written before the big shift in the Texas Alcoholic Beverage Code. Breweries have changed in the way they operate, especially microbreweries in the last few years. The Code treats breweries more like an industrial type use. There are other breweries in the city one of which went in at a Light Industrial area which is allowed by right. This area is zoned PD-1 it is one of the first PD's of the City which was zoned for shopping centers which is no longer a use and is tied to the General Retail District standard. Mr. Miller went on to explain that the brewery use has really changed, if one looks at Dallas some of the other areas they are integrating to Commercial Retail areas pretty successfully.

Mr. Miller clarified the request by stating that right now the Commission is just looking to inserting this use to Planned Development District 1. The entire PD did have to be opened up, but it will only affect Area 1 as that's the area regulated by Ordinance No. 7202, which is the original PD Ordinance. What that will do is allow that use, right now it is being proposed as a by right use. In comments given to the applicant it was suggested to potentially look at a Specific Use Permit because of the adjacencies and also it gives the Planning and Zoning Commission and City Council some discretion with future uses moving forward. That will be brought back at the following public hearing meeting in an ordinance format.

Chairman Renfro expressed that to be the direction he was looking at because of the proximity to the residential areas, through a Specific Use Permit it would allow to for some control to be included. Chairman Renfro asked the applicant if that would be something they would consider doing. Mr. Weadon stated that it would be something they would consider.

Mr. Miller added that right now the zoning for all of PD-1 is being opened and all three areas that make up PD-1 were notified within 500 feet. If this was an allowed by right use, should the zoning be approved, the applicant would then move straight to the Certificate of Occupancy portion of the process; however if the Commission requires a Specific Use Permit the applicant would be required to come back in. SUP's add additional constraints based on individual locations and the specific lease area would be tied down in an ordinance with regulations associated with the use and the property and would be a two stage zoning process.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

7. Z2016-032

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Planning Director, Ryan Miller, stated his applicant was present.

Noah Flabiano
8214 Westchester suite 710
Dallas, TX

Mr. Flabiano came forward and gave a brief summary and provided a power point outlining the request which is to have 40 units with 60 foot lots with the option of some having front entry garages.

Mr. Miller added that this request came before the Commission as 50's previously and the Planning and Zoning Commission made a recommendation that it be 60's as opposed to 50's and that carried to Council and it was approved at first reading that way; however the applicant requested to withdraw the case in order to bring it back in its current format adding front entry. The only thing that is changing in the ordinance beside the lot E type being added in is the ability to do a mixture of front entry and j-swing whereas previously, had it been approved at second reading it would have just been j-swing only in one pod.

Chairman Renfro asked the applicant to clarify how the option for the front entry would be.

Adam Buzcek
8214 Westchester suite 710
Dallas, TX

Mr. Buzcek came forward and stated concerning the front entry option they would like to have the ability to have some front entry mix of product in this area that will back up the commercial area going with the 60 foot lot size. They are having customers that would like a bigger backyard and the front entry provides about 20 feet of extra backyard with the same size house. It is basically market driven and would like to have more options. Concerning how many will be front entry, it will be inner mixed.

Chairman Renfro expressed concern of not having a certain allocation for how many front entry there will be from the beginning and asked the applicant if they would be willing to do an allocation. Mr. Buzcek stated they would and will discuss it with staff.

Commissioner Lyons made comment on also wanting some allocation and does like the idea of variety but by allocating it will provide some control of that variety staying intact.

Commissioner Trowbridge asked if the PD has the anti-monotony requirements. Mr. Miller stated that the anti-monotony requirements don't currently pertain to garage swing because the existing PD just incorporated the two garage swings required by the UDC the swing of the driveway was not addressed in the anti-monotony requirement in the same manner.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

8. P2016-040
Discuss and consider a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place, and take any action necessary.

Planner Korey Brooks gave brief explanation of the request stating the plat does meet the technical requirements and is coming before the Commission because it is a residential replat where the applicant is adding an additional lot and therefore one notification was sent out. Applicant is subdividing the lot because he is going to build a house on each lot.

Commissioner Trowbridge asked if there would be access for a street between lot 7 and lot 8. Mr. Brooks stated there will be shared access for both lots from the cul-de-sac and would be a private road.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

9. P2016-043
Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots

on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

Senior Planner, David Gonzales, stated the applicant was present.

Chairman Renfro asked the applicant to come forward.

Jay Webb
912 Hamilton Court
McClendon Chism, TX

Mr. Webb came forward and stated the subject property is a 19 acre tract in the ETJ and has it divided into 10 individual lots of 1 ½ -2 acre tracts. He received some comments from the County that it needed to be an acre and a half net of ponds. They have met with TXDOT concerning the lots that face FM3549 and they've approved.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2016-019
Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present.

Chairman Renfro asked the applicant to come forward.

Kevin Patel
1503 Istoria Drive
Allen, TX

Mr. Patel came forward came forward and stated they are proposing a 13,000 square foot daycare facility and is available for any question from the Commission.

Chairman Renfro asked if this area is already zoned for daycare facilities.

Mr. Brooks stated it is and added that a few years ago the City Council approved an SUP for daycare facilities with certain conditions which are that for the landscape plan a ten foot landscape buffer will need to be in place along North Lakeshore and Old Alamo Road which is East Fork at least one evergreen canopy tree per thirty linear feet, along with a combination of berms, shrubs and accent trees to ensure appropriate screening of the parking areas from adjacent residential uses. That all permanent free standing signs shall be limited to monument signs not exceeding five feet in height or a maximum of sixty square feet in area per sign face. That in addition to the requirements of the outdoor lighting ordinance, no light pole including base or wall-mounted light fixture shall exceed fifteen feet in height, and all lighting fixtures shall focus light downward and be contained entirely on the site. That any daycare constructed on this site shall be limited to single story, and shall be designed with a pitched roof system. That all outdoor play areas shall be located towards the rear of the building as depicted on the conceptual site plan. The existing prescriptive right-of-way of the original Alamo Road shall be corrected prior to or concurrently with the final replat of the subject property.

Chairman Renfro asked for questions for staff or the applicant.

Commissioner Trowbridge asked for clarification of what City Council had approved the site for, asked what the Commission is approving. Mr. Brooks stated the Commission is only approving

the site plan. The original SUP had certain guidelines the applicant had to follow and they have done so.

Mr. Brooks added that staff and the applicant met with the Architectural Review Board earlier and they approved the building elevations that were submitted.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2016-020

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present.

Chairman Renfro asked the applicant to come forward.

Matt Moore
1903 Central Drive
Bedford, TX

Mr. Moore came forward and stated they are proposing a 55,000 square foot medical office building adjacent to the existing medical office building and hospital. It will have roughly about 280 parking spaces; the architecture of the building is matching the first medical office building and will mimic the same landscape features.

Chairman Renfro made comment of the building ties to what already exists and asked the Commission if there were any questions.

Chairman Renfro asked if the Architectural Review Board review the item. Mr. Brooks stated that part of the original site plan outlined that there would be a future expansion and the masonry variance that was approved would apply for this building as well as long as it matches the existing building and they have done that.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2016-021

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present.

Chairman Renfro asked the applicant to come forward.

Charles Voight
(No address given)

Mr. Voight came forward and stated he was representing Mr. Sharma and he gave brief explanation of request stating it is a 12,000 square feet one story private school with about 200 students and ten classrooms. He met with the Architectural Review Board earlier in the evening and they had several recommendations concerning the front elevation, add more stone in a few areas and increase the dormers and they will be addressing those for the next meeting.

Mr. Brooks added that the ARB also recommended that on the north elevation that faces FM-552 on the middle wall that there be more landscaping and stone. Mr. Brooks stated this use is allowed by right in this PD.

Commissioner Trowbridge asked what the land use for PD-70 which is across the street was. Mr. Brooks stated that it is residential. Mr. Miller added that the subject property is in PD-70 which is mixed uses and incorporates the retail at the hard corner of FM-552 and SH-205.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

13. SP2016-022

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the subject property is zoned Heavy Commercial and has been there for quite some time and there are associated variances and exceptions that are being proposed. Those were discussed earlier with the Architectural Review Board and they made a recommendation for approval of the variances associated with what the applicant plans on doing, however there is one item that the Commission will have to consider and that is the parking of the facility which is nine spaces short.

Chairman Renfro asked the applicant to come forward.

Gerald Houser
1108 Aspen Court
Rockwall, TX

Mr. Houser came forward and stated the subject property is on an industrial site and they plan to build two buildings. He is requesting to keep it at the existing 19 parking spaces, there are 10 employees.

Chairman Renfro asked what would be needed to meet the parking requirements. Mr. Gonzales stated it is 1 per 300 square feet.

Commissioner Fishman asked if aside from employees would there be any additional traffic generated. Mr. Houser stated there would not be any additional traffic.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2016-023

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

Senior Planner, David Gonzales, stated the Architectural Review Board made a recommendation to the applicant and what they are going to do is revise their elevations and bring those back for the ARB to review the revised elevations at the next scheduled meeting. Mr. Gonzales provided a sample bard and stated that the subject property being located within PD-65 and on an Overlay District requires natural or quarried stone and the applicant is providing a cultured stone.

Commissioner Trowbridge asked if the concern is that the applicant is requesting to use manufactured stone instead of natural stone. Mr. Gonzales stated that was correct.

Commissioner Trowbridge asked if the 20% stone requirement would apply. Mr. Gonzales stated 20% would be required and looking at the elevations they are providing more stone on four of the elevations however on the front elevation they are not up to the 20% and that will be a variance to the Overlay District.

Chairman Renfro asked if the ARB had approved the material. Mr. Gonzales stated the applicant will be bringing back revised elevations and the ARB will be looking at a manufactured cut sheet to ensure that the materials meet the high quality standards outlined in the ordinance.

Chairman Renfro asked the applicant to come forward.

Worth Williams
700 Eastern Ave.
Dallas, TX

Mr. Williams came forward and stated they will work with staff as well as the Architectural Review Board and bring back the revised elevations they are asking for.

Commissioner Trowbridge asked how many tenants space would allow for and were there any pre-leasing to date. Mr. Williams stated there will probably be six tenants and they have about 60 percent pre-leased.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-038: Lots 1 & 2, Block A, Autumn Addition [*Approved*]
- ✓ P2016-039: Lots 1 & 2, Block A, Burke Addition [*Approved*]
- ✓ SP2016-016: Exception and Variance at 496 National Drive [*Approved*]
- ✓ SP2016-017: Variance to the Articulations Requirements for Life Springs Church [*Approved*]
- ✓ Z2016-026: PD Development Plan for Townhomes in PD-32 (*2nd Reading*) [*Approved*]
- ✓ Z2016-023: Amendment to S-118 for 1970 Copper Ridge Circle (*1st Reading*) [*Approved*]
- ✓ Z2016-025: PD Development Plan for Condominiums in PD-32 (*1st Reading*) [*Approved*]
- ✓ Z2016-028: Zoning Change for 2001 Ridge Road (AG to RO) (*1st Reading*) [*Approved*]
- ✓ Z2016-029: SUP for a Gas Station at the SWC of SH-205 & FM-549 (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

V. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Jay Webb of *Dalrock Homes, LLC*

AGENDA ITEM: **P2016-043**; Estates on the Ridge Subdivision (*ETJ Final Plat*)

SUMMARY:

Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

PLAT INFORMATION:

- ✓ The purpose of the applicant's request is to final plat 10 single-family residential lots on an 18.84-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The development will be known as the Estates on the Ridge Subdivision. The development will be located at the northwest corner of the intersection of FM-3549 and Cornelius Road.

- ✓ Per the *Interlocal Cooperation Agreement* between the City of Rockwall and Rockwall County, any property situated within Rockwall County in the City's Extraterritorial Jurisdiction (ETJ) is subject to the City's subdivision regulations. In addition, the City of Rockwall is the governing body responsible for approving said plats upon a recommendation/comment from the County's designated representative. In this case, the plat has been reviewed by Rockwall County and the County's comments have been provided to the applicant.

- ✓ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Recommendation section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat as requested, staff would offer the following conditions:

1) All staff comments (*Project Plan Review*) provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;

    a. Adherence to all Engineering and Fire Department standards shall be required.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-043	**Owner**	DALROCK HOMES LLC	**Applied**	9/16/2016	LM
Project Name	Estates on the Ridge	**Applicant**	DALROCK HOMES LLC	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL		Revised Plan Comments Highlighted	**Expired**		
Status	STAFF REVIEW			**Status**	9/16/2016	LM

Site Address	**City, State Zip**	**Zoning**
NW CORNER CORNELIUS AND FM 354	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments
(9/21/2016 4:33 PM AW) Add note to plat: If ponds are proposed to be filled in, a Wetland and Waters of the US determination will need completed, submitted to the City and approved prior to any grading/building.							
FIRE	Ariana Hargrove	10/3/2016	10/10/2016	10/3/2016		APPROVED	revised plans
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	David Gonzales	10/4/2016	10/11/2016	10/4/2016		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 10.04.2016 The following staff comments (including Rockwall County comments) are to be addressed and resubmitted no later than Tuesday, October 19, 2016. Please provide two large copies [18" X 24" FOLDED] and one PDF version for a final review by staff: 1. Adherence to all Engineering and Fire Department standards shall be required. 2.Provide City staff with a .dwg file. The CD submitted was blank. 3. Rockwall County to approve plat. 4. Please add this statement to the General Notes as #6: If ponds are proposed to be filled-in, a Wetland and Waters of the U.S. determination will need to be completed, submitted to the City of Rockwall, and approved prior to any grading and/or building. ** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. ** Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, or City Council. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.. Planning - Consent Agenda: October 11, 2016 (6:00 p.m.) City Council - Consent Agenda: October 17, 2016 (6:00 p.m.)							
PLANNING	David Gonzales	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

The following staff comments (including Rockwall County comments) are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

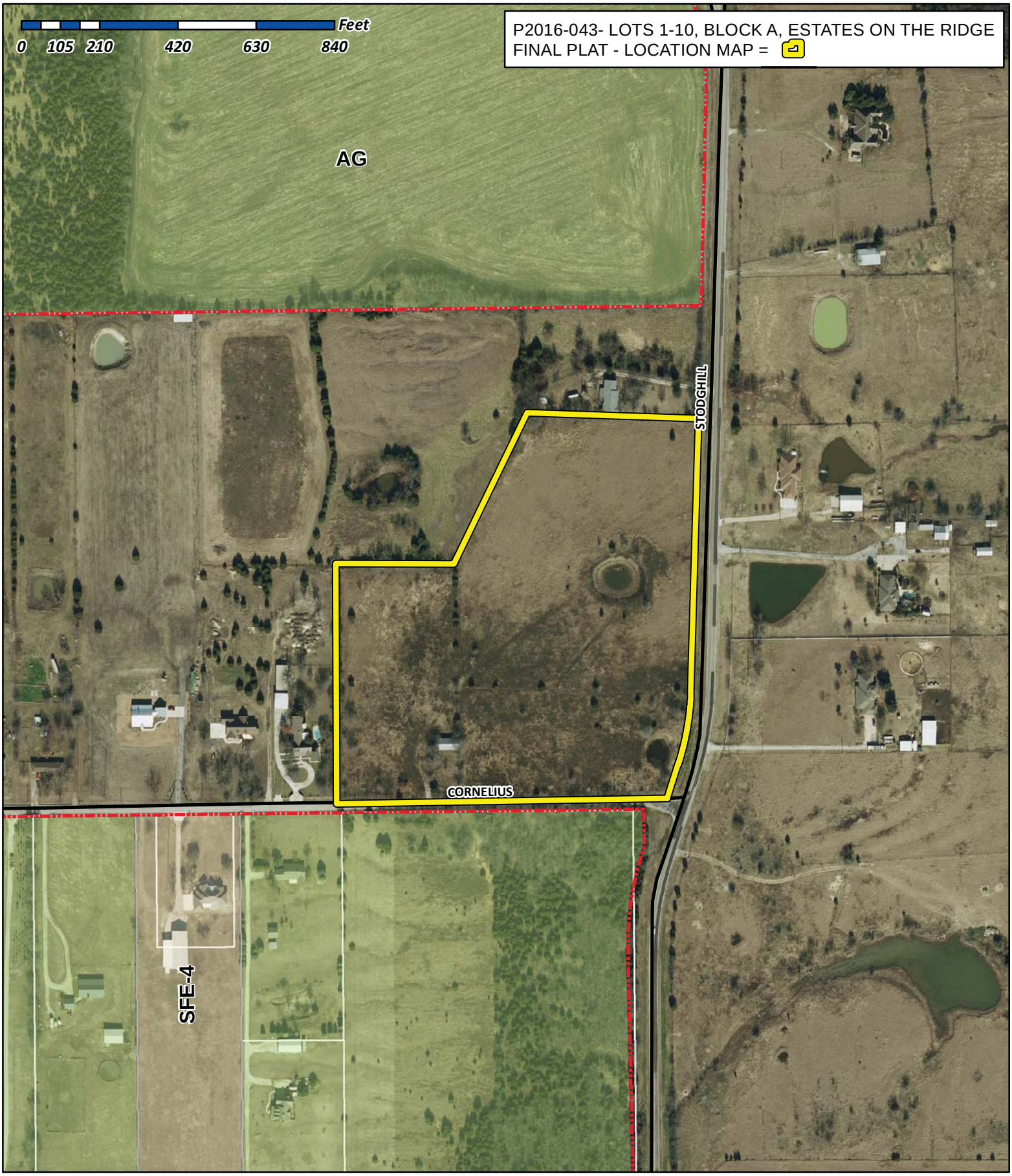
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-043" on the lower right corner on all pages of the revised plat.
3.Provide City staff with a .dwg file.
4. Rockwall County to approve plat.
5. County comments (Ron Merritt - e-mail): I have called the surveyer about lot 3-4-5 cant use the ponds as part of the 1 ½ acres. If they will be filled in then no problems. I will have to present this to the court for approval. If ponds are not filled, provide a net acrage for each lot.
6. Engineering comments regarding ponds: If ponds are proposed to be filled in, a Wetland and Waters of the US determination will need completed, submitted to the City and approved prior to any grading/building.
7. Use a lighter gray scale for the contour lines.
8. Remove tree layer from plat.
9. Provide adjacent property owner information for lots east of subdivision.
10. Provide Rockwall County Judge Signature Block.
11. Correct language in the standards signature block under "Approved" to indicate "...was approved by the City Council of the..."
12. Notary Certificate is not necessary when plat is stamped by Surveyor.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior toplat submittal on mylar for filing purposes. **

Meeting Dates to Attend; Please be sure that a representative is present during both scheduled meetings as indicated below. The meetings will be held in the City's Council Chambers. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: September 27, 2016 (6:00 p.m.)

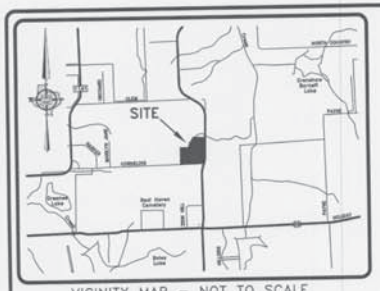
City Council - Consent Agenda: October 3, 2016 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP – NOT TO SCALE

100' 50' 0 100' 200'

SCALE: 1" = 100'

Line Table		
Line #	Direction	Length
L1	N86°51'57"W	30.01'
L2	N86°51'57"W	20.01'
L3	S01°23'21"W	149.04'
L4	S02°20'06"W	149.09'
L5	S84°53'14"E	20.00'
L6	N02°20'59"E	129.38'
L7	S85°46'08"E	30.38'
L8	S01°23'12"W	20.02'
L9	S01°23'12"W	20.02'
L10	N85°46'08"W	30.03'
L11	N01°23'02"E	129.40'
L12	N84°53'14"W	32.58'

W. KYLE ALLEN AND WIFE, DOROTHY E. ALLEN VOL. 124, PG. 749 D.R.R.C.T.

WILLIAM D. WRIGHT AND WIFE, MELINDA M. WRIGHT INST. NO. 27760 D.R.R.C.T.

STATE PLANE COORDINATES N=7,033,607.489 E=2,607,356.115

S88°15'57"E 460.48'

ALLEN BROTHERS INVESTMENT COMPANY VOL. 153, PG. 629 D.R.R.C.T.

N25°37'12"E 451.18'

LOT 1 69,173 sq.ft. 1.59 acres

S86°51'57"E 510.94'

LOT 2 78,432 sq.ft. 1.80 acres

S85°46'08"E 573.13'

COUNTY OF ROCKWALL VOL. 163, PG. 284 D.R.R.C.T.

11.5' R.O.W. DEDICATION BY THIS PLAT (TOTAL 40,416 sq.ft./ 0.93 acres)

15' MT. ZION WATER SUPPLY CORP. ESMT. VOL. 180, PG. 757 D.R.R.C.T.

40' ACCESS ESMT. BY THIS PLAT

20' ACCESS ESMT. BY THIS PLAT

LOT 3 GROSS AREA 87,691 sq.ft. 2.01 acres POND AREA ±10,000 sq.ft. ~0.23 acres NET AREA 77,691 sq.ft. 1.78 acres

STATE PLANE COORDINATES N=7,033,214.101 E=2,606,384.427

N89°54'32"E 316.33'

S84°53'14"E 635.50'

LOT 4 GROSS AREA 92,687 sq.ft. 2.13 acres POND AREA ±7,500 sq.ft. ~0.17 acres NET AREA 85,567 sq.ft. 1.96 acres

S01°23'12"W 728.31'

N. F.M. 3549 N. STODGHILL ROAD VARIABLE WIDTH RIGHT-OF-WAY

CRAIG WILLIAM MCCALLUM INST. NO. 20150000001422 D.R.R.C.T.

N88°46'57"E 450.04'

S76°44'25"E 199.76'

BRIAN D. SWEARINGEN AND LYNN SWEARINGEN, HUSBAND AND WIFE INST. NO. 2012-462238 D.R.R.C.T.

JIMMY PANNELL AND CRYSTAL PANNELL VOL. 5104, PG. 289 D.R.R.C.T.

N00°26'06"W 644.31'

LOT 10 91,550 sq.ft. 2.10 acres

LOT 9 91,108 sq.ft. 2.09 acres

LOT 8 65,340 sq.ft. 1.50 acres

LOT 7 65,340 sq.ft. 1.50 acres

LOT 6 65,340 sq.ft. 1.50 acres

LOT 5 GROSS AREA 73,224 sq.ft. 1.68 acres POND AREA ±4,000 sq.ft. ~0.09 acres NET AREA 69,224 sq.ft. 1.59 acres

15' MT. ZION WATER SUPPLY CORP. ESMT. BY THIS PLAT

R=713.94', L=203.47'
Δ=16°19'45"
Ch=S09°30'39"W 202.78'

R=700.00', L=199.00'
Δ=16°17'19"
Ch=N09°31'52"E 198.33'

3/8" IRF FOR WITNESS (CM) 1/2" IRF S89°03'52"W 171.21'

S88°46'57"W 886.95'

MAG NAIL SET

32.5' R.O.W. DEDICATION BY THIS PLAT (TOTAL 40,416 sq.ft./ 0.93 acres)

CORNELIUS ROAD VARIABLE WIDTH RIGHT-OF-WAY

MARY WARRINER WILLIAMS AND ERNSKINE WILLIAMS, JR. VOL. 1122, PG. 15 D.R.R.C.T.

POINT OF BEGINNING

S17°40'32"W 95.24'

CONC. MON. FND. BEARS N80°W 0.5'

POND

1/2" IRS

CENTERLINE

PATSY A. STODGHILL INST. NO. 2011-00449710 D.R.R.C.T.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
IRF	INCH IRON ROD FOUND
IPF	IRON PIPE FOUND
CONC. MON.	CONCRETE MONUMENT
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL.	VOLUME
PG.	PAGE
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0035 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SHEET 1 OF 2

FINAL PLAT
ESTATES ON THE RIDGE
LOTS 1–10, BLOCK A
820,481 SQ.FT. / 18.84 ACRES
10 LOTS
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DALROCK HOMES
ATTN: JAY WEBB
19 GREENHOLLOW
ROCKWALL, TEXAS 75032

CBG SURVEYING INC
PROFESSIONAL LAND SURVEYORS
DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
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12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=100' / DATE: SEPTEMBER 15, 2016 / JOB NO. 1617648 / DRAWN BY: CG

CASE NO. P2016-043

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Dalrock Homes, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: Dalrock Homes

Being a tract of land situated in the William Dalton Survey, Abstract No. 72 in the City of Rockwall, Rockwall County, Texas, being all of a tract of land conveyed to Dalrock Homes by deed recorded in Instrument No. _____, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Mag Nail set in asphalt at the intersection of the West line of N. F.M. 3549 (N. Stodghill Road–a variable width right–of–way) and the approximate centerline of Cornelius Road (a variable width right–of–way) being the Northeast corner of a tract of land conveyed to Mary Warriner Williams and Ernskine Williams, Jr. by deed recorded in Volume 1122, Page 15, Deed Records, Rockwall County, Texas;

Thence South 88 degrees 46 minutes 57 seconds West, leaving said intersection and along the said approximate centerline of Cornelius Road, a distance of 886.95 feet to a Mag Nail set in asphalt at the Southeast corner of a tract of land conveyed to Jimmy Pannell and Crystal Pannell by deed recorded in Volume 5104, Page 289, Deed Records, Rockwall County, Texas;

Thence North 00 degrees 26 minutes 06 seconds West, along the East line of said Panell tract, a distance of 644.31 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set at the Northeast corner of said Pannell tract, being in the South line of a tract of land conveyed to Allen Brothers Investment Company by deed recorded in Volume 153, Page 629, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 54 minutes 32 seconds East, along the said South line of Allen Brothers Investment Company tract, a distance of 316.33 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set at the Southeast corner of said Allen Brothers Investment Company tract;

Thence North 25 degrees 37 minutes 12 seconds East, along the East line of said Allen Brothers Investment Company tract, a distance of 451.18 feet to a 1/2 inch iron pipe found at the Southwest corner of a tract of land conveyed to W. Kyle Allen and wife, Dorothy E. Allen by deed recorded in Volume 124, Page 749, Deed Records, Rockwall County, Texas;

Thence South 88 degrees 15 minutes 57 seconds East, along the South line of said Allen tract, a distance of 460.48 feet to a 3/8 inch iron rod found for corner in the said West line of N. F.M. 3549;

Thence South 01 degrees 23 minutes 12 seconds West, along the said West line of N. F.M. 3549, a distance of 728.31 feet to a concrete monument found for corner, said point being the beginning of a curve to the right having a radius of 713.94 feet, a delta of 16 degrees 19 minutes 45 seconds, and a chord that bears South 09 degrees 30 minutes 39 seconds West, a distance of 202.78 feet;

Thence continuing along the said West line of N. F.M. 3549 and said curve to the right, an arc length of 203.47 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set for corner, from which a concrete monument found for witness bears North 80 degrees West, a distance of 0.5 feet;

Thence South 17 degrees 40 minutes 32 seconds West, continuing along the said West line of N. F.M. 3549, a distance of 95.24 feet to the Point of Beginning and containing 820,481 square feet or 18.84 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **ESTATES ON THE RIDGE, LOTS 1–10, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **ESTATES ON THE RIDGE, LOTS 1–10, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Jay Webb
Dalrock Homes

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jay Webb, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, 2016.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

GENERAL NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0035 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2016.

RELEASED 09/27/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of_____ 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2016.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

RECOMMENDED FOR FILING

_____ _____
Rockwall County Judge Date

ATTEST

_____ _____
County Secretary Date

FINAL PLAT
ESTATES ON THE RIDGE
LOTS 1–10, BLOCK A
820,481 SQ.FT. / 18.84 ACRES
10 LOTS
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DALROCK HOMES
ATTN: JAY WEBB
19 GREENHOLLOW
ROCKWALL, TEXAS 75032

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SCALE: 1"=100' / DATE: SEPTEMBER 15, 2016 / JOB NO. 1617648 / DRAWN BY: CG

CASE NO. P2016–043

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: James Shaw

AGENDA ITEM: **Z2016-030;** 1910 Copper Ridge Circle (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

BACKGROUND INFORMATION

The applicant James Shaw is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum masonry requirements stipulated Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The applicant is proposing to construct a metal building that is 30-feet by 40-feet or approximately 1,200 sq. ft. According to the UDC, the exterior materials of an accessory building must match those of the main structure. The applicant is requesting an exception to the masonry requirement to construct an accessory building out of a steel building system with a standing seam metal roof for an accessory building in an SFE-1.5 District.

NOTIFICATION:

On October 1, 2016, Staff mailed 33 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms and Timber Creek Estates HOAs, which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The accessory building be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    A. The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits 'A' & 'B' of the attached ordinance.

    B. The accessory building shall not exceed a maximum size of 1,200 square feet.

    C. The accessory building shall not exceed a maximum overall height of 20-feet.

D. The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/16/2016	LM
Project Number	Z2016-030	**Owner**	JAMES SHAW	**Approved**		
Project Name	SUP for 1910 Copper Ridge Circle	**Applicant**	JAMES SHAW	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	9/16/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1910 COPPER RIDGE CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STERLING FARMS ADDITION	14	B	14	5069-000B-0014-00-0R	

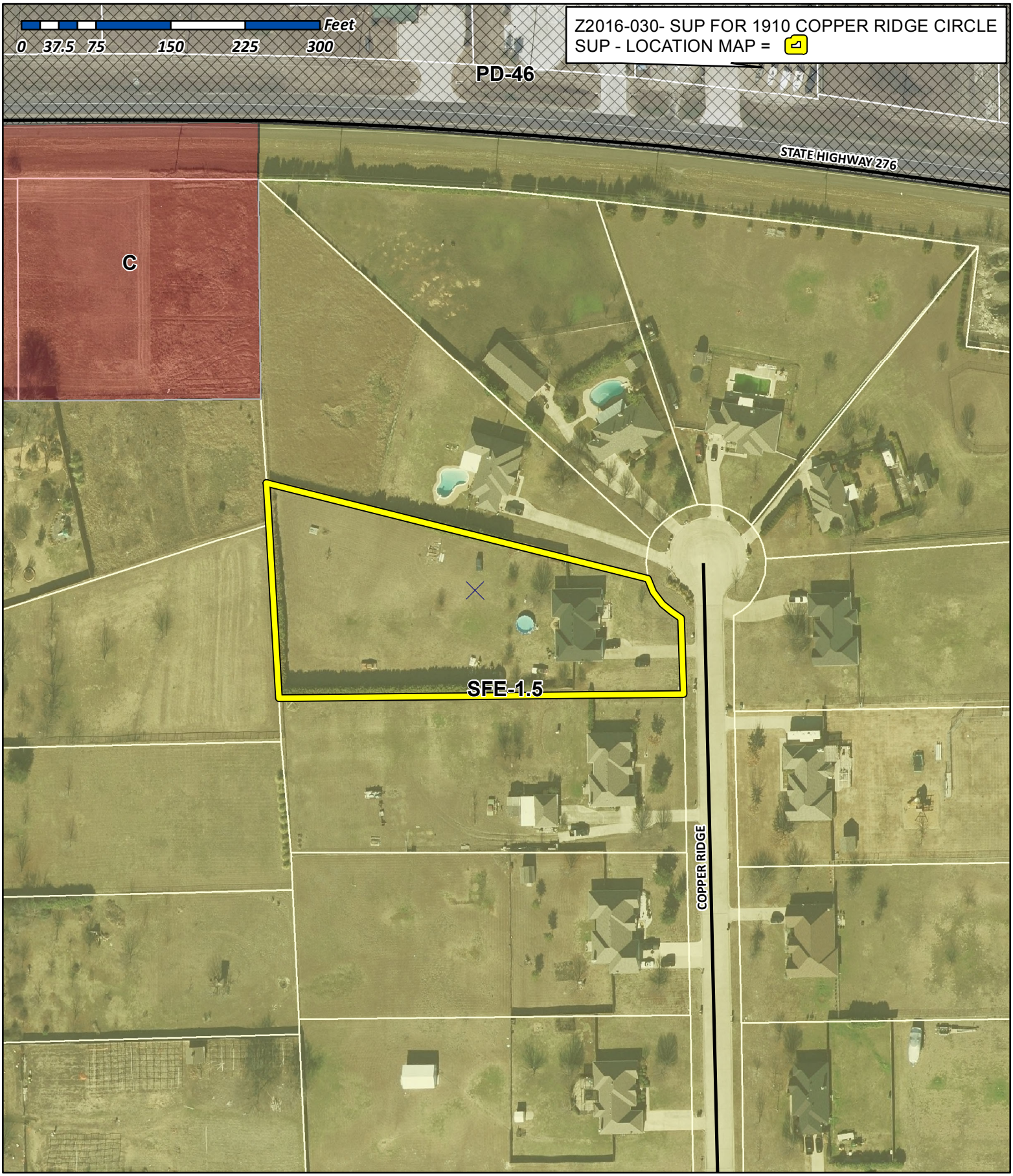
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	

(9/23/2016 12:05 PM JA)
1. 2015 IRC requires structures to be designed for a 115 mph wind load and 5 pound snow load. These plans show a 90 mph wind load and 3 pound snow load.
2. Side yard setback is 25'

ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

(9/23/2016 12:12 PM KB)
Z2016-030 SUP for Accessory Building:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-030) in the lower right hand corner of all pages on future submittals.
I.4 Please review the attached draft ordinance prior to the October 11, 2016 Planning & Zoning Commission meeting.
I.5 The Planning and Zoning Worksession is September 27. The Planning and Zoning Meeting is September 13.
I.6 The projected City Council meeting dates for this case will be October 17, 2016 [1st Reading] & November 7, 2016 [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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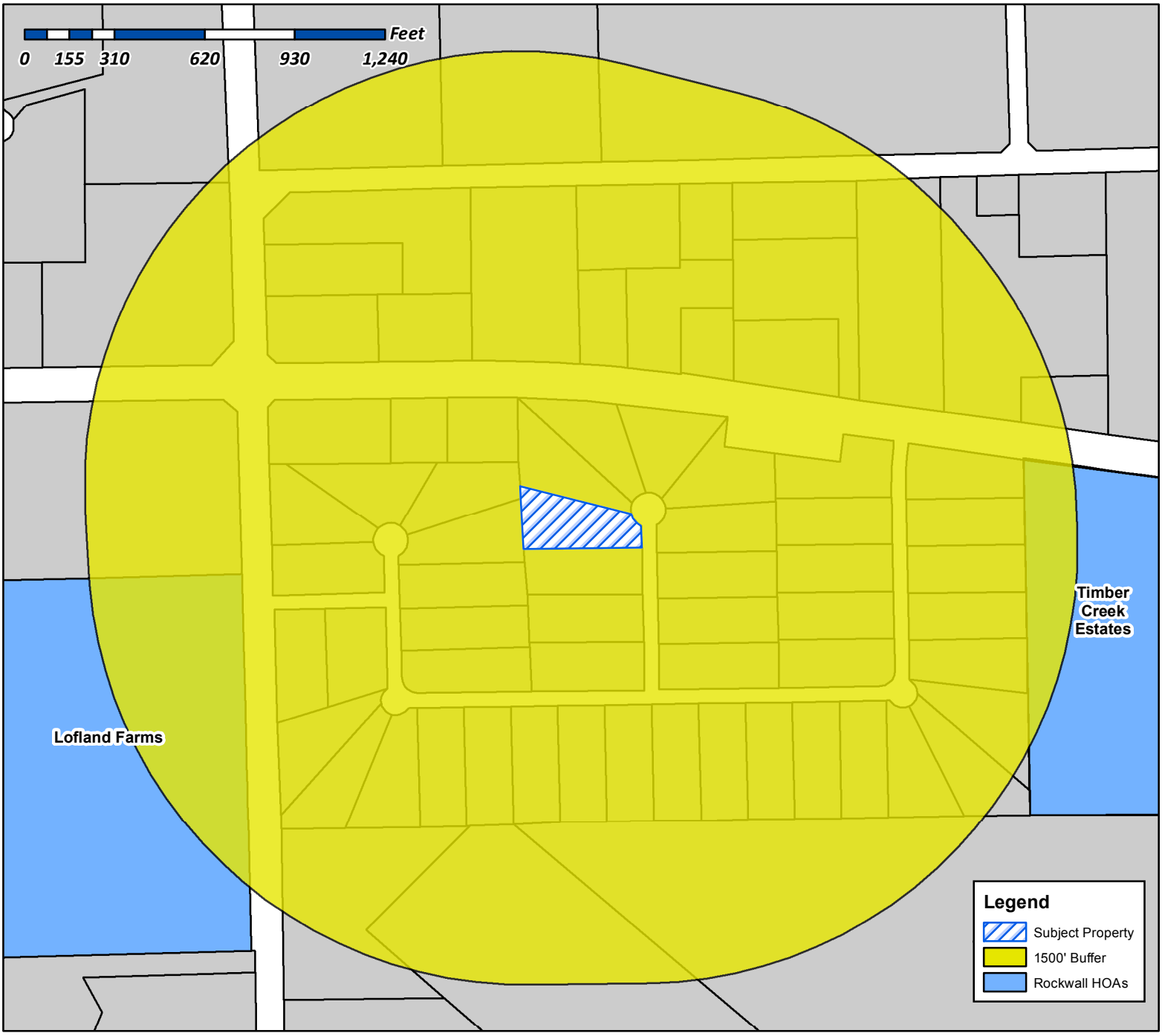
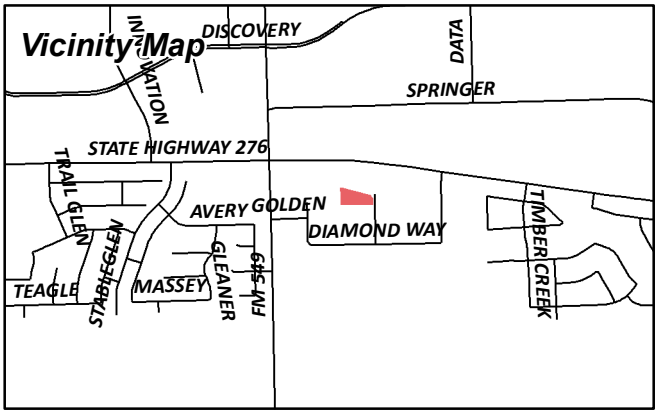


Case Number: Z2016-030
Case Name: SUP for 1910 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1910 Copper Ridge Circle



Date Created: ***09/16/2016***

For Questions on this Case Call (972) 771-7745

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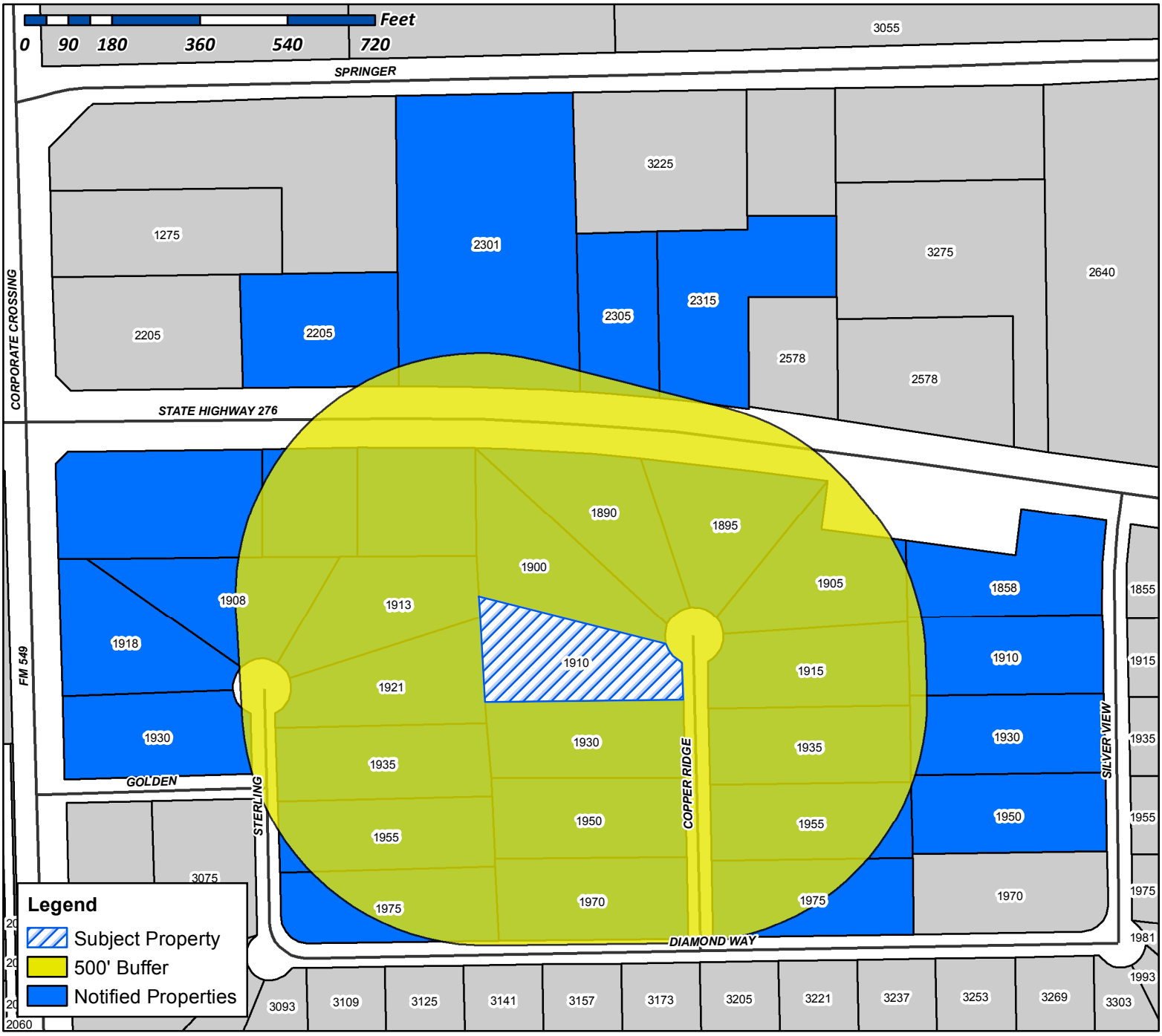
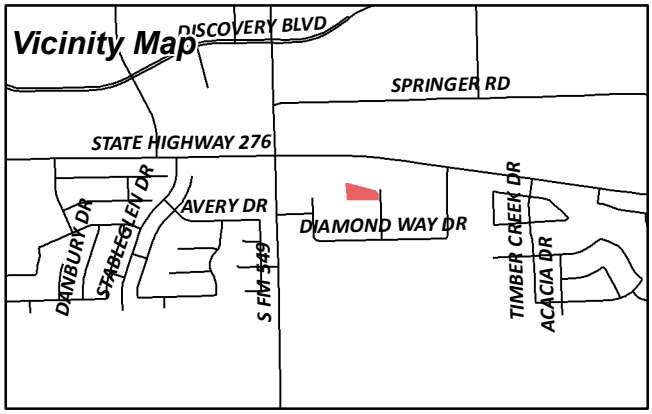


Case Number: Z2016-030
Case Name: SUP for 1910 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1910 Copper Ridge Circle

Date Created: *09/16/2016*
For Questions on this Case Call (972) 771-7745



DFW DISTRIBUTOR,
PETROLEUM INC.
11551 FOREST CENTRAL DR #230
DALLAS, TX 75243

DFW DISTRIBUTOR PETROLEUM INC
11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

MCDOUGLE RONNIE D & DEBORAH J
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

JONES SCOTT G & CAROLINE D
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

HALL RICHARD N JR AND ELIZABETH A
1913 STERLING CT
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

WESTPHAL WILMA
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

PHILLIPS JEFFREY A
1930 STERLING COURT
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WHITAKER JOSHUA & KRISTIN
1970 COPPER RIDGE CIRCLE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

TABESTAN ENTERPRISES LLC
206 WESTWIND DRIVE
COPPELL, TX 75019

CURRENT RESIDENT
2205 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
2301 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

CONNOLLY SQUARED LLC
2922 S HWY 205
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHP
625 SUNSET HILL DR
ROCKWALL, TX 75087

1910 Copper Ridge Circle

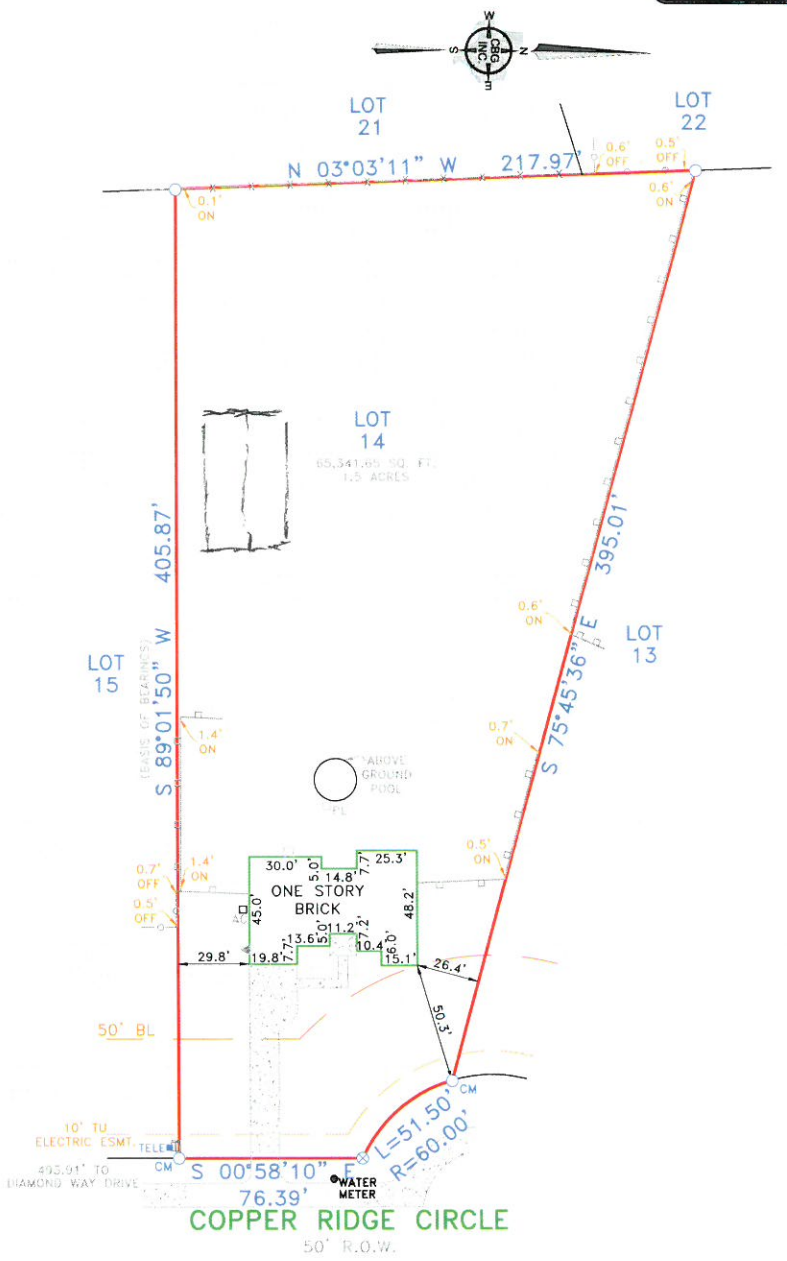
Being Lot 14, In Block B, oc Sterling Farms Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded In Cabinet C, Silde 395, of the Plat Records of Rockwall County, Texas.

REPUBLIC TITLE



LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⌖ 60d NAIL FOUND
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- T TRANSFORMER PAD
- ■ COLUMN
- ● POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —O— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- —ıı— IRON FENCE
- —x— BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 1250, PG. 190

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 46, PG. 197; VOL. 75, PG. 583; VOL. 113, PG. 35

Accepted by: _____
Purchaser
Purchaser
Date: _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0045L, this property does lie In Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made In conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JHH
Scale: 1" = 50'
Date: 06/30/16
GF No.: 1007-192062-RTT
Job No. 1612735

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS
REGISTERED
THOMAS WILLIAM MAUK
5119
PROFESSIONAL LAND SURVEYOR
THOMAS MAUK
R.P.L.S. NO. 5119

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 1.4692-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) AND IDENTIFIED AS LOT 14, BLOCK B, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by James Shaw for the approval for a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements, situated on a 1.4692-acre parcel of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 1910 Copper Ridge Circle, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single-Family Estate (SF/E 1.5) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 10.17.2016

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,200 square feet.

3) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF NOVEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

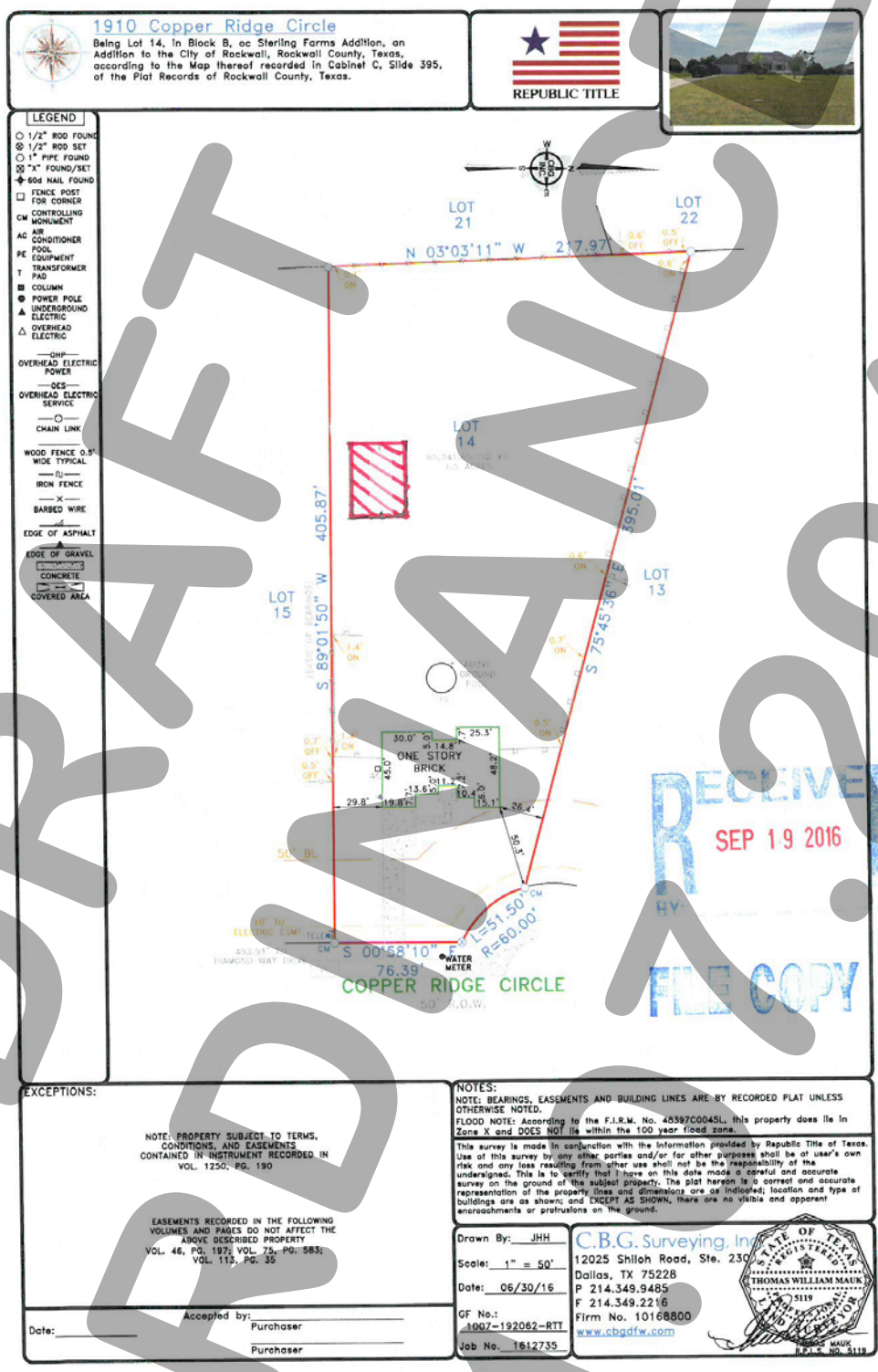
_____
Frank J. Garza, *City Attorney*

1st Reading: *October 17, 2016*

2nd Reading: *November 7, 2016*

DRAFT ORDINANCE 11.07.2016

Exhibit 'A':
Site Plan



DRAFT ORDINANCE 11.7.2016

Exhibit 'B':
Building Elevations



DRAFT
ORDINANCE
10.7.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Kasey Weadon; *New Craft Brewing*

AGENDA ITEM: **Z2016-031**; *Amendment to Planned Development District 1 (PD-1)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of Ridge Road south of the intersection of Ridge Road [*FM-740*] and SH-205, and take any action necessary.

BACKGROUND:

Planned Development District 1 (PD-1) was approved by City Council on February 1, 1971, but not adopted until January 3, 1972 when it was incorporated into the *Comprehensive Zoning Ordinance* by *Ordinance No. 72-02*. At the time of incorporation, the planned development district permitted all uses allowed for General Retail (GR) and Multi Family (MF) Districts. This ordinance was amended in 1983 by *Ordinance No. 83-21* to add office uses to a 12.5-acre portion of PD-1.

On November 4, 2002, City Council approved *Ordinance No. 02-49* amending an 8.108-acre portion of PD-1 to allow a mixed-use (*i.e. general retail, office, townhouse and multi-family uses)* development (*i.e. the Commons, Phase I*). PD-1 was again amended by *Ordinance No. 12-03* on February 6, 2012 to allow a mixed residential/retail development on a 2.88-acre tract of land (*i.e. the Commons, Phase 2*).

PURPOSE & REQUEST:

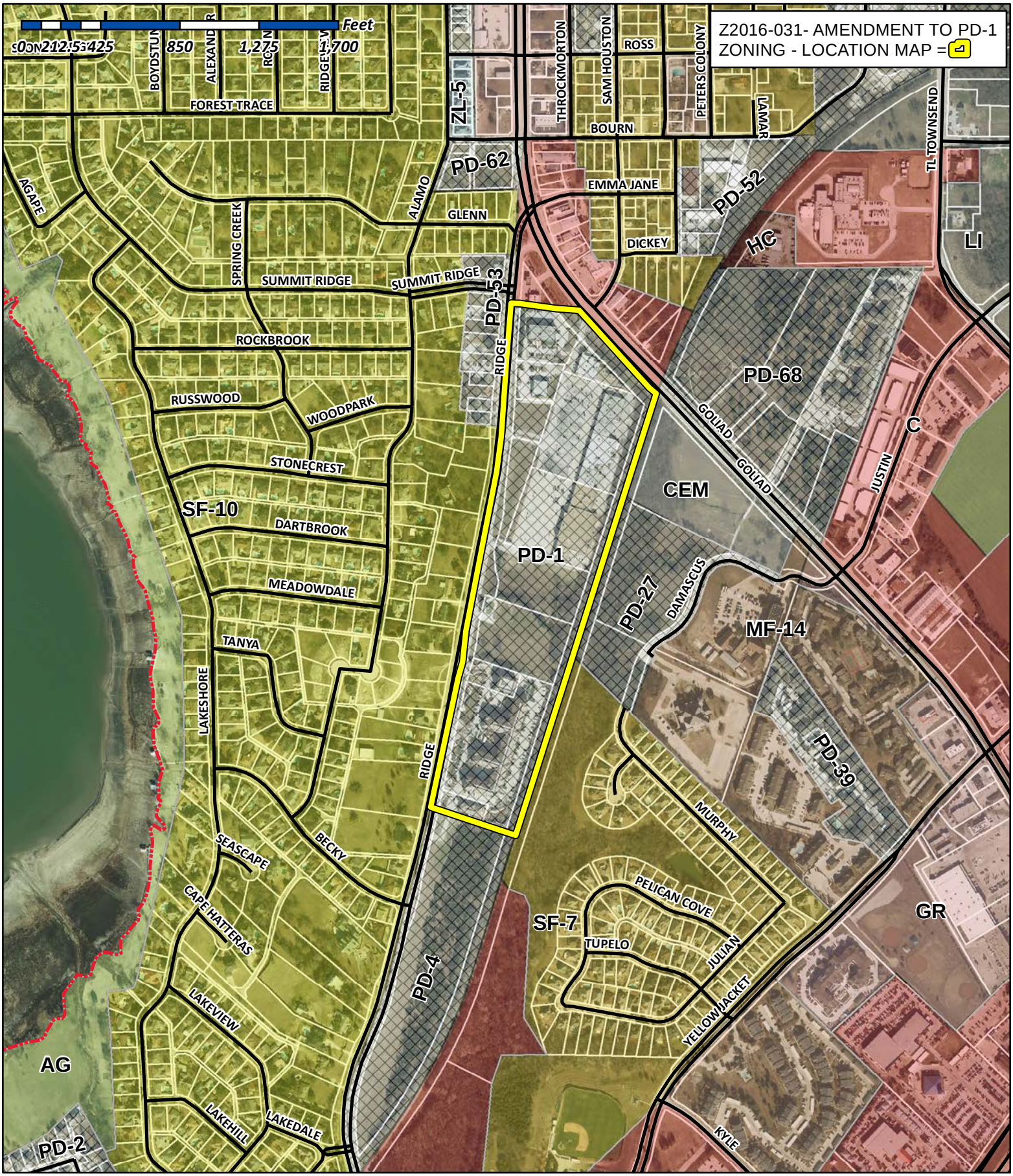
The applicant, Kasey Weadon of *New Craft Brewing, LLC*, is requesting to further amend PD-1 to allow for the *Brewery or Distillery (Excluding Brew Pub)* land use to be permitted on a ~25.97-acre portion of the planned development district. Currently, the *Brewery or Distillery (Excluding Brew Pub)* land use is only permitted *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts. The purpose of these designations is that -- *until recently* -- a brewery or distillery was viewed as a manufacturing or industrial type of use; however, in 2013 the *Texas Alcoholic Beverage Commission (TABC)* passed amendments designed to loosen the restrictions on *microbreweries* or *craft-breweries*. According to the Brewer's Association, a *craft-brewer* is a small independent and traditional brewery with *small* being defined as an annual production of less than six (6) million barrels and *independent* defined as at least 75% owned or controlled by the craft brewer. Specifically under the new *TABC* requirements, a *Brewer's Permit (B)* allows a brewery that produces fewer than 225,000 barrels annually to sell ale *produced on the brewer's premise* to consumers for consumption on the brewer's premise; however, these sales may not exceed 5,000 barrels annually and cannot include ale (*or any other alcoholic product*) not produced on the brewer's premise. This also excludes package sales for off-site consumption. This has allowed craft-breweries the ability to open tasting rooms (*also called taprooms*), which are typically utilized in the same manner a vineyard would use a wine tasting room. In addition, *Section 105.081* of the TABC code was added to

address the hours of operation for businesses holding a *Brewers Permit (B)*. This section allows these businesses to operate tasting rooms between the hours of 8:00 AM – 12:00 AM Monday through Saturday and 10:00 AM – 12:00 AM on Sunday. With the passage of the new *TABC* requirements, craft-breweries have been established in commercial, retail and industrial areas in cities across Texas.

As part of the applicant's request, staff has suggested to the applicant that the use may be better served through a Specific Use Permit (SUP). This would grant the Planning and Zoning Commission and City Council discretion with regard to the use on a case-by-case basis, and allow a regulating ordinance to be adopted that can be tailored to the specific request. The applicant agrees with staff's suggestion and is requesting that the *Brewery or Distillery (Excluding Brew Pub)* land use be allowed by Specific Use Permit (SUP). This means that if the City Council chooses to approve the amendment to PD-1, the applicant would be required to submit a request for a Specific Use Permit (SUP) prior to requesting a Certificate of Occupancy (CO). Staff has included an excerpt from the permitted use chart showing how the use is currently being regulated, an excerpt from the *TABC* code showing the changes implemented in 2013, a letter from the applicant and a draft ordinance. As staff has been done in past amendments to planned development districts that consist of several regulating ordinances, staff has taken this opportunity to consolidate the regulating ordinances of PD-1 into one (1) ordinance; however, while staff has clarified several sections of these ordinances in the new regulating ordinance, no changes with regard to the requirements, intent or permitted land uses have been made to any other portion of the planned development district (*with the exception of adding the requested land use*).

NOTIFICATION:

On September 30, 2016, staff mailed 176 notices to property owners and residents within 500-feet of Planned Development District 1 (PD-1). Staff also emailed notices to the Turtle Cove and Waterstone Estates Homeowner's Associations (HOA) and the Southside Residential Neighborhood Organization, which are the only neighborhood groups located within 1,500 feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property along Ridge Road as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.



City of Rockwall

Planning & Zoning Department
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(W): www.rockwall.com

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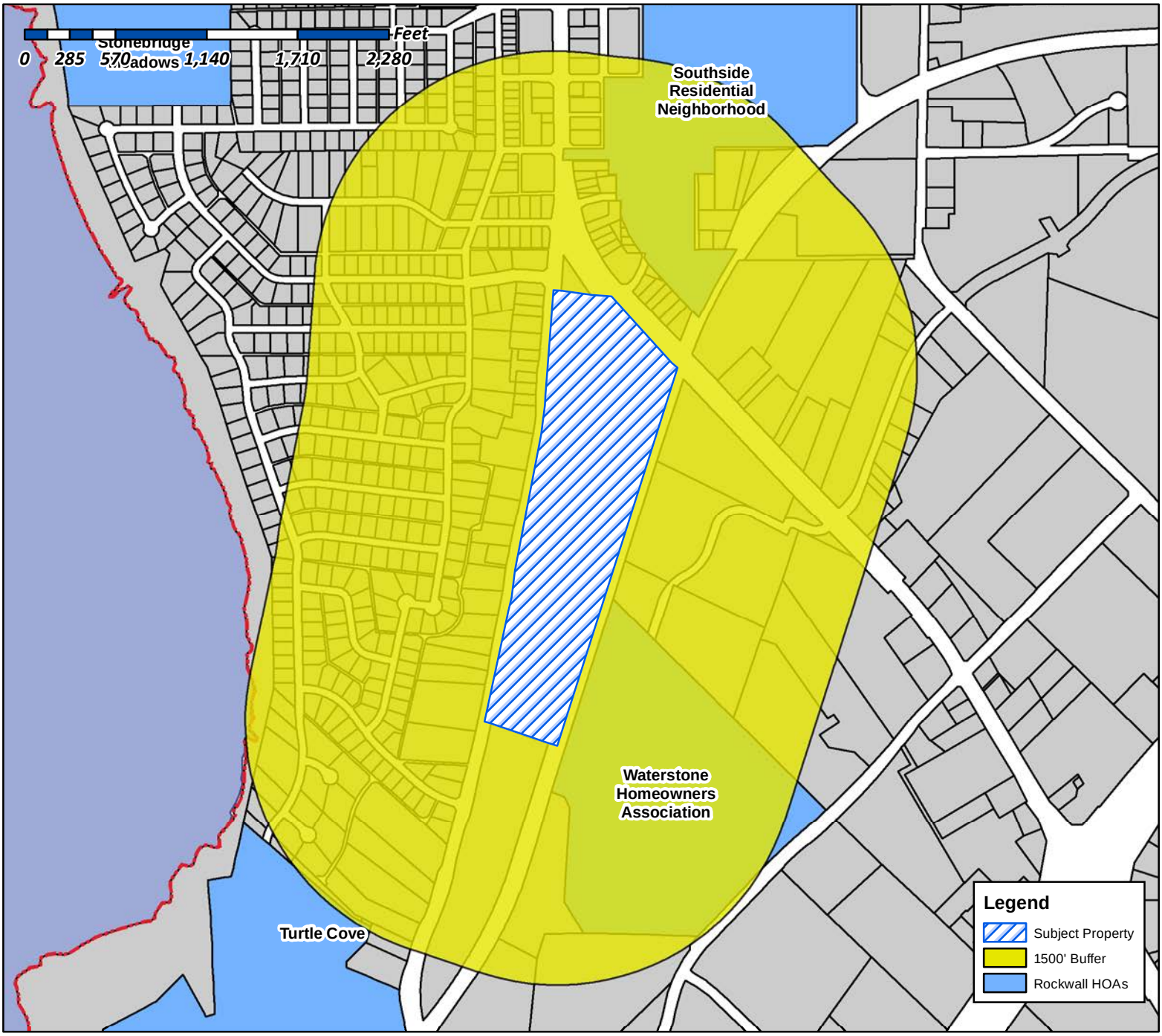
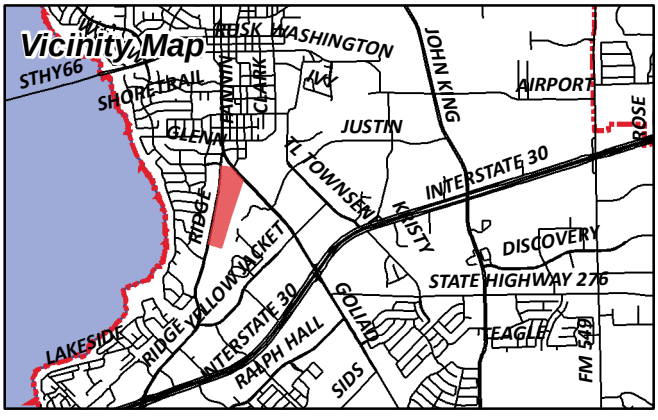


Case Number: Z2016-031
Case Name: Amendment to PD-1
Case Type: Zoning
Zoning: Planned Development District 1 (PD-1)
Case Address: South of the intersection of Ridge Rd. and SH-205



Date Created: 09/20/2016

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 30, 2016 11:22:45 AM
Attachments:	Z2016-031 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. The City of Rockwall Planning and Zoning Commission will hold a public hearing on Tuesday, October 11, 2016 and the Rockwall City Council will hold a public hearing on Monday, October 17, 2016. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***September 30, 2016***. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-031- Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)* land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of Ridge Road south of the intersection of Ridge Road [*FM-740*] and SH-205, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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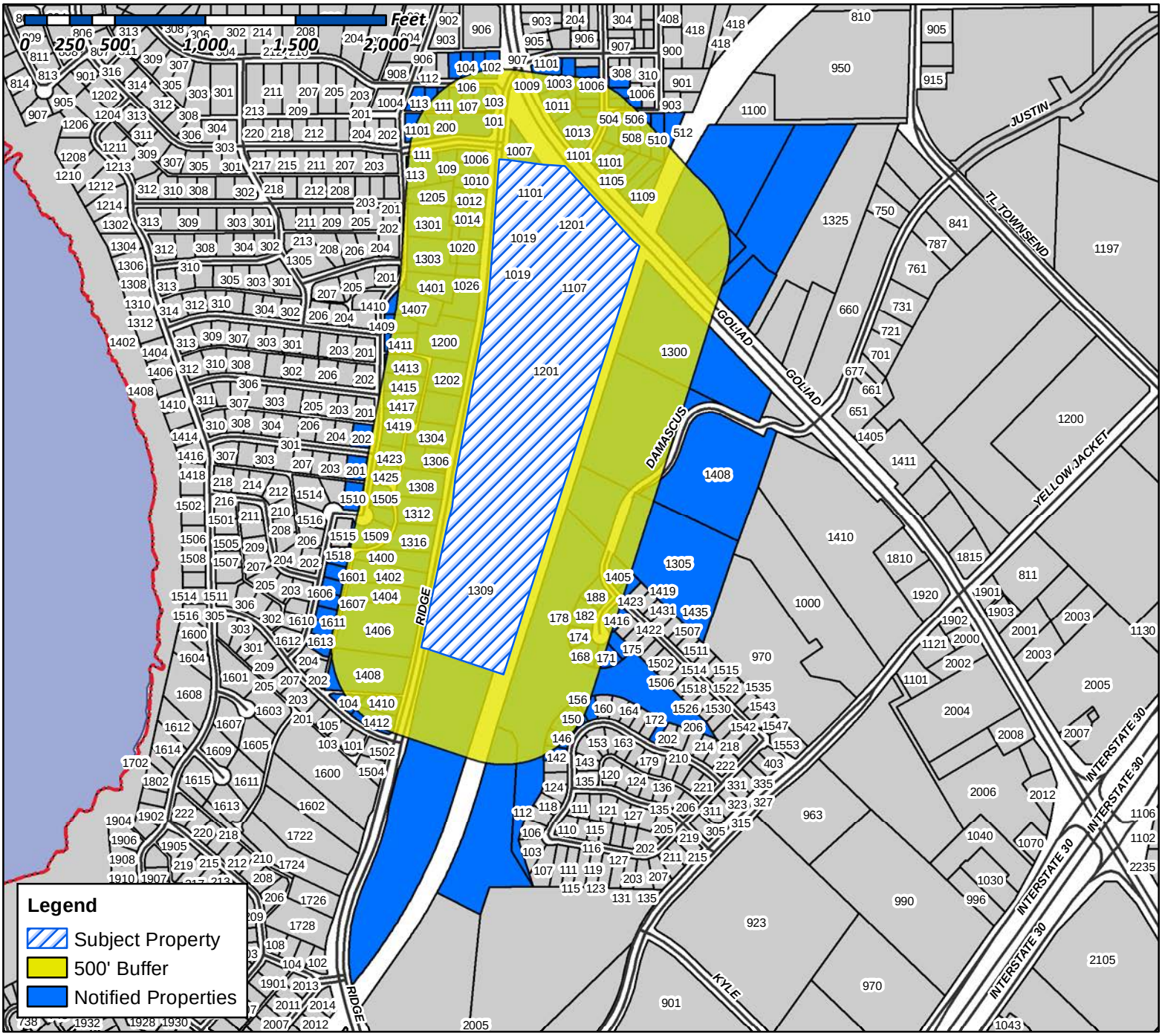

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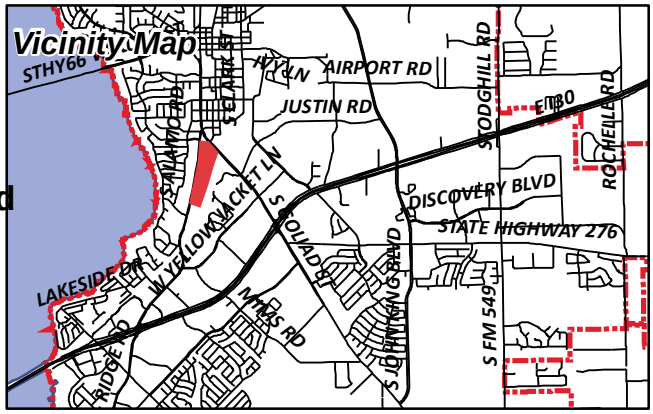


Date Created: 09/20/2016

For Questions on this Case Call (972) 771-7745

ERVIN RICHARD L & TERRI K
C/O SONIC
1001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 SAM HOUSTON
ROCKWALL, TX 75087

GOODMAN MICHAEL & CARLA
1008 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
101 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
102 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

HERNANDEZ COURTNEY AND JAVIER HERNANDEZ-ROSALES
103 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
104 GLENN AVE
ROCKWALL, TX 75087

TRAMMELL JAMES T & ERNESTINE H
TRUSTEES FOR LIVING TRUST
104 BECKY LN
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX
105 GLENN AVE
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROJAS MARY ANN
10521 TRAYMORE DR
FORT WORTH, TX 76244

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET 0
ROCKWALL, TX 75087

SCOTT BILLIE JEAN
106 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
107 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
108 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
109 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
111 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

BROWN RHONDA
113 SUMMIT RIDGE DR
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
C/O PRETIUM PROPERTY MANAGEMENT, LLC
115 W 7TH ST 0
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

FISHER GREGORY A & TINA
1205 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY
IRVING, TX 75039

CURRENT RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1305 DAMASCUS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1306 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1309 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1312 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1316 RIDGE RD
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 RIDGE RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

GRIFFIN ALLEN AND LISA
1405 MURPHY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 RIDGE RD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1408 RIDGE RD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 RIDGE RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
JAN E PHILLIPS
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 MURPHY DR
ROCKWALL, TX 75087

GILLOCK MICHAEL J AND JEANETTE L
1415 S ALAMO RD
ROCKWALL, TX 75087

ORJI WILLY
1416 MURPHY DR
ROCKWALL, TX 75087

UNDERWOOD MARK ALLAN
1417 S ALAMO
ROCKWALL, TX 75087

BROOKS RICHARD L
1419 S ALAMO RD
ROCKWALL, TX 75087

BISHOP ROBERT L JR & SARA A
142 PELICAN COVE DR
ROCKWALL, TX 75087

BAUGH GINGER KAY
1421 S ALAMO RD
ROCKWALL, TX 75087

ROSS JOSHUA A
1423 S ALAMO RD
ROCKWALL, TX 75087

PINNELL CHARLES C & GENEVA
1425 S ALAMO RD
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

VOLLBEER BONNIE
150 PELICAN COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1505 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1509 S ALAMO RD
ROCKWALL, TX 75087

PARRISH GERALD L JR AND JENNIFER F
1510 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1511 S ALAMO RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA
1603 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1605 ALAMO RD
ROCKWALL, TX 75087

TALLEY JANICE KAY
1607 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 S ALAMO RD
ROCKWALL, TX 75087

CHILDS WILLIAM C & SHERYL L
1611 S ALAMO RD
ROCKWALL, TX 75087

LOOSIER CHERE R AND JASON M BAWCUM
1613 S ALAMO RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY 0
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY 0
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

SOTZING SCOTT DOUGLAS
171 MURPHY CT
ROCKWALL, TX 75087

CURRENT RESIDENT
174 MURPHY CT
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
1745 BISON MEADOW LN
HEATH, TX 75032

GEHRING W ROBERT & CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

PHILLIPS MYRNA E
175 MURPHY CT
ROCKWALL, TX 75087

PIERATT LINDY & JASON
178 MURPHY CT
ROCKWALL, TX 75087

MYERS DAVID F & NINA G
182 MURPHY CT
ROCKWALL, TX 75087

ABBOTT DIANA L & SHAUN E
188 MURPHY CT
ROCKWALL, TX 75087

GASCOIGNE ANGUS A & ELIZABETH
1910 CLUB LAKE CIR
ROCKWALL, TX 75087

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

CURRENT RESIDENT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CAWTHON RICK
2000 E INTERSTATE 30
ROCKWALL, TX 75087

CHRISTOPHER CATHY
201 GOLD STREET 0
GARLAND, TX 75042

VIZZINI SABARINA L
201 MEADOWDALE DR
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE
202 MEADOWDALE DRIVE
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
208 LAKEVIEW DR
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

PFENNING BARBARA JANE
210 WILLOWCREEK ROAD
CHICKASHA, OK 73018

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

HUMPHREY ELDORA B &
DERRILL DELOYD
2310 BERWICK AVE
DALLAS, TX 75203

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

JBR2 LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

TEMUNOVIC PETAR & CVIJETA
3021 RIDGE RD 0
ROCKWALL, TX 75032

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY 0
RICHARDSON, TX 75082

ROCKWALL COMMONS LLC
341 VERACLIFF CT
OVIEDO, FL 32765

GRAHMANN CHARLES V
BISHOP OF ROMAN CATHOLIC DIOCESE
3725 BLACKBURN ST
DALLAS, TX 75219

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI
403 W WASHINGTON ST
ROCKWALL, TX 75087

COMPTON EARL D & SU ELLEN
5 HALFORD DR
HEATH, TX 75032

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA AND
FLORIDA TAYLOR
508 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
512 DICKEY ST
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
517 SUMMIT DR
RICHARDSON, TX 75081

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

SMITH JOHN H
5630 MERRIMAC AVE
DALLAS, TX 75206

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

TALLEY C W & PAULA J
703 RIDGEVIEW DR
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
7047 E GREENWAY PARKWAY 0
SCOTTSDALE, AZ 85254

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

7-ELEVEN
C/O SILVER OAK ADVISORS, LLC
ATTN JEFF TARLTON 0
ATLANTA, GA 30339

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

CAIN FAMILY REVOCABLE TRUST
PO BOX 1119
ROCKWALL, TX 75087

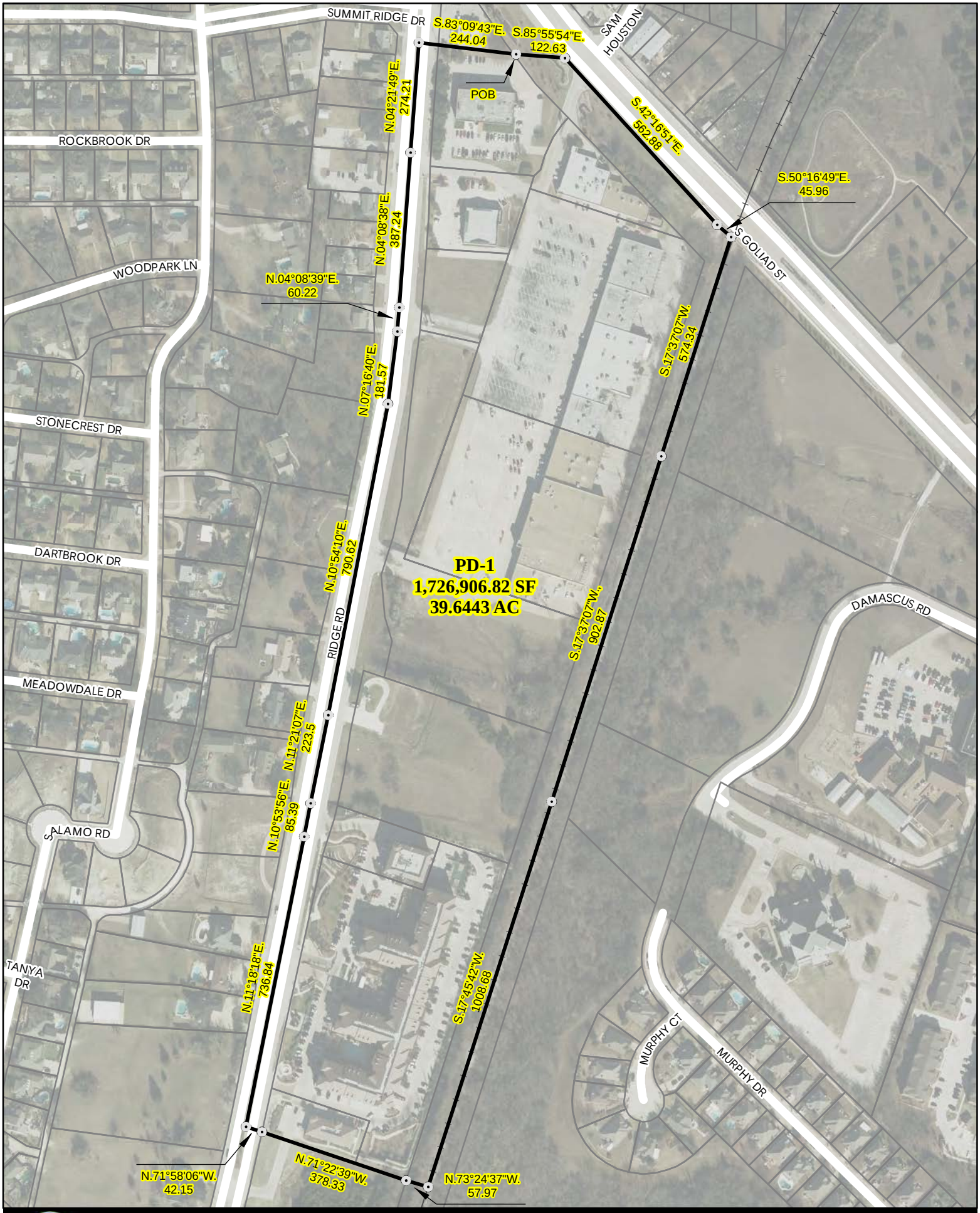
DORRIS CHARLES E
PO BOX 216
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

MILLER CHRISTINE LOUISE
PO BOX 824
ROCKWALL, TX 75087

REID STEPHEN M II AND JAN K
PO BOX 8791
GREENVILLE, TX 75404



City of Rockwall

N

Date: 9/21/2016

0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 1
LEGAL DESCRIPTION

PD1

PLANNED DEVELOPMENT NO. 1
LEGAL DESCRIPTION

BEING an approximate 39.6443 acre tract of land situated in the Eastridge Center Addition, Oreilly Addition, and Rockwall Commons Addition, as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of State Highway 205 (S. Goliad St) and the most northeastern corner of the Eastridge Center Addition (Plat Date 06/27/1977), said point being the **POINT OF BEGINNING**;

THENCE S.85°55'54"E., a distance of 122.63 feet to a point in the right of way of State Highway 205 (S. Goliad St);
THENCE S.42°16'51"E., a distance of 562.88 feet;
THENCE S.50°16'49"E., a distance of 45.96 feet for a corner;
THENCE S.17°37'07"W., a distance of 574.34 feet along the centerline of the Dallas, Garland and Northeastern Railroad;
THENCE continue southerly along said line, a distance of 902.87 feet;
THENCE S.17°45'42"W., a distance of 1,008.68 feet for a corner;
THENCE N.73°24'37"W., a distance of 57.97 feet;
THENCE N.71°22'39"W., a distance of 378.33 feet;
THENCE N.71°58'06"W., a distance of 42.15 feet for a corner;
THENCE N.11°18'18"E., a distance of 736.84 feet;
THENCE N.10°53'56"E., a distance of 85.39 feet;
THENCE N.11°21'07"E., a distance of 223.50 feet;
THENCE N.10°54'10"E., a distance of 790.62 feet;
THENCE N.07°16'40"E., a distance of 181.57 feet;
THENCE N.04°08'39"E., a distance of 60.22 feet;
THENCE N.04°08'38"E., a distance of 387.24 feet;
THENCE N.04°21'49"E., a distance of 274.21 feet for a corner;
THENCE S.83°09'43"E., a distance of 244.04 feet to the **POINT OF BEGINNING**.
Containing 1,726,906.82 square feet or 39.6443 acres, more or less.

END OF DESCRIPTION.

Kasey Weadon | New Craft BrewCo

1201 Ridge Rd. | Rockwall, TX 75087

Written Request for Rezoning of 1201 Ridge Rd. Rockwall TX 75087 Currently under the ownership of Benbrooke Ridge Partners

---

Rockwall City Council

City of Rockwall

385 S. Goliad St.

Rockwall, TX 75087

September 15 , 2016

To the members of the Rockwall City Council,

New Craft Brewing Company would like to notify the City of Rockwall of our intent to open a micro-brewery at 1201 Ridge Rd in the Ridge Road Shopping Center. At present our business location is not zoned for our required light industrial use. However, with the approval of the planning and zoning commission, New Craft Brewing Company is respectfully requesting a zoning change to allow the manufacturing and distribution of beer for the above address with no further or future land use. The conditional use will be consistent with the goals, objectives, and policies of the comprehensive plan and land regulations as well as all city, state, and federal licensing.

The primary intent of opening our brewery facility is to manufacture beer for distribution and to sell the beer we produce in kegs and cans to retail vendors. The large majority of our sales will be made from the distribution of our product to local and surrounding markets. Our brewery will also have a front of house taproom where customers can come to our location and try our beers. The taproom will serve jointly as a venue which will host various events and functions as well. However, we are foremost a manufacturer of beer, not a restaurant, brewpub, or bar. While in operation, we will allow and encourage patrons to purchase food from local area restaurants and food trucks, but we will not serve food as a means of revenue.

The micro-brewery industry has been explosive in recent years and there is only more room for growth. Breweries of our nature have very positive economic impact on growing suburban cities such as Rockwall. The beer we produce is taxed both in house at the tap and the keg in retail. The tax revenue we generate will be collected and reused in our local community. We can ensure that our brewery will make appropriate use of the zoning change and positively affect the community and public interest.

Respectfully,

[Signature Here]

Kasey Weadon

Owner and Founder of New Craft BrewCo

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Industrial and Manufacturing	DT	R-O	N-S	GR	C	HC	RT	LI	HI
S										Asphalt or concrete batch plant +								S	S
P	P	P	P	P	P	P	P	P	P	Asphalt or concrete batch plant, temporary +			P	P	P	P	P	P	P
										Bottle works, milk or soft drinks								P	P
										Brewery or distillery (excluding brew pub)								P	P
										Carpet and rug cleaning						S		P	P

Sec. 11.73. AFFIRMATION OF COMPLIANCE. A person who holds a permit under Chapter 19, 20, 21, or 23 may not be subject to an administrative sanction for selling or delivering an alcoholic beverage to a retailer not authorized to purchase and receive the alcoholic beverage if the permit holder:

(1) reasonably believes that the retailer is authorized to purchase and receive that type of alcoholic beverage; and

(2) obtains from the retailer at the time of delivery a written affirmation, which may be printed or stamped on a sales invoice evidencing the sale or delivery of alcoholic beverages by the permit holder, that the retailer is authorized to purchase and receive the type of alcoholic beverage sold and delivered by the permit holder.

CHAPTER 12. BREWER'S PERMIT (B)

Sec. 12.01. AUTHORIZED ACTIVITIES. (a) The holder of a brewer's permit may:

(1) manufacture, bottle, package, and label malt liquor;

(2) import ale and malt liquor acquired from a holder of a nonresident brewer's permit;

(3) sell the ale and malt liquor only to wholesale permit holders in this state or to qualified persons outside the state;

(4) dispense ale and malt liquor for consumption on the premises; [~~and~~]

(5) conduct samplings of ale or malt liquor, including tastings, at a retailer's premises; and

(6) enter into an alternating brewery proprietorship or contract brewing arrangement as provided by Section 12.06.

(b) An agent or employee of the holder of a brewer's permit may open, touch, or pour ale or malt liquor, make a presentation, or answer questions at a sampling event.

Sec. 12.02. FEE. The annual state fee for a brewer's permit is $1,500.

Sec. 12.03. ALE OR MALT LIQUOR FOR EXPORT. Regardless of any other provision of this code, a holder of a brewer's permit may manufacture and package malt beverages, or import them from outside the state, for shipment out of the state, even though the alcohol content, containers, packages, or labels make the beverages illegal to sell within the state. The permittee may export the beverages out of the state or deliver them at his premises for shipment out of the state without being liable for any state tax on beer, ale, or malt liquor sold for resale in the state.

Sec. 12.04. CONTINUANCE OF OPERATION AFTER LOCAL OPTION ELECTION. The right of a brewer's permittee to continue operation after a prohibitory local option election is covered by Section 251.75 of this code.

~~**Sec. 12.05. SALES BY CERTAIN BREWERS.** The holder of a brewer's permit whose annual production of ale in this state does not exceed, together with the annual production of beer by the holder of a manufacturer's license acting under the authority of Section 62.12 of this code at the same premises, a total of 75,000 barrels, may sell ale produced under the permit to those persons to whom the holder of a general class B wholesaler's permit may sell malt liquor under Section 20.01(3) of this code. With regard to such a sale, the brewer has the same authority and is subject to the same requirements that apply to a sale made by the holder of a general class B wholesaler's permit.~~

NOTE: Section 12.05 repealed by Senate Bill 516, 83rd Legislature, Regular Session, 2013, effective June 14, 2013.

Sec. 12.052. SALES BY CERTAIN BREWERS TO CONSUMERS. (a) In addition to the activities authorized by Section 12.01, the holder of a brewer's permit whose annual production of ale together with the annual production of beer by the holder of a manufacturer's license at the same premises does not exceed a total of 225,000 barrels may sell ale produced on the brewer's premises under the

permit to ultimate consumers on the brewer's premises for responsible consumption on the brewer's premises.

(b) The total combined sales of ale to ultimate consumers under this section, together with the sales of beer to ultimate consumers by the holder of a manufacturer's license under Section 62.122 at the same premises, may not exceed 5,000 barrels annually.

Sec. 12.06. USE OF FACILITIES. (a) The holder of [~~An entity or successor to an entity that on May 1, 2005, held~~] a brewer's or nonresident brewer's permit [~~or whose brand was legally sold in this state~~] may contract with the holder of a brewer's permit:

(1) to provide brewing services; or

(2) for the use of the permit holder's brewing facilities under an alternating brewery proprietorship if each party to the proprietorship:

(A) has filed the appropriate Brewer's Notice and Brewer's Bond, as required by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury; and

(B) if applicable, has posted with the commission a bond in an amount determined by the commission under Subsection (e) or (f) [~~or to provide brewing services~~].

(b) An entity [~~or successor to an entity that on May 1, 2005, held a brewer's or nonresident brewer's permit or whose brand was legally sold in this state~~] is not required to own its brewing facilities if the entity operates under an alternating brewery proprietorship as provided by Subsection (a).

(c) Each entity that is a party to an alternating brewery proprietorship or contract brewing arrangement must hold a permit at the location where brewing services are conducted under the arrangement [~~More than one brewer's permit may be issued for a single premises if the permit holder for the premises has contracted with an entity or successor to an entity that on May 1, 2005, held a brewer's or nonresident brewer's permit or whose brand was legally sold in this state for the use of the permit holder's brewing facilities or to provide brewing services~~].

(d) This section does not authorize a person acting as an agent for a brewery located outside of this state to contract with the holder of a brewer's permit to brew ale or malt liquor on the person's behalf. A contract described by this subsection may only be entered into by the holder of a brewer's permit and another person holding a permit under this code.

(e) Subject to Subsection (f), the commission by rule may require an entity that is a party to an alternating brewery proprietorship or contract brewing arrangement to post with the commission a bond in an amount determined by the commission not to exceed $200,000.

(f) An entity that is a party to an alternating brewery proprietorship or contract brewing arrangement must post with the commission a bond in an amount determined by the commission of not less than $30,000 if the entity does not own a fee interest in a brewing facility.

CHAPTER 12A. BREWER'S SELF-DISTRIBUTION PERMIT(DA)

Sec. 12A.01. ELIGIBILITY FOR PERMIT. A brewer's self-distribution permit may be issued only to the holder of a brewer's permit under Chapter 12 or the holder of a nonresident brewer's permit under Chapter 13.

Sec. 12A.02. AUTHORIZED ACTIVITIES. (a) A holder of a brewer's self-distribution permit whose annual production of ale under the brewer's or nonresident brewer's permit, together with the annual production of beer by the holder of a manufacturer's or nonresident manufacturer's license at the same premises, does not exceed 125,000 barrels may sell ale produced under the brewer's or nonresident brewer's permit to those persons to whom the holder of a general class B wholesaler's permit may sell ale under Section 20.01(3).

(b) The total combined sales of ale under this section, together with the sales of beer by the holder of a manufacturer's self-distribution license under Section 62A.02 at the same premises, may not exceed 40,000 barrels annually.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 1 (PD-1) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING BY AMENDING THE PERMITTED LAND USES TO ALLOW THE *BREWERY AND DISTILLERY (EXCLUDING BREWPUB)* LAND USE FOR A 25.97-ACRE PORTION OF THE ~39.6443-ACRE PLANNED DEVELOPMENT DISTRICT BEING SITUATED WITHIN THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 225 & THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kasey Weadon of New Craft Brewing, LLC for the approval of an amendment to Planned Development District 1 (PD-1) and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall for the purpose of incorporating the Brewery and Distillery (Excluding Brewpub) land use for a 29.97-acre portion of the ~39.6443-acre planned development district, being situated within the B. J. T. Lewis Survey, Abstract No. 225 & the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 1 (PD-1) [*Ordinance No.'s 72-02, 83-21, 02-49 & 12-03*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 72-02, 83-21, 02-49 & 12-03*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Location Map/Area Concept Plan*, described in *Exhibit 'A'* of this ordinance, attached hereto and

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incorporated herein by reference as *Exhibit 'A'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF NOVEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 17, 2016*

2nd Reading: *November 7, 2016*

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Exhibit 'A':
Legal Description

BEING an approximate 39.6443-acre tract of land situated in the Eastridge Center Addition, O'Reilly Addition, and Rockwall Commons Addition, as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of State Highway 205 (*S. Goliad Street*) and the most northeastern corner of the Eastridge Center Addition (*Plat Dated June 27, 1977*), said point being the *POINT OF BEGINNING*;

THENCE S.85°55'54"E., a distance of 122.63-feet to a point in the right of way of State Highway 205 (*S. Goliad Street*);

THENCE S.42°16'51"E., a distance of 562.88-feet;

THENCE S.50°16'49"E., a distance of 45.96-feet for a corner;

THENCE S.17°37'07"W., a distance of 574.34-feet along the centerline of the Dallas, Garland and Northeastern Railroad;

THENCE continue southerly along said line, a distance of 902.87-feet;

THENCE S.17°45'42"W., a distance of 1,008.68-feet for a corner;

THENCE N.73°24'37"W., a distance of 57.97-feet;

THENCE N.71°22'39"W., a distance of 378.33-feet;

THENCE N.71°58'06"W., a distance of 42.15-feet for a corner;

THENCE N.11°18'18"E., a distance of 736.84-feet;

THENCE N.10°53'56"E., a distance of 85.39-feet;

THENCE N.11°21'07"E., a distance of 223.50-feet;

THENCE N.10°54'10"E., a distance of 790.62-feet;

THENCE N.07°16'40"E., a distance of 181.57-feet;

THENCE N.04°08'39"E., a distance of 60.22-feet;

THENCE N.04°08'38"E., a distance of 387.24-feet;

THENCE N.04°21'49"E., a distance of 274.21-feet for a corner;

THENCE S.83°09'43"E., a distance of 244.04-feet to the *POINT OF BEGINNING*.

Containing 1,726,906.82 square-feet or 39.6443-acres, more or less.

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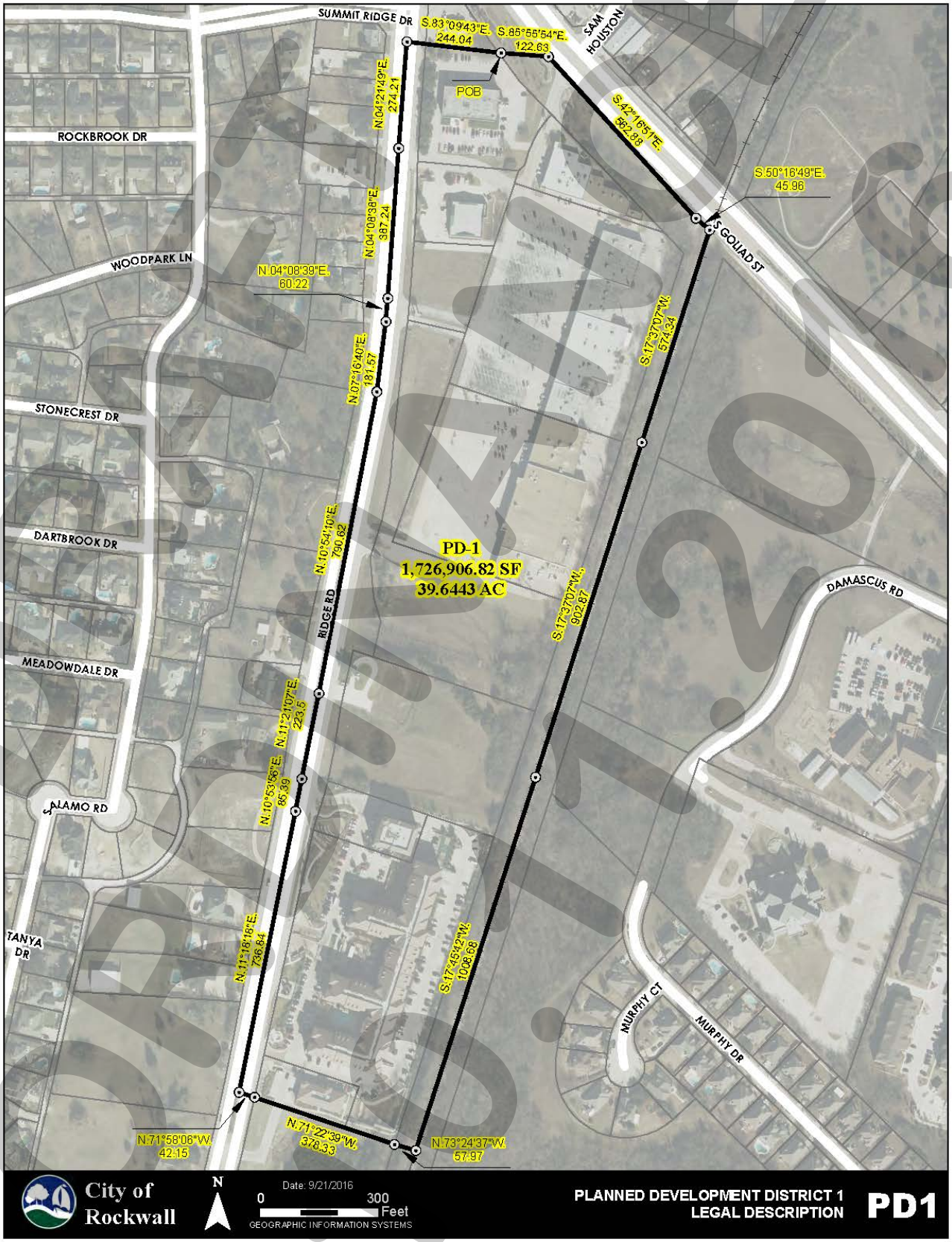
Exhibit 'A':
Survey



DRAFT 10.11.2016

Exhibit 'A':
Location Map/Area Concept Plan

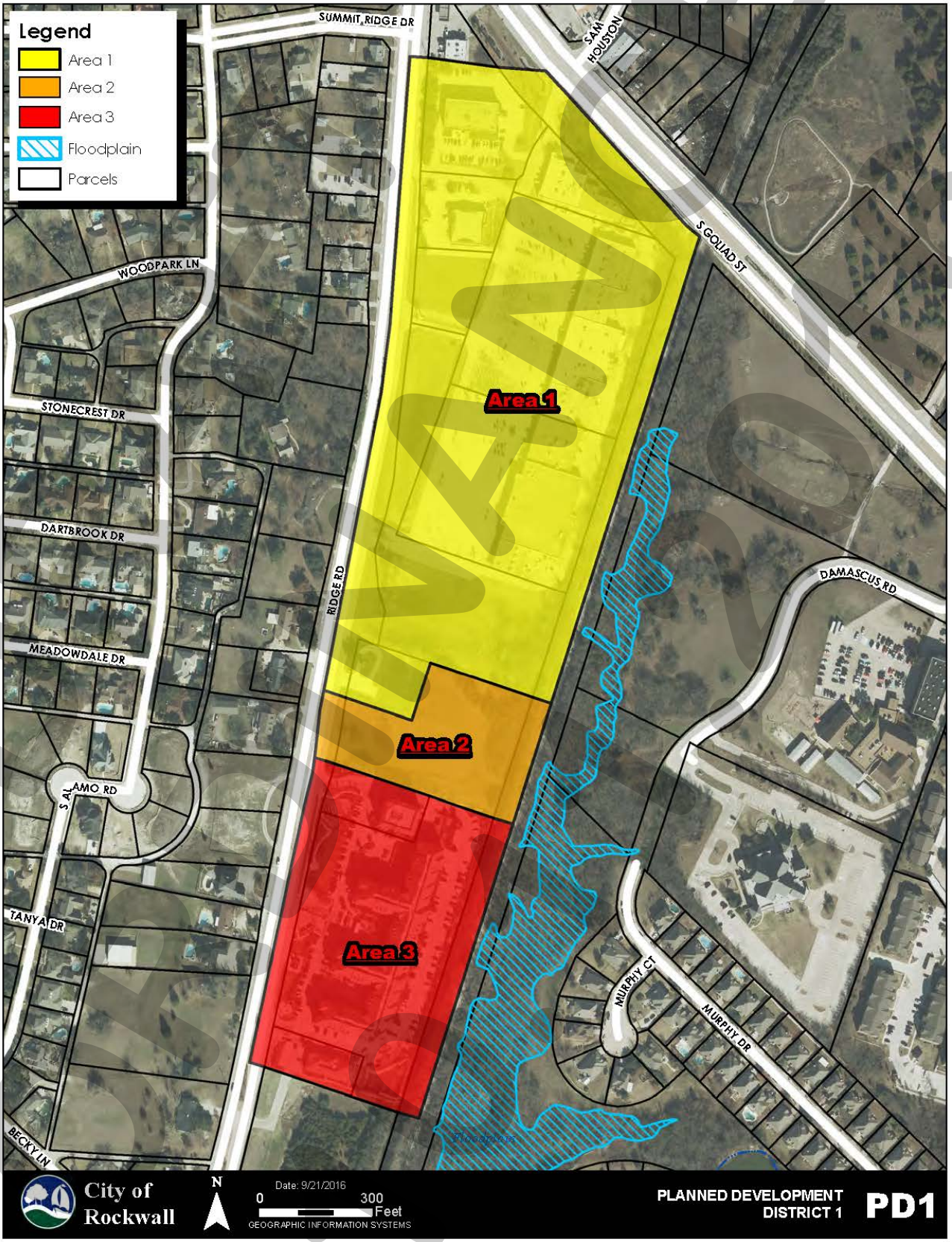


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Exhibit 'B':
PD Development Standards

Purpose.

The purpose of this amendment to Planned Development District 1 (PD-1) is to consolidate *Ordinance No.'s 72-02*, *83-21*, *02-49* & *12-03*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of adding the *Brewery or Distillery (Excluding Brew Pub)* land use to *Area 1* as depicted in *Exhibit 'A'* of this ordinance.

Area 1 [Ordinance No. 72-02].

1. *Permitted Uses.* *Area 1* as depicted in *Exhibit 'A'* of this ordinance shall be subject to the land uses permitted in the General Retail (GR) District and Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional uses being permitted *by-right*:

   ☑ General/Medical Office

   In addition, the following additional uses being permitted by Specific Use Permit (SUP):

   ☑ Brewery or Distillery (*Excluding Brew Pub*)

2. *Density and Dimensional Requirements.* The development of *Area 1* as depicted in *Exhibit 'A'* of this ordinance shall be subject to the development standards stipulated for properties within a General Retail (GR) and Multi-Family 14 (MF-14) Districts as required by Section 3.9, *Multi-Family 14 (MF-14) District*, and Section 4.4, *General Retail (GR) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

Area 2 [Ordinance No. 12-03].

1. *Permitted Uses.* *Area 2* as depicted in *Exhibit 'A'* of this ordinance shall be subject to the land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional uses being permitted *by-right*:

   ☑ General/Medical Office
   ☑ Urban Residential Housing (*as Defined by the Unified Development Code [Ordinance No. 04-38]*)

2. *Density and Dimensional Requirements.* The development of *Area 2* as depicted in *Exhibit 'A'* of this ordinance shall be in accordance with the *PD Concept Plan* contained in *Exhibit 'C'* of this ordinance, and with the Mixed Use Overlay (MUO) District standards stipulated by Section 6.5, *Mixed Use Overlay (MUO) District*, of the Unified Development Code [*Ordinance No. 04-38*]. In addition, *Area 2* shall be subject to the following additional requirements:

   (a) A maximum of 140 urban residential units shall be allowed.

(b) The average dwelling unit size shall not be less than 980 square feet.

(c) The development must contain a minimum of 12,000 square feet of non-residential space.

(d) The overall height may not exceed 65-feet as measured to the midpoint of the sloped roof from the average grade along the front of the building, and as depicted on the *Section Through Center of Site* drawing attached hereto as *Exhibit 'C'*.

(e) A minimum of 20% open space shall be provided, and the open space shall be developed to the extent reflected on the Concept Plan. A pool for the use of the residents shall be provided.

(f) The interiors of all residential units shall include higher grade finish-out materials such as granite or other comparable counter tops, durable high quality flooring, and stainless steel and other high end appliances.

3. *Procedure.* The procedure for submittals associated with the development of *Area 2* shall be as follows:

(a) Submittal and approval of a detailed *PD Site Plan*, for review and approval by the Architectural Review Board (ARB) and Planning and Zoning Commission.

(b) Submittal and approval of a final plat.

Area 3 [Ordinance No. 02-49].

1. *Permitted Uses.* *Area 3* as depicted in *Exhibit 'A'* of this ordinance shall be subject to the land uses permitted in the General Retail (GR) District and Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional uses being permitted *by-right*:

- ☑ Townhomes
- ☑ General/Medical Office
- ☑ Multifamily (*with a Maximum Density of 15 Dwelling Units/Acre*)

2. *Density and Dimensional Requirements.* The development of *Area 3* as depicted in *Exhibit 'A'* of this ordinance shall in accordance with the *PD Concept Plan* contained in *Exhibit 'D'* of this ordinance. In addition, *Area 3* shall be subject to the following additional requirements:

(a) *Residential.* Residential uses shall be governed by the following standards:

(i) Residential uses must be integrated with retail and/or office uses in terms of site planning. The separate uses must not be perceived or discrete developments.

(ii) The development may not exceed four (4) square feet of residential use for at least one (1) square foot of non-residential use (unless approved as part of this PD) for each phase of the development.

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(b) *Open Space.* A minimum of 20% of the site shall be devoted to open space. This requirement may be satisfied by either public or by a combination of public and private open space. Open space shall be satisfied with each phase of development, or the developer must execute a reservation of open space in a form that will assure the City that such open space will be provided.

(c) *Height.* The development should average two (2) to three (3) stories in height, but not exceed three (3) stories unless otherwise approved as part of this PD. If adjacent to single family zoned areas, this height should taper down to two (2) stories if the development is close to the property line.

(d) *Enhancements.*

(i) Pedestrian areas shall be enhanced with trees, decorative paving and pedestrian-level lighting.

(ii) Public and private open space shall be developed to the extent reflected in the plan.

(e) *Parking.* Parking shall meet the following standards:

(i) Parking required for a building shall primarily be located behind the building. On-street parking may be allowed to partially meet the required parking for a building or use.

(ii) A majority of parking shall be structured or decked to minimize the amount of land given over to parking.

(iii) Site access and non-residential use parking shall be shared between non-residential uses.

(iv) The minimum amount of required parking may be 10% below the City's standard requirement.

(v) The minimum amount of parking may be further reduced where parking is shared by multiple uses and is justified by the applicant.

(f) *Amenities.* A pool for the use of the residents will be provided.

(g) *Traffic.* A facilities agreement will be required to address traffic improvements as called for in the traffic engineer's recommendations.

(h) *Phasing.* If constructed in phases, no phase shall exceed the allowed ratio of 4 square feet of residential to 1 square foot of non-residential uses.

3. <u>Procedure.</u> A *PD Site Plan* is mandatory and is the final step of the *PD Development* process. The purposes of a *PD Site Plan* is to assure that the development of individual building lots, parcels, or tracts within the *PD District* are consistent with the approved Concept Plan and Development Plan, if any, and to assure that the standards applicable within the *PD District* are met for each such lot, parcel or tract. Following approval by the City Council a *PD Site Plan* shall continue to be valid for a period of three years. However, the Council may extend the three (3) year time period following a recommendation of said extension from the Planning and Zoning Commission.

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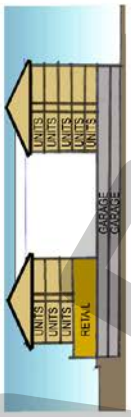
The Site Plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the Architectural Review Board (ARB) for consistency with the overall objectives of the district. The Board's recommendation shall be forwarded to the Planning & Zoning Commission for consideration in their recommendation to City Council.

A *PD Site Plan* shall terminate at the end of such three (3) year period (*or extended period if approved by the City Council*) unless, within such period, a preliminary plat has been filed with the City for the entire land covered by the *PD Site Plan*. In which case, the Site Plan will remain valid as long as there is an approved plat for the property. If a *PD Site Plan* terminates, development of the land covered by the terminated plan cannot occur until a new *PD Site Plan* has been approved for the land as provided by this Ordinance.

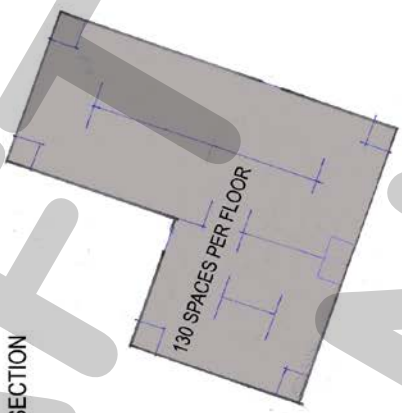
DRAFT ORDINANCE 10.11.2016

Exhibit 'C':
Area 2 Concept Building Elevation [Ordinance No. 12-03]





A - A SECTION



GARAGE FLOOR PLAN (BASEMENT 1 & 2)

TABULATION:

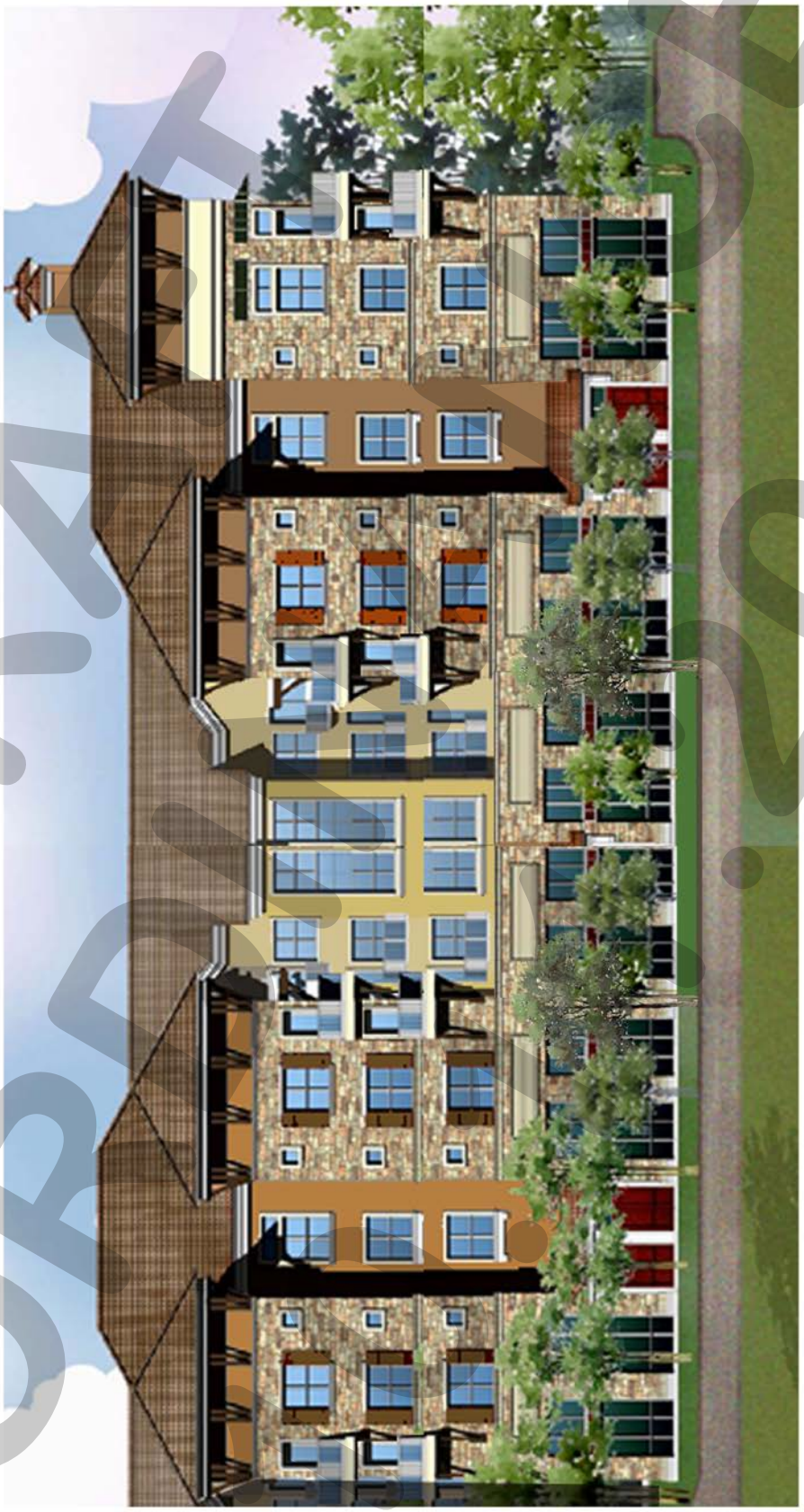
5 STORY OVER 2 LEVEL PODIUM
140 UNITS AVG 980 SF (108 UNITS IF 4 STORY)
12000 SF RETAIL
333 TOTAL PARKING SPACES (260 IN GARAGE, 73 SURFACE)
72 SPACES RETAIL
261 SPACES RESIDENTIAL (1.9 AVG)
UNIT MIX:
25% 1BRs, 50% 2BRs, 25% 3BRs
OPEN SPACE: 20%

NORTH

SITE PLAN 3

DRAFT ORDINANCE 10.11.2016

Exhibit 'C':
Area 2 Concept Building Elevation [Ordinance No. 12-03]



DRAFT ORDINANCE 2016

Exhibit 'C':
Area 2 Building Height Comparison [Ordinance No. 12-03]



HEIGHT COMPARISON WITH OFFICE

DRAFT ORDINANCE 1.2016

Exhibit 'C':
Area 2 Line of Sight Study [Ordinance No. 12-03]

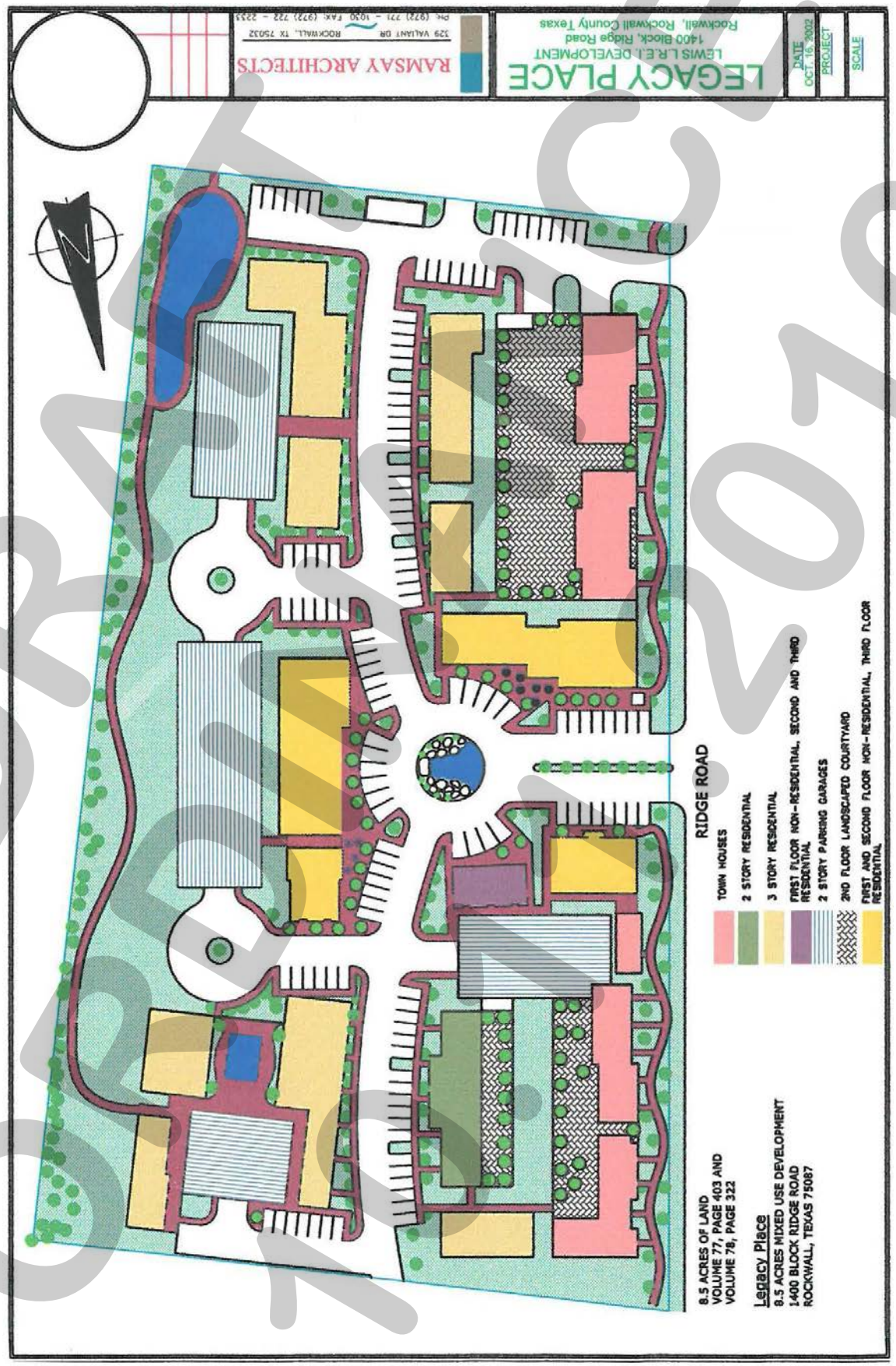


SECTION THROUGH CENTER OF SITE

DRAFT ORDINANCE 10.17.2016

Exhibit 'D':

Area 3 Concept Plan [Ordinance No. 02-49]



DRAFT ORDINANCE 10.11.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Noah Flabiano, *Skorburg Company*

AGENDA ITEM: **Z2016-032**; *Amendments to PD-74 (Breezy Hill Subdivision)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C'* of *Ordinance No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres (see *Figure 1* for the adjusted lot mix).

Figure 1: Current Lot Mix

Lot Types	*A*	*B*	*C*	*D*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*
Number of Units	*206*	*112*	*326*	*98*
Dwelling Unit %	*27.80%*	*15.10%*	*43.90%*	*13.20%*

On May 16, 2016, the applicant submitted an alternate concept plan depicting a reduction in the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose of amending Planned Development District 74 (PD-74) to include an additional residential phase of 50' x 120' lots (*i.e. minimum of 6,000 SF*). In addition, this case proposed raising the number

of lots from 742 to 789, and changing the density from 2.0-units/acre to 2.07-units/acre. On June 20, 2016, the City Council approved a motion adopting the amendments to PD-74 and stipulating that the proposed residential phase consist of 60-foot lots (*i.e. Lot Type 'A'*) in lieu of the proposed 50-foot lots (*i.e. Lot Type 'E'*). Prior to the second reading of the ordinance the applicant made a request to withdraw the case; however, at the July 5, 2016 meeting, the City Council approved a motion to deny the case by a vote of 4-3, with Mayor Pruitt and Council Members Townsend and White dissenting. As the City Attorney indicated in the July 5, 2016 meeting, the denial motion would not preclude the applicant from submitting a different request (*e.g. a request for 60-foot lots*) within the one (1) year time period that the applicant would be restricted from submitting the same request (*see Section 8.3.D, Reapplication Due to Changed Conditions, of Article II, Authority and Administrative Procedures, of the Unified Development Code*).

PURPOSE:

The applicant has submitted an application requesting to amend Planned Development District 74 (PD-74) [*Ordinance No. 14-26*] to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of acres designated for retail land uses from 33.7-acres to 19.44-acres for the purpose incorporating an additional residential phase that will be composed of 60' x 120' lots (*i.e. minimum of 7,200 SF*).

CHARACTERISTICS OF THE REQUEST:

The 14.25-acres of land that the applicant is proposing to remove from the retail acreage will establish a new phase of the Breezy Hill Subdivision that will contain 40 single-family homes. The new phase will be located north of the remaining retail acreage, adjacent to Phase IIA. These new homes will be constructed on 60' x 120' lots that will be a minimum of 7,200 square feet in size. The development standards for this new lot type (identified below in *Figure 2* as *Lot Type 'E'*) are the same as the *Lot Type 'A'*. The only difference in the proposed *Lot Type 'E'* and *Lot Type 'A'* will be the ability to have a garage door, in a front entry format, even with the front façade of the primary structure on up to 50% of the proposed garages (*i.e. 20 lots*). Currently, *Lot Type 'A'* requires that the garage be situated in a *'J' Swing* or *Traditional Swing* format or be a minimum of 20-feet behind the front façade of the primary structure. *Lot Type 'E'* (*like Lot Type 'A'*) will also have the ability to orient garages in a *'J' Swing* or *Traditional Swing* format.

Figure 2: Proposed Lot Mix

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*60*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*7,200*
Number of Units	*186*	*117*	*326*	*107*	*40*
Dwelling Unit %	*23.97%*	*15.08%*	*42.01%*	*13.79%*	*5.15%*

Considering the proposed new lot type and the proposed changes to the lot mix, the total number of single-family lots will be increased from 742 to 776. This proposed change increases the density from ~2.0-units/acre to ~2.02-units/acre (*i.e. currently the subdivision has 742 lots on ~371-acres, and the applicant is proposing 776 lots on ~385-acres*). With the exception of the proposed changes to the concept plan and lot mix tables, and subsequent changes to accommodate the new lot type, the applicant is not requesting any additional changes to Planned Development District 74 (PD-74).

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. Should the City Council approve the applicant's request, the Future Land Use Map will be amended to reflect the proposed changes in land use from a *Commercial* designation to a *Low Density Residential* designation. *This has been added to the conditions of approval contained in the Recommendations section of this case memo.*

NOTIFICATION:

On September 30, 2016, staff mailed 363 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

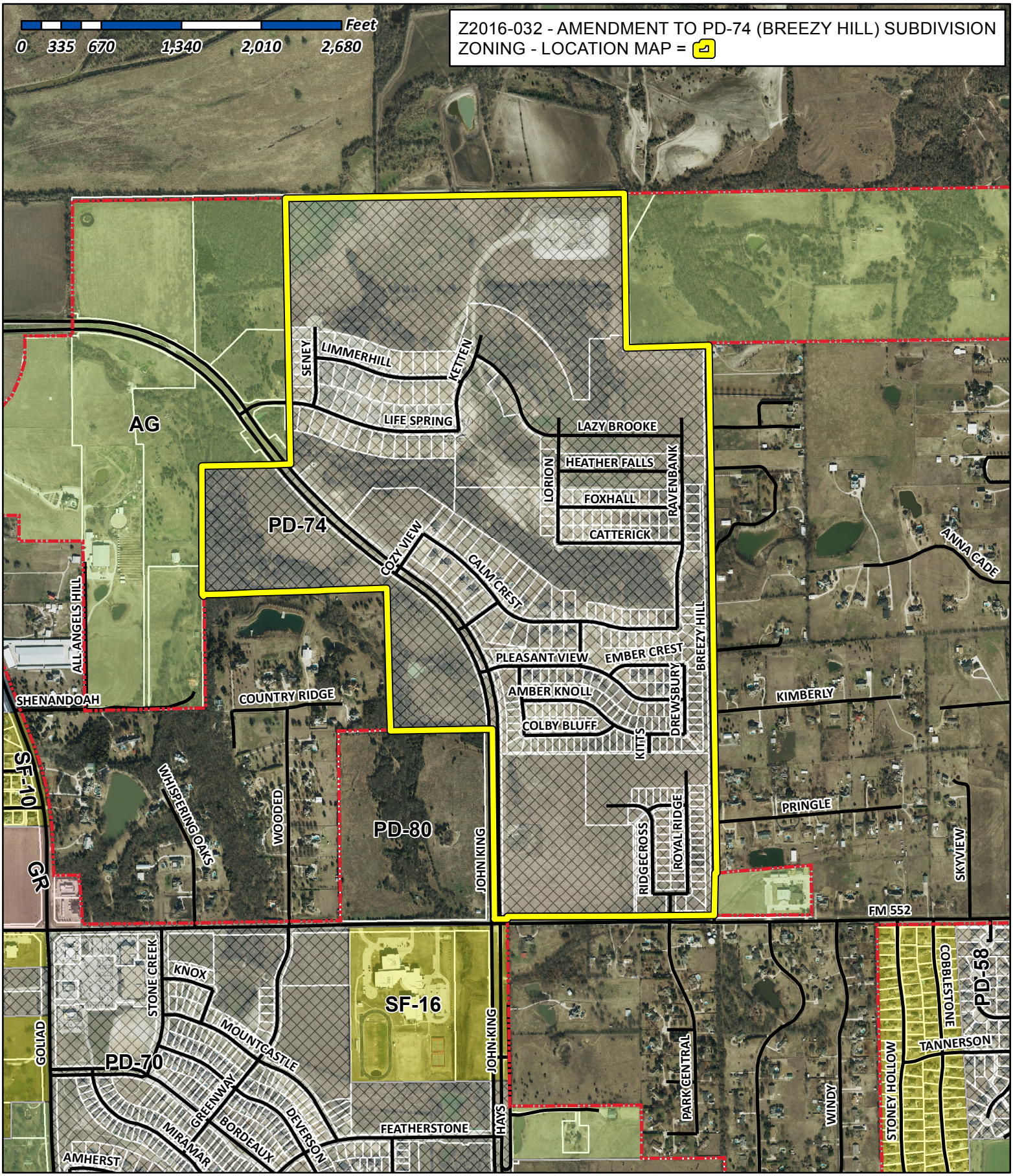
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial* designation to a *Low Density Residential* designation;

3) Prior to accepting a final plat for the proposed phase (*i.e. depicted in pink of the PD Concept Plan*) the applicant shall be required to administratively amend the PD site plan in order to show all necessary entry features/signage, landscaping and hardscaping proposed for the new phase;

4) Prior to accepting a preliminary plat for the proposed phase (*i.e. depicted in pink of the PD Concept Plan*) the applicant shall be required to administratively amend the preliminary plat for Phase IXB to show the new street layout; and,

5) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
(W): www.rockwall.com

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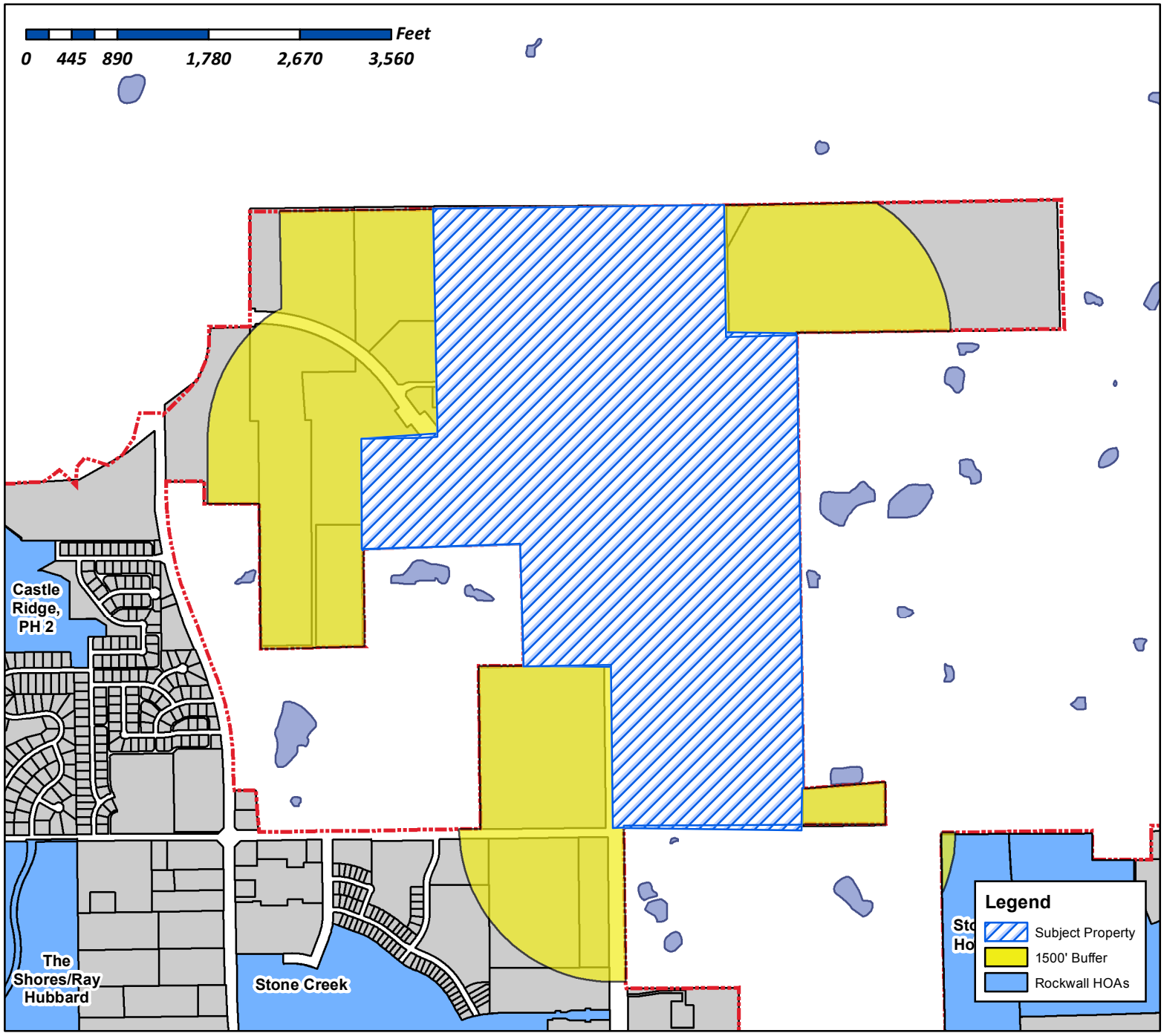
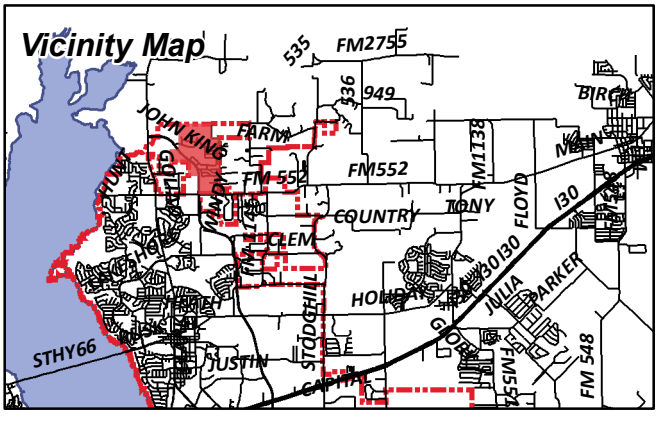


Case Number: Z2016-032
Case Name: Breezy Hill Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74
Case Address: North of FM 552 and west of Breezy Hill Road

Date Created: *09/20/2016*

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 30, 2016 11:28:17 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. The City of Rockwall Planning and Zoning Commission will hold a public hearing on Tuesday, October 11, 2016 and the Rockwall City Council will hold a public hearing on Monday, October 17, 2016. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on September 30, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-032-Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, exas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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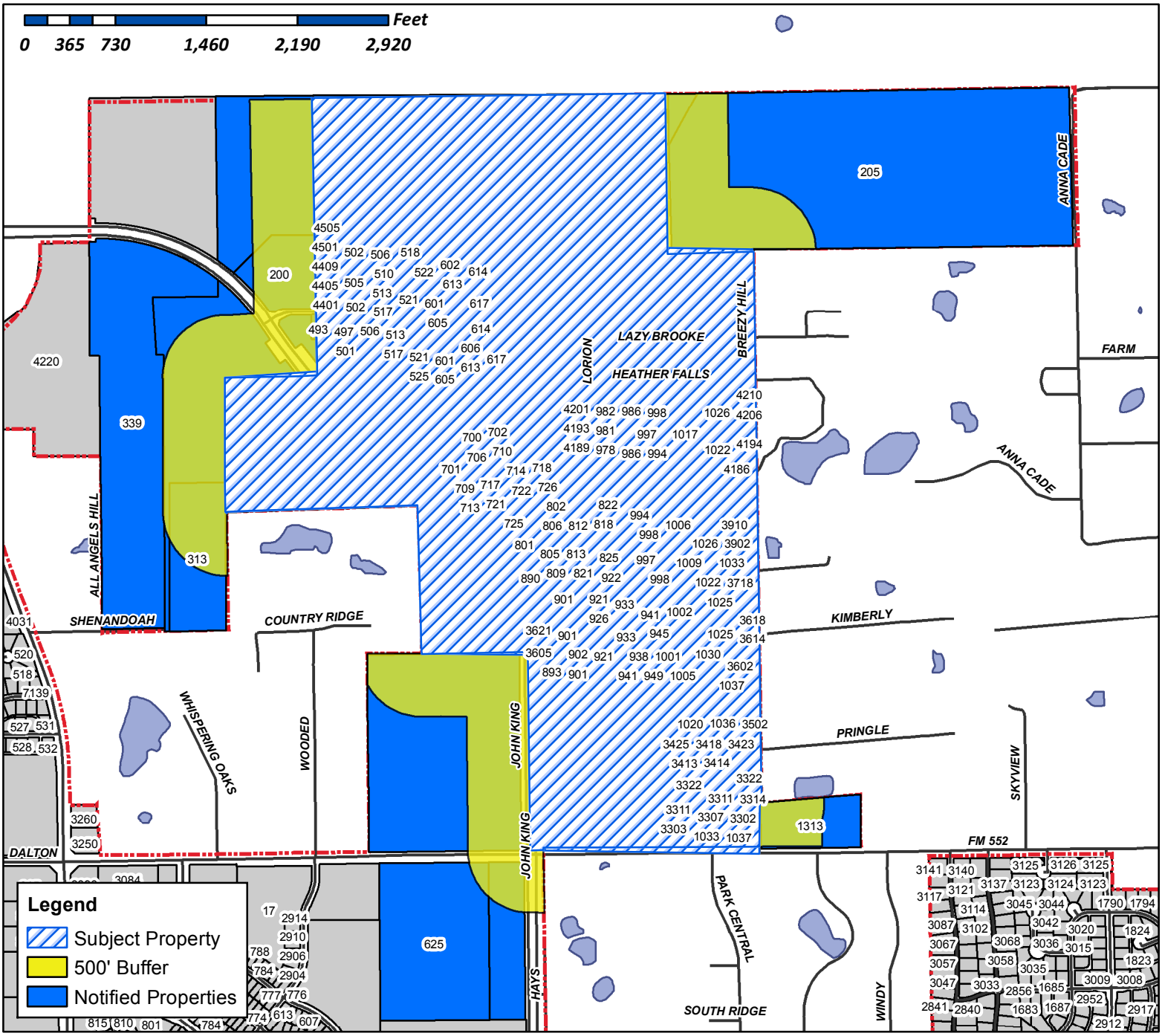

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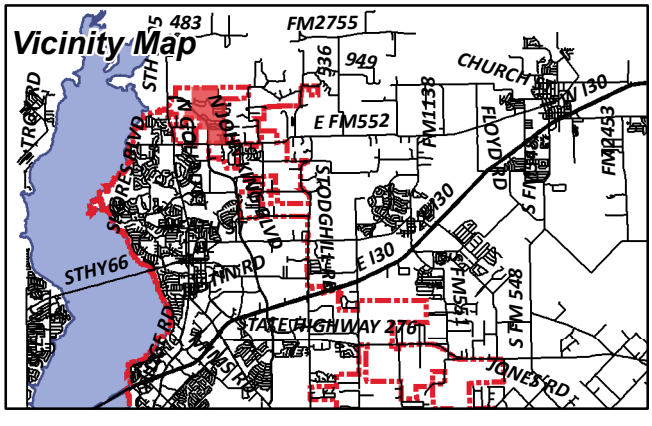

CURRENT RESIDENT
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
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RIGGS WILLIAM AUDY SR ESTATE
105 E KAUFMAN ST
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CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 0

PAUL TAYLOR HOMES LTD
17950 PRESTON RD 0
DALLAS, TX 0

CURRENT RESIDENT
200 LIFE SPRING DR
ROCKWALL, TX 75087

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205 ROCKHOUSE LN
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ROCKWALL, TX 75087

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4501 SENEY DR
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CURRENT RESIDENT
4505 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

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501 LIFE SPRING DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
502 LIMMERHILL DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
506 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
509 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 LIFE SPRING DR
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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518 LIFE SPRING DR
ROCKWALL, TX 75087

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518 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
521 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
521 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
522 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 0

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 0

CURRENT RESIDENT
601 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

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613 LIFE SPRING DR
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613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 LIMMERHILL DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 0
IRVING, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

HANCE LARRY
6306 GLENHOLLOW CT
DALLAS, TX

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX0

CURRENT RESIDENT
701 CALM CREST DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
725 CALM CREST DR
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 CALM CREST DR
ROCKWALL, TX 75087

YAO CHAN-HWA AND ESTHER KUO-LIN
805 CLAM CREST DR
ROCKWALL, TX

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 0

CURRENT RESIDENT
813 CALM CREST DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 0

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER
DALLAS, TX

BH PHASE III SF, LTD. / BH AMC, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX

BH 60'S POD LTD
8214 WESTCHESTER DR
DALLAS, TX

BH PHASE IV SF, LTD.
8214 WESTCHESTER DR
DALLAS, TX

BH BALANCE III LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX

BH PHASE I SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE
DALLAS, TX

BH BALANCE I LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 0

BH BALANCE II LLC
8214 WESTCHESTER DRIVE
DALLAS, TX

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX

CURRENT RESIDENT
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX

CURRENT RESIDENT
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 0

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
929 COLBY BLUFF DR
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 0

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

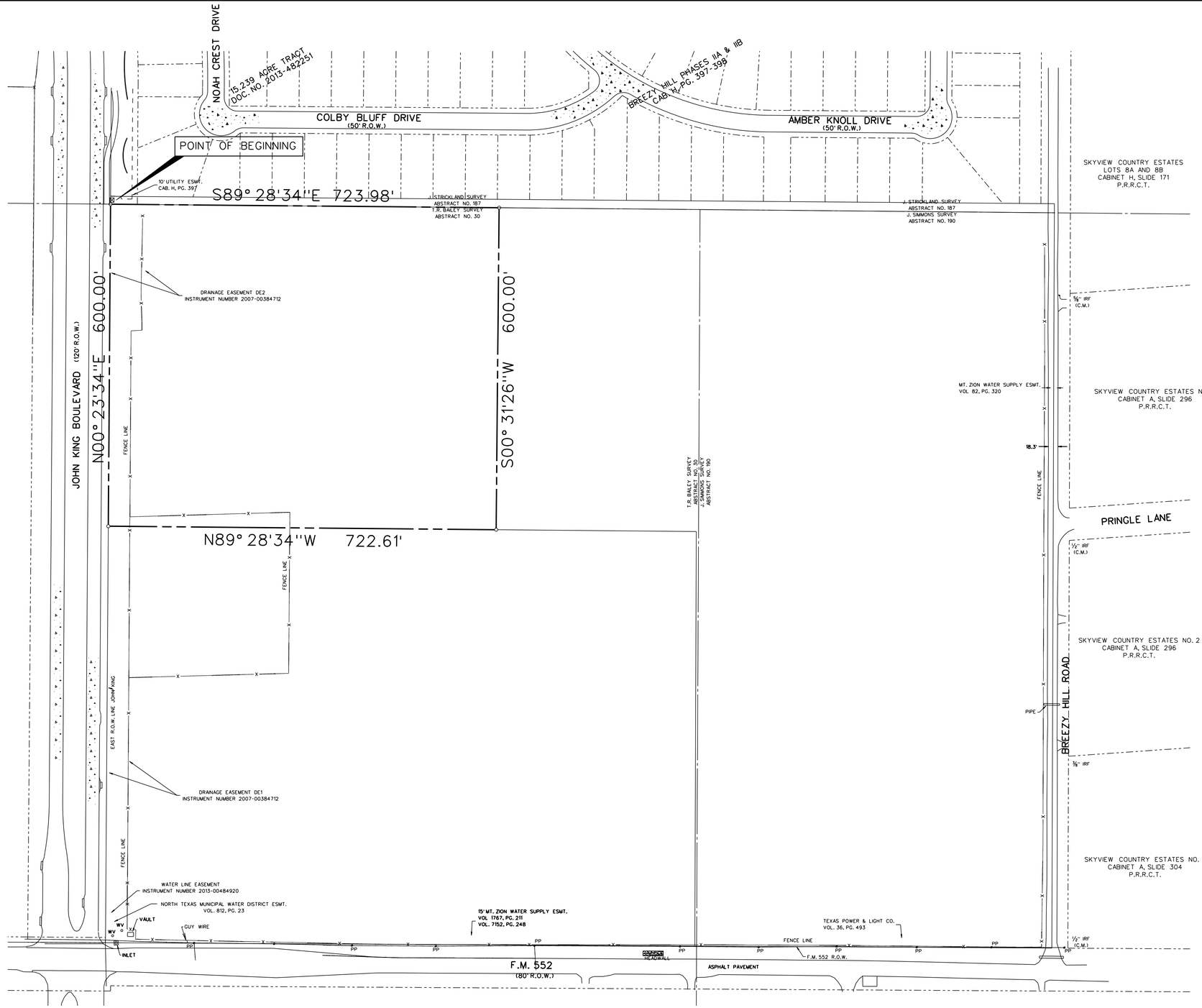
CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 0

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southwest corner of Breezy Hill Phase IIA & IIB, an addition to the City of Rockwall, as described in Cab. H, Pg. 397-398 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.);

THENCE, South 89° 28'34" East, along the south line of said Breezy Hill Phase IIA & IIB, for a distance of 723.98 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 31'26" West, departing said south line, for a distance of 600.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 28'34" West, for distance of 722.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being in the east line of said John King Boulevard;

THENCE, North 00° 23'34" East, along the east line of said John King Boulevard, for a distance of 600.00 feet, to the POINT OF BEGINNING and containing 9.962 acres of land.

SURVEYORS CERTIFICATE

I do hereby certify to Breezy Hill 405, Ltd., BH Balance IV, Ltd., Vestor T. Hughes, Jr., Independent Executor of the Estate of W.W. Caruth, Jr. Deceased, that a survey was made on the ground under my supervision in April 2015, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

1. 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
2. BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
3. IRF - IRON ROD FOUND
   CM - CONTROLLING MONUMENT
   PP - POWER POLE
   WV - WATER VALVE
   -X- - FENCE LINE
4. COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
5. THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
   - TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
9.962 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2015 SCALE: 1"=100'

LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”, at the southwest corner of Breezy Hill Phase IIA & IIB, an addition to the City of Rockwall, as described in Cab. H, Pg. 397-398 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120’ R.O.W.);

THENCE, South 89°28’34” East, along the south line of said Breezy Hill Phase IIA & IIB, for a distance of 723.98 feet, to a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”

THENCE, South 00°31’26” West, departing said south line, for a distance of 600.00 feet, to a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”

THENCE, North 89°28’34” West, for distance of 722.61 feet, to a ½ inch iron rod set with a yellow cap stamped “Corwin Eng. Inc.”, being in the east line of said John King Boulevard;

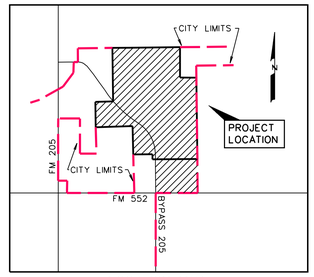
THENCE, North 00°23’34” East, along the east line of said John King Boulevard, for a distance of 600.00 feet, to the POINT OF BEGINNING and containing 9.962 acres of land.



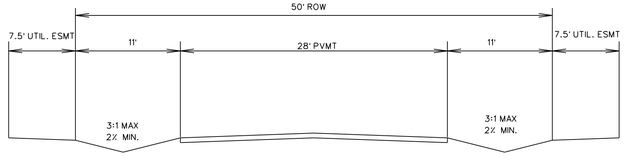


0 200 400 800

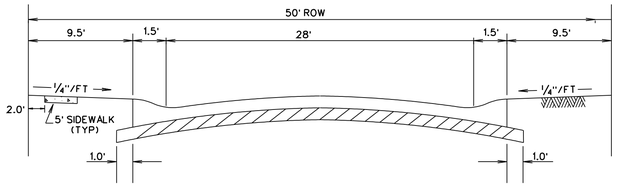
SCALE: 1" = 400'



LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	97.0 AC.	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES - 381.20 AC.
JOHN KING R.O.W. - 8.1 AC.
NET ACRES - 373.10 AC.
20% required Open Space per PD - 74.62 AC.

TOTAL RETAIL - 19.4 AC.
JOHN KING R.O.W. - 4.45 AC.
NET RETAIL ACRES - 16.2 AC.
20% required Open Space per PD - 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT 19.4 ac.

RESIDENTAL TRACT 381.20 ac.

TOTAL ACRES 405.15

TOTAL RESIDENTAL LOTS 776

RESIDENTAL DENSITY 1.92

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

LEGEND

TYPICAL LOT SIZES

TYPE A - - 186 LOTS (60's)

TYPE B - - 117 LOTS (70's)

TYPE C - - 326 LOTS (80's)

TYPE D - - 107 LOTS (100's)

TYPE E - - 40 LOTS (60's)

- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2016 SCALE 1" = 400'

CASE #2015-XXX

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 14-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 14-26, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-26*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

DRAFT ORDINANCE 10.11.2016

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

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not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF NOVEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 17, 2016*

2nd Reading: *November 7, 2016*

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Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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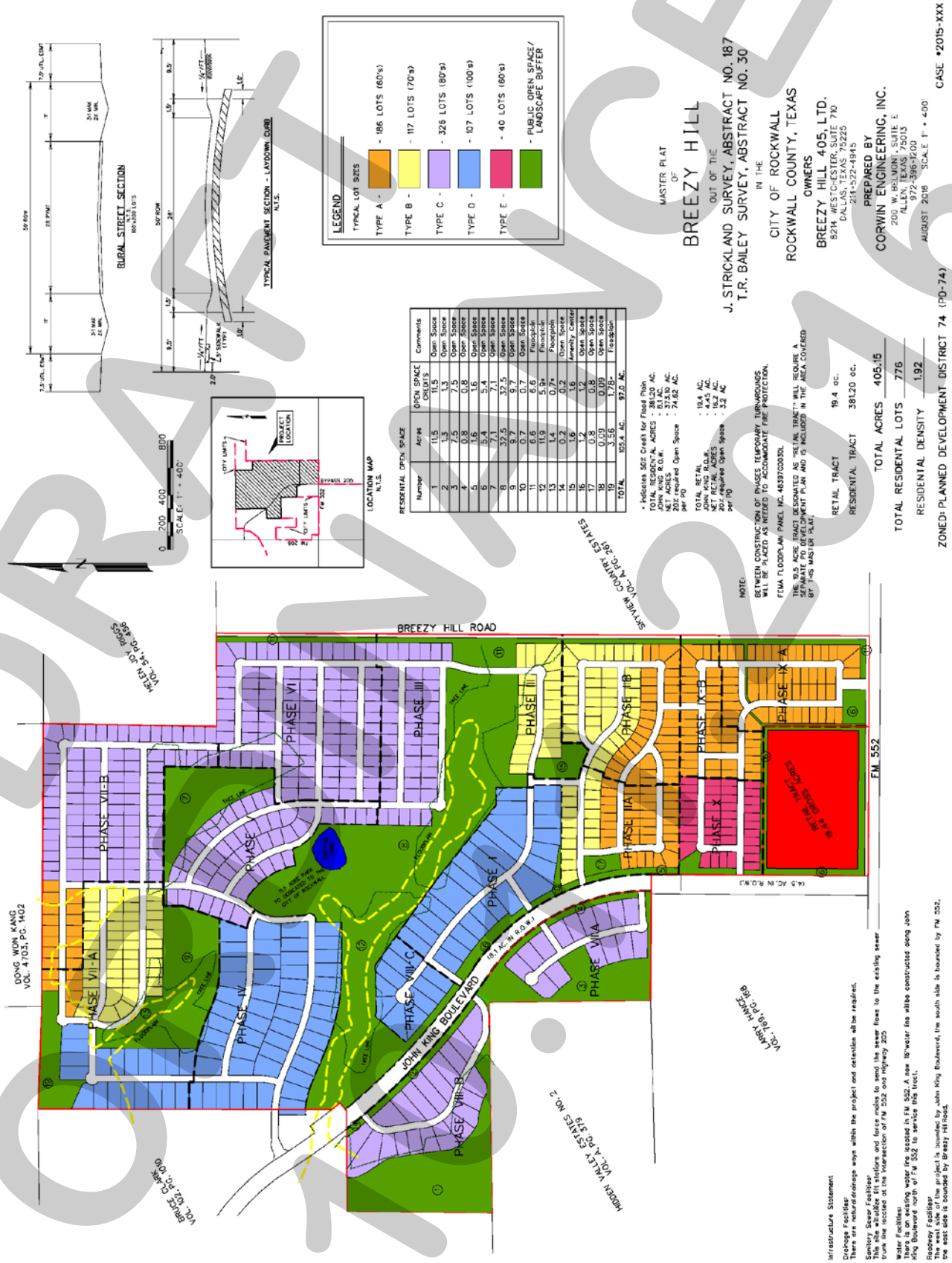
Exhibit 'B':
Concept Plan



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Oct. 2016

Exhibit 'C':
PD Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~***TEXT TO BE REMOVED FROM THE ORDINANCE***~~

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

   a. *Residential uses*. Uses permitted of right or by special use permit for the Single Family 10 (SF-10) District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.

   b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

   - ☑ Animal Hospital, Clinic
   - ☑ Convent or Monastery
   - ☑ Hotel or Motel
   - ☑ Hotel, Residence
   - ☑ Cemetery/Mausoleum
   - ☑ Mortuary of Funeral Chapel
   - ☑ Social Service Provider
   - ☑ Billiard Parlor or Pool Hall
   - ☑ Carnival, Circus, or Amusement Ride
   - ☑ Commercial Amusement/Recreation (Outside)
   - ☑ Gun Club, Skeet or Target Range (indoor)
   - ☑ Astrologer, Hypnotist, or Psychic Art and Science
   - ☑ Garden Supply/Plant Nursery
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Secondhand Dealer
   - ☑ Car Wash, Self Service*
   - ☑ Service Station*
   - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
   - ☑ Helipad
   - ☑ Railroad Yard or Shop
   - ☑ Transit Passenger Facility

   ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

   The following additional use shall be permitted of right in the PD District:

   - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

   c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and

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through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

d. *Density and lot composition*. If the retail develops in accordance with the attached Concept Plan, no more than ~~***742***~~ ***776*** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	~~***206***~~ ***186***	~~***27.80***~~ ***23.97%***
B	70' x 120'	8,400	Front	~~***112***~~ ***117***	~~***15.10***~~ ***15.08%***
C	80' x 125'	10,000	Front	326	~~***43.90***~~ ***42.01%***
D	100' x 200'	20,000	Front	~~***98***~~ ***107***	~~***13.20***~~ ***13.79%***
E	***60' x 120'***	***7,200***	***Front***	***40***	***5.15%***
AVERAGE LOT SIZE:		**10,000**			
			MAXIMUM ALLOWED TOTAL UNITS:	~~***742***~~ ***776***	**100%**

e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed ~~***742***~~ ***776*** units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

(1) Lot types "A & B" may increase not more than 5% in aggregate number.
(2) Lot type "C" shall not be decreased below ~~***42%***~~ ***42.01%*** of the total ~~***742***~~ ***776*** lots.
(3) Lot Type "D" shall not be decreased below ~~***98***~~ ***107*** of the total lots.
(4) Lot Type "E" shall not increase above 40 of the total lots.

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

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B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	***36'***
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	***2,200***
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	***20' [4]***
Minimum Rear Yard Building Setback	10'	10'	15'	15'	***10'***
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	***5'***
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	***15'***
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	***20'***
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	***7,200***
Minimum Lot Frontage [1]	60'	70'	80'	100'	***60'***

Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

[3]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

[4]: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

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b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

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d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. ***Detached Single Family Lot Type E***

Development Standards	
Minimum Lot Size	***7,200 SF***
Minimum Lot Width (@ Front Building Line)	***60'***
Minimum Lot Depth	***110'***
Minimum Lot Width (Corner Lot)	***65'***
Minimum Side Yard Setback	***5'***
Minimum Front Yard Building Setback	***20' (Front porch may encroach to within 10-feet of the front property line)*** [1]
Minimum Rear Yard Building Setback	***10'***
Minimum Air Conditioned Square Footage	***2,200 SF***
Minimum Roof Pitch	***8:12 Except for 4:12 on Porch Roofs***
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	***80%***
Garage Orientation [1]	***Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.***
Maximum Lot Coverage	***65%***

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Notes:

[1]: No two adjacent lots on the same side of the street may have front entry only garages facing the street.

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	***60' x 120'***	***i., ii.***

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.

iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. Streetscape Landscape. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

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(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

   a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
   b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
   c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
   d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
   e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
   f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
   g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may

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meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.

h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
   a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
   b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
   c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on

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the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).

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Figure 1: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

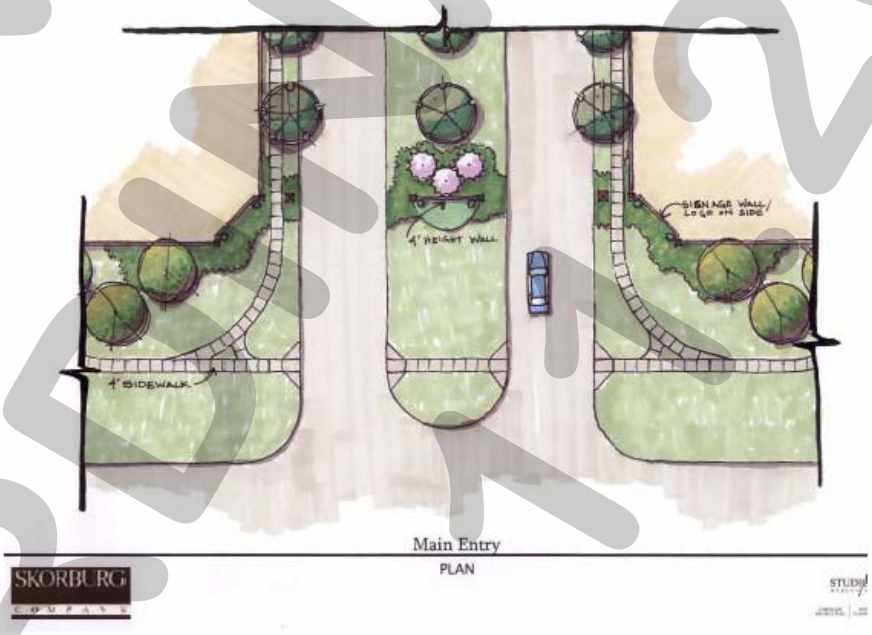

Figure 2: *Example of Subdivision Signage Locations*

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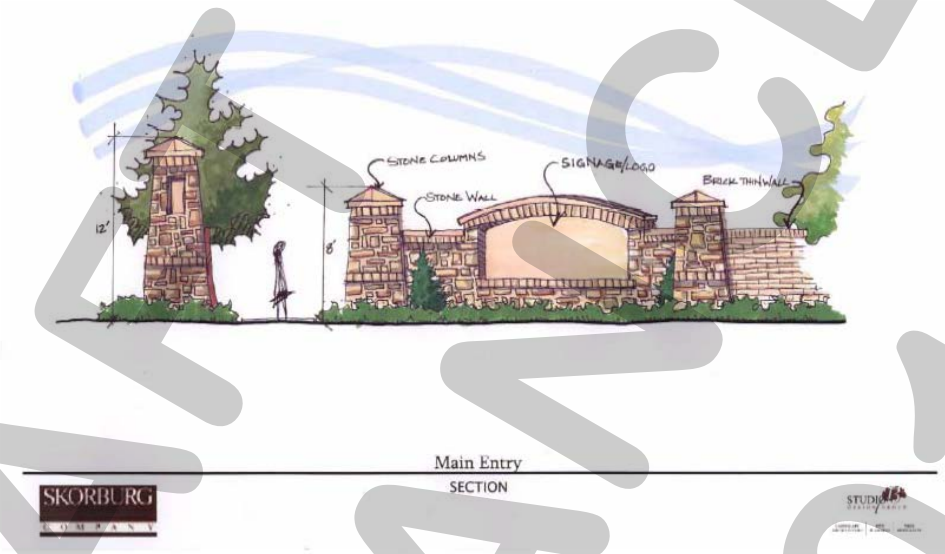

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

Kristy Ashberry
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

DRAFT ORDINANCE 10.17.2016

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP
BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKORBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKORBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
Kellie Lee Patch
Notary Public, State of Texas
My Comm. Expires 05 / 12 / 2015

DRAFT ORDINANCE 10.17.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Chad & Lindsay Hudson

AGENDA ITEM: **P2016-040;** *Lots 7 & 8, Block A, Independence Pass Addition*

SUMMARY:

Discuss and consider a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of the request is to replat one (1) 1.4-acre lot [Lot 5, Block A, Independence Pass Addition] into two (2) .70-acre lots [Lots 7 & 8, Block A, Independence Pass Addition] for the purpose of subdividing one (1) lot into two (2) lots.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 7 & 8, Block A, Independence Pass Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-040	**Owner**	CHAD, J HUDSON PROPERTIES INC	**Applied**	9/16/2016 LM
Project Name	Lots 7 & 8, Block A	**Applicant**	CHAD, J HUDSON PROPERTIES INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	9/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
107 INDEPENDENCE PL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDEPENDENCE PASS	1	A	1	4043-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/12/2016	8/19/2016	9/20/2016	39	APPROVED	
ENGINEERING	Amy Williams	8/12/2016	8/19/2016	9/20/2016	39	COMMENTS	See Comment
(9/20/2016 3:51 PM AW) Need common access easement between lot 7 and 8							
FIRE	Ariana Hargrove	8/12/2016	8/19/2016	9/22/2016	41	APPROVED	
GIS	Lance Singleton	8/12/2016	8/19/2016				
PLANNING	Korey Brooks	8/12/2016	8/19/2016	9/23/2016	42	COMMENTS	Comments

(9/23/2016 12:08 PM KB)

P2016-040 Independence Pass Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place.

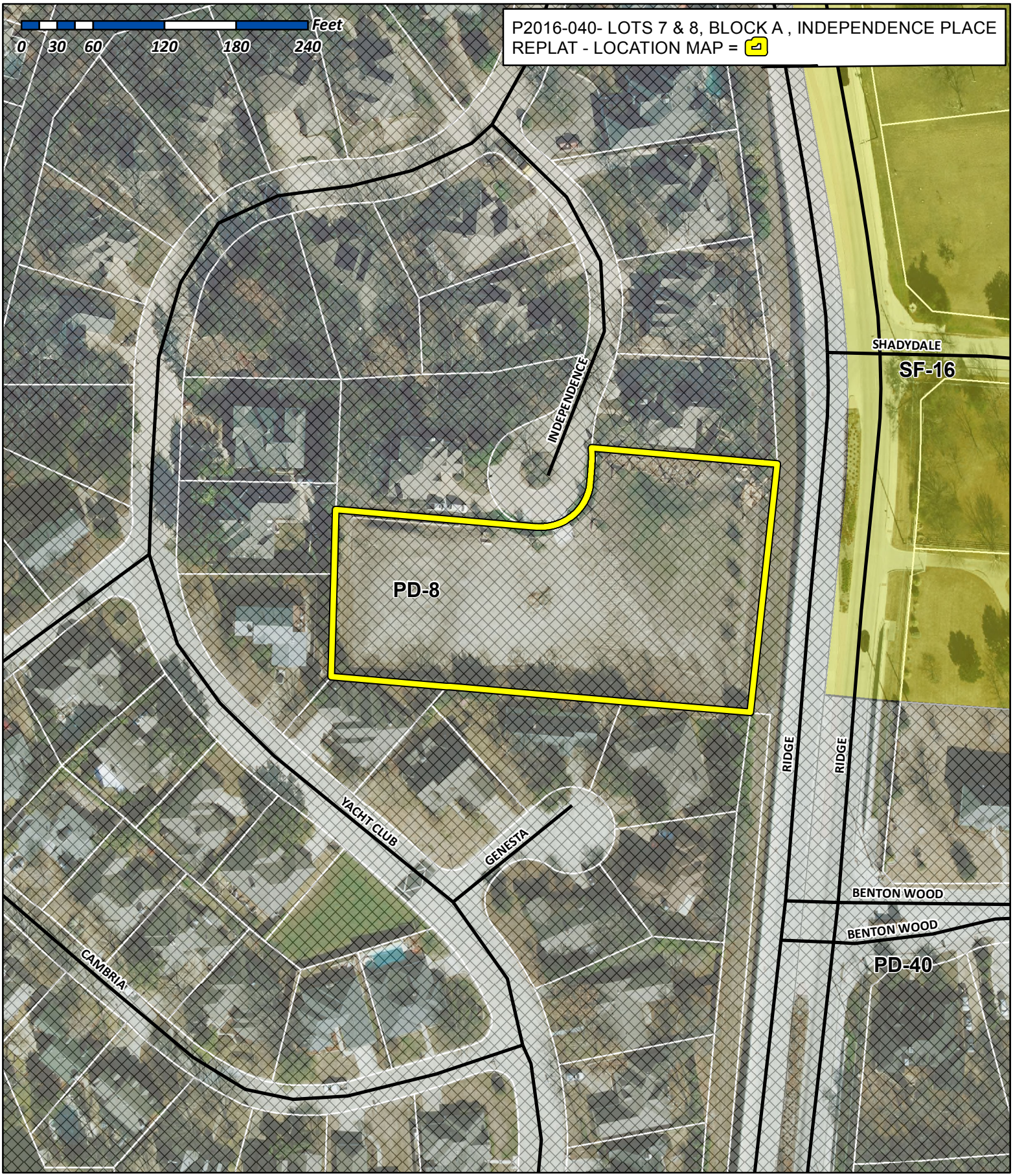
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-040) in the lower right hand corner of all pages on future submittals.

I.4 A mother-in-law cottage will not be allowed on a separate lot unless it conforms to the Single Family standards

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 4, 2016. The Planning & Zoning Worksession date for this case will be September 27, 2016. The Planning and Zoning Meeting is October 11, 2016.

I.6 The projected City Council meeting date and subsequent approval for this plat is October 17, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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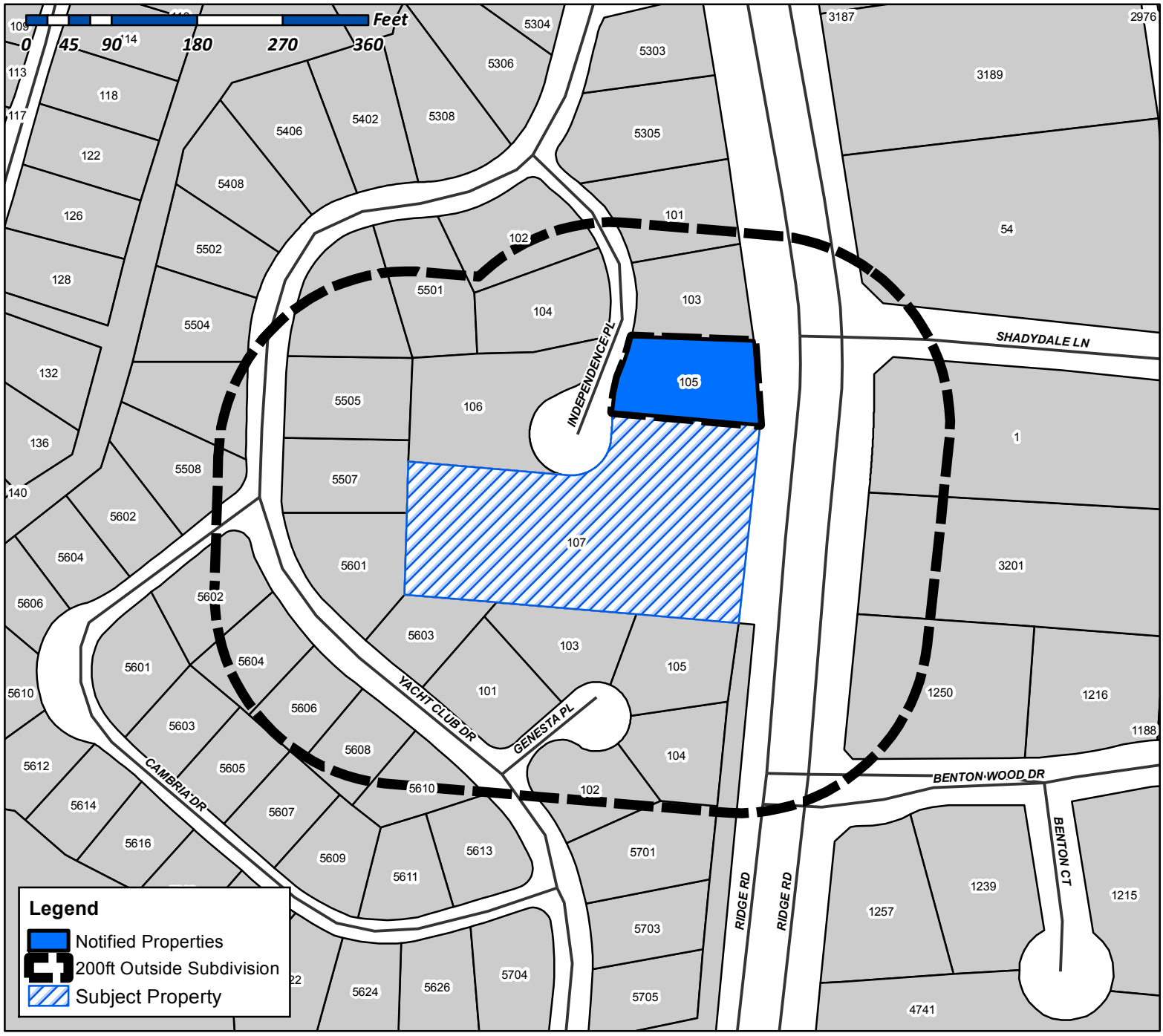
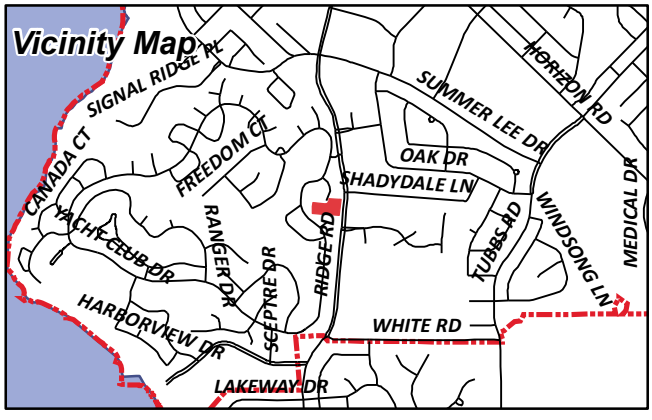


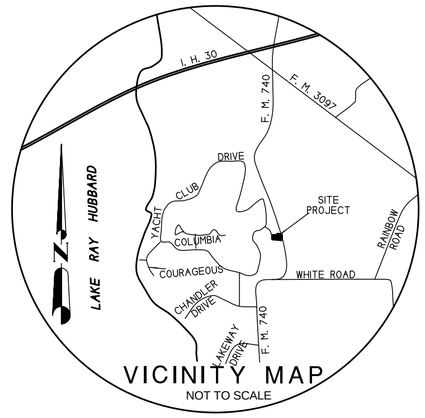
Case Number: Z2016-040
Case Name: Lots 7 & 8, Block A
Case Type: Replat
Zoning: Planned Development District 8
Case Address: 107 Independence Place
Subdivision: Independence Place

Date Created: ***09/19/2016***

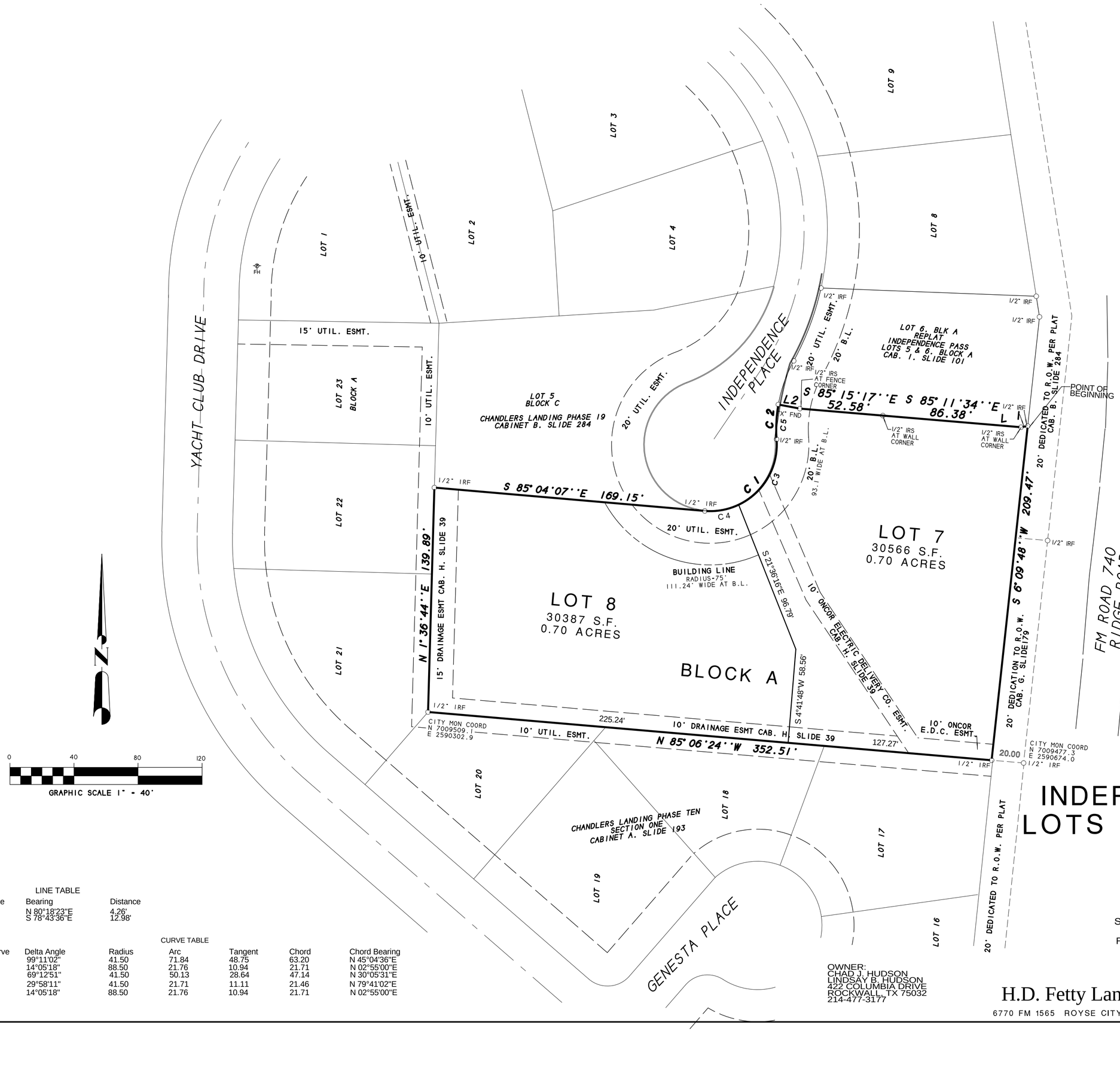
For Questions on this Case Call (972) 771-7745



SHORT, MELISSA HUDSON
AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032



VICINITY MAP
NOT TO SCALE



0 40 80 120

GRAPHIC SCALE 1" = 40'

LINE TABLE

Line	Bearing	Distance
1	N 80°18'23"E	4.26'
2	S 78°43'36"E	12.98'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	99°11'02"	41.50	71.84	48.75	63.20	N 45°04'36"E
2	14°05'18"	88.50	21.76	10.94	21.71	N 02°55'00"E
3	69°12'51"	41.50	50.13	28.64	47.14	N 30°05'31"E
4	29°58'11"	41.50	21.71	11.11	21.46	N 79°41'02"E
5	14°05'18"	88.50	21.76	10.94	21.71	N 02°55'00"E

OWNER:
CHAD J. HUDSON
LINDSAY B. HUDSON
422 COLUMBIA DRIVE
ROCKWALL, TX 75032
214-477-3177

REPLAT

INDEPENDENCE PASS
LOTS 7 & 8, BLOCK A

1.40 ACRES 60953 S.F.
(2 LOTS)
BEING A REPLAT OF
LOT 5, BLOCK A
INDEPENDENCE PASS

A PART OF THE E. TEAL
SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SURVEY DATE AUGUST 30, 2016
SCALE 1" = 40' FILE # 20050733RP5
CLIENT HUDSON

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2016-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CHAD J. HUDSON and LINDSAY B. HUDSON, BEING THE OWNER OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being all of Lot 5, Block A, Replat Independence Pass, Lots 5 & 6, Block A, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slide 101, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 5, Block A, said point being in the west right-of-way line of F.M. Highway 740 Ridge Road (Variable width R.O.W.) and also being at the southeast corner of Lot 6, Block A;

THENCE S. 06 deg. 09 min. 48 sec. W. along the west line of said F.M. Highway 740 Ridge Road, a distance of 207.47 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 5 and at the Northeast corner of Lot 17, of CHANDLERS LANDING, PHASE TEN, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 193 of the Plat Records of Rockwall County, Texas;

THENCE N. 85 deg. 06 min. 24 sec. W. along the south line of said Lot 4, Block A, a distance of 352.51 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 4 and the northwest corner of Lot 20, in said Phase Ten;

THENCE N. 01 deg. 36 min. 44 sec. E. a distance of 139.89 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 4 and the southwest corner of Lot 5, in Phase 19;

THENCE S. 85 deg. 04 min. 07 sec. E. a distance of 169.15 feet to a 1/2" iron rod found for corner in the curving South right-of-way line of Independence Place (41.5' radius);

THENCE in a northeasterly direction along a curve to the left having a central angle of 99 deg. 11 min. 02 sec., a radius of 41.50 feet, a tangent of 48.75 feet, a chord of N. 45 deg. 04 min. 36 sec. E., 63.20 feet, along said right-of-way line, an arc distance of 71.84 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the right having a central angle of 14 deg. 05 min. 18 sec., a radius of 88.50 feet, a tangent of 10.94 feet, a chord of N. 02 deg. 55 min. 00 sec. E., 21.71 feet along said right-of-way line, an arc distance of 21.76 feet to a "X" found chiseled in concrete for corner at the southwest corner of Lot 6;

THENCE in a eastery direction along the south boundary line of Lot 6 as follows:

S. 78 deg. 43 min. 36 sec. E. a distance of 12.98 feet;
S. 85 deg. 15 min. 17 sec. E. a distance of 52.58 feet;
S. 85 deg. 11 min. 34 sec. E. a distance of 86.38 feet;
N. 80 deg. 18 min. 23 sec. E. a distance of 4.26 feet the POINT OF BEGINNING and containing 60,953 square feet or 1.40 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as INDEPENDENCE PASS, LOTS 7 & 8, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____ _____
CHAD J. HUDSON LINDSAY B. HUDSON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHAD J. HUDSON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

~~Notary Public in and for the State of Texas~~ ~~My Commission Expires:~~

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LINDSAY B. HUDSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

~~Notary Public in and for the State of Texas~~ ~~My Commission Expires:~~

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED:

I hereby certify that the above and foregoing plat of INDEPENDENCE PASS, LOTS 7 & 8, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____day of _____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ , 2016.

_____
Director of Planning & Zoning

_____
City Engineer

OWNER:
CHAD J. HUDSON
LINDSAY B. HUDSON
422 COLUMBIA DRIVE
ROCKWALL, TX 75032
214-477-3177

REPLAT

INDEPENDENCE PASS
LOTS 7 & 8, BLOCK A

1.40 ACRES 60953 S.F.
(2 LOTS)
BEING A REPLAT OF
LOT 5, BLOCK A
INDEPENDENCE PASS

A PART OF THE E. TEAL
SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SURVEY DATE AUGUST 30, 2016
SCALE 1" = 40' FILE # 20050733RP5
CLIENT HUDSON

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2016-

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

COPY: Ryan Miller, *Director of Planning and Zoning*

DATE: October 11, 2016

SUBJECT: Reinstatement of the Preliminary Plat for Fontanna Ranch Phase III

On September 22, 2016, the Planning and Zoning Department received a written request (attached as *Exhibit 'A'*) from Chris Cuny, of F. C. Cuny Corporation on behalf of Fontanna Ranch, LTD requesting the reinstatement of a preliminary plat for Phase III of the Fontanna Ranch Subdivision. This phase consists of 52 single family residential lots on a 27.89-acre tract of land. The subject property is currently zoned Planned Development District 67 (PD-67), and is generally located south of SH-276 and east of FM-549.

The City's subdivision regulations specify that a preliminary plat shall be expired after one (1) year if a final plat for the entire area has not been submitted. Generally, if a developer submits a final plat or engineering plans for any portion of the overall tract, and continues to submit subsequent plans for additional *phases* of the development, the City will continue to consider that preliminary plat active. In this case the preliminary plat (depicted in *Exhibit 'B'*) was approved by the City Council on July 17, 2006 under *Case No. P2006-021*; however, with no final plat being requested within the one (1) year time limit (*July 17, 2007*), the preliminary plat was considered to be officially expired. The applicant will be required to submit a PD Site Plan, civil engineering plans, and a final plat before development of the site can begin.

Section 38-8(f), *Lapse and Extension of Preliminary Plat Approval*, of the City's *Subdivision Ordinance* contained in the Municipal Code of Ordinances, lays out the procedure and criteria for considering the extension of a preliminary plat. In this case, the applicant's request is generally in conformance with this criterion. Additionally, the zoning ordinance approved with Planned Development District 67 (PD-67) incorporated a concept plan that provided the general layout of the proposed Phase III of the Fontanna Ranch Subdivision. This ordinance, having not changed in a manner that would necessitate the creation and submittal of a new preliminary plat, staff would recommend approval of the reinstatement request for a period of one (1) year.

F C Cuny Corporation
#2 Horizon Court. • Suite 500 • Heath, TX 75032
Tel: 469-402-7700 • Fax: 469-402 0700
email: crc@fccuny.com

September 22, 2016

Mr. Ryan Miller:
Planning Director – City of Rockwall
385 South Goliad
Rockwall, Texas 75087

RE: Re-instatement of Fontanna Ranch Phase III Preliminary Plat

Dear Ryan,

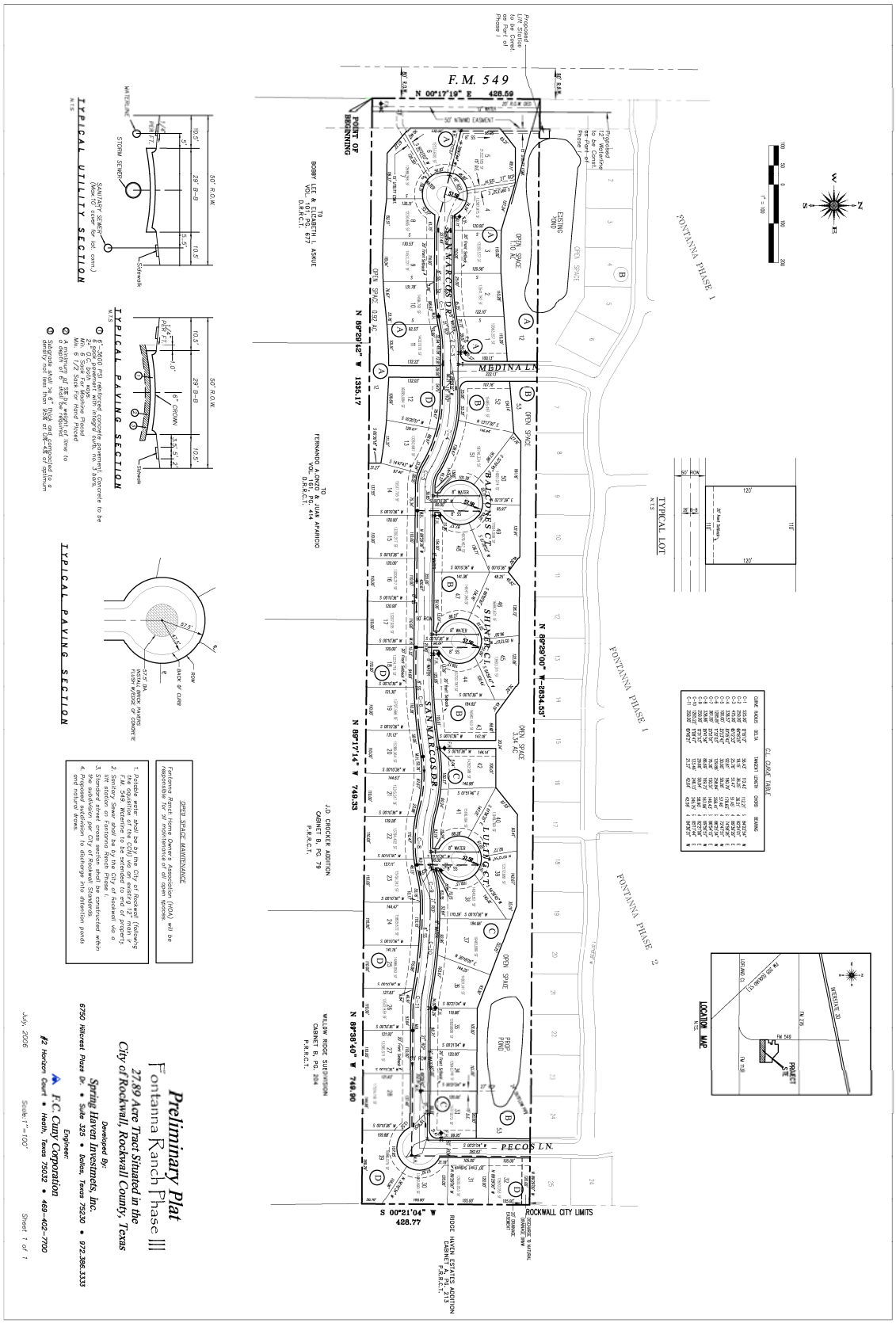
This letter is to formally request that you please re-instate the Preliminary Plat for Fontanna Ranch Phase III at the earliest available meeting. This Preliminary Plat is the last and third phase of this project. The third Phase consists of 52-residential lots and is the portion my client, Spring Haven Investments, Inc., desires us to commence work on for final platting and engineering to provide for ultimate development. I believe that the appropriate plat referred to 27.89 acres and was dated July 2006.

Please contact me if you have any questions regarding this process.

Sincerely,

Chris Cuny, P.E. – President, FC Cuny Corporation

Exhibit 'B': Preliminary Plat



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Kevin Patel; *Masters Developers-SNB, LLC*

AGENDA ITEM: **SP2016-019;** Dunkin Academy

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

PURPOSE:

In 2008, the City Council approved a Specific Use Permit (SUP) [Ordinance No. 08-39] to allow for a "Daycare (7 or more children)" on the subject property. The applicant is requesting approval of a Site Plan for the purpose of constructing a 13,342 sq. ft. *daycare* facility. The proposed daycare is situated on two (2) tracts of land. One (1) tract of land [Lot 1, Block S, Preserve, Phase 3 Addition] is 1.511-acres and is zoned Planned Development District 41 (PD-41). The other tract of land [Tract 12, A Hanna Survey, Abstract No. 98] is 1.4376-acres and is zoned Single Family 10 (SF-10) District. The site is located at the northeast corner of East Fork Drive and North Lakeshore Drive and is addressed as 1450 East Fork Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, landscape plan, and photometric plan conform to the technical requirements contained within the approved SUP [Ordinance No. 08-39] as well as the Unified Development Code (UDC) for properties located in Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*~128,943 SF; In Conformance*
Minimum Lot frontage	*80-Feet*	*X>80-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X>100-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Minimum Side Yard Setback (Abutting an Arterial)	*20-Feet*	*20-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*27-Ft; In Conformance*
Max Building/Lot Coverage	*35%*	*10.34%; In Conformance*
Minimum Masonry Requirement	*90%*	*X>90%; In Conformance*
Minimum Number of Parking Spaces	*45*	*45 Provided; In Conformance*
Minimum Landscaping Percentage	*15%*	*X>15%; In Conformance*
Maximum Impervious Coverage	*85%*	*61.51%; In Conformance*

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The Board's motion to recommend approval of the building elevations as submitted by the applicant pass by a vote of 6 to 0 with Board Member Strohmeyer absent.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) That development of the daycare meet the conditions as stipulated in SUP Ordinance No. 08-39;

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-019	**Owner**	MASTER, DEVELOPERS SNB LLC	**Applied**	9/16/2016	LM
Project Name	Dunkin Academy	**Applicant**	KARTAVYA PATEL, P.E.	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	NEED REVISIONS			**Status**	9/28/2016	KB

New comments are highlighted in yellow

Site Address	**City, State Zip**	**Zoning**
1450 EAST FORK RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE PRESERVE PH 3	1	S	1	4694-000S-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/21/2016	5	APPROVED	
ENGINEERING	Amy Williams	10/6/2016	10/13/2016	10/6/2016		COMMENTS	See Comment
(10/6/2016 10:50 AM AW) Add note on the site plan that states that detention will be provided on-site.							
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments
(9/21/2016 10:12 AM AW) See markups Show removal of the old driveway along North Lakeshore All parking adjacent to building, head to head, and with wheel stops to be 20'x9' Show fully developed 100 year water surface in the creek Detention is required (not allowed in 100 year water surface) Need to show relocation of exisiting 16" water if relocating it Dumpster area to drain to grease trap or an oil/water separator. Landscaping: Add note:"All shrubs adjacent to parking spaces to be planted a minimum of 4' behind the curb"							
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	see comments
(9/22/2016 12:32 PM AA) The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	9/16/2016	9/23/2016	9/23/2016	7	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/26/2016 3:05 PM LS) Address Assignment will be: 1450 East Fork Rd, Rockwall, TX 75087							
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

Planning comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/23/2016 10:37 AM KB)

SP2016-019 (Dunkin Academy): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2016-019) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

M.5 Site Plan. Please show both lots on the vicinity map.

M.6 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.7 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

M.8 Site Plan. Please locate all playground equipment behind the building.

M.9 Site Plan. Please indicate depth of paving material.

M.10 Site Plan. Please show and label 10' landscape buffer along East Fork and along N. Lakeshore Drive.

M.11 Site Plan. Please indicate the street centerline for SH 205.

M.12 Site Plan. Please indicate whether utility equipment will be pad/ground mounted roof mounted. Pad mounted utility equipment shall be screened from horizontal view from any adjacent public street and from any adjacent property. All buildings must be designed so that no roof mounted mechanical equipment shal be visible from any direction.

M.13 Site Plan. Please remove legal description from top of site plan since this will change once it is platted. Also, since this is two lots the legal description provided is not accurate.

I.14 Site Plan. Please indicate "Public Access" instead of "Access" in the legend of the site plan.

M.15 Site Plan. Please note that the parking requirements for this site is 1 per 300 sq. ft. You are currently over-parked.

M.16 Site Plan. Please change "Summery" to "Summary" on the Site Data and Summary Table.

M.17 Landscape Plan. Please correct the parking requirements (item M.15)

M.18 Landscape Plan. Please show and label the 10' landscape buffer adjacent to East Fork and N. Lakeshore (item M.10)

I.19 Landscape Plan. Please identify all visibility triangles for all driveway and intersections and public streets.

M.20 Landscape Plan. Trees must be planted at least five feet from water, sewer, and storm sewer lines.

M.21 Landscape Plan. Please provide note indicating that irrigation will be the requirements of the UDC.

M.22 Treescape Plan. Please provide the Site Data and Summary Table on the Treescape Plan.

M.23 Treescape Plan. Please label the two protected trees being removed.

M.24 Photometric. Please show entire site so that we can verify FC at property line.

M.25 Photometric. Please provide Site Data and Summary Table.

M.26 Photometric. Please indicate the location and type of all exterior lighting including pole mounted, wall mounted, signage, etc.

M.27 Photometric. No light pole, base or combination shall exceed 30 feet, unless further restricted within an Overlay District. Please provide a detail of light pole to that we can ensure compliance.

M.28 Building Elevations. Please remove lot and block designation from the title block as it will change once the site is replatted (this site is two different lots)

M.29 Building Elevations. Please indicate elevations adjacent to public right-of-way.

M.30 Building Elevations. Please indicatethe surface area of each façade.

M.31 Building Elevations. Please indicate any additional design elements for the base, wall, or parapets. Be sure to include the location, size, color, and material of any proposed structure.

I.32 The Architectural Review Board (ARB) meeting for this case will be held on September 27, 2016 at 5 pm..

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
I.33 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 4; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 27, 2016 at 6 pm. I.34 If necessary the projected City Council meeting date for this case will be October 17, 2016.							
Planning Department	Korey Brooks	10/7/2016	10/7/2016	10/7/2016		COMMENTS	Comments
(10/7/2016 8:55 AM KB) 1. Photometric Plan. Please provide Site Data and Summary Table--See markups-- (The same table that is on the Site Plan). 2. Photometric Plan. Please provide a north arrow and numeric/graphic scale. 3. Photometric Plan. Please show the entire lot. Currently the eastern property line is not showing--See markups.							

T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

ATTN: Korey Brooks
Planner
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
http://www.rockwall.com/planning/

Date: October 4th, 2016

RE: Comment response letter for Dunkin Academy, N Alamo Road, Rockwall, Texas 75087 (City Project # SP2016-019)

Dear Korey

Please find comment responses below.

Engineering:

1. Removal of the old driveway shown per this comment.
2. Comment Addressed. Parking sizes changed.
3. Comment addressed. Fully Developed 100 year water surface limit shown.
4. Detention will be provided outside the 100 year water surface area.
5. No need to relocate water line. We have field verify location of the existing water line. We will have to relocate existing water easement to accommodate accurate water line per field survey.
6. Comment addressed Grease trap and oil water separator shown.

Fire:

1. FDC is shown within 100 feet from FH.
2. Sidewalk provided to access FDC.

Planning:

1. Informational.
2. Informational.
3. Comment addressed. City Project number shown.
4. Informational.
5. Comment addressed. Vicinity map corrected.
6. Comment addressed. Perimeter dimensions shown.
7. Comment addressed. Dimensions added.
8. Comment addressed. Playground moved to the back.
9. Comment addressed. Paving depth shown.
10. Comment addressed. Landscape buffer shown.
11. Comment addressed. Street centerline shown.
12. Comment addressed. Location of the HVAC units shown with the wrought iron fence and shrub screening.
13. Comment addressed. Legal removed.
14. Comment addressed.

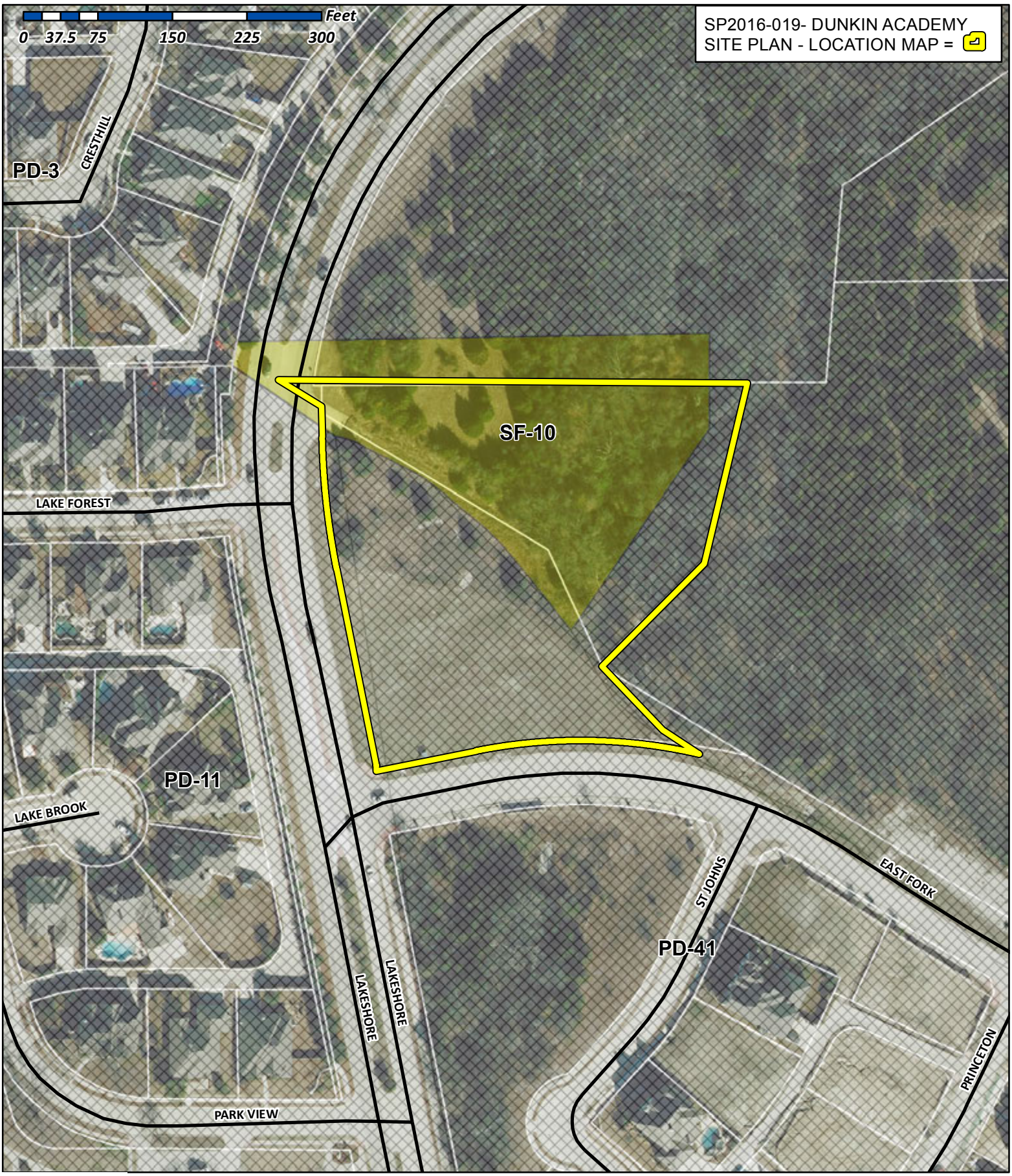
15. Comment addressed. Extra spaces are removed.
16. Comment addressed.
17. Site Data table and landscape tabulations updated to show the correct parking count.
18. The 10' landscape buffer has been labeled on the plans
19. 15' Visibility triangles at the drive have been added to the plan.
20. Trees are at least 5' from water, sewer and storm line. A note is on the plan specifying the same.
21. A note has been added that irrigation is required per the UDC.
22. The site date table has been added to the tree plan.
23. The two protected trees proposed to be removed have been labeled on the tree plan.
24. Comment addressed.
25. Comment addressed.
26. Comment addressed.
27. Comment addressed.
28. Comment addressed.
29. Comment addressed.
30. Comment addressed.
31. Comment addressed.

Please feel free to contact me if you have any question.

Thanks



Sincerely
(Kartavya (Kevin) Patel, P.E.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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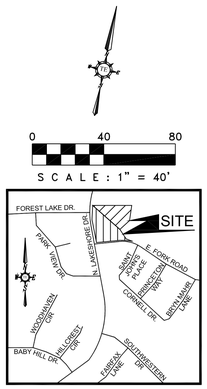


VICINITY MAP
N.T.S

LEGEND

PROPERTY LINE	
12" WATER W — W	EXISTING WATER LANE
12" WATER W — W	PROPOSED WATER LINE
EX. 10" S.S. S — S	EX.SANITARY SEWER LINE
PROP. 8" S.S. S — S	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
∞ F.D.C.	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTERIAN SIGNT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
	BARRIER FREE RAMP
21"RCP	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
PP	EXISTING POWER POLE
	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP.6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

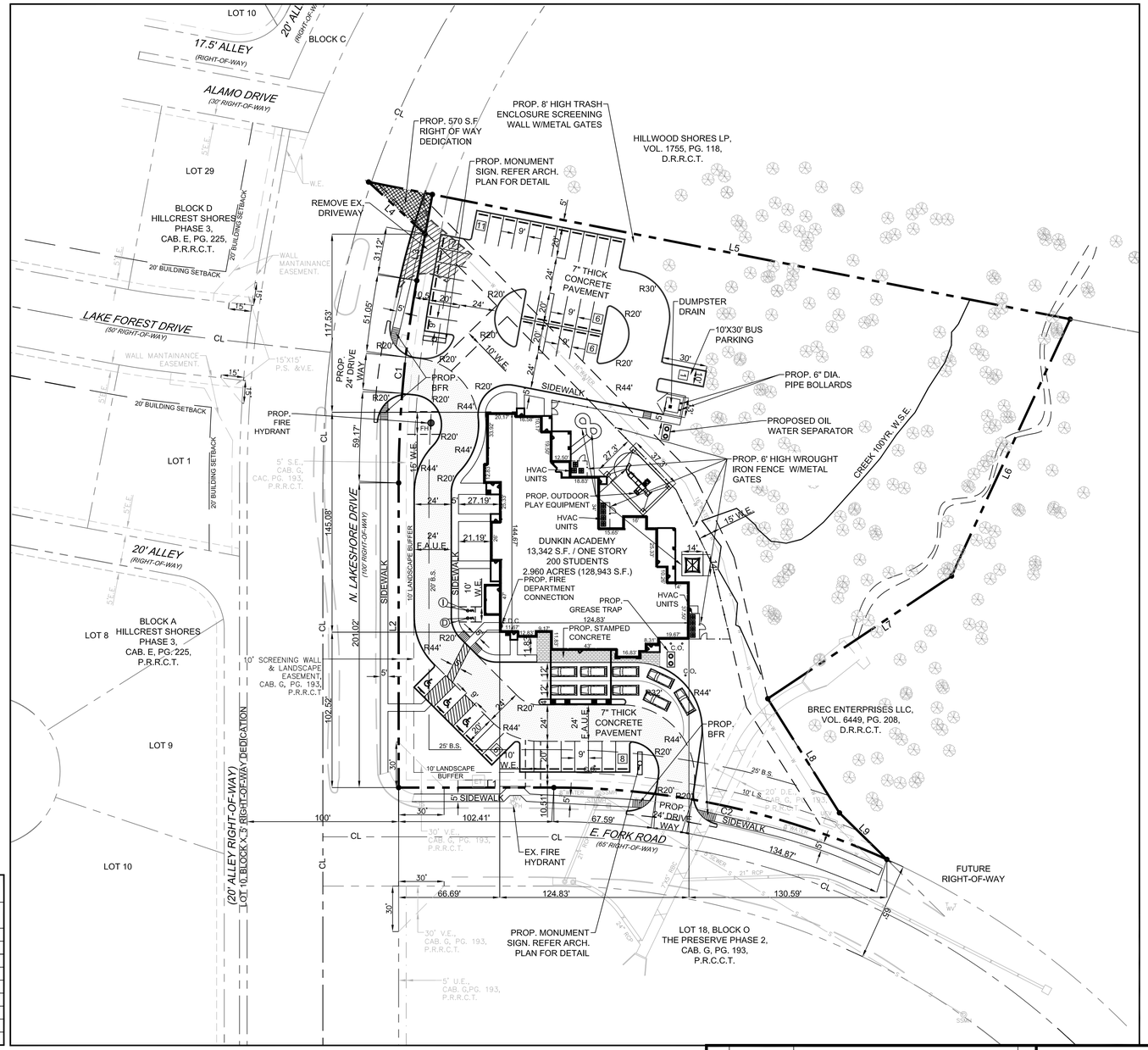
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.



LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITYESAEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
NET AREA	2.960 ACRES (128,943 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	13,342 S.F. (10.34%)	
IMPERVIOUS COVERAGE	79,032 S.F. (61.51%)	
PERVIOUS COVERAGE	49,991 S.F. (38.49%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	44	45
TOTAL PARKING	44	45
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	13,342 S.F.	

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	1"	1	6"
I	IRR.	1"	1	N/A

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76

CASE # SP2016-019

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
DUNKIN ACADEMY ROCKWALL LLC 320 N TOWN EASE BLVD SUNNYVALE, TEXAS 75182 CONTACT:JOHN DUNKIN TEL: (469) 358-5590	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GRAY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGON,TEXAS 76017 CONTACT:GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	09/16/16	1st CITY SUBMITTAL	KP
2	10/04/16	2nd CITY SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
10/04/2016

SITE PLAN
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX PE FIRM #11525

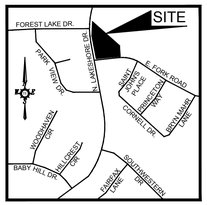
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

0 30 60

SCALE: 1" = 30'



VICINITY MAP
N.T.S

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ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	1"	1	6"
(I)	IRR.	1"	1	N/A

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 128,943 s.f.)
Requirements: 10% site area to be landscaped

Required	Provided
19,341 s.f. (15%)	48,881 s.f.

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
9,670s.f. (50%)	17,888 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (366.35 L.F.)

Required	Provided
(8) trees	(8) trees

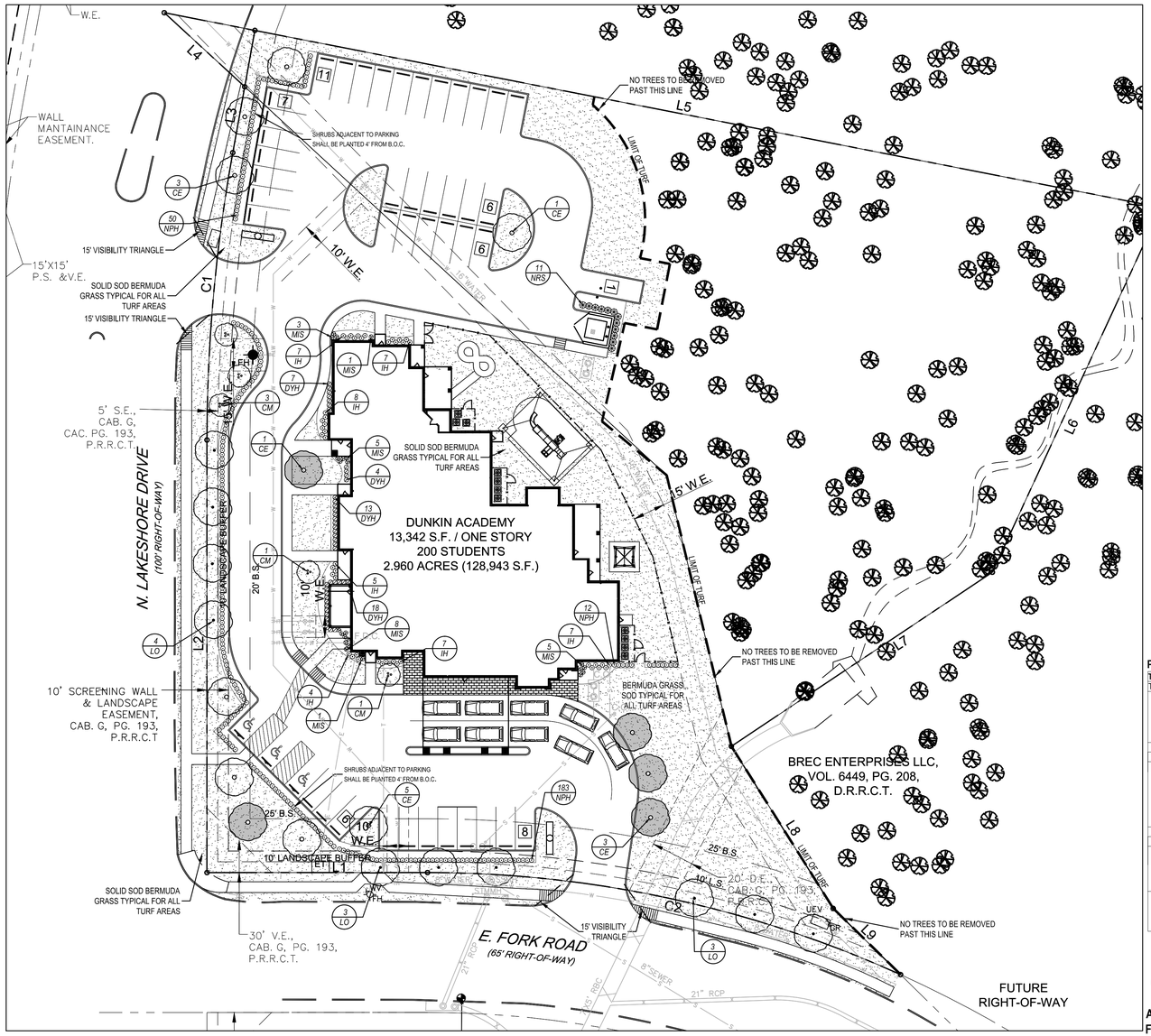
E FORK ROAD (328.97 l.f.)

Required	Provided
(7) trees	(7) trees

PARKING LOT (45 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.

TREE MITIGATION-
(5) 3" caliper trees are proposed to meet the 12.5 caliper inches required. Refer to sheet L.1 for existing tree plan



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OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
COOPER GENERAL CONTRACTORS	TRIANGLE ENGINEERING LLC	A&W SURVEYORS INC.	GRAY WOOD ARCHITECTS
2560 TECHNOLOGY DRIVE SUITE 100	1333 McDERMOTT ROAD STE 200	P.O. BOX 870029	4606 PARK SPRINGS BLVD. SUITE 110
PLANO, TEXAS 75074	ALLEN, TEXAS 75013	MESQUITE, TEXAS 75157	ARLINGON,TEXAS 76017
CONTACT:DOUG GALLOWAY	CONTACT:KARTAVYA PATEL	CONTACT:JOHN TURNER,R.P.L.S.	CONTACT:GRAY WOOD
TEL: (469) 249-9279	TEL: (214) 609-9271	TEL: (972) 881-4975	TEL: (817) 975-9767

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR..
5. *ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	13	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	5	Crepe Myrtle	*Lagerstroemia indica*	6' ht.	container, 3-5 canes, tree form
LO	10	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS					
TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DYH	42	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	ccontainer grown, 20" spread
IH	45	Indian Hawthorn 'Clara'	*Rhaphiolepis indica 'clara'*	3 gal.	container, 18" ht., 18" spread
MIS	23	Adagio Maiden Grass	*miscanthus sinensus 'Adagio'*	3 gal.	container full, well rooted
NPH	245	Needlepoint Holly	*Ilex cornuta "Needlepoint"*	5 gal.	container, 24" ht., 20" spread
NRS	11	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	48" ht.	container, 36" spread, full to base

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SP-2016-019

TREES COUNTED TOWARDS MEETING MITIGATION REQUIREMENTS

ALL TREES TO BE LOCATED A MINIMUM OF 5' FROM PUBLIC UTILITIES.
ALL SHRUBS ADJACENT FROM HEAD IN PARKING SHALL BE PLANTED 4' FROM BACK OF CURB

IRRIGATION IS REQUIRED PER THE UDC

NO.	DATE	DESCRIPTION	BY
1	09/15/16	1st CITY SUBMITTAL	KP

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS
9-30-2016

LANDSCAPE PLAN

DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

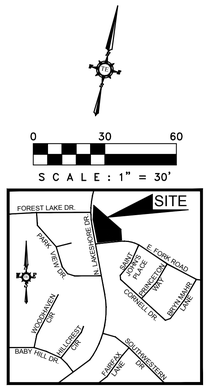
TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028--16	L.2

TX PE FIRM #11525

DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
101	8	CEDAR	TO BE REMOVED
102	8	CEDAR	TO BE REMOVED
103	8	CEDAR	TO BE REMOVED
104	13	CEDAR	PROTECTED- TO BE REMOVED
105	7	CEDAR	TO BE REMOVED
106	6	CEDAR	TO BE REMOVED
107	6	CEDAR	TO BE REMOVED
108	7	CEDAR	TO BE REMOVED
109	6	CEDAR	TO BE REMOVED
110	7	CEDAR	TO BE REMOVED
111	6	CEDAR	TO BE REMOVED
112	6	CEDAR	TO BE REMOVED
113	8	CEDAR	TO BE REMOVED
114	6	CEDAR	TO BE REMOVED
115	7	CEDAR	TO BE REMOVED
116	6	CEDAR	TO BE REMOVED
117	12	CEDAR	PROTECTED- TO BE REMOVED
118	10	CEDAR	TO BE REMOVED
119	6	CEDAR ELM	TO BE REMOVED
120	7	CEDAR	TO BE REMOVED
121	6	HACKBERRY	TO BE REMOVED
122	7	CEDAR	TO BE REMOVED
123	8	CEDAR	TO BE REMOVED
124	8	CEDAR	TO BE REMOVED
125	8	CEDAR	TO BE REMOVED
126	8	CEDAR	TO BE REMOVED
127	7	HACKBERRY	TO BE REMOVED
128	9	HACKBERRY	TO BE REMOVED
129	8	CEDAR	TO BE REMOVED
130	9	CEDAR	TO BE REMOVED
131	6	CEDAR	TO BE REMOVED
132	8	DEAD	TO BE REMOVED
133	6	HACKBERRY	TO BE REMOVED
134	10	HACKBERRY	TO BE REMOVED
135	9	HACKBERRY	TO BE REMOVED
136	10	HACKBERRY	TO BE REMOVED
137	6	HACKBERRY	TO BE REMOVED
138	7	CEDAR	TO BE REMOVED
139	8	CEDAR	TO BE REMOVED
140	7	CEDAR	TO BE REMOVED
141	10	HACKBERRY	TO BE REMOVED
142	7	HACKBERRY	TO BE REMOVED
143	8	CEDAR	TO BE REMOVED
144	7	HACKBERRY	TO BE REMOVED
145	6	CEDAR	TO BE REMOVED
146	6	CEDAR	TO BE REMOVED
147	6	CEDAR	TO BE REMOVED
148	6	CEDAR	TO REMAIN
149	6	CEDAR	TO REMAIN
150	6	CEDAR	TO REMAIN
151	6	CEDAR	TO REMAIN
152	7	CEDAR	TO REMAIN
153	8	CEDAR	TO REMAIN
154	6	CEDAR	TO REMAIN
155	6	CEDAR	TO REMAIN
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157	6	CEDAR	TO REMAIN
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163	6	CEDAR	TO REMAIN
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185	6	CEDAR	TO REMAIN
186	6	CEDAR	TO REMAIN
187	7	CEDAR	TO REMAIN
188	7	CEDAR	TO REMAIN
189	8	CEDAR	TO REMAIN
190	7	CEDAR	TO REMAIN
191	7	HACKBERRY	TO REMAIN
192	8	HACKBERRY	TO REMAIN
193	6	HACKBERRY	TO REMAIN
194	6	HACKBERRY	TO REMAIN
195	9	HACKBERRY	TO REMAIN
196	7	HACKBERRY	TO REMAIN
197	13	AMERICAN ELM	TO REMAIN
198	10	AMERICAN ELM	TO REMAIN
199	12	AMERICAN ELM	TO REMAIN
200	11	CEDAR ELM	TO REMAIN
201	7	CEDAR ELM	TO REMAIN
202	8	CEDAR ELM	TO REMAIN
203	7	CEDAR ELM	TO REMAIN
204	8	WILLOW	TO REMAIN
205	6	WILLOW	TO REMAIN
206	16	AMERICAN ELM	TO REMAIN
207	21	AMERICAN ELM	TO REMAIN
208	12	AMERICAN ELM	TO REMAIN
209	9	AMERICAN ELM	TO REMAIN
210	36	AMERICAN ELM	TO REMAIN
211	24	AMERICAN ELM	TO REMAIN
212	6	TEXAS ASH	TO REMAIN
213	11	TEXAS ASH	TO REMAIN
214	6	TEXAS ASH	TO REMAIN
215	12	AMERICAN ELM	TO REMAIN
216	7	HACKBERRY	TO REMAIN
217	14	AMERICAN ELM	TO REMAIN
218	12	CEDAR ELM	TO REMAIN
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221	15	AMERICAN ELM	TO REMAIN
222	7	AMERICAN ELM	TO REMAIN
223	7	AMERICAN ELM	TO REMAIN
224	10	CEDAR ELM	TO REMAIN
225	9	AMERICAN ELM	TO REMAIN
226	10	CEDAR ELM	TO REMAIN
227	7	AMERICAN ELM	TO REMAIN
228	6	AMERICAN ELM	TO REMAIN
229	9	AMERICAN ELM	TO REMAIN
230	7	AMERICAN ELM	TO REMAIN
231	9	AMERICAN ELM	TO REMAIN
232	17	CEDAR ELM	TO REMAIN
233	8	CEDAR ELM	TO REMAIN
234	18	CEDAR ELM	TO REMAIN
235	8	HACKBERRY	TO REMAIN
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249	14	AMERICAN ELM	TO REMAIN
250	10	HACKBERRY	TO REMAIN
251	10	HACKBERRY	TO REMAIN
252	6	HACKBERRY	TO REMAIN
253	7	HACKBERRY	TO REMAIN
254	10	HACKBERRY	TO REMAIN
255	7	CEDAR	TO REMAIN
256	6	CEDAR	TO REMAIN
257	7	CEDAR	TO REMAIN
258	9	CEDAR	TO REMAIN
259	10	CEDAR	TO REMAIN
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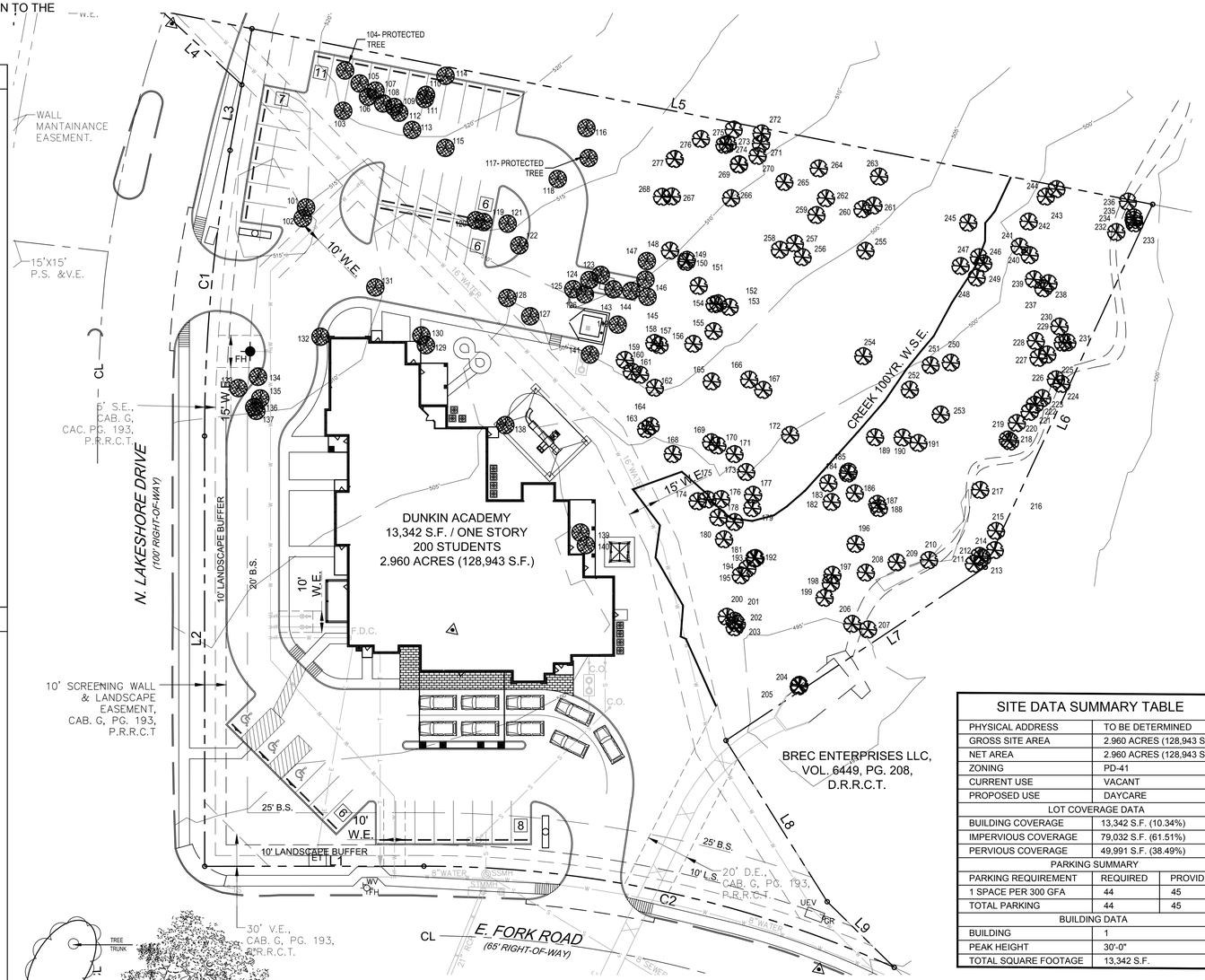
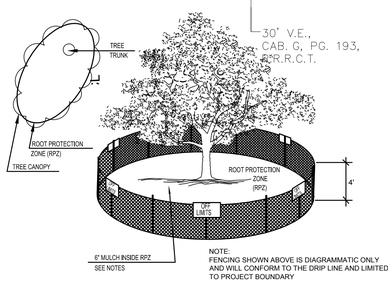
265	15	CEDAR	TO REMAIN
266	6	CEDAR	TO REMAIN
267	7	CEDAR	TO REMAIN
268	6	CEDAR	TO REMAIN
269	6	CEDAR	TO REMAIN
270	6	CEDAR	TO REMAIN
271	6	CEDAR	TO REMAIN
272	6	CEDAR	TO REMAIN
273	8	CEDAR	TO REMAIN
274	6	CEDAR	TO REMAIN
275	6	CEDAR	TO REMAIN
276	8	CEDAR	TO REMAIN
277	8	CEDAR	TO REMAIN

TREES 104- 13 " CEDAR AND 117- 12" CEDAR ARE THE TWO PROTECTED TREES PROPOSED TO BE REMOVED 25 CALIPER INCHES X.5= 12.5 CALIPER INCHES OF TREES REQUIRED TO BE MITIGATED ON SITE. REFER TO SHEET L.2 FOR PROPOSED TREE LOCATIONS





01 TREE PROTECTION FENCE A
NOT TO SCALE

NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

EXISTING TREE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
NET AREA	2.960 ACRES (128,943 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	13,342 S.F. (10.34%)	
IMPERVIOUS COVERAGE	79,032 S.F. (61.51%)	
PERVIOUS COVERAGE	49,991 S.F. (38.49%)	
PARKING SUMMARY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	44	45
TOTAL PARKING	44	45
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	13,342 S.F.	

SP2016-019

NO.	DATE	DESCRIPTION	BY
1	09/15/16	1st CITY SUBMITTAL	KP

OWNER/DEVELOPER
COOPER GENERAL CONTRACTORS
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TEXAS 75074
CONTACT:DOUG GALLOWAY
TEL: (469) 249-9279

ENGINEER
TRIANGLE ENGINEERING LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT:KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
A&W SURVEYORS INC.
P.O. BOX 870029
MESQUITE, TEXAS 75157
CONTACT:JOHN TURNER,R.P.L.S.
TEL: (972) 881-4975

ARCHITECT
GRAY WOOD ARCHITECTS
4606 PARK SPRINGS BLVD. SUITE 110
ARLINGON,TEXAS 76017
CONTACT:GRAY WOOD
TEL: (817) 975-9767

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCALIANO
2042
STATE OF TEXAS
9-30-2016

EXISTING TREE PLAN

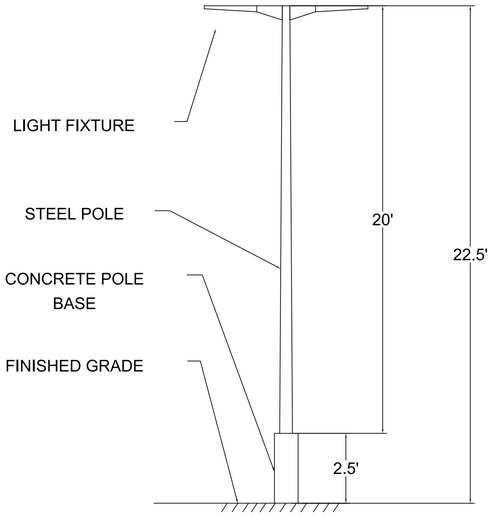
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028–16	L.1

TX PE FIRM #11525

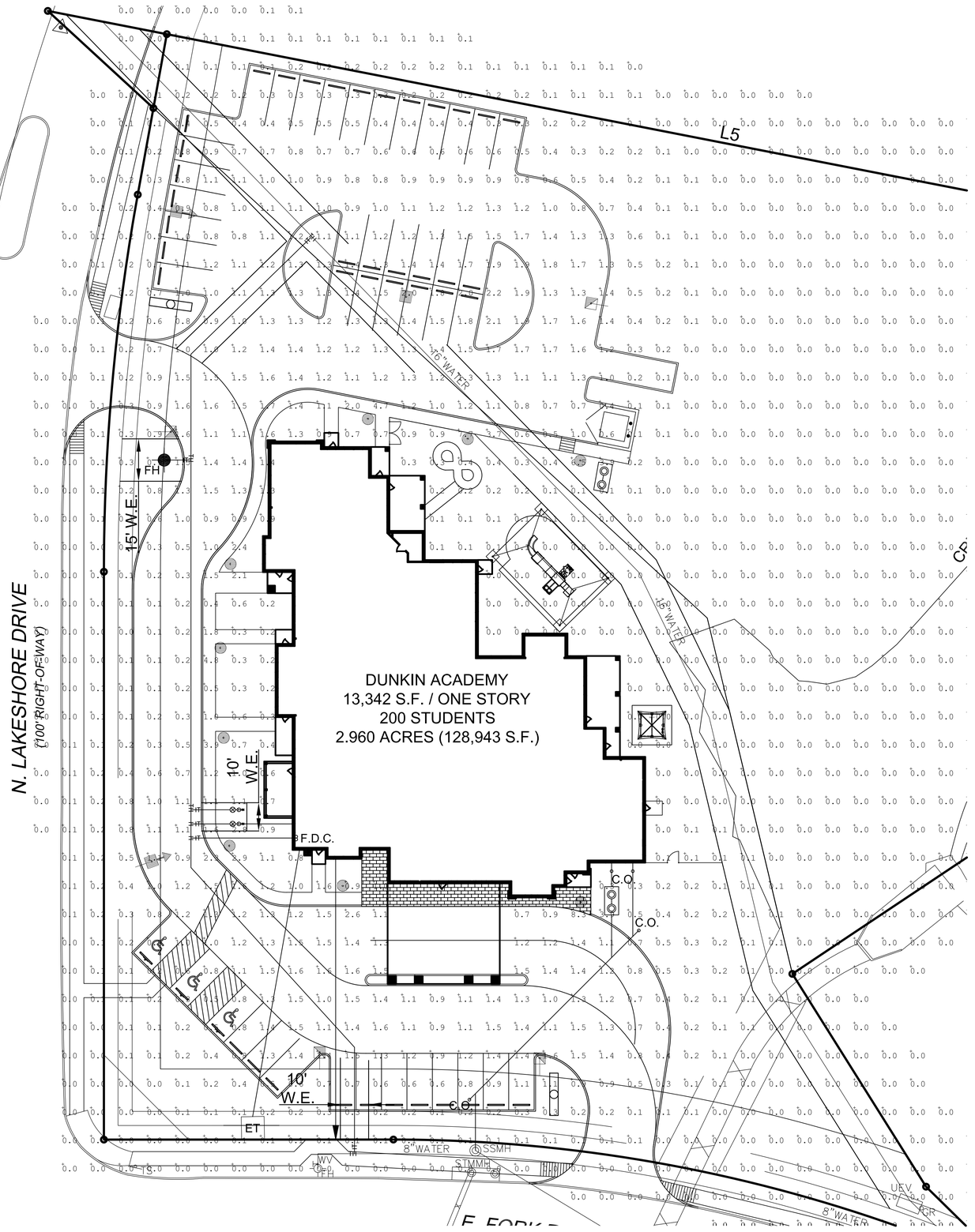
REVISIONS		
Rev #	Date	BY:
1	9/20/16	J.P.
2	10/3/16	TO



POLE DETAIL

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE AISLE	Fc	0.76	2.3	0.1	7.60	23.00	10	10
FRONT PARKING	Fc	1.10	8.3	0.1	11.00	83.00	10	10
PROPERTY LINE	Fc	0.04	0.2	0.0	N.A.	N.A.	10	10
REAR PARKING	Fc	1.13	2.2	0.3	3.77	7.33	10	10

Luminaire Schedule						
WLS11216 DUNKIN ACADEMY ROCKWALL, TX PM: STEVE PLEASE EMAIL FOR PRICING AT WLS@WLSLIGHTING.COM						
Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts
	1	A	N.A.	0.950	WLS-CLXS-5E-LED-SS-NW 20' POLE 2.5' BASE	96.4
	2	B	N.A.	0.950	WLS-CLXS-FPE-LED-SS-NW-GS 20' POLE 2.5' BASE	96.4
	4	C	N.A.	0.950	WLS-CLXS-FPE-LED-HO-NW-GS 20' POLE 2.5' BASE	145.7
	9	D	N.A.	0.950	WLS-PBL-180-LED-16-350-NW-UE 42'' MOUNTING HEIGHT	20



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS

Consider the Impact!

PM:STEVE | BY: D.T. | SHEET 1 OF 1

800-633-8711 | SCALE: 1"=20'

DUNKIN ACADEMY
ROCKWALL, TX

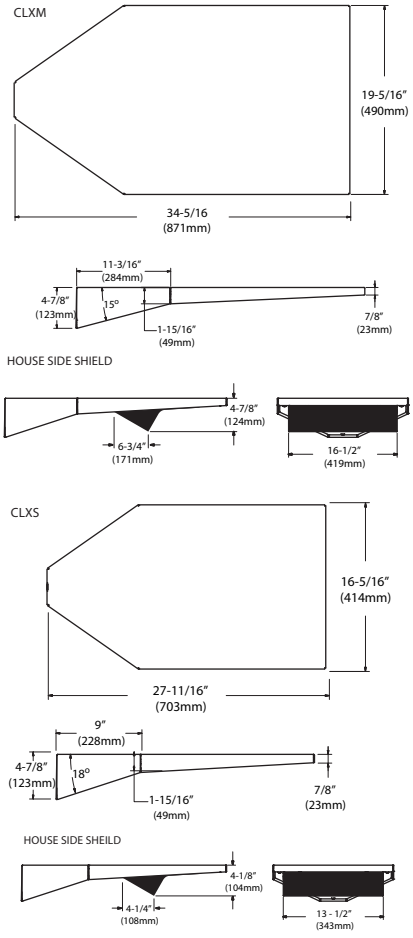
WLS- 11216 | DATE - 9/13/16

WLS LIGHTING SYSTEMS

CLX LED AREA SERIES



DIMENSIONS



SPECIFICATIONS

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather). Optic frame recessed into housing cavity and sealed to the housing with one piece EPDM gasket.

EXPECTED LIFE - Minimum 60.000 hours to 100.000 hours depending upon the ambient temperature of the installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION / PERFORMANCE - Types III, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

MOUNTING - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to 3"-5" round poles using the round pole plate adaptor accessory (RPP), which must be ordered separately.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

WARRANTY - WLS LED fixtures carry a limited 5-year warranty.

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

Intertek
Suitable for wet locations

RoHS COMPLIANT

ARRA Funding Compliant

American Innovation
American Made

IP67

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS
Consider the Impact!

1919 Windsor Place | Fort Worth, TX 76110 | 800.633.8711 | Fax: 817.735.4824 | www.wlslighting.com

Specifications subject to change without notice.

CLX LED AREA SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LIGHT SOURCE	DRIVE CURRENT	COLOR TEMPERATURE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
CLXS	**3 -** Type III **5 -** Type V **FP -** Forward Throw **5E -** Type V Enhanced **FPE -** Forward Throw Enhanced	**LED**	**SS -** Super Saver **HO -** High Output	**CW -** Cool White **NW -** Neutral White	**UE -** Universal Voltage (120-277) **347 - 480**	**BRZ -** Bronze **BLK -** Black **PLP -** Platinum Plus **WHT -** White **SVG -** Satin Verde Green **GPT -** Graphite **MSV -** Metallic Silver **CC -** Custom Color	**PCR -** Photoelectric Control Receptacle [1] **NO -** No Options	**GS -** Glare Shield **PC -** Photocell **RPP -** Round Pole Plate **WM -** Wall Mount Plate **RA -** Radius Arm **UB -** Upsweep Bracket for round or square poles **SF -** Single Fusing **DF -** Double Fusing **NA -** No Accessories
CLXM **CLXL** [2]	**5 -** Type V **FP -** Forward Throw **FPL -** Forward Optic Rotated for D180 (left) **FPR -** Forward Optic Rotated for D180(Right) **5E -** Type V Enhanced **FPE -** Forward Throw Enhanced							

CLXM 5 LED SS CW UE BRZ NO NA

(EXAMPLE ORDER)

ORDER:
WLS-CLX _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

FOOTNOTES:

1- Photocell must be ordered separately - see Accessories.
2- 5E and FPE not available in CLXL.

LUMINAIRE EPA CHART - CLXS

Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXM

Single	0.5
D180°	1.0
D90°	0.8
T90°	1.7
TN120°	1.7
Q90°	1.9

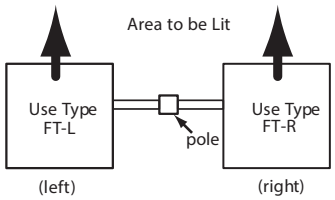
Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXL

Single	.7
D180°	1.4
D90°	1.1
T90°	2.3
TN120°	2.3
Q90°	2.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

LIGHT OUTPUT - CLXS

		Lumens (Nominal) Type 3	Type FT	Type 5	Type5E	TypeFTE	Watts (Nominal)
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT - CLXM

		Lumens (Nominal) Type 3	Type FT	Type 5	Type5E	TypeFTE	Watts (Nominal)
Cool White	SS	19900	22800	22900	15500	15800	193
	HO	27500	30900	31100	21200	21100	278
Neutral White	SS	19300	20000	20600	15000	15000	193
	HO	26700	27800	28500	20100	20400	278

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT- CLXL

		Lumens (Nominal) Type 3	Type FT	Type 5	FTA	Watts (Nominal)
Cool White	SS	45800	49500	50700	C/F	435
	HO	53400	57300	59100	58900	542
Neutral White	SS	45600	48600	49600	C/F	435
	HO	52800	56300	57600	C/F	542

LED Chips are frequently updated therefore values may increase.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS
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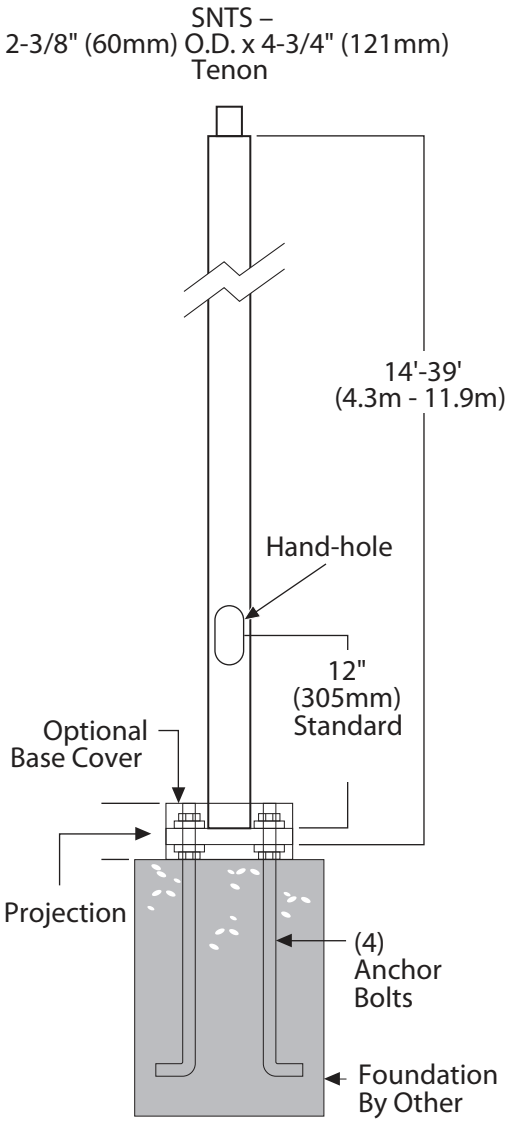
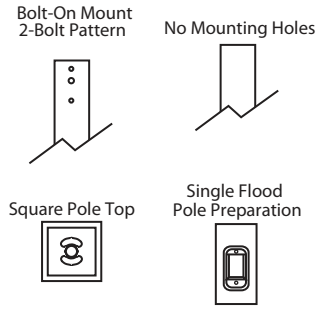
WLS LIGHTING SYSTEMS

SNTS11 SQUARE NON-TAPERED STEEL SERIES





SPECIFICATIONS

POLE SHAFT - Pole shaft is elctro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5" and 6" square.

HAND HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM-A36 with a minimum yield strength of 36,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter.

FINISH - Each pole is finished with WLS DuraGrip® polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS
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Specifications subject to change without notice.

SNTS11 SQUARE NON-TAPERED STEEL SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

CATALOG NUMBER[1]	MOUNTING CONFIGURATION	POLE TOP	FINISH	OPTIONS	ACCESSORIES
WLS-SNTS-14-4-11 **WLS-SNTS-16-4-11** **WLS-SNTS-16-5-11** **WLS-SNTS-18-4-11** **WLS-SNTS-18-5-11** **WLS-SNTS-20-4-11** **WLS-SNTS-20-5-11** **WLS-SNTS-22-4-11** **WLS-SNTS-22-5-11** **WLS-SNTS-24-4-11** **WLS-SNTS-24-5-11** **WLS-SNTS-26-5-11**	**S -** Single / Parallel **D180° -** Double **D90°** - Double **DN90° -** Double **T90° -** Triple **TN120° -** Triple **Q90° -** Quad **QN90° -** Quad **PT -** Pole Top **N -** Tenon Mount (Standard tenon size is 2-3/8" O.D.) **I -** For use with internal slipfitter	**SBO -** Square pole, bolt-on mount, 2 bolt pattern **SPT -** Square pole, pole top mount **STM -** Square pole, tenon mount **SNH -** Square pole, no mounting holes or pole top caps	**BRZ -** Bronze **BLK -** Black **PLT -** Platinum Plus **BUF -** Buff **WHT -** White **SVG -** Satin Verde Green **GPT -** Graphite **MSV -** Metallic Silver	**GA -** Galvanized Anchor Bolts **SF -** Single Flood **DF -** Double Flood **DGP -** DuraGrip® Plus **LAB -** Less Anchor Bolts **NO -** No Options	**4BC -** 4" Square Base Cover **5BC -** 5" Square Base Cover **6BC -** 6" Square Base Cover **ER2 -** Weatherproof Duplex Receptacle **GFI -** Ground Fault Circuit Interrupter **MHP -** Mounting Hole Plugs **4VD -** Vibration Damper - 4" Square Pole **5VD -** Vibration Damper - 5" Square Pole **6VD -** Vibration Damper - 6" Square Pole **NA -** No Accessories

(EXAMPLE ORDER)

WLS-SNTS-24-5-11 **D90°** **STM** **BRZ** **NO** **NA**

Pole Height — Base Diameter — Gauge

ORDER:

WLS-SNTS- _____ _____ _____ _____ _____ _____

FOOTNOTES:

1 - Pole heights will have +/- 1/2" tolerance.

CATALOG NUMBER	SHAFT LENGTH	SHAFT SIZE	BASE PLATE	BOLT CIRCLE	ANCHOR BOLT SIZE	WT.	80 MPH EPA	90 MPH EPA	100 MPH EPA
WLS-SNTS-14-4-11	14'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	105	16.7	12.2	9.0
WLS-SNTS-16-4-11	16'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	120	13.1	9.3	6.5
WLS-SNTS-16-5-11	16'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	144	25.0	18.5	13.8
WLS-SNTS-18-4-11	18'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	135	9.7	6.5	4.2
WLS-SNTS-18-5-11	18'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	162	19.7	14.1	10.1
WLS-SNTS-20-4-11	20'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	150	7.0	4.2	2.2
WLS-SNTS-20-5-11	20'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	180	15.4	10.5	7.0
WLS-SNTS-22-4-11	22'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	165	6.3	3.4	1.4
WLS-SNTS-22-5-11	22'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	198	13.8	8.9	5.5
WLS-SNTS-24-4-11	24'	4"	10-1/8" X 3/4"	8" - 11"	3/4" X 30"	180	4.0	1.5	-
WLS-SNTS-24-5-11	24'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	216	10.5	6.2	3.1
WLS-SNTS-26-5-11	26'	5"	10-1/8" X 3/4"	9" - 11"	3/4" X 30"	234	7.6	3.8	1.0

EPA INFORMATION:

All WLS Lighting Systems' poles are guaranteed to meet the EPA requirements listed. WLS Lighting Systems is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole is located.

CAUTION:

This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting Systems cannot accept responsibility for harm or damage caused in these situations.

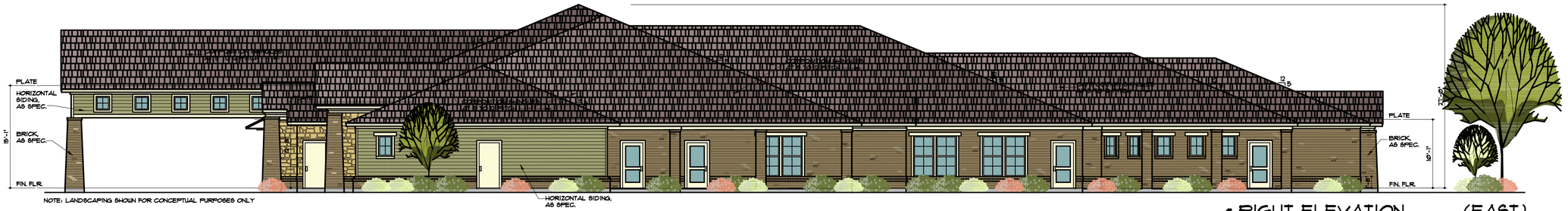
Approved By: _____ Project Name: _____

Location: _____ Date: _____

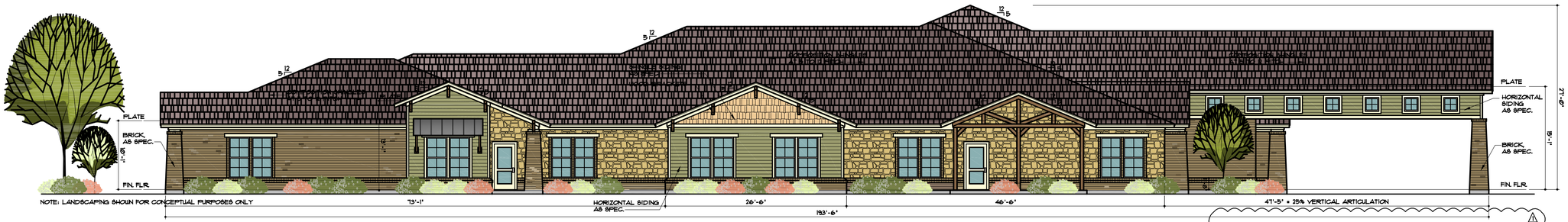
WLS LIGHTING SYSTEMS

P.O. Box 100519 | Fort Worth, TX 76185 | 800.633.8711 | Fax: 817.735.4824 | www.wlslighting.com

Consider the Impact!



4 RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"
(FACING LAKESHORE DRIVE)

DESIGN ELEMENTS

SOUTH ELEVATION
METAL AWNINGS: STANDING SEAM ALUMINUM AWNINGS WITH WOOD BRACKETS. TWO ON SOUTH ELEVATION 3' X 8' AND 3' X 10'

BRICK WAINSCOAT: DOUBLE ROWLOCK BAND 1'8" OFF FINISH FLOOR RUNNING ALONG ENTIRE LENGTH OF BUILDING (136'4")

COVERED DROP-OFF: DROP OFF AREA 39'1" X 32'9" WITH FOUR TAPERED BRICK COLUMNS

PILASTERS: TAPERED BRICK PILASTERS 2'8" WIDE AT BASE WITH WOOD BEAM DETAIL AT TOP. FOUR PILASTERS ON SOUTH ELEVATION.

NORTH ELEVATION
PILASTERS: TAPERED BRICK PILASTERS 2'8" WIDE AT BASE WITH WOOD BEAM DETAIL AT TOP. TWO PILASTERS ON NORTH ELEVATION.

COVERED PATIOS: APPROX. 11'X20' EACH WITH 18" BRICK COLUMNS

BRICK WAINSCOAT: DOUBLE ROWLOCK BAND 1'8" OFF FINISH FLOOR RUNNING ALONG ENTIRE LENGTH OF BUILDING (136'4")

COVERED PORCH: 10'0"X6'6" WITH A TAPERED BRICK COLUMN 2'8" WIDE AT BASE

WEST ELEVATION
METAL AWNING: STANDING SEAM ALUMINUM AWNING WITH WOOD BRACKETS. ONE ON WEST ELEVATION 3' X 10'

COVERED PATIO: WOOD POST AND BEAM CONSTRUCTION 10'X20' ON WEST ELEVATION

BRICK WAINSCOAT: DOUBLE ROWLOCK BAND 1'8" OFF FINISH FLOOR RUNNING ALONG ENTIRE LENGTH OF BUILDING (161'2")

COVERED DROP-OFF: DROP OFF AREA 39'1" X 32'9" WITH TAPERED BRICK COLUMNS

COVERED PORCH: 7'5X8'10" WITH A TAPERED BRICK COLUMN 2'8" WIDE AT BASE

PILASTERS: TAPERED BRICK PILASTERS 2'8" WIDE AT BASE WITH WOOD BEAM DETAIL AT TOP. TWO PILASTERS ON WEST ELEVATION.

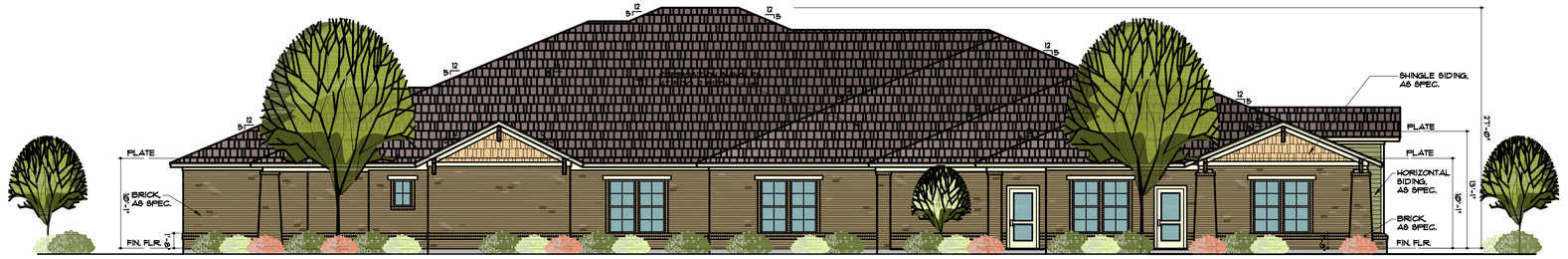
EAST ELEVATION
COVERED DROP-OFF: DROP OFF AREA 39'1" X 32'9" WITH TAPERED BRICK COLUMNS

PILASTERS: TAPERED BRICK PILASTERS 2'8" WIDE AT BASE WITH WOOD BEAM DETAIL AT TOP. THREE PILASTERS ON EAST ELEVATION.

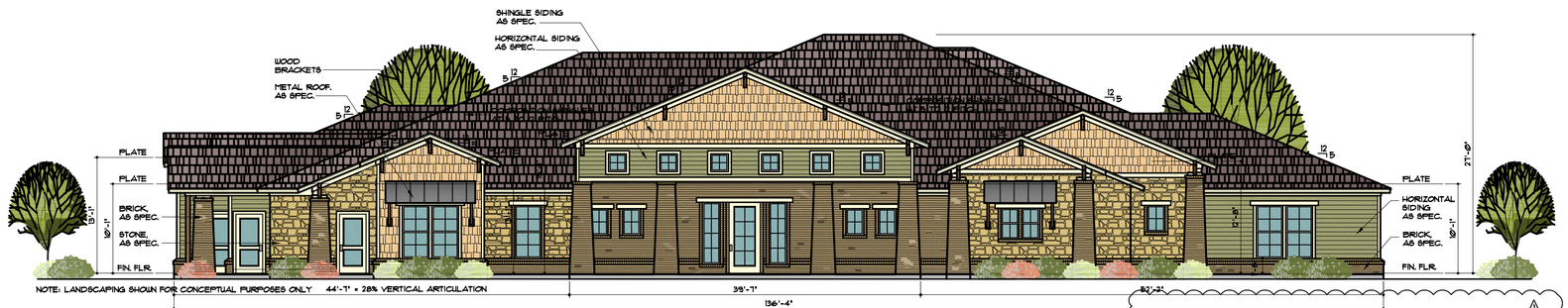
COVERED PATIOS: APPROX. 11'X20' EACH WITH 18" BRICK COLUMNS

FACADE MATERIAL AREA.

SOUTH ELEVATION		
BRICK: 600 SF	=	40%
CEMENTITIOUS SIDING/SHINGLES: 577 SF	=	38%
STONE: 322 SF	=	22%
TOTAL SURFACE AREA: 1,499 SF	=	100%
NORTH ELEVATION		
BRICK: 1073 SF	=	93%
CEMENTITIOUS SIDING/SHINGLES: 81 SF	=	7%
TOTAL SURFACE AREA: 1,160 SF	=	100%
WEST ELEVATION		
BRICK: 745 SF	=	49%
CEMENTITIOUS SIDING/SHINGLES: 386 SF	=	25%
STONE: 400 SF	=	26%
TOTAL SURFACE AREA: 1531 SF	=	100%
EAST ELEVATION		
BRICK: 935 SF	=	71%
CEMENTITIOUS SIDING/SHINGLES: 323 SF	=	25%
STONE: 50 SF	=	4%
TOTAL SURFACE AREA: 1308 SF	=	100%



2 REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"
(FACING FORK ROAD)

FACADE MATERIAL SPECS.

BRICK: 'ACME' - CEDAR VALLEY
STONE: GRANBURY REGULAR CHOPPED GRAY
PAINT FOR HORIZONTAL SIDING: 'SHERWIN WILLIAMS' - SW 6424
PAINT FOR SHINGLE SIDING: 'SHERWIN WILLIAMS' - SW 6366
PAINT FOR TRIM: 'SHERWIN WILLIAMS' - SW 6700
WINDOWS: 'VINYL' - ALMOND
COMPOSITION SHINGLE ROOF: WEATHERED WOOD
AWNINGS: 'STANDING SEAM METAL' - ALUMINUM
GUTTERS: 'ALUMINUM' - PEBBLESTONE CLAY

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FNAL APPROVAL UNDER SEPARATE APPLICATTION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESGINEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS & COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS & MATERIALS TO MATCH BUILDING).

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

A CHILD CARE FACILITY IN ROCKWALL, TEXAS

COLOR FACADE/ELEV. PLAN

N. LAKESHORE DRIVE &
E. FORK ROAD

A 2.960 acre tract of land situated in the A. Hanna Survey, Abstract Number 98, Rockwall County, Texas

REVISIONS	BY
CITY COMMENTS 9-28-16	MM

PROJECT NAME & ADDRESS
DUNKIN ACADEMY
N. LAKE SHORE DRIVE
ROCKWALL, TEXAS

DUNKIN ACADEMY
ROCKWALL, TEXAS

ARCHON CORPORATION
ARCHITECTS/PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

REGISTERED ARCHITECT
GARY WOOD
22323
STATE OF TEXAS

9-15-16

Date: 9-15-16
Drawn:
Job:
Sheet
ELEVS
Of Sheets



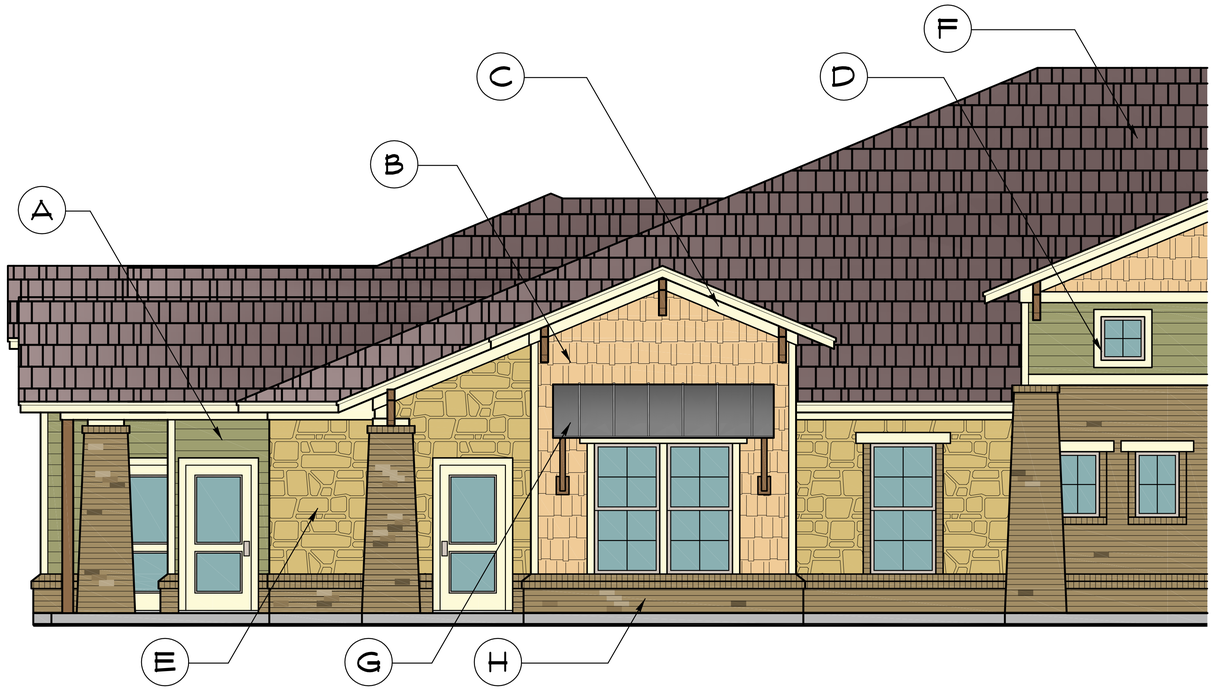
A

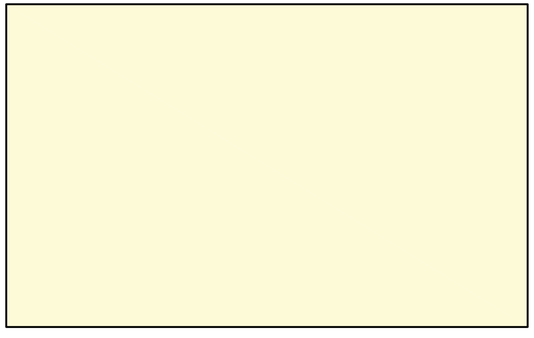
HORIZONTAL SIDING
'SW 6424'
SHERWIN WILLIAMS



B

SHINGLE SIDING
'SW 6366'
SHERWIN WILLIAMS





C

TRIM
'SW 6700'
SHERWIN WILLIAMS



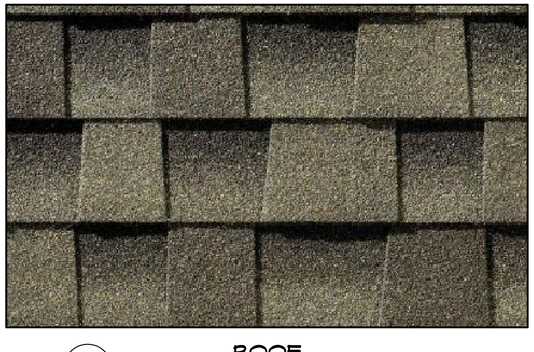
D

WINDOWS
'ALMOND'
VINYL



E

STONE
GRANBURY REGULAR
CHOPPED GRAY



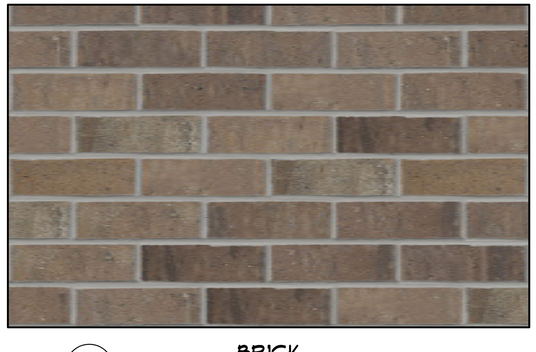
F

ROOF
'WEATHERED WOOD'
COMPOSITION SHINGLE



G

AWNINGS
'ALUMINUM'
STANDING SEAM METAL



H

BRICK
'CEDAR VALLEY'
ACME BRICK

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

DUNKIN ACADEMY

CASE NO.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Matt Moore; *Claymoore Engineering; Inc.*

AGENDA ITEM: **SP2016-020;** Rockwall Regional Hospital, LLC

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 55,827 sq. ft. *medical office building (MOB)* facility. The proposed medical office building is situated on a 5.75-acre portion of a larger 17.8321-acre parcel of land and is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. The site is located east of the intersection of Summer Lee Drive and Rockwall Parkway and is addressed as 914 Rockwall Parkway.

On January 8, 2007, the Planning and Zoning Commission approved a site plan for a MOB development that was to include two (2) buildings (MOB #1 and MOB #2). On January 22, 2008 City Council approved variances to the stone requirements, rooftop screening of mechanical equipment, and vertical articulation requirements. The submitted site plan is for MOB #2 for future development.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in Planned Development District 9 (PD-9) and zoned for General Retail (GR) District land uses. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*~250,470 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~112-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*48'-8"; In Conformance*
Max Building/Lot Coverage	*40%*	*4.3%; In Conformance*
Minimum Masonry Requirement	*90%*	*X>90%;*
Minimum Number of Parking Spaces	*280*	*281 Provided; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Landscaping Percentage	*10%*	*10%; In Conformance*
Maximum Impervious Coverage	*85%*	*43%; In Conformance*

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On January 8, 2008, the Architectural Review Board (ARB) recommended approval of the building elevations by a vote of 6 to 0 with Board member Jeffus absent. Staff should note that conditions of approval were that the building elevations of the future MOB #2 be finished out with materials and design matching the front building elevations of the hospital and the proposed MOB #1.

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site and recommended approval of the building elevations, as submitted, by a vote of 6 to 0 with Board Member Strohmeyer absent.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/16/2016	LM
Project Number	SP2016-020	**Owner**	ROCKWALL, REGIONAL HOSPITAL LLP	**Approved**		
Project Name	Presbyterian Hospital of Rockwall	**Applicant**	CLAYMOORE ENGINEERING INC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	Addition			**Status**	9/28/2016	KB
Status	NEED REVISIONS					

New comments are highlighted in yellow

Site Address	**City, State Zip**	**Zoning**
3150 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITI	15	A	15	4703-000A-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	APPROVED	
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	see comments
(9/22/2016 12:22 PM AA) The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	9/16/2016	9/23/2016	9/23/2016	7	APPROVED	See Comments
(9/26/2016 3:39 PM LS) Address Assignment: 914 Rockwall Pkwy, Rockwall, TX 75032							
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

Planning comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/23/2016 11:20 AM KB)
SP2016-020 (Presbyterian Hospital of Rockwall Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-020) in the lower right hand corner of all pages on future submittals.
I.4 This property will be required to be plated prior to the issuance of a building permit.
M.5 Site Plan. Please provide a vicinity map.
M.6 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.
M.7 Site Plan. Please provide perimeter dimensions of the site.
M.8 Site Plan. Please indicate property line and show entire property.
M.9 Landscape Plan. Please show the impervious area v.s. pervious area.
Landscape Plan. Please identify visibility triangles.
Landscape Plan. Trees must be planted at least five feet from water, sewer, and storm sewer lines.
M.10 Photometric. Please show entire site so that we can verify FC at property line.
M.11 Photometric. Please provide Site Data and Summary Table.
M.12 Photometric. Please indicate the location and type of all exterior lighting including pole mounted, wall mounted, signage, etc.
M.13 Photometric. No light pole, base or combination shall exceed 30 feet, unless further restricted within an Overlay District. Please provide a detail of light pole to that we can ensure compliance.
M.14 Photometric. Please show the entire site including the parking lot to the South. Also please provide FC for that parking lot.
Photometric. Please provide drawings and/or cut sheets of proposed light fixtures.
M.15 Building Elevations. Currently, the elevations do not meet the 20% stone requirement, therefore a variance will be required. (I believe that you applied for a variance for the other MOB)
M.16 Building Elevations. Please indicate any proposed roof mounted mechanical equipment and indicate how these will be screened.
I.17 The Architectural Review Board (ARB) meeting for this case will be held on September 27, 2016 at 5 pm.
I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 4; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 27, 2016 at 6 pm.
I.19 If necessary the projected City Council meeting date for this case will be October 17, 2016.

Planning Department	Korey Brooks	10/7/2016	10/7/2016	10/7/2016		COMMENTS	Comments

(10/7/2016 9:46 AM KB)
1. Photometric Plan. Please show FC for the entire lot on the south side of the MOB--See markup
2. Site Plan. Please provide perimeter dimensions of all walls--See markup.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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EX. PARKING AREA (CONCRETE PAVEMENT)

EX. 15' SAN. SEWER ESMT.

20' DRAINAGE ESMT. CAB. G, SL 275

EX. 8" SAN. SEWER LINE

EX. 8" WATER LINE

EX. 15' WATER LINE ESMT

EX. 8" SAN. SEWER LINE

EX. SSWR MH

EX. 24" RCP

EX. FIRE HYRDRANT

EX. LIGHT POLE

EX. TRANSFORMER

PROP.SEWER LINE

24' FIRE LANE, ACCESS, & UTILITY ESMT. CAB. G, SL 43

15' TXU ESMT. CC# 200700376826

EX. GAS LINE

EX. FIRE HYRDRANT

EX. LIGHT POLE

EX. 8" WATER LINE

EX. GAS LINE

EX. 24" RCP

EXISTING MEDICAL OFFICE BUILDING

Rockwall Regional Hospital LLP
(OPRRCT)

Lot 15, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 275
(MRRCT)

EXISTING MEDICAL OFFICE BUILDING

PROP. MEDICAL OFFICE BUILDING
55,827 SF
FFE=538.50

PROP. 12" STORM LINE

EX. GRATE INLET

PROP. 3.5' MAX RETAINING WALL

EX. 18" RCP

MOBILE DX

PROP. GRATE INLET

PROP. ROOF DRAIN

FDC

PROP. FH

EX. 18" STORM LINE

IRR. WATER LINE

DOM. WATER LINE

FIRE WATER LINE

Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

BLPT LLC
Volume 6368, Page 303
(OPRRCT)

Lot 16, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 275
(MRRCT)

Mac Sports and Rehab LLC
Volume 6749, Page 148
(OPRRCT)

Lot 17, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

ROCKWALL PARKWAY
(60' WIDTH R.O.W.)

City of Rockwall
Volume 1738, Page 8
(OPRRCT)

Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)

Rockwall Regional Hospital LLP
(OPRRCT)

Lot 12, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43
(MRRCT)

EX. PARKING AREA
(CONCRETE PAVEMENT)
(44 PARKING SPACES TO BE INLCUDED IN MOB PARKING COUNT TOTAL)

N43°16'22"E 536.58'

S46°43'37"E 146.22'

Curve=45.30'
CB=N48°26'37"E
L=46.40'
R=955.00'
Δ=2°46'05"

N56°34'45"W 270.62'

N33°25'38"E 30.95'

N46°43'37"W 257.70'

N36°10'29"E 125.10'

172.7'

61.2'

183.61'

382.96'

365.63'

±126.7'

±281.1'

112.55'

72.56'

123.33'

37.86'

191.3'

43.24'

126.1'

25.63'

11.82'

8.82'

±R39.45'

±R39.92'

±R40.09'

±R40.18'

R20'

R30'

R40'

R3'

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PLOT DATE: 10/4/2016 8:06 AM
LOCATION: C:\EGNYTE\SHARED\PROJECTS\2016-113 P+W ROCKWALL MOB\CADD\SHEETS\SP-1 SITE PLAN.DWG
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CLAYMOORE ENGINEERING

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date 10/04/2016

ROCKWALL MOB
HORIZON ROAD AT ROCKWALL PARKWAY
ROCKWALL, TX 75201

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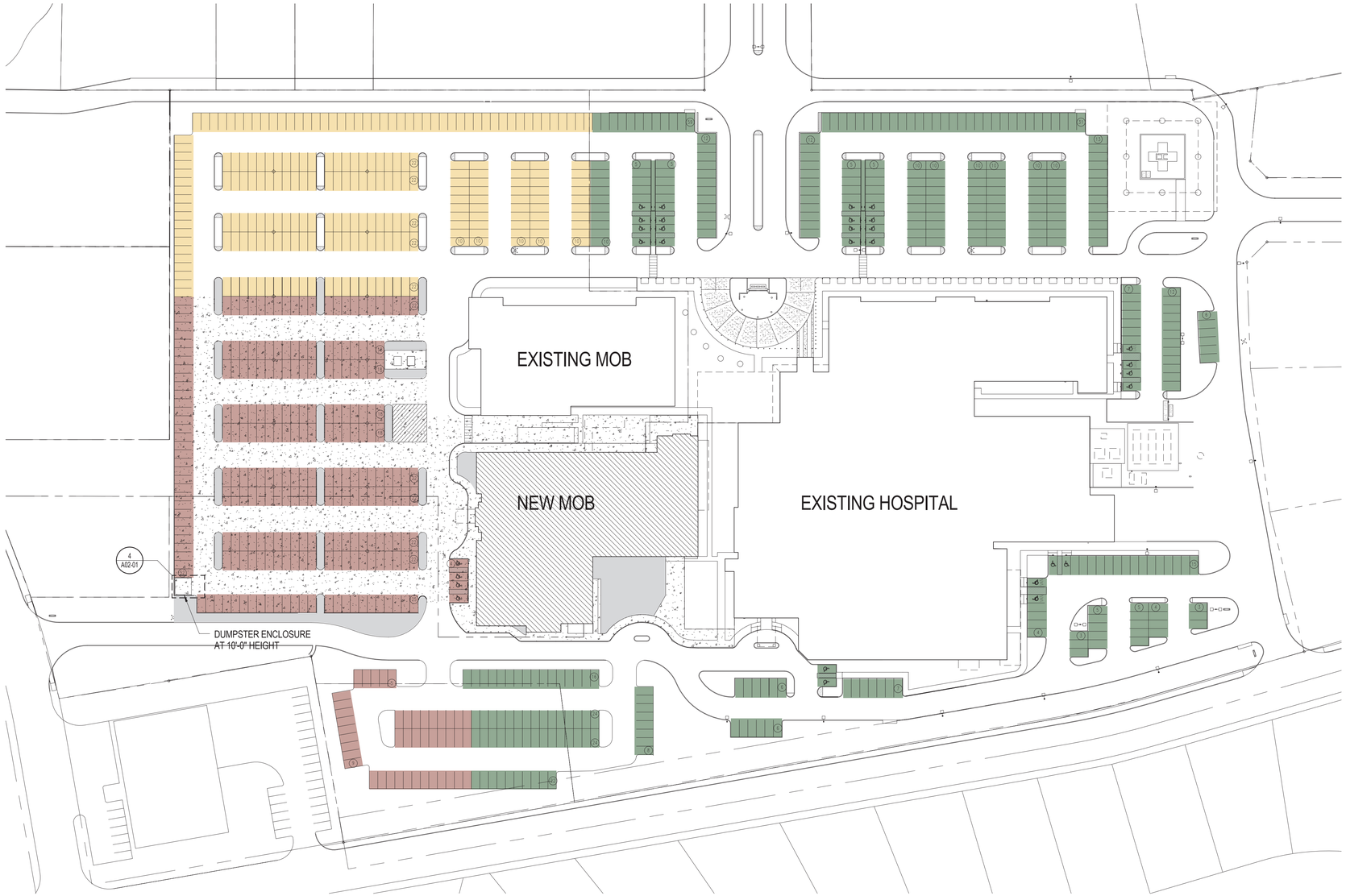
SITE PLAN



1 SITE - CAMPUS PARKING PLAN
1" = 60'-0"

PARKING SPACES REQUIRED

HOSPITAL		
TOTAL		310 SPACES REQUIRED
EXISTING MOB		
TOTAL		229 SPACES REQUIRED
NEW MOB		
TOTAL		280 SPACES REQUIRED
		819 TOTAL REQUIRED
		17 ACCESSIBLE REQUIRED

PARKING SPACES PROVIDED

EXISTING

HOSPITAL		
STANDARD SPACES		317 SPACES
ACCESSIBLE SPACES		26 SPACES
EXISTING MOB		
STANDARD SPACES		229 SPACES
ACCESSIBLE SPACES		0 SPACES
TOTAL EXISTING SPACES		572 SPACES PROVIDED (26 ACCESSIBLE)

NEW

NEW MOB		
STANDARD SPACES		+281 SPACES
ACCESSIBLE SPACES	+4	SPACES
TOTAL NEW SPACES		**285 SPACES PROVIDED (4 ACCESSIBLE)**
REVISED TOTAL SPACES (EXISTING PLUS NEW)		**857 SPACES PROVIDED (30 ACCESSIBLE)**

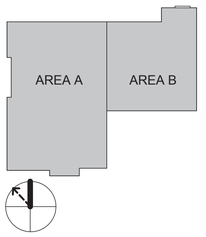
NOTES:

1. 1 IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS PROJECT, 6 VAN ACCESSIBLE SPACES ARE REQUIRED.

VICINITY MAP



KEYPLAN



APPLICANT INFORMATION
HANNAH AIKIN
PERKINS+WILL
10100 NORTH CENTRAL EXPRESSWAY,
SUITE 300 DALLAS, TX 75231
214-283-8866
HANNAH.AIKIN@PERKINSWILL.COM
OWNER INFORMATION
GRANT CALLISON
CAMBRIDGE HEALTHCARE
DEVELOPMENT, INC.
8383 PRESTON CENTER PLAZA DRIVE,
5TH FLOOR
DALLAS, TX 75225
214-665-0890

B TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAT THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

C PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   8150 NORTH CENTRAL EXPRESSWAY
   SUITE M2025
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
8. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

E EXISTING TREE NOTES

1. NO EXISTING TREES ARE REMOVED

6 LIVE OAK
8 CEDAR ELM
8 DRAKE ELM
18 NELLIE R. STEVENS HOLLY
7 CEDAR ELM
2 TREE YAUPON
1 DRAKE ELM
9 LIVE OAK
MOBILE PET
ABELIA 5'-0"
MORNING LIGHT MAIDEN GRASS
GRAVEL
1 CEDAR ELM
ASIAN JASMINE
DWARF YAUPON HOLLY
SEASONAL COLOR
ASIAN JASMINE
1 PISTACHIO
SEASONAL COLOR
DWARF BURFORD HOLLY
1 DRAKE ELM
TURK'S CAP
15 NELLIE R. STEVENS HOLLY
GRAVEL
NON IRRIGATED LAWN
RELOCATED TREE
GRAVEL
EXISTING TREE TO BE RELOCATED ON-SITE. SEE ABOVE.
EXISTING TREE TO REMAIN AND PROTECTED.
NEW GOLD LANTANA
DWARF YAUPON HOLLY
30' VIEW TRIANGLE
Inlet Top=535.54 FL=531.04
Inlet Top=534.56 FL=530.24
20' Drainage Easement Vol. K, Pg. 375
24' Fire Lane, Access & Utility Easement Cab. G, Sl. 43
15' TXU Esmt cc# 200700376826
270.62'
EQ. EQ. 25'-0" TYP. 12'-6" 12'-6"
23'-0" 8'-0" 8'-0"

A LANDSCAPE PLAN
1" = 20'-0"
0 10' 20' 40'

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Suite 300
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f 214.283.8701
www.perkinswill.com

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MEP
SW ASSOCIATES CONSULTING
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LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

OWNER
CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

FACILITY

CONTRACTOR

PROJECT

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201

Cambridge

CAMBRIDGE ROCKWALL
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

KEYPLAN

ISSUE CHART

CITY COMMENT	09.28.16

MARK	ISSUE	DATE
Job Number		147201.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L10-01

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A PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ABELIA GRANDIFLORA	ABELIA	3 GALLON	42" ON CENTER
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	3 GALLON	24" ON CENTER
RAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	3 GALLON	36" ON CENTER
ROSA 'RADRAZZ'	RADAZZ KNOCK OUT ROSE	3 GALLON	30" ON CENTER
GROUNDCOVER			
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
PERENNIALS			
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER
MALVAVISCUS DRUMMONDII	TURK'S CAP	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GALLON	18" ON CENTER

ANNUALS

SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.

SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER

FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.

LAWN

CYNDON SPP.	BERMUDA GRASS - SOLID SOD
CYNDON TIFF	TIFF BERMUDA GRASS - SOLID SOD
BUCHLOE DACTYLOIDES	BUFFALO GRASS - SOLID SOD

B LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

1. **10' LANDSCAPE BUFFER**
   PROVIDED AT ROCKWALL PARKWAY

2. **SCREENING OF OFF-STREET LOADING AREAS**
   PROVIDED

3. **RESIDENTIAL ADJACENCY**
   NOT APPLICABLE

4. **BUFFER LANDSCAPING**

SHRUBS AT 3' ON CENTER	180	/50	**4**	3" CALIPER TREES REQUIRED
			4	3" CALIPER TREES PROVIDED

5. **PARKING LOT LANDSCAPING**

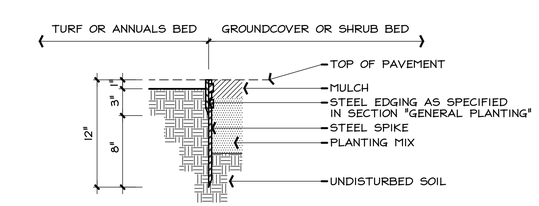
SHRUBS AT 3' ON CENTER	89,000	*.05	**4,450**	REQUIRED SQUARE FEET
			5,472	PROVIDED SQUARE FEET

6. **OPEN SPACE**

OFFICE ZONING REQUIRES 20%	229,964	*.20	**45,993**	REQUIRED SQUARE FEET
			54,000	PROVIDED SQUARE FEET

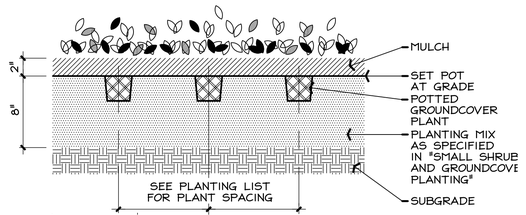
SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	55,827 SF
LOT COVERAGE	4.3%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	48'-8" (2 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	280 SPACES (6 ADA)
PARKING PROVIDED	281 SPACES (7 ADA)



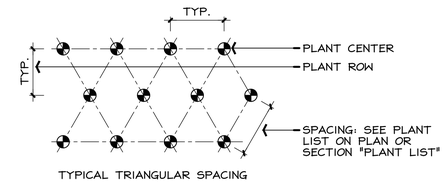
C STEEL EDGING - SECTION

1 1/2" = 1'-0" 0 1'



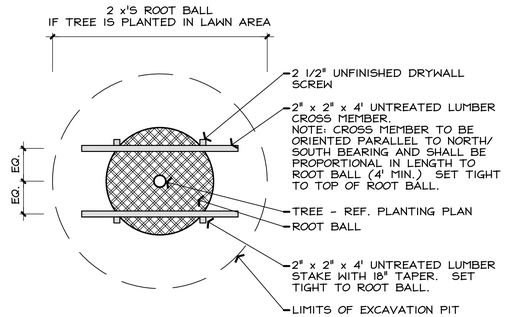
D GROUNDCOVER PLANTING - SECTION

1 1/2" = 1'-0" 0 1'



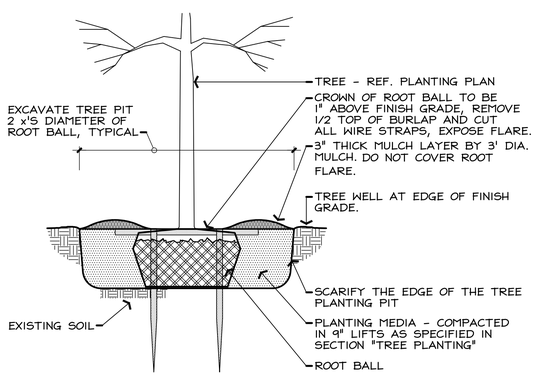
E PLANT SPACING - PLAN

1/2" = 1'-0" 0 2'



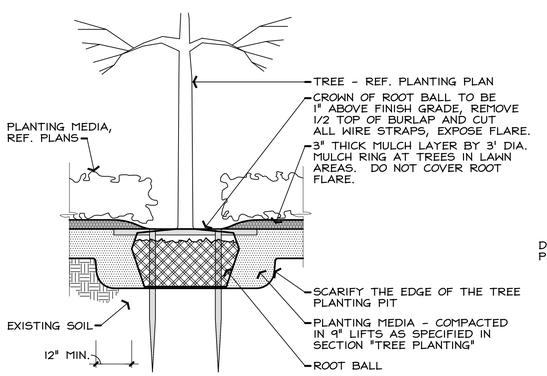
F TYPICAL TREE STAKING - PLAN

1/2" = 1'-0" 0 2'



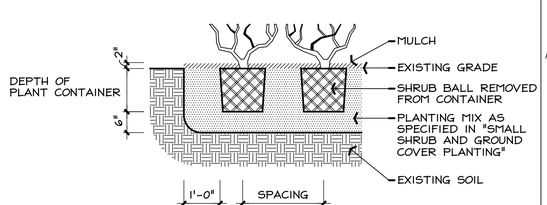
G TREE PLANTING IN LAWN - SECTION

1/2" = 1'-0" 0 2'



H TREE PLANTING IN PLANTER - SECTION

1/2" = 1'-0" 0 2'



I SHRUB PLANTING - SECTION

1/2" = 1'-0" 0 2'

PERKINS + WILL
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Suite 300
Dallas, Texas 75231
t 214.283.8700
f 214.283.8701
www.perkinswill.com

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COLLEYVILLE, TX 76034

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ARMSTRONG-DOUGLASS STRUCTURAL
6060 N. CENTRAL EXPRESSWAY, STE. 360
DALLAS, TX 75206

MEP
SW ASSOCIATES CONSULTING
5429 LBJ FREEWAY, STE. 300, DALLAS, TX 75240

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

OWNER
CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

FACILITY

CONTRACTOR

PROJECT

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201

Cambridge

CAMBRIDGE ROCKWALL
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201
KEYPLAN

ISSUE CHART

CITY COMMENT	09.15.16

MARK	ISSUE	DATE
Job Number		147201.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L10-02

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KIM LIGHTING

ET LED

Entablature® Large PicoPrism® LED

kl_etpled_spec.pdf

JOB PRESBYTERIAN - ROCKWALL TYPE

NOTES APPROVALS

FEATURES

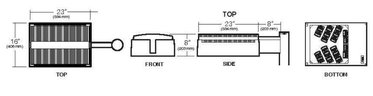
- Full Cutoff PicoPrism technology
- Patented low profile luminaire¹
- Available in 5800nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L distributions
- 0-10V dimming drivers standard
- Sealed optical chamber, IP66 certified

Certifications

3000K and warmer CCTs only

SPECIFICATIONS





Max. Weight = 45 lbs. EPA 1.8 for 1A.
See Configuration for additional EPAs.

ORDERING CODE

2B	ET	3	P70	80L	4K		DB

Configuration — EPA

1A	1 Arm Side Mt	1.8
2B	2 Arm Side Mt	3.6
2L	2 Arm Side Mt	2.6
3T	3 Arm Side Mt	4.1
3Y	3 Arm Side Mt	4.1
4C	4 Arm Side Mt	4.7
1W	Single Wall Mt	n/a
HSF	Horizontal Slip-fitter Mount	

Trunnion mounting only EPA 1.8. Not for field retrofit.

Housing — ET: Large, 80 LEDs 54W (350mA) 108W (700mA)

Distribution — 1 Type I; 2 Type II; 3 Type III; 4 Type IV; 5 Type V; R Type R, Right; L Type L, Left

Drive Current — P35: 350mA PicoPrism; P70: 700mA PicoPrism

Source — 80L: 80 LEDs

Color Temperature* — 2K: 2200K; 3K: 3000K; 4K: 4200K; 5K: 5100K

Voltages — 120: 120V*; 208: 208V*; 240: 240V*; 277: 277V*; 347: 347V*; 480: 480V*. *120V through 277V is a variable driver.

Fixture Finish — BL: Black; DB: Dark Bronze; LG: Light Gray; PS: Platinum Silver; TT: Titanium; WH: White; CC: Custom Color, consult representative

Photocell Options — A25-7: 7-pin Photocell Receptacle; A30: 120V Button Photocell; A31: 208V Button Photocell; A32: 240V Button Photocell; A33: 277V Button Photocell; A34: 480V Button Photocell; A35: 347V Button Photocell

Fuse Options — SF: 120, 277, 347 Line Volts; DF: 208, 240, 480 Line Volts

NFO Option — NFO: Neighbor Friendly Optic. Photometry available for type III/IV. All others, consult factory.

Optional Entablatures — A1: Arch; A2: Broken Arch; A3: Stepped Arch; A4: Stepped Brock Arch; A5: Standard Entablature; P6: Peak; P7: Broken Peak; P8: Stepped Peak; P9: Stepped Broken Peak; P10: Stepped

Controls

Motion
- SCL: Fixture Mounted Occupancy Sensor up to 16'
- SCH: Fixture Mounted Occupancy Sensor 16' to 30'

Wireless
- WIR-RML-HO: 120-347V, 1000' range, WiGrope. Wireless control system with altitude/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.

Mounting Options
- VSF: Vertical Slipfitter Mount round for 3" pipe (3.68" O.D.) tenon
- SVSF: Vertical Slipfitter Mount square for 3" pipe (3.68" O.D.) tenon
- Side Arm Mount: 3: 3" O.D. Pole; 3.5: 3.5" O.D. Pole; 4: 4" O.D. Pole; 5: 5" O.D. Pole; 6: 6" O.D. Pole; SQ: Square Pole

Kim Lighting reserves the right to change specifications without notice.

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev Jul. 26, 2016

HUBBELL Lighting

1 | 1

Poles - Steel

SSS / DS330

Fatigue Resistant

SOFT SQUARE STEEL
DS330
Fatigue Resistant

valmont STRUCTURES

Job Name: PRESBYTERIAN- ROCKWALL TX. | Client Name:
Job Location - City: | State: | Created By: | Date:
Product: | Quote: | Customer Approval: | Date:

DESIGNATION, LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION							POLE DIMENSIONS				DESIGNATION
	80 MPH w/o 3-SECT		90 MPH w/o 3-SECT		100 MPH w/o 3-SECT						
NOMINAL MOUNTING HEIGHT (FT)	MAX. EPA (SQ. FT.)	MAX. WEIGHT (LBS)	MAX. EPA (SQ. FT.)	MAX. WEIGHT (LBS)	MAX. EPA (SQ. FT.)	MAX. WEIGHT (LBS)	SHAFT BASE SQUARE (IN)	SHAFT TOP SQUARE (IN)	WALL THK. (GA)	STRUCTURE WEIGHT (LBS)	
10'-0"	30.6	765	23.8	595	18.9	473	4.00	4.00	11	75	400D100
12'-0"	24.4	610	18.8	470	14.8	370	4.00	4.00	11	90	400D120
14'-0"	19.9	498	15.1	378	11.7	293	4.00	4.00	11	100	400D140
16'-0"	15.9	398	11.8	295	8.9	223	4.00	4.00	11	115	400D160
18'-0"	12.6	315	9.2	230	6.7	168	4.00	4.00	11	125	400D180
20'-0"	9.6	240	6.7	167	4.5	150	4.00	4.00	11	140	400D200
	17.7	443	12.7	343	9.4	235	5.00	5.00	11	185	500D200
	28.1	703	21.4	535	16.2	405	5.00	5.00	7	265	500W200
25'-0"	4.8	150	2.6	100	1.5	50	4.00	4.00	11	170	400D250
	10.8	270	7.7	188	5.4	135	4.00	4.00	7	245	400W250
	9.8	245	6.3	157	3.7	150	5.00	5.00	11	225	500D250
	18.5	463	13.3	333	9.5	238	5.00	5.00	7	360	500W250
27'-0"	6.7	168	4.4	110	2.6	65	4.00	4.00	7	291	400W300
	4.7	150	2.0	50	N/A	N/A	5.00	5.00	11	265	500D300
	10.7	267	6.7	167	3.9	100	5.00	5.00	7	380	500W300
	19.0	475	13.2	330	9.0	225	6.00	6.00	7	520	600W300
35'-0"	5.9	150	2.5	100	N/A	N/A	5.00	5.00	7	440	500W350
	12.4	310	7.6	190	4.2	105	6.00	6.00	7	540	600W350
40'-0"	7.2	180	3.0	75	N/A	N/A	6.00	6.00	7	605	600W400

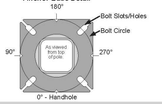
Mount on 30" concrete base

1. Maximum EPA (Effective Projected Area) and weight values are based on side mounted fixtures only. Consult factory on loading criteria for pole top mounted luminaires and/or brackets. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Nominal wall thk. is a nominal value which includes the pole shell and base plate only.
3. Belled bottom will have reduced thickness due to the cold-working process. However, the belled-bottom meets or exceeds the structural capacity of the original square section. In addition, the rounded section provides better fatigue resistance.

ANCHORAGE DATA

POLE		BASE PLATE			ANCHOR BOLTS				
SHAFT BASE SQUARE (IN)	WALL THK (GA)	BOLT CIRCLE		SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	# (IN)
4.00	11	8.50	0.50	8.25	0.750	0.75 x 17.00 x 3.00	3.50	0.25
4.00	7	8.50	0.50	8.25	0.875	0.75 x 17.00 x 3.00	3.63	0.25
5.00	11	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25
5.00	7	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25
6.00	7	12.00	1.00	12.50	1.000	1.00 x 36.00 x 4.00	4.25	0.25

Anchor Base Detail



STANDARD ORDERING CODE STRUCTURE

MODEL	DESIGNATION	SHAFT/BASE MFG. ENTRACE	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVERS	ANCHOR BOLTS	SPECIAL PROPERTIES (NOTE)
DS330							

Select Correct Designation from Appropriate Dimensional Data Chart

Drill Mounting (See Orientation)
D1 = (1) Drilling @ 270°
D2 = (2) Drillings @ 90° & 270°
D4 = (4) Drillings @ 0°, 90°, 180°, & 270°
D6 = (2) Drillings @ 90° & 180°
D8 = (3) Drillings @ 90°, 180° & 270°

Tenon Mountings
P2 = 2.38" OD x 4" tenon
P4 = 4.00" OD x 8" tenon
P5 = 2.88" OD x 4" tenon
P6 = 3.50" OD x 4" tenon
P7 = 2.38" OD x 5" tenon
P9 = Special Size (Specify)

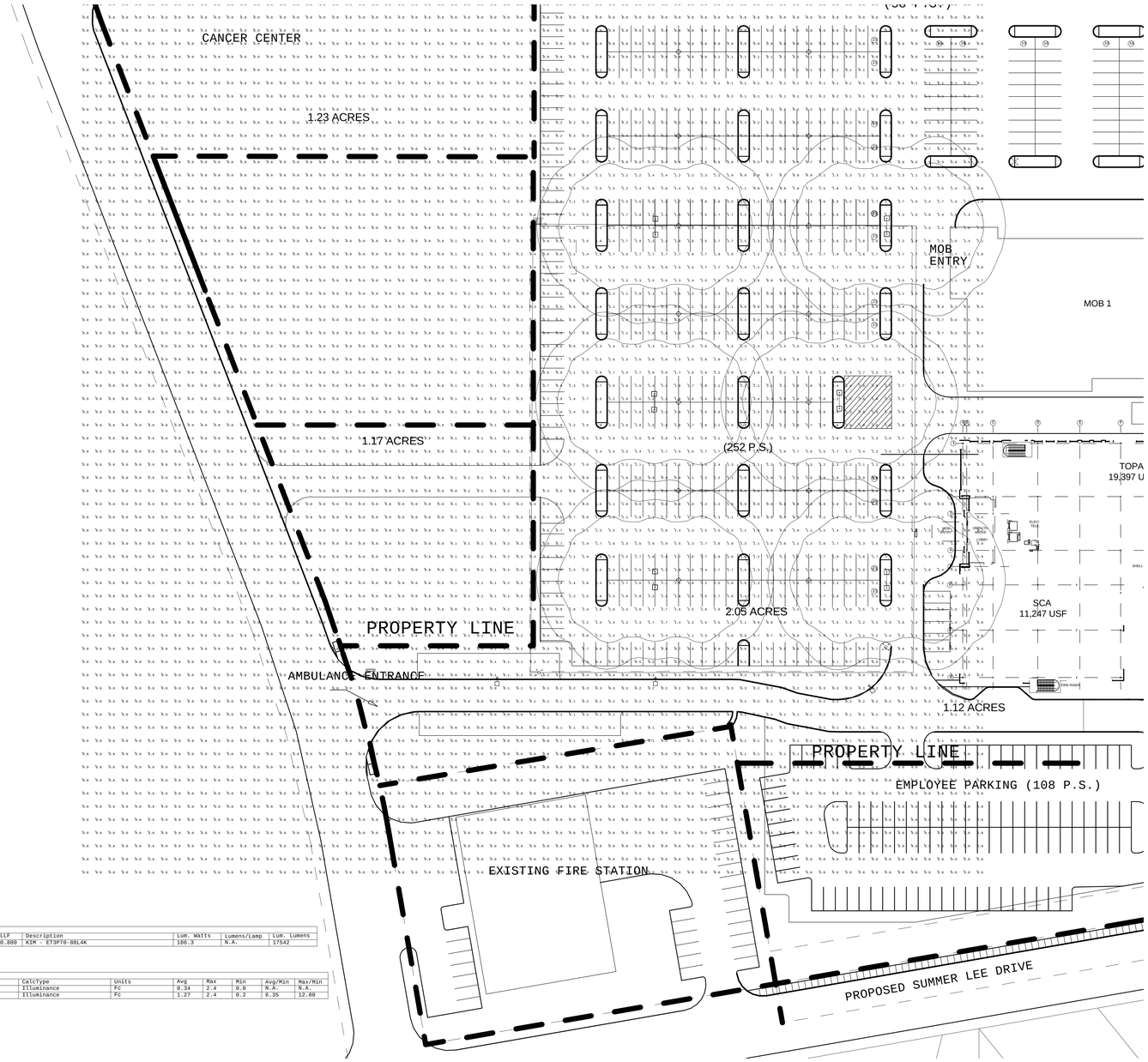
Other Options
PC = Pole Cap
PL = Plain Top (No Cap)

G1 = Galvanized
FP = Finish Painted
—OPTIONAL—
FPG1 = Finish Paint over Galvanize
VP30 = VPRO™ 30 System
VP52 = VPRO™ 52 System
VP53 = VPRO™ 53 System
VP54 = VPRO™ 54 System
VP57 = VPRO™ 57 System
VP105 = VPRO™ 105 System
VP135 = VPRO™ 135 System

GV = Galvanized
BK = Black
DB = Dark Bronze
MB = Medium Bronze
WH = White
LG = Light Gray
SG = Silver Gray
GG = Dark Green
ST = Sandstone
HG = Hunter Green
SG = Slate Gray
SL = Silver
SC = Special Color (Specify)

PBC = Full Base Cover
—OPTIONAL—
2T = Square Dart Cover

LB = With Anchor Bolts
LAB = Without Anchor Bolts



Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
⊡	6	2SB3	0.880	KIM - ET3P70-80L4K	186.3	N.A.	17542

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	FC	0.34	2.4	0.0	N.A.	N.A.
Lot	Illuminance	FC	1.27	2.4	0.2	6.35	12.00

NOTES
1. Calc at grade level
2. Mounted 30' AFF

1 SITE PLAN - PHOTOMETRIC ANALYSIS
1" = 40'-0"

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Consulting Engineers
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Dallas, TX. 75240
Tel: 214.397.0211
Fax: 214.397.0886
www.swengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-6872
PROJECT # 16897

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DALLAS, TX 75206

MEP
SW ASSOCIATES CONSULTING
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LANDSCAPING
KENDALL + LANDSCAPE ARCHITECTURE
8150 NORTH CENTRAL EXPWY STE 701
DALLAS, TX 75206

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Exp. Date 09/30/2016

0218.16

PROJECT

OWNER
CAMBRIDGE ROCKWALL, LTD
1717 MAIN STREET, 59TH FLOOR, DALLAS, TX 75201

FACILITY

CONTRACTOR
ROGERS-OBRIEN CONSTRUCTION
1901 REGAL ROW DALLAS, TX 75235

ROCKWALL MOB
HORIZON ROAD AT
ROCKWALL PARKWAY
ROCKWALL, TEXAS 75201

CAMBRIDGE ROCKWALL
1717 MAIN STREET, 59TH
FLOOR, DALLAS, TX 75201

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number	147201.000	
Drawn	LR/DC	
Checked	DC/JP	
Approved	JP	

TITLE

SITE PLAN - PHOTOMETRIC ANALYSIS

SHEET NUMBER

E1.01P

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2 ELEVATION- WEST

3/32" = 1'-0"



1 ELEVATION- EAST

3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %			
Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
Exterior Stone Cladding- Flamed	4,885.97 SF	Concrete masonry units	19%
Masonry Brick	10,281.44 SF		39%
Masonry Featherlite	7,962.78 SF	Concrete masonry units	30%
Masonry Stone Veneer	93.63 SF	Concrete masonry units	0%
	26,156.71 SF		100%

SURFACE AREA BY FACADE		
Name	Surface Area	% of Total Surface Area
NORTH ELEVATION	6251 FT2	24.2%
SOUTH ELEVATION	6251 FT2	24.2%
WEST ELEVATION	6726 FT2	26.1%
EAST ELEVATION	6558 FT2	25.5%

APPLICANT INFORMATION
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CAMBRIDGE HEALTHCARE
DEVELOPMENT, INC.
8383 PRESTON CENTER PLAZA DRIVE,
5TH FLOOR
DALLAS, TX 75225
214-665-0890

PERKINS+WILL
CITY PLANNING/ZONING

EAST/WEST ELEVATIONS

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy,
Rockwall, TX 75201
Project Case #:
September 16th, 2016



1 ELEVATION- NORTH
3/32" = 1'-0"



2 ELEVATION- SOUTH
3/32" = 1'-0"

EXTERIOR MATERIALS OVERALL SURFACE AREAS AND %

Material: Name	Material: Area	Material: Description	% Material
Curtain Wall Glazing	2,932.90 SF		11%
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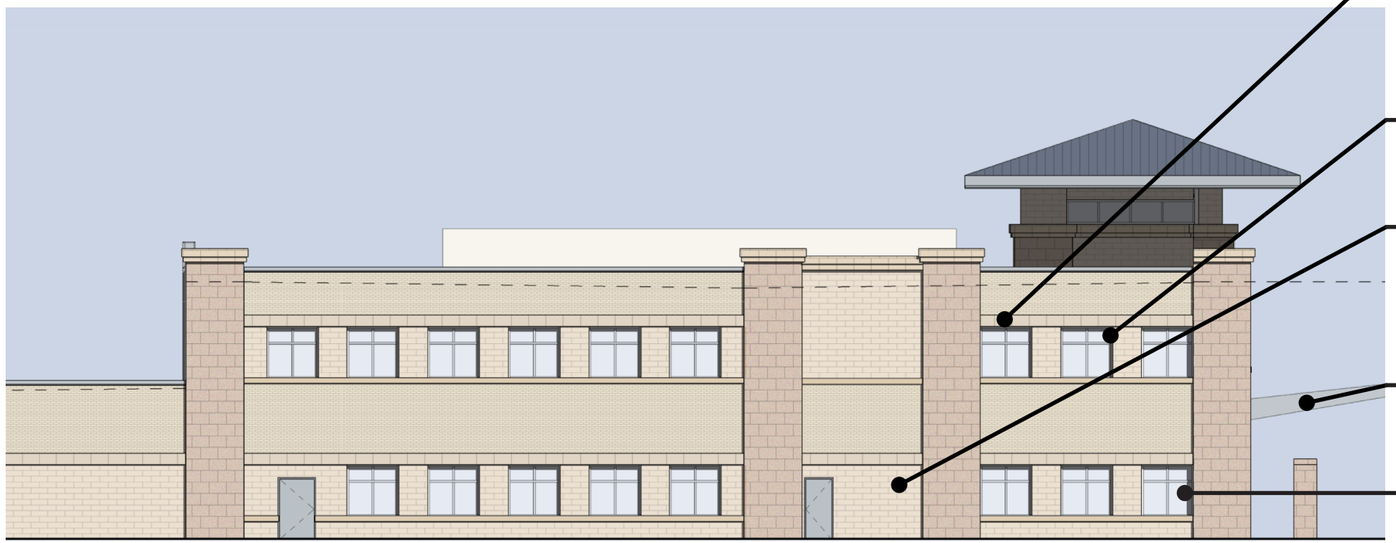
PERKINS+WILL
CITY PLANNING/ZONING

NORTH/SOUTH ELEVATIONS

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy,
Rockwall, TX 75201
Project Case #:
September 16th, 2016





1.) ROOF- STANDING SEAM METAL ROOFING

2.) CAST STONE

3.) METAL COPING- MATCHING STOREFRONT SYSTEM COLOR

4.) BRICK- ACME, PERLA PLANT, RIDGEMAR

5.) GRANITE- PINK PORRINO, FLAMED

6.) CMU- BURNISHED FEATHERLITE, ROUND ROCK PLANT, GROUND-FACE, SADDLE TAN, 16X24”

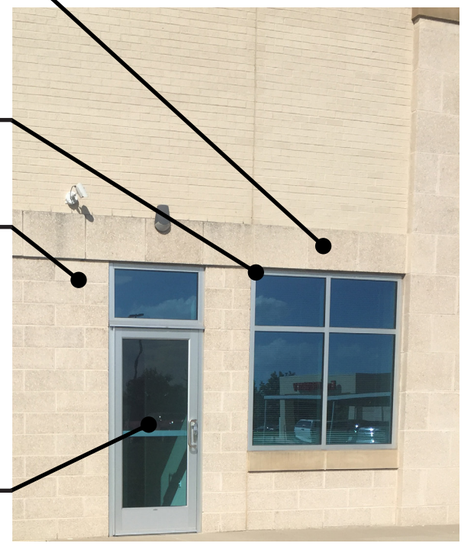
7.) WINDOW FRAMING- ANODIZED ALUMINUM

8.) CMU- BURNISHED FEATHERLITE, ROUND ROCK PLANT, GROUND-FACE, SADDLE TAN, 8X24”

9.) CANOPY- MATCHING STOREFRONT SYSTEM COLOR

10.) GLAZING- LOW- E COATED, TINTED GLASS





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PERKINS+WILL
CITY PLANNING/ZONING

MATERIAL BOARD

ROCKWALL MOB II

Horizon Rd at Rockwall Pkwy, Rockwall, TX 75201
Project Case #:
September 16th, 2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Vinod Sharma; *Little Genius of Texas, LLC*

AGENDA ITEM: **SP2016-021;** Woodbridge Montessori Academy

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing an 11,834 sq. ft. *private pre-school* facility. The proposed preschool is situated 2.28-acre tract of land [Tract 2-3 of the W.T. Deweese Survey, Abstract No. 71] and is zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses. The site is located at the southeast corner FM-552 and Stone Creek Drive and is addressed as 3100 Stone Creek Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in Planned Development District 70 (PD-70) and zoned for General Retail (GR) District land uses. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*~99,669 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~213-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~381-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*15-Feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X>20-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*32-Ft; In Conformance*
Max Building/Lot Coverage	*35%*	*11.9%; In Conformance*
Minimum Masonry Requirement	*90%*	*X>90%; In Conformance*
Minimum Number of Parking Spaces	*40*	*40 Provided; In Conformance*
Minimum Landscaping Percentage	*10%*	*10%; In Conformance*
Maximum Impervious Coverage	*85%*	*43%; In Conformance*

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The Board asked the applicant to make revisions to the symmetry of the

building, add more detail to the vertical elements on the West Elevation, to add landscaping to provide screening to the North Elevation, and to widen the columns on the West Elevation. The applicant agreed to make revisions and have submitted revisions to staff for the ARB to review.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-021	**Owner**	METROPLEX, ACQUISITION FUND LP	**Applied**	9/16/2016	LM
Project Name	Woodbridge Montessori Academy	**Applicant**	LITTLE GENIUS OF TEXAS LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	NEED REVISIONS			**Status**	9/28/2016	KB

New comments are highlighted in yellow

Site Address	**City, State Zip**	**Zoning**
3100 STONE CREEK DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STONE CREEK PH 6	2-3	NULL	2-3	0071-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/21/2016	5	APPROVED	
ENGINEERING	Amy Williams	10/6/2016	10/13/2016	10/6/2016		COMMENTS	See Comment
(10/6/2016 10:57 AM AW) The new parking adjacent to building to be 20'x9' (not 18'x9').							
ENGINEERING	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comments
(9/21/2016 8:15 AM AW) Label right-of-way dedication Need 10' utility easement along FM 552 Move sign and dumpster out of easement. Water pro-rata due = $19.75/ lf of property length along FM 552							
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016	9/23/2016	7	APPROVED	See Comments
(9/23/2016 3:39 PM LS) Address Assignment will be: 3100 Stone Creek Dr, Rockwall, TX 75087							
PLANNING	Korey Brooks	9/16/2016	9/23/2016	9/23/2016	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
SP2016-021 (Woodbridge Montessori Academy of Rockwall): Please address the following comments (M= Mandatory Comments; I = Informational Comments) I.1 This is request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive (CORRECTED CAPTION) I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2016-021) in the lower right hand corner of all pages on future submittals. I.4 This property will be required to be plated prior to the issuance of a building permit. M.5 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet. M.6 Site Plan. Please provide perimeter dimensions of the site. M.7 Site Plan. Please indicate the distance between all property lines and the planned buildings. M.8 Site Plan. Please show the 15' building setback along Stone Creek Drive and FM. 552. M.9 Site Plan. Your legend shows a symbol for sidewalks, however, it is not used on the site plan. M.10 Site Plan. Your call out for the proposed dumpster does not point to the dumpster. M.11 Landscape Plan. Please show and label 10' landscape buffer adjacent to Stone Creek Drive and FM 552. M.12 Landscape Plan. Please note that 1 tree per 50' is required on Stone Creek Drive and FM. 552. M.13 Landscape Plan. If no protected trees are being removed, please provide a note stating that. M.14 Photometric. Please show FC of entire site. (it usually looks like a grid of FC numbers across the entire site) M.15 Photometric. Please indicate the location and type of all exterior lighting including pole mounted, wall mounted, signage, etc. M.16 Photometric. No light pole, base or combination shall exceed 30 feet, unless further restricted within an Overlay District. Please provide a detail of light pole to that we can ensure compliance. M.17 Photometric. Please provide drawings and/or cut sheets of proposed light fixtures. M.18 Building Elevations. Currently, the elevations do not meet the 20% stone requirement for each facade, therefore a variance your elevation directions are incorrect. Please see markups. M.19 Building Elevations. Please change "Spring Creek" to "Stone Creek" and FM 255 to FM 552" I.20 The Architectural Review Board (ARB) meeting for this case will be held on September 27, 2016 at 5 pm. I.21 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 4; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 11, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 27, 2016 at 6 pm. I.22 If necessary the projected City Council meeting date for this case will be October 17, 2016.							
Planning Department	Korey Brooks	10/4/2016	10/4/2016	10/4/2016		COMMENTS	Comments

Planning comments are on next page

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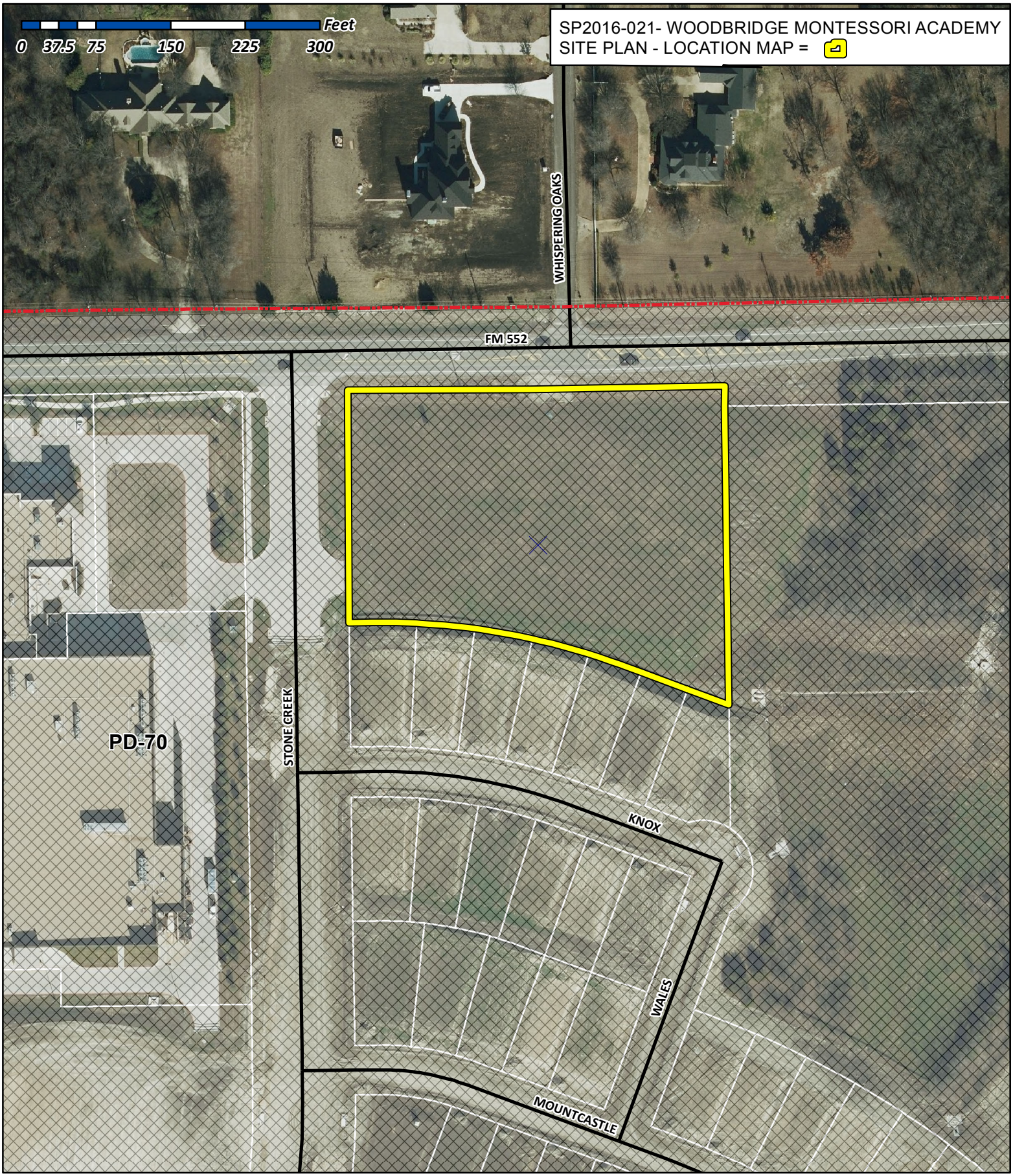
SP2016-021 (Woodbridge Montessori Academy of Rockwall): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

M.1 Site Plan. Please note the address as 3100 Stone Creek Drive in the Title Block
M.2 Site Plan. This site is not platted. Please remove the Lot and Block designation from title block. This will be assigned during the final plat stage.
M.3 Site Plan. I cannot determine where the firelane is on the site plan. There is a symbol in the legend, however, I do not see that symbol used on any of the drives on the site.
M.4 Landscape Plan. The "10' LS Buffer" text adjacent to Stone Creek Drive is covered by landscaping. Please move the text so that it is clearly visible.
M.5 Landscape Plan. Please note that 1 tree per 50' is required on Stone Creek Drive and FM. 552.
M.6 Landscape Plan. I am unable to determine where the firelane is. There is a symbol in the legend, however, I do not see that symbol used on any of the drives on the site.
M.7 Landscape Plan. Please note the address as 3100 Stone Creek Drive in the Title Block.
M.8 Landscape Plan. This site is not platted. Please remove the Lot and Block designation from the Title Block. This will be assigned during final platting.
M.9 Photometric. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. Please look at the lighting adjacent to Stone Creek Drive and try to get it as close as possible to 0.2 FC.
M.10 Building Elevations. Please indicate the materials of the structures on the West Elevation. (Please see markups)
M.11 Building Elevations. Please provide separate North and South Elevations. Currently they are combined.
M.12 Building Elevations. It may be helpful to provide a rendering of the building. Especially to show the landscaping that the ARB asked for on the North Elevation (adjacent to FM. 552).
M.13 Building Elevations. Please take a look at the surface area calculations on the North and South Elevations. The brick (57%), cast stone (5%), and stone (21%) only adds up to 89%. (This elevation still meets the 90% masonry requirement.)
M.14 Building Elevations. Please correct "Decoratice Truss" to "Decorative Truss"
M.15 The Architectural Review Board (ARB) meeting for this case will be held on October 11, 2016 at 5 pm.
M.16 The Planning and Zoning Meeting is October 11, 2016.
I.17 Staff has not identified any variances for this Site Plan.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

F.M. 552
(R.O.W. VARIES)

2'x6' MONUMENT SIGN W/(3) #5 TOP & BTTM & #3 @ 12" O.C.

OIL/WATER SEPARATOR FOR DUMPSTER

TIE TO EX. SIDEWALK

INSTALL: (1) 16"X8" TAPPING SLEEVE (1) 8" VALVE

INSTALL: 6" FIRE SPRINKLER LINE (C-900 CLASS 200 PVC)

INSTALL DBL CO 5' FROM BLDG

INSTALL: FIRE DEPT. CONNECTION ON 4" FIRE LINE

INSTALL DOUBLE CHECK ASSEMBLY FOR FIRE SPRINKLER IN RISER RM.

PROP. DUMPSTER PAD W/ 8" PAVING. CONSTRUCT 6' MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES (SEE SITE DETAILS)

PROPOSED ELECTRICAL TRANSFORMER

EX. 12" SS.

EX. 16" W.

EX. 6" W.

ABANDONED 6" W.

12' MT. ZION WATER SUPPLY CORPORATION ESMT. VOL. 82, PG. 322 D.R.R.C.T.

15' UTILITY ESMT

20' R.O.W. ALLEY

N89°09'25"E 380.81'

10' UTILITY ESMT

10' LS BUFFER

15' B.L.

EX. 8" SS

EX. SS MH FL=534.40 RIM=540.57

EX. 18" RCP

EX. INLET

CONNECT TO EX. SEWER MANHOLE & INSTALL 350 LF OF PRIVATE 6" PVC SDR-35

HANDICAP PARKING W/ SIGN (TYP)

PROPOSED PARKING (TYPICAL)

PROPOSED 3' WALK

STONE CREEK DRIVE
(100' R.O.W.)

EX. 12" W.

25' V.T.

162.96' BLDG TIE

BLDG TIE

53.57'

139.81' BLDG TIE

N00°50'35"W 212.81'

117'

HC

PROP. BLDG.
11,834 S.F.
FF=

SPLASH PAD

AGES 2-5 Yrs

AGES 0-2 Yrs

AGES 5-12 Yrs

S00°50'35"E 300.47'

LOT 17, BLOCK A STONE CREEK PHASE VI VOL. 1, PG. 161 M.R.R.C.T.

INSTALL 183LF OF 8" PVC CLASS 200:
(1) 12"x8" TAPPING SLEEVE
(1) 8" VALVE
(1) FH ASSEMBLY IN ESMT

EX. 48" RCP

TELE PAD

S89°09'25"W 23.07'

R=700.00'
D=21°03'11"
L=257.21'
CH=N80°18'55"W 255.77'

PROP. A/C UNITS W/ LS SCREENING

TIE TO EXISTING APPROACH

PROPOSED 5' SIDEWALKS W/BARRIER FREE RAMPS (BFR) @ ENTRANCES

FOR IRRIGATION SERVICE INSTALL:
(1) 12"x1" TAPPING SLEEVE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
(IN GRASS)

FOR DOMESTIC SERVICE INSTALL:
(1) 12"x1" TAPPING SLEEVE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
(IN GRASS)

4 CAR STACKING

PROPOSED 5' SIDEWALK

PROPOSED 6' WROUGHT IRON FENCE FOR PLAYGROUNDS WITH GATES

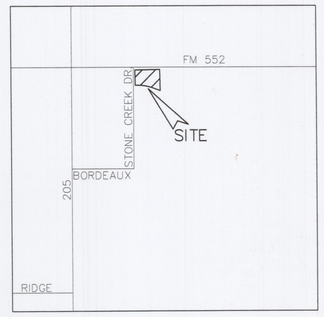
PROPOSED 4' WYE INLET

LOT 24 · LOT 23 · LOT 22 · LOT 21 BLOCK U STONE CREEK PHASE VI VOL. 1, PG. 161 M.R.R.C.T. · LOT 20 · LOT 19 · LOT 18

15' MT. ZION WATER SUPPLY CORPORATION ESMT. VOL. 82, PG. 322 D.R.R.C.T.

N69°47'25"W 113.88'

1" = 20'



LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
V.T.	= VISIBILITY TRIANGLE
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(S)	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
(S)	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE

SITE DATA:

LOT AREA:
2.29 Acres, 99,669 sq. ft.
LOT COVERAGE:
11.9%
FLOOR TO AREA RATIO:
8.4:1
BUILDING AREA:
11,834 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
15' ALONG STONECREEK & FM 552
PROPOSED USE:
Day School
IMPERVIOUS AREA (including buildings):
42,837 sq.ft.
ZONING:
PD-70 for GR
PARKING:
Required: (1 space/300) = 40
Handicap = 2
Provided:
Standard= 38
Handicapped = 2
Total Provided = 40
LANDSCAPE AREA:
Required: (10%) sq.ft.
Provided: 56,832 sq.ft.
FIRESPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE
* THERE ARE NO TREES TO BE REMOVED

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

RECEIVED OCT 03 2016

REVISIONS

GERALD E MONK
44563
REGISTERED PROFESSIONAL ENGINEER
10-5-16

CASE #: SP2016-021

FILE COPY

SITE PLAN

WOODBRIDGE MONTESSORI ACADEMY OF ROCKWALL

Stonecreek Dr.
Lot 17, Block A, 2.29 Acres
STONE CREEK PHASE VI
City of Rockwall, Rockwall County, Texas
developer

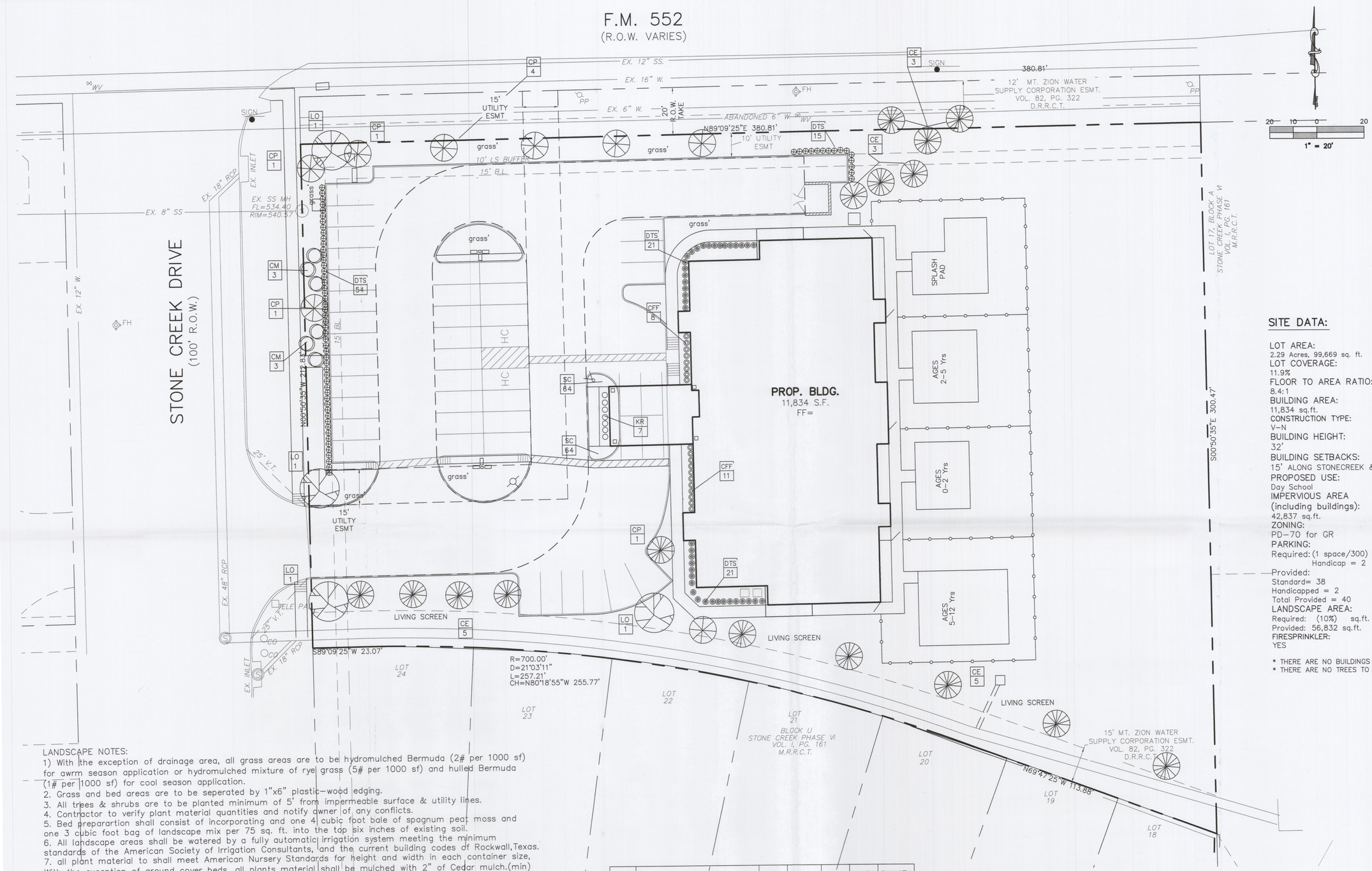
VINOD SHARMA
436 Quail Creek Drive, Murphy Texas 75094
510 364-3007

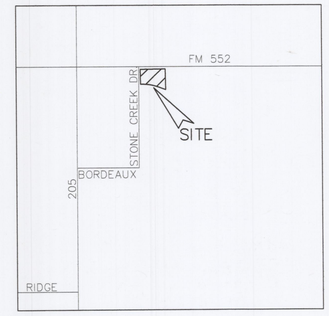
prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2016-12 REG NO.: F-2567

date:	scale:	sheet:
10/3/16	1" = 20'	C101





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Total Provided = 40
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Provided: 56,832 sq.ft.
FIRESPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE
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LANDSCAPE NOTES:
1) With the exception of drainage area, all grass areas are to be hydromulched Bermuda (2# per 1000 sf) for awrm season application or hydromulched mixture of rye grass (5# per 1000 sf) and hulled Bermuda (1# per 1000 sf) for cool season application.
2. Grass and bed areas are to be seperated by 1"x6" plastic–wood edging.
3. All trees & shrubs are to be planted minimum of 5' from impermeable surface & utility lines.
4. Contractor to verify plant material quantities and notify owner of any conflicts.
5. Bed preparartion shall consist of incorporating and one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscape mix per 75 sq. ft. into the top six inches of existing soil.
6. All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building codes of Rockwall,Texas.
7. all plant material to shall meet American Nursery Standards for height and width in each container size, With the exception of ground cover beds, all plants material shall be mulched with 2" of Cedar mulch.(min)
8. Trees shall have a root ball of a minimum 10 inch of diameter for each inch of caliper.
9. Contractor shall be responsible for location all utilities and obtaining permits as required by City.
10. Trees and shrubs are to be a minimum of 2.5 feet from all impermeable surfaces and 5' from utility lines.

Streetcape (380 LF. FM. 522, 235 LF. STONECREEK DR.)	
Required: 1 Tree per 50 LF. 381/50=8, 233/50 = 5	13 Trees
Provides:	15 Trees
Area Landscape:	
Required: 10% of Site (99,669 sf x 10%)	9,967 S.F.
Provided:	
Required: 50% of required landscape in front)	4,984 S.F.
Provided:	9,634 S.F.
Parking Lot Landscape:	
Required: 5% 27,550 S.F. x .05 = 1,378 S.F.	1,378 S.F.
Provided:	2,020 S.F.
Trees–No required parking space further than 80' from tree.	
Required: 1 tree per 10 required parking spaces 42/10=4.2	5 Trees
Provided:	5 Trees

PROVIDED LIVING SCREEN ALONG RESIDENTAL SIDE.

PLANT	PLANT NAME	SIZE	SPACING	HEIGHT	WIDTH	QUANITY
LO	Live Oak(Quercus Virginiana)	3 " CAL	A/I	12'	4'	4
CE	Cedar Elm(Ulmus Crassifolia)	3 " CAL	A/I	12'	4'	13
CP	Chinese Pistachio(Pistisca Chinensis)	3 " CAL	A/I	12'	4'	7
CM	Crap Myrtle (Lagerstroemia Fauriei Tuscarora)	30gal	A/I	8'	4'	6
DTS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	5gal	36"	20"	18"	111
KR	Knock Out Roses (Rosa "Knock–out")	3gal	36"	16"	14"	7
CFF	Chinese Fringeflower (Loropetalum "Purple Diamond")	3gal	36"	14"	14"	19
SC	Seasonal Color	4" potsl	12"	na	na	128

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FILE COPY

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REVISIONS

RECEIVED OCT 03 2016 BY:

CASE #: SP2016–021

LANDSCAPE PLAN

WOODBRIDGE MONTESSORI ACADEMY OF ROCKWALL

Stonecreek Dr.
Lot 17, Block A, 2.29 Acres
STONE CREEK PHASE VI
City of Rockwall, Rockwall County, Texas
developer

VINOD SHARMA
436 Quail Creek Drive, Murphy Texas 75094
510 364–3007

prepared by

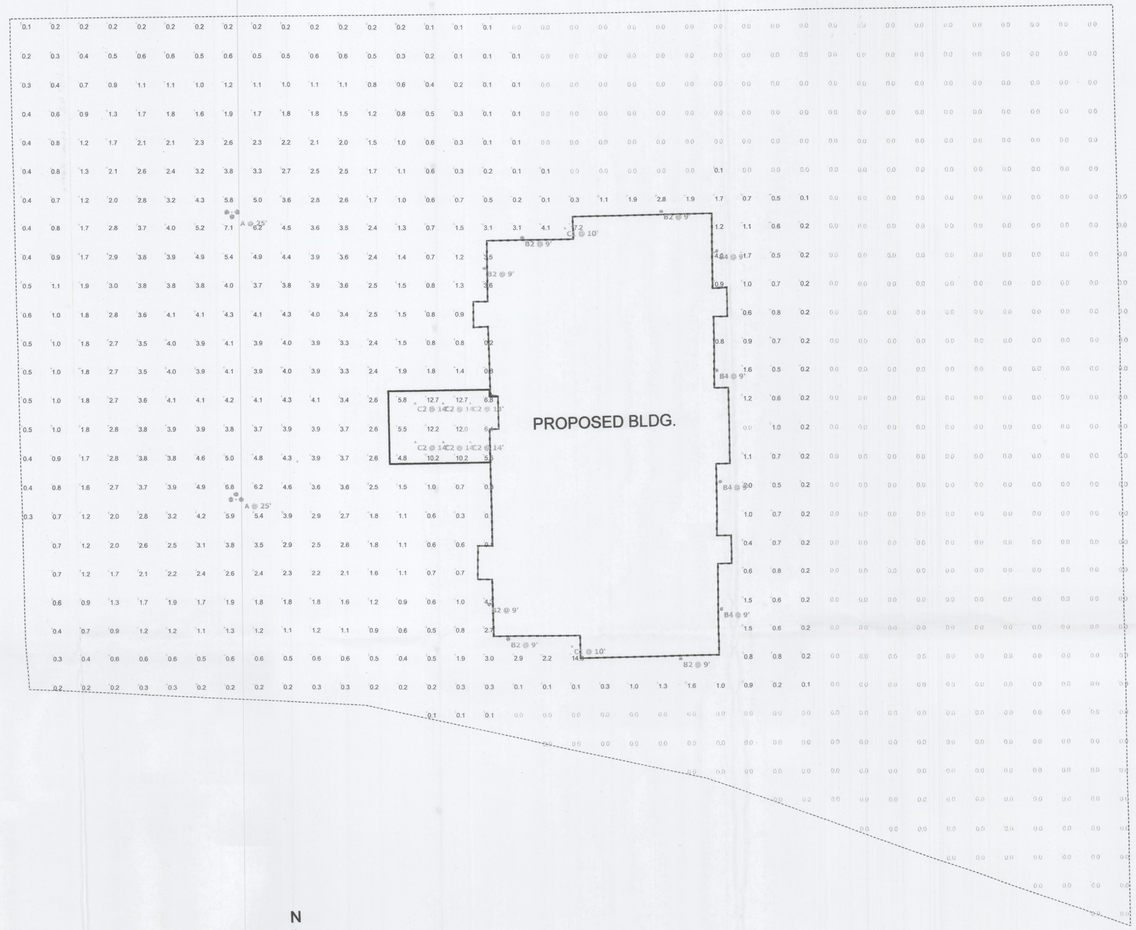
SMV, INC.
1200 W. State Street, Garland Texas 75040
972 272–1763 Fax 972 272–8761

PROJECT NO.: 2016–12 REG NO.: F–2567

date:	scale:	sheet:
10/3/16	1" = 20'	L101

FM 552

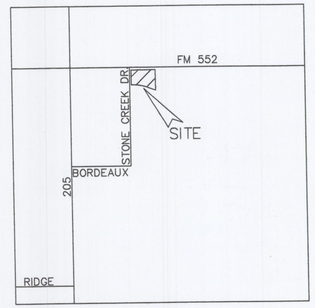
STONE CREEK DR.



N

PHOTOMETRIC SITE PLAN
SCALE: 1" = 20 FT.

20 10 0 20
1" = 20'



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CONSTRUCTION TYPE:
V–N
BUILDING HEIGHT:

BUILDING SETBACKS:

PROPOSED USE:
Day School
IMPERVIOUS AREA
(including buildings):
42,837 sq.ft.
ZONING:

PARKING:
Required: (1 space/300) = 40
Handicap = 2
Provided:
Standard= 41
Handicapped = 2
Total Provided = 43
LANDSCAPE AREA:
Required: (10%) sq.ft.
Provided: 56,832 sq.ft.
FIRESPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

NOTES:

1. REFER TO THE ARCHITECTURAL & CIVIL SITE PLANS FOR DIMENSIONS & DETAILS.
2. REFER TO THE ELECTRICAL SHEETS FOR ADDITIONAL LIGHTING INFORMATION & ELECTRICAL SPECIFICATIONS
3. SUPPORT FOR PHOTOMETRIC MODEL PROVIDED BY ALA

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

RECEIVED
OCT 03 2016
BY:

FILE COPY

Schedule Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	MR2 LED 60C 700 40K TFTM WITH THREE HEADS & ON 20 FT. POLE	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	3	15892	0.8	132
	B2	6	Lithonia Lighting	MRW LED 1 10A700/40K SR2 MVOLT	MRW LED WITH 1 MODULE, 10 LED?s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	1. LUMINAIRE OUTPUT: 1994 Lms.	1	2007	0.8	24.1
	B4	4	Lithonia Lighting	MRW LED 1 10A700/40K SR4 MVOLT	MRW LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	1927	0.8	24
	C1	2	Lithonia Lighting	LDN6 40/20 LO6AR LS	6IN LDN, 4000K, 2000LM, 80CRI, CLEAR, SPECULAR REFLECTOR	LED	1	2074	0.8	22.61
	C2	6	Lithonia Lighting	LDN6 40/20 LO6AR LS	6IN LDN, 4000K, 2000LM, 80CRI, CLEAR, SPECULAR REFLECTOR	LED	1	2074	0.8	22.61

STATE OF TEXAS
GARY A. RADFORD
46013
REGISTERED
PROFESSIONAL ENGINEER
9/19/16

Radford Engineering Co.
Mechanical & Electrical Engineering Consultants
PO Box 1552 Richardson, TX 75083
Tel: 214-215-4437 F-1526

PHOTOMETRIC PLAN

ROCKWALL MONTESSORI ACADEMY

STONECREEK DR.
Lot , Block , 2.29 Acres
City of Rockwall, Rockwall County, Texas

developer

VINOD SHARMA
436 Quail Creek Drive, Murphy Texas 75094
510 364–3007

prepared by

SMV, INC.
1200 W. State Street, Garland Texas 75040
972 272–1763 Fax 972 272–8761

PROJECT NO.: 2016–12

date:	scale:	sheet:
9/9/16	1" = 20'	E101



MR2 LED
LED Area Luminaire

Catalog Number	"A"
Notes	20' POLE
Type	

OMERO

Specifications

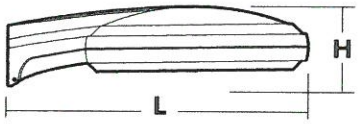
EPA: 0.9 ft² (0.08 m²)

Length: 32-7/8" (83.5 cm)

Width: 25" (63.5 cm)

Height: 8-1/4" (21.0 cm)

Weight (max): 42 lbs (19.1 kg)



Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MR2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR2 LED is ideal for replacing 250-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

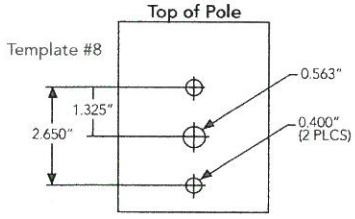
Ordering Information

EXAMPLE: MR2 LED 60C 1000 40K T5M MVOLT SPA DDBXD

MR2 LED **60C**

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
MR2 LED	60C 60 LEDs	700 700 mA 1000 1000 mA	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately** [2] SPUMBA Square pole universal mounting adaptor [3] RPUMBA Round pole universal mounting adaptor [3] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [4]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [5] DMG 0-10V dimming driver (no controls) HS House-side shield [2] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] DS Dual switching [7,8] BL30 Bi-level switched dimming, nominal 30% [8,9] BL50 Bi-level switched dimming, nominal 50% [8,9] **Shipped separately** [2] VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



Omero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [10]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [10]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [10]
SC U	Shorting cap [10]
MR2LEDHS U	House-side shield (includes 2 shields)
MR2VG U	Vandal guard accessory
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [4]
RPUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANCI C136.31.
4. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, or DS.
6. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER or DCR.
8. Requires an additional switched line.
9. Dimming driver standard. MVOLT only. Not available with DCR.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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"A"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C	700 mA	132	T2M	14,831	2	0	2	112	14,924	3	0	3	113
			T3M	15,707	2	0	3	119	15,805	3	0	3	120
			T4M	15,607	2	0	3	118	15,704	2	0	3	119
			T5M	15,776	4	0	2	120	15,874	4	0	2	120
			TFTM	15,892	2	0	3	120	15,992	2	0	3	121
	1000 mA	206	T2M	20,224	3	0	3	98	20,350	3	0	3	99
			T3M	21,418	3	0	3	104	21,552	3	0	4	105
			T4M	21,282	3	0	4	103	21,415	3	0	4	104
			T5M	21,512	5	0	3	104	21,647	5	0	3	105
			TFTM	21,671	3	0	3	105	21,807	3	0	4	106

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MR2 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.82

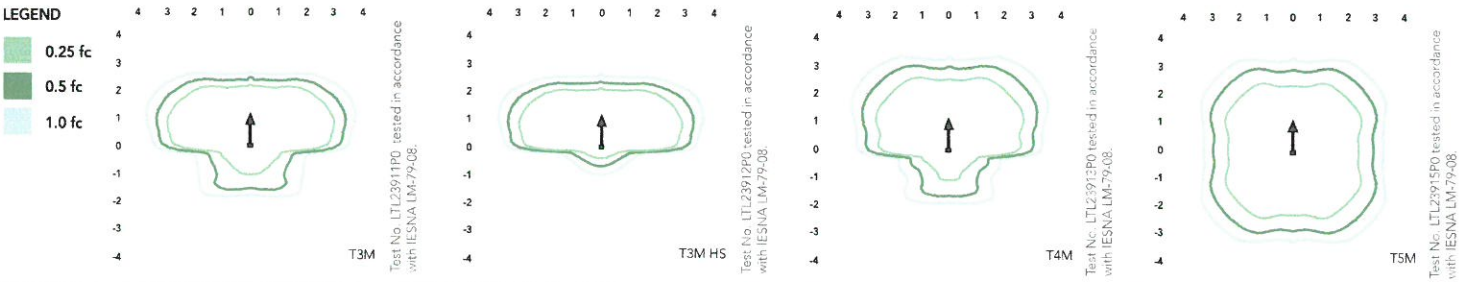
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	132W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	206W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MR2 LED homepage.

Isofootcandle plots for the MR2 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

Highly efficient and long-lasting, the MR2 LED is ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A perforated housing prevents debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants. Low EPA (0.9 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (67 CRI) or optional 5000 K (67 CRI) configurations. The MR2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver designed to provide a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 2.0 G vibration load rating per ANSI C136.31. The MR2 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. **U.S. Patent No. D556,357.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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"B2 & B4"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

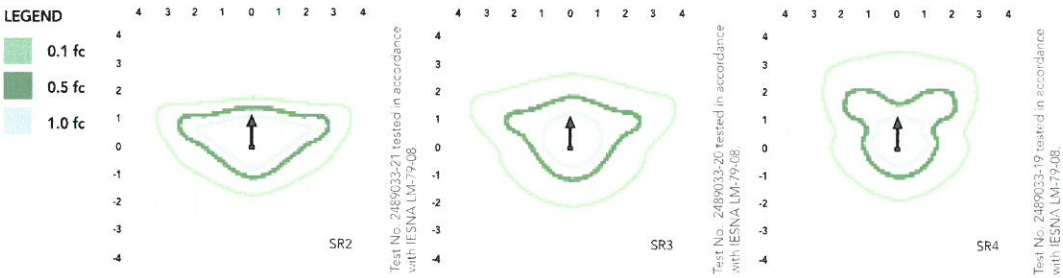
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

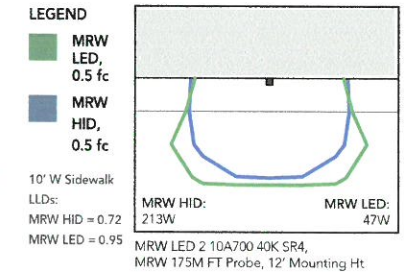
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRW LED homepage.

Isofootcandle plots for the MRW LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



MRW LED 2 10A700 40K SR4, MRW 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the MRW LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The MRW LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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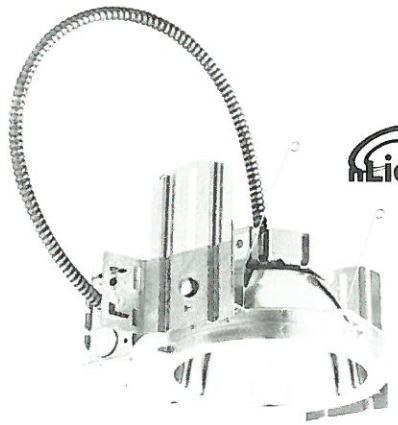
LITHONIA LIGHTING®

Catalog Number	"C1 & C2"
Notes	
Type	

LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional).

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ10

LDN6													
Series		**Color temperature**		**Lumens**[1]				**Aperture/Trim Color**				**Finish**	**Voltage**
LDN6	6" round	27/	2700K	05	500 lumens	25	2500 lumens	LO6	Downlight	AR	Clear	LSS Semi-specular	MVOLT Multi-volt
		30/	3000K	10	1000 lumens	30	3000 lumens	LW6	Wallwash	WR[2]	White	LD Matte diffuse	120 120V
		35/	3500K	15	1500 lumens	40	4000 lumens			BR[2]	Black	LS Specular	277 277V
		40/	4000K	20	2000 lumens	50	5000 lumens						347[3] 347V

Driver		**Options**			
EZ10	eldoLED 10% 0-10V	SF[4]	Single fuse	NPS80EZER[4]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
EZ1	eldoLED 1% 0-10V	TRW[5]	White painted flange	HAO	High ambient option
		TRBL[5]	Black painted flange	CP	Chicago Plenum
		ELR[4]	Batterypack (remote)	WL	Wet location
		EL[4]	Batterypack	RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
		NPS80EZ[4]	nLight® dimming pack controls 0-10V eldoLED drivers.		

Accessories: *Order as separate catalog number.*

EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA6B JZ	Oversized trim ring with 8" outside diameter [1]
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

Notes

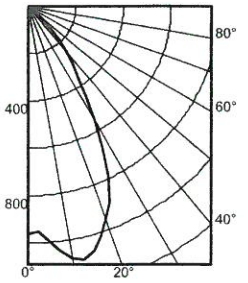
1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage 120V or 277V.
5. Available with clear (AR) reflector only.

"C1 & C2"

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN6 35/10 LO6AR, input watts: 12.75, delivered lumens: 1082, LM/W = 84.86, spacing criterion at 0= 1.02, test no. ISF 30716P31.



	Ave	Lumens
0	961	
5	992	98
15	1064	295
25	789	353
35	362	235
45	121	96
55	2	4
65	1	1
75	0	0
85	0	0
90	0	

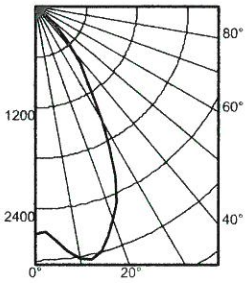
Zone	Lumens	% Lamp
0° - 30°	746.1	69.0
0° - 40°	981.1	90.7
0° - 60°	1080.9	99.9
0° - 90°	1082.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1082.0	*100.0

*Efficiency

pf / pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	31.8	5.7	15.9	9.6	3.2
10.0	17.1	7.7	8.5	13.1	1.7
12.0	10.6	9.8	5.3	16.6	1.1
14.0	7.3	11.8	3.6	20.1	0.7
16.0	5.3	13.9	2.6	23.6	0.5

LDN6 35/30 LO6AR, input watts: 34.69, delivered lumens: 3033.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P22.



	Ave	Lumens
0	2693	
5	2782	274
15	2984	827
25	2212	991
35	1014	659
45	339	268
55	4	12
65	2	2
75	1	1
85	0	0
90	0	

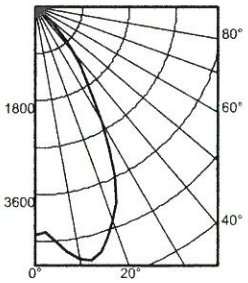
Zone	Lumens	% Lamp
0° - 30°	2092.2	69.0
0° - 40°	2751.0	90.7
0° - 60°	3030.8	99.9
0° - 90°	3033.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3033.9	*100.0

*Efficiency

pf / pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	89.0	5.7	44.5	9.6	8.9
10.0	47.9	7.7	23.9	13.1	4.8
12.0	29.8	9.8	14.9	16.6	3.0
14.0	20.4	11.8	10.2	20.1	2.0
16.0	14.8	13.9	7.4	23.6	1.5

LDN6 35/50 LO6AR, input watts: 55.56, delivered lumens: 4922.1, LM/W = 88.59, spacing criterion at 0= 1.02, test no. ISF 30716P40.



	Ave	Lumens
0	4370	
5	4513	445
15	4841	1341
25	3589	1608
35	1645	1069
45	550	435
55	7	19
65	3	3
75	2	2
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	3394.2	69.0
0° - 40°	4463.2	90.7
0° - 60°	4917.1	99.9
0° - 90°	4922.1	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	4922.1	*100.0

*Efficiency

pf / pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	144.4	5.7	72.2	9.6	14.4
10.0	77.7	7.7	38.8	13.1	7.8
12.0	48.4	9.8	24.2	16.6	4.8
14.0	33.0	11.8	16.5	20.1	3.3
16.0	24.0	13.9	12.0	23.6	2.4

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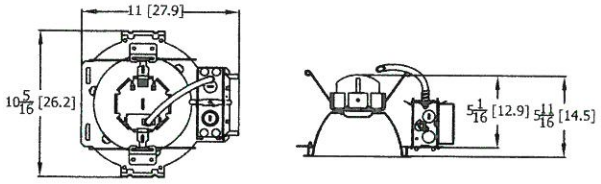
LDN6

"C1 & C2"

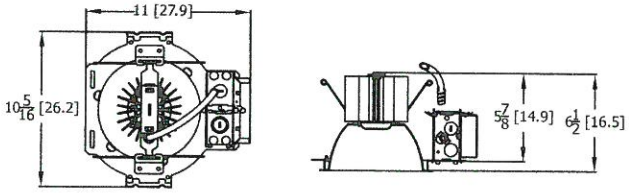
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 1500 LUMEN



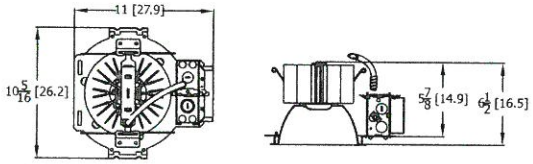
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 3000 LUMEN



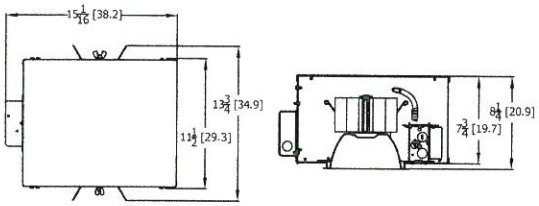
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 5000 LUMEN



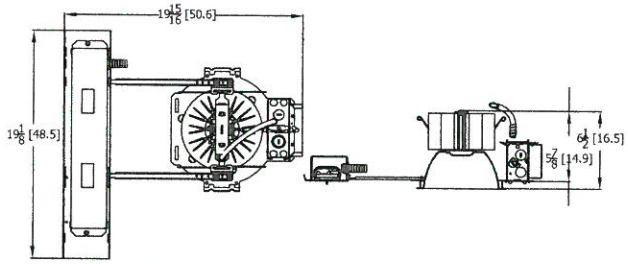
Marked Spacing: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 CP



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 1500 EL-ELR



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6			
Target Lumen	**Lumens @ 3500K**	**Wattage**	**LPW**
500	662.2	7.6	87.1
1000	1082.0	12.8	84.5
1500	1606.0	20.5	78.3
2000	2023.0	22.6	89.5
2500	2529.5	27.1	93.3
3000	3034.0	34.7	87.4
4000	3977.5	44.1	90.2
5000	4922.2	55.5	88.7

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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"C1 & C2"

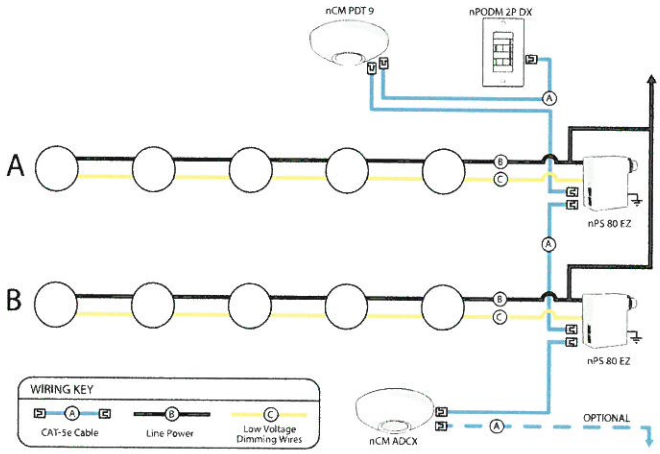
ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EL/ELR AVAILABILITY/COMPATIBILITY - INITIAL LUMENS			
Lumen package	**Watts**	**Initial lumens EL/ELR**	**Emergency LED driver**
600	12	500	PS1050
1000	18	575	PS1050
1500	26	640	PS1050
2000	35	690	PS1050

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT				
	2700K	**3000K**	**3500K**	**4000K**
80CRI	0.950	0.966	1.000	1.025



nLight® Control Accessories:
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	**Model number**
On/Off	nPODM [color]
On/Off & Raise/Lower	nPODM DX [color]
Graphic Touchscreen	nPOD GFX [color]
Photocell controls	**Model number**
Dimming	nCM ADCX

Occupancy sensors	**Model number**
Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Cat-5 cables (plenum rated)	**Model number**
10', CAT5 10FT	CAT5 10FT J1
15', CAT5 15FT	CAT5 15FT J1

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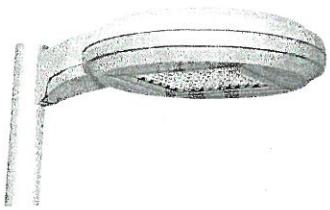


MR2 LED
LED Area Luminaire

Catalog Number	"A"
Notes	20' POLE
Type	

OMERO

Specifications

EPA: 0.9 ft² (0.08 m²)

Length: 32-7/8" (83.5 cm)

Width: 25" (63.5 cm)

Height: 8-1/4" (21.0 cm)

Weight (max): 42 lbs (19.1 kg)



Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MR2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR2 LED is ideal for replacing 250-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

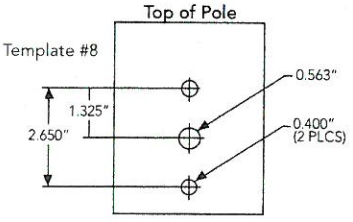
Ordering Information

EXAMPLE: MR2 LED 60C 1000 40K T5M MVOLT SPA DDBXD

MR2 LED **60C**

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
MR2 LED	60C 60 LEDs	700 700 mA 1000 1000 mA	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately** [2] SPUMBA Square pole universal mounting adaptor [3] RPUMBA Round pole universal mounting adaptor [3] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [4]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [5] DMG 0-10V dimming driver (no controls) HS House-side shield [2] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] DS Dual switching [7,8] BL30 Bi-level switched dimming, nominal 30% [8,9] BL50 Bi-level switched dimming, nominal 50% [8,9] **Shipped separately** [2] VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



Omero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [10]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [10]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [10]
SC U	Shorting cap [10]
MR2LEDHS U	House-side shield (includes 2 shields)
MR2VG U	Vandal guard accessory
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [4]
RPUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANCI C136.31.
4. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, or DS.
6. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER or DCR.
8. Requires an additional switched line.
9. Dimming driver standard. MVOLT only. Not available with DCR.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING
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"A"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C	700 mA	132	T2M	14,831	2	0	2	112	14,924	3	0	3	113
			T3M	15,707	2	0	3	119	15,805	3	0	3	120
			T4M	15,607	2	0	3	118	15,704	2	0	3	119
			T5M	15,776	4	0	2	120	15,874	4	0	2	120
			TFTM	15,892	2	0	3	120	15,992	2	0	3	121
	1000 mA	206	T2M	20,224	3	0	3	98	20,350	3	0	3	99
			T3M	21,418	3	0	3	104	21,552	3	0	4	105
			T4M	21,282	3	0	4	103	21,415	3	0	4	104
			T5M	21,512	5	0	3	104	21,647	5	0	3	105
			TFTM	21,671	3	0	3	105	21,807	3	0	4	106

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MR2 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.82

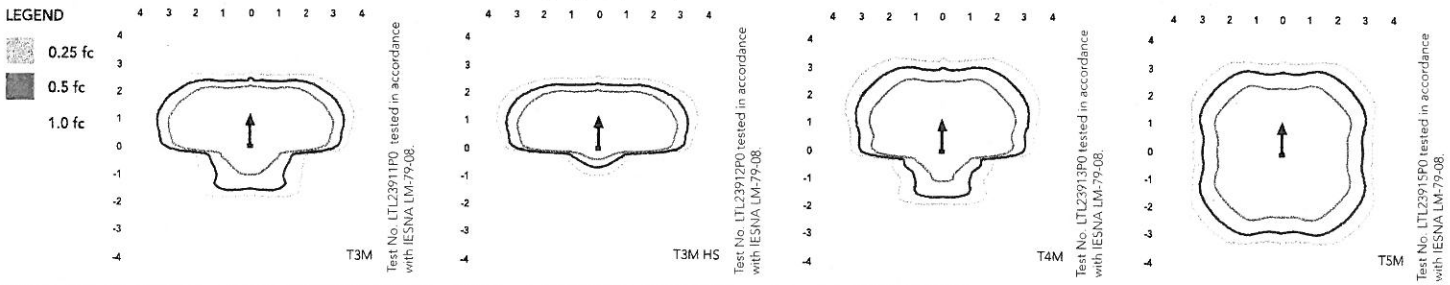
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	132W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	206W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MR2 LED homepage.

Isofootcandle plots for the MR2 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
Highly efficient and long-lasting, the MR2 LED is ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION
Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A perforated housing prevents debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants. Low EPA (0.9 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (67 CRI) or optional 5000 K (67 CRI) configurations. The MR2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver designed to provide a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 2.0 G vibration load rating per ANSI C136.31. The MR2 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. **U.S. Patent No. D556,357.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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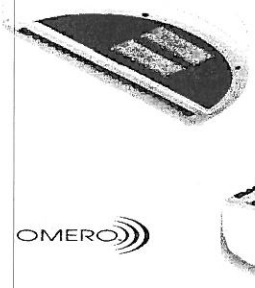
MRW LED
Architectural Wall Sconce

Catalog Number: "B2 & B4"

Notes:

Type:





Inverted available with WLU option only.

OMERO

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The MRW LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

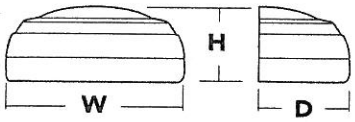
Luminaire

Height: 7-1/4" (18.4 cm)

Width: 18" (45.7 cm)

Depth: 9" (22.8 cm)

Weight: 18 lbs (8.2 kg)

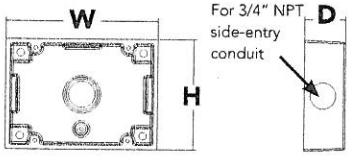


Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)



Ordering Information

EXAMPLE: MRW LED 2 10A700/40K SR3 MVOLT DDBTXD

MRW LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options[1]	Finish *(required)*
MRW LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[2] BBW Surface-mounted back box UT5 Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type[4,5] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6] WLU Wet location door for up orientation[7] PIR Motion/ambient light sensor[8] DS Dual switching[9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

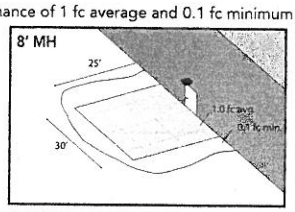
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

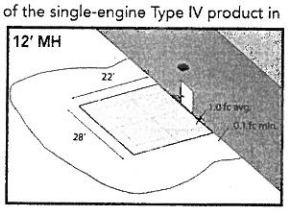
All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height





NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
9. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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"B2 & B4"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

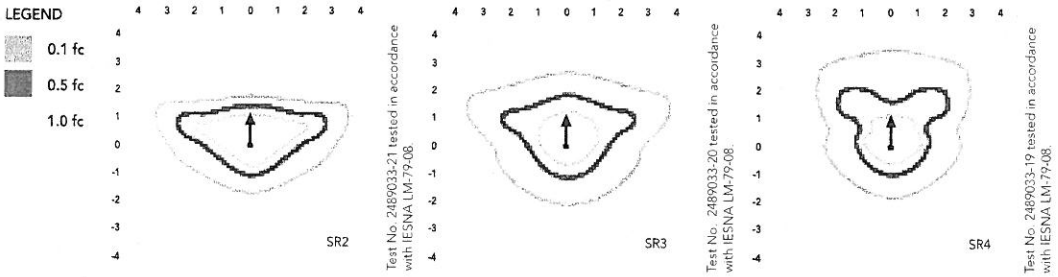
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

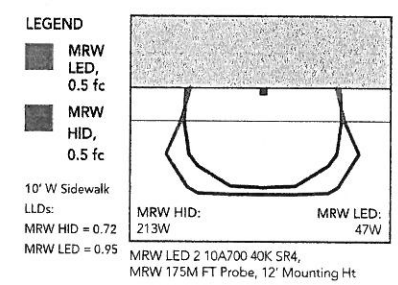
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRW LED homepage.

Isofootcandle plots for the MRW LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



MRW LED 2 10A700 40K SR4, MRW 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the MRW LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The MRW LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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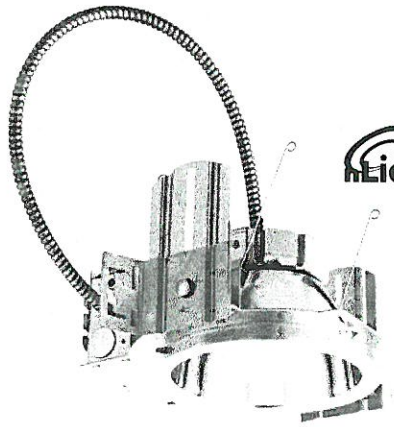
LITHONIA LIGHTING®

Catalog Number	"C1 & C2"
Notes	
Type	

LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional).

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ10

LDN6													
Series		**Color temperature**		**Lumens**[1]				**Aperture/Trim Color**				**Finish**	**Voltage**	
LDN6	6" round	27/	2700K	05	500 lumens	25	2500 lumens	LO6	Downlight	AR	Clear	LSS Semi-specular	MVOLT	Multi-volt
		30/	3000K	10	1000 lumens	30	3000 lumens	LW6	Wallwash	WR[2]	White	LD Matte diffuse	120	120V
		35/	3500K	15	1500 lumens	40	4000 lumens			BR[2]	Black	LS Specular	277	277V
		40/	4000K	20	2000 lumens	50	5000 lumens						347[3]	347V

Driver		**Options**			
EZ10	eldoLED 10% 0-10V	SF[4]	Single fuse	NPS80EZER[4]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
EZ1	eldoLED 1% 0-10V	TRW[5]	White painted flange	HAO	High ambient option
		TRBL[5]	Black painted flange	CP	Chicago Plenum
		ELR[4]	Batterypack (remote)	WL	Wet location
		EL[4]	Batterypack	RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
		NPS80EZ[4]	nLight® dimming pack controls 0-10V eldoLED drivers.		

Accessories: *Order as separate catalog number.*

EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter [1]
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

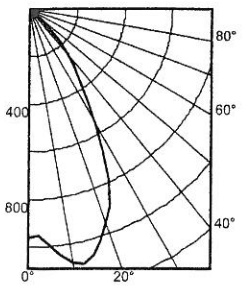
Notes
1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage 120V or 277V.
5. Available with clear (AR) reflector only.

"C1 & C2"

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN6 35/10 L06AR, input watts: 12.75, delivered lumens: 1082, LM/W = 84.86, spacing criterion at 0= 1.02, test no. ISF 30716P31.



	Ave	Lumens
0	961	
5	992	98
15	1064	295
25	789	353
35	362	235
45	121	96
55	2	4
65	1	1
75	0	0
85	0	0
90	0	

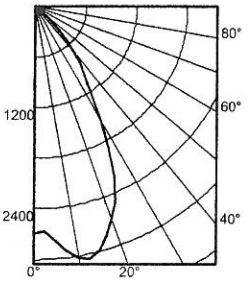
Zone	Lumens	% Lamp
0° - 30°	746.1	69.0
0° - 40°	981.1	90.7
0° - 60°	1080.9	99.9
0° - 90°	1082.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1082.0	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	31.8	5.7	15.9	9.6	3.2
10.0	17.1	7.7	8.5	13.1	1.7
12.0	10.6	9.8	5.3	16.6	1.1
14.0	7.3	11.8	3.6	20.1	0.7
16.0	5.3	13.9	2.6	23.6	0.5

LDN6 35/30 L06AR, input watts: 34.69, delivered lumens: 3033.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P22.



	Ave	Lumens
0	2693	
5	2782	274
15	2984	827
25	2212	991
35	1014	659
45	339	268
55	4	12
65	2	2
75	1	1
85	0	0
90	0	

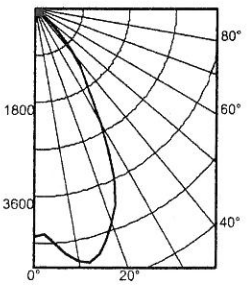
Zone	Lumens	% Lamp
0° - 30°	2092.2	69.0
0° - 40°	2751.0	90.7
0° - 60°	3030.8	99.9
0° - 90°	3033.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3033.9	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	89.0	5.7	44.5	9.6	8.9
10.0	47.9	7.7	23.9	13.1	4.8
12.0	29.8	9.8	14.9	16.6	3.0
14.0	20.4	11.8	10.2	20.1	2.0
16.0	14.8	13.9	7.4	23.6	1.5

LDN6 35/50 L06AR, input watts: 55.56, delivered lumens: 4922.1, LM/W = 88.59, spacing criterion at 0= 1.02, test no. ISF 30716P40.



	Ave	Lumens
0	4370	
5	4513	445
15	4841	1341
25	3589	1608
35	1645	1069
45	550	435
55	7	19
65	3	3
75	2	2
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	3394.2	69.0
0° - 40°	4463.2	90.7
0° - 60°	4917.1	99.9
0° - 90°	4922.1	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	4922.1	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	144.4	5.7	72.2	9.6	14.4
10.0	77.7	7.7	38.8	13.1	7.8
12.0	48.4	9.8	24.2	16.6	4.8
14.0	33.0	11.8	16.5	20.1	3.3
16.0	24.0	13.9	12.0	23.6	2.4

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com

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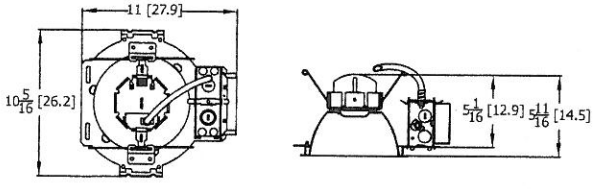
LDN6

"C1 & C2"

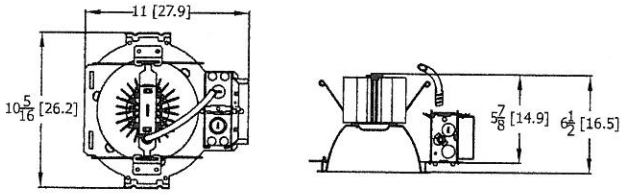
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 1500 LUMEN



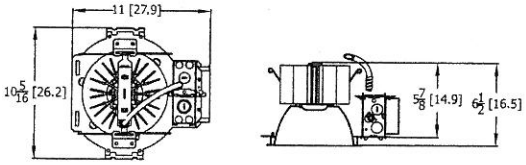
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 3000 LUMEN



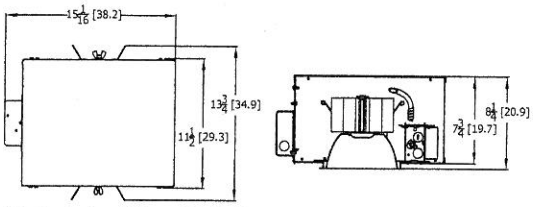
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 5000 LUMEN



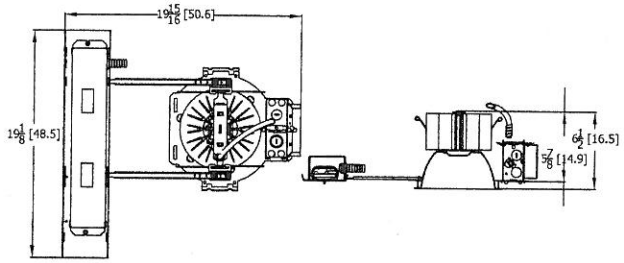
Marked Spacing: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 CP



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 1500 EL-ELR



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6			
Target Lumen	**Lumens @ 3500K**	**Wattage**	**LPW**
500	662.2	7.6	87.1
1000	1082.0	12.8	84.5
1500	1606.0	20.5	78.3
2000	2023.0	22.6	89.5
2500	2529.5	27.1	93.3
3000	3034.0	34.7	87.4
4000	3977.5	44.1	90.2
5000	4922.2	55.5	88.7

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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"C1 & C2"

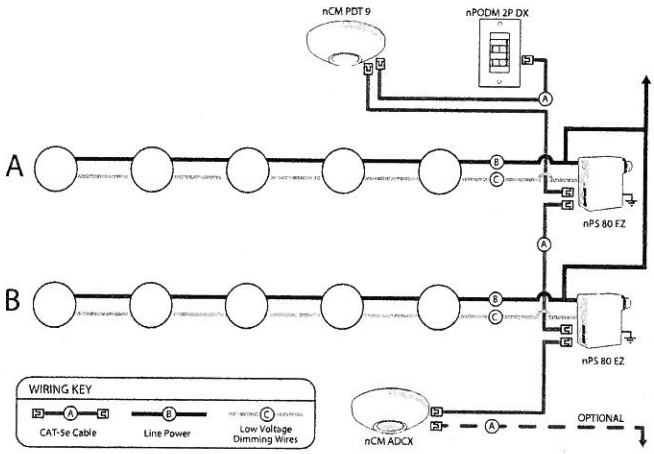
ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EL/ELR AVAILABILITY/COMPATIBILITY - INITIAL LUMENS			
Lumen package	Watts	Initial lumens EL/ELR	Emergency LED driver
600	12	500	PS1050
1000	18	575	PS1050
1500	26	640	PS1050
2000	35	690	PS1050

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT				
	2700K	3000K	3500K	4000K
80CRI	0.950	0.966	1.000	1.025



nLight® Control Accessories:
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	Model number
On/Off	nPODM [color]
On/Off & Raise/Lower	nPODM DX [color]
Graphic Touchscreen	nPOD GFX [color]
Photocell controls	**Model number**
Dimming	nCM ADCX

Occupancy sensors	Model number
Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Cat-5 cables (plenum rated)	**Model number**
10', CAT5 10FT	CAT5 10FT J1
15', CAT5 15FT	CAT5 15FT J1

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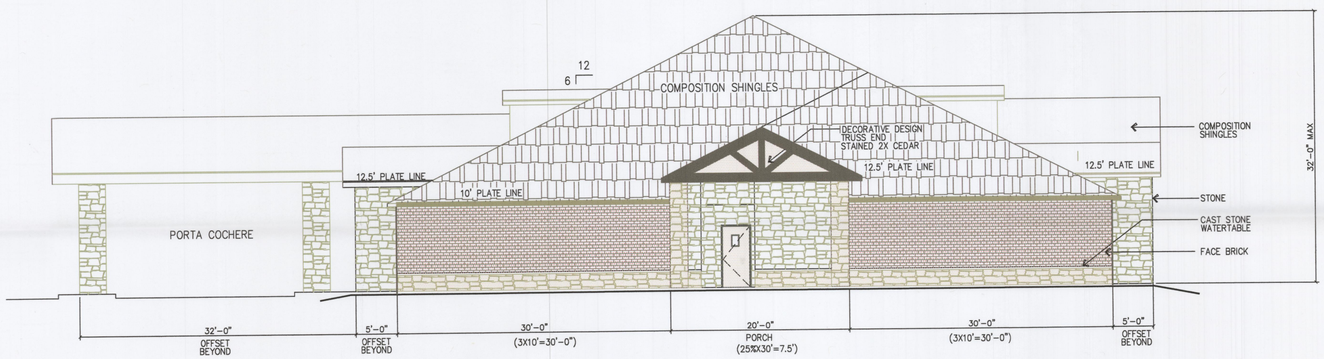
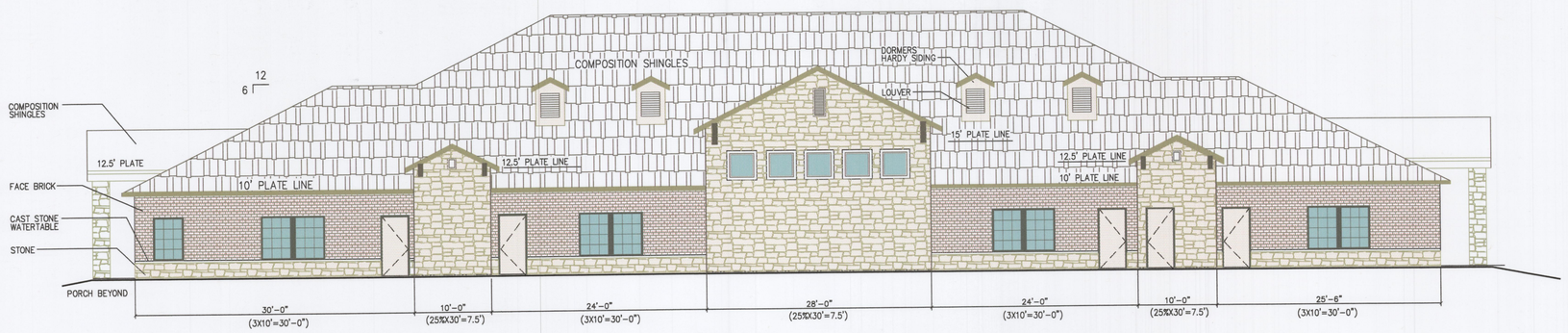
1 WEST ELEVATION(STONECREEK DRIVE)

SCALE 1/8" = 1'-0"



2 NORTH AND SOUTH ELEVATIONS

SCALE 1/8" = 1'-0"



3 EAST ELEVATION

SCALE 1/8" = 1'-0"

6.1 Building Elevations: Non Industrial

6.1.1 Exterior Elevations Provided (All)

6.1.2 Indicated Exterior Elevations adjacent to Public Right-of Way.
Front Elevation (West) faces Stone Creek
Side Elevation (North) faces S. H. 552

6.1.3 90% Masonry Requirement (Building less than 25,000 sf)
All Elevations are 100% masonry

6.1.4 Indicate the surface area on each facade.

Front Elevation (West) Stone Creek

Brick Area	1,712 s.f.	66%
Cast Stone Area	46 s.f.	2%
Stone Area	675 s.f.	26 %
Total	2,433 s.f.	94 %
Hardy Dormers (3x14 s.f.)	42 s.f.	1.6%
Decoratice Truss(Hardy/Cedar)	109 s.f.	4.4 %
Total	2,584 s.f.	

Side Elevations (North & South) S.H. 522

Brick Area	497 s.f.	57%
Cast Stone Area	40 s.f.	5%
Stone Area	263 s.f.	27 %
Total	800 s.f.	93 %
Hardy Dormers (1x8 s.f.)	8 s.f.	.9%
Decoratice Truss(Hardy/Cedar)	62 s.f.	6.1 %
Total	870 s.f.	

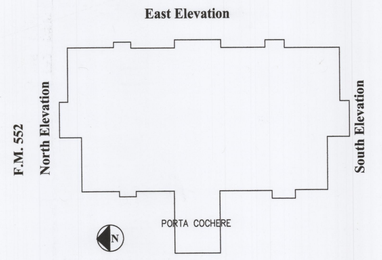
6.1.5 Indicate all roof mounted equipment. (NONE)

6.1.6 Indicate any additional design elements proposed.
1. Covered Porches on North and South Elevations. Decorative Truss Element with Stone Columns.
2. Proto Cochere Element at Front (West Elevation) Decorative Truss Element with Stone Columns.

6.1.7 Indicate Building Height
1. Building Height 32'-0" at Ridge.
2. Porta Cochere 22'-0" at Ridge

6.1.8 Minimum Standard for Articulation.
1. Horizontal Articulation of Facades
Building Height 10' x 3 = 30'-0" max. w/o offset.
New plane 30' x .25 =7.5' min.
Shown on Exterior Elevations
2. Vertical Articulation of Facades
Min. wall vertical offset 10' x .25 = 30"
Shown on Exterior Elevations

KEY PLAN



REGISTERED ARCHITECT STATE OF TEXAS CHARLES W. VINEY 7226

RECEIVED OCT 03 2016

FILE COPY

CASE NUMBER (SP2016-021)
REVISED 09-26-16

EXTERIOR ELEVATIONS

WOODBRIDGE MONTESSOR ACADEMY OF ROCKWALL

STONE CREEK DR.
Lot , Block , 2.29 Acres
City of Rockwall, Rockwall County, Texas

developer

VINOD SHARMA
436 Quail Creek Drive, Murphy Texas 75094
510 364-3007

prepared by

SMV, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2016-12

date:	scale:	sheet:
9/9/16	1/8" = 1'-0"	A101

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/11/2016

APPLICANT: Dub Douphrate *of Douphrate & Associates, Inc*

AGENDA ITEM: **SP2016-022;** Houser Addition – *Amend Site Plan*

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of expanding an existing heavy commercial operation by constructing two (2) additional buildings. An amendment to the site plan is required due to the two (2) proposed buildings' total area exceeding 50% of the size of the existing buildings area (*when originally site planned in 1984*). Each new facility will be built emulating an existing structure in terms of appearance and materials; however, the proposed two new buildings will not meet certain standards established in the SH-276 Corridor Overlay (*SH-276 OV*) District and the Unified Development Code (*UDC*). This will require approval by the City Council for variances and exceptions (*as outlined in staff's report*) and has been added as a condition of approval. The property is a 6.19-acre parcel of land that is zoned Heavy Commercial (HC) District, situated within the SH-276 OV, and is addressed as 1161 SH-276.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The existing site has a total of five (5) parking spaces located adjacent to the existing office building; however, based on the total square footage of the additional two (2) buildings, an additional 25 parking spaces are required. The applicant's proposed site plan indicates the addition of 16 parking spaces and is requesting a variance to allow for less than the required 25 spaces. This is due to the sites building #2 being used as a laboratory rather than a traditional office use. This variance request has also been included as a condition of approval.

Aside from the exceptions and variances requested for the tow (2) building's exterior facades, the variance to the parking standards, and the conditions listed in the *Recommendations* section of this report, the submitted site plan and building elevations are in substantial compliance with the technical requirements contained within the SH-276 OV and the Unified Development Code (*UDC*).

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 sq. ft.*	*6.19-Acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*x=80-Feet; Lot of Record*
Minimum Lot Depth	*125-Feet*	*x>679-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet*	*x>130-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Side Yard Setback	*0-Feet*[1]	*x=25-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*[2]	*20-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*x<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*x> 90% ; Bldg #1 In Conformance* *x<90%; Bldg #2 Metal Wall Panel – N. Elevation* *Exception Request*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*25 new*	*16 Provided;* *Variance Request*
Minimum Stone Requirement (SH276 OV)	*20% ea facade*	*Bldg #1 Stone-South Elev. Only* *Bldg #2=100% Split Face CMU;* *Variance Request*
Minimum Landscaping Percentage	*15%*	*Existing Site; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES: 1. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
2. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

EXCEPTION AND VARIANCE REQUESTS:

The applicant is requesting exceptions and variances to the SH-276 Corridor (*SH-276 OV*) District and the Unified Development Code (*UDC*) for the sections as outlined below. As a note, a variance request to the SH-276 OV requires approval by a ¾ majority vote of City Council whereas an exception request to the UDC requires passage by a simple majority vote.

The requests are as follows:

1. Art V, Sec. 6.14.C.1.a of the SH 276 OV (*and the UDC*) requires each exterior wall to consist of 90% masonry materials...including a minimum of 20 percent natural or quarried stone on walls visible from a public street or open space. Building #2's north elevation is metal wall panel with split face CMU on the remainder of the building. Stone is not present on the north, east, and west elevations of building #1, and with no stone present on building #2.

2. Art V, Sec. 6.14.C.4 of the SH 276 OV requires all buildings to be designed to incorporate no less than four architectural elements to be present. Both buildings do not meet this requirement.

3. Art V, Sec. 6.14.C.5 of the SH 276 OV requires that all buildings be architecturally finished on all four sides with the same materials, details, and features. Both buildings do not meet this standard. (*Sec. 6.14.C.1.a requires natural or quarried stone unless approved by the Planning and Zoning Commission for the use of high quality manufactured or cultured stone meeting the standards as outlined in the ordinance for building #1*).

4. Art. V, Sec. 4.1. of the UDC – An exception to allow for not meeting the horizontal articulation standards of both buildings' east and west elevations.

5. Article VI, Parking and Loading, Sec. 2.3. of the UDC- Expansion of an existing use - If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. Based on the two (2) proposed office buildings area requires a minimum of 25 parking spaces to be added based on a ratio of 1 parking space per 300 sq. ft. for a general office use. The exception would allow for the addition of 16 new spaces as depicted on the site plan.

A request for the exceptions and variances as outlined above are considered discretionary decisions for the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On September 27, 2016, the Architectural Review Board (*ARB*) reviewed the proposed two (2) building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff regarding the location and visibility for the site along SH-276 and the multi-family apartment complex to the east. The ARB recommended the applicant plant trees along the southern and eastern property boundary in order to screen the use from the surrounding properties.

The ARB made a motion to recommend approval of the elevations for both buildings with staff conditions. The motion also included the planting of trees along the southern and eastern property lines for screening purposes. The motion passed by a vote of 6 to 0 with Board Member Strohmeyer absent.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the SH-276 OV and the Unified Development Code (*UDC*) with the exception of the variances and exceptions requested as outlined in this report. Should the Planning and Zoning Commission and the City Council choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Approval of the exceptions requested by the City Council as outlined in this report.

3) Approval of the variances requested by the City Council as outlined in this report.

4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-022	**Owner**	COLIN-G, PROPERTIES LTD	**Applied**	9/16/2016	LM
Project Name	Houser Addition	**Applicant**	WL DOUPHRATE II	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	P&Z HEARING			**Status**	10/5/2016	DG

Please Address Revised Comments - Highlighted

Site Address	**City, State Zip**	**Zoning**
1611 HWY276	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HOUSER ADDN	1	A	1	4007-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/16/2016	9/23/2016	9/20/2016	4	APPROVED	
ENGINEERING (10/3/2016 8:46 AM AW) All parking spaces are 20'x9'	Amy Williams	10/3/2016	10/10/2016	10/5/2016	2	APPROVED	See Condition
ENGINEERING (9/21/2016 8:05 AM AW) Show all parking to be 20'x9'	Amy Williams	9/16/2016	9/23/2016	9/21/2016	5	COMMENTS	See Comment
FIRE	Ariana Hargrove	10/3/2016	10/10/2016	10/3/2016		APPROVED	revised plans
FIRE	Ariana Hargrove	9/16/2016	9/23/2016	9/22/2016	6	APPROVED	
GIS	Lance Singleton	9/16/2016	9/23/2016				
PLANNING	David Gonzales	10/5/2016	10/12/2016	10/5/2016		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 10.05.2016

The following staff comments for the revised plans are to be addressed and resubmitted no later than Tuesday, October 25, 2016. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Indicate where the A/C units are located on the site plan/building elevations? Must be screened from public rights-of-way and adjacent properties; provide screening detail.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.14.C.1.a of the SH 276 OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., including a minimum of 20 percent natural or quarried stone on walls visible from a public street or open space. Stone is not present on the north, east, and west elevations of bldg #1 and is not present on bldg #2.
* 2. Art V, Sec. 6.14.C.4 of the SH 276 OV requires all buildings to be designed to incoporate no less than four architectural elements (from the list provided in the ordinance) to be present on both buildings.
* 3. Art V, Sec. 6.14.C.5 of the SH 276 OV requires that all buildings be architecturally finished on all four sides with the same materials, details, and features (both buildings). (Sec. 6.14.C.1.a requires natural or quarried stone unless approved by the Planning and Zoning Commission for the use of high quality manufactured or cultured stone meeting the standards as outlined in the ordinance (bldg #1).

* Approval of the variances to the SH 276 OV requires passage by a 3/4 majority vote of City Council.

** 4. UDC, Article VI Parking and Loading, Sec. 2.3. - Expansion of an existing use - If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that hasbeen added. The proposed (office bldgs) structure requries a minimum of 25 spaces (1:300).
**5. Art. V, Sec. 4.1. of the UDC - Exception to the horizontal articulation standards - both buildings' east and west elevations do not meet the minimum requirements establish for the General Industrial District Standards regarding articulation. Requires a simple majority vote of council for approval.

** Approval of the variance and exceptions to the UDC for parking and the horizontal and vertical articulation standards requires passage by a simple majority vote o City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Variance to the parking standards to allow for not meeting the required number of parking spaces. Providing 16 new parking spaces; the new facilities require a minimum of 25 parking spaces or 9 less spaces. This requries approval by the City Council as noted above.
2. ARB recommendation for a row of trees along the front property line and the eastern property line for screening purposes. Provide detail on site plan.

Building Elevations:
1. Approval of the variances & exceptions as submitted is required by the City Council as indicated above.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: 1. Planning - Action: October 11, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny) 2. City Council - Action: October 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUESTS ONLY]							
PLANNING	David Gonzales	9/16/2016	9/23/2016	9/22/2016	6	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [24" X 36" FOLDED] anc one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-022" at the lower right corner of each plan.
3. Provide a materials sample board for ARB review.
4. Where are the A/C units located? Locate units on site plan/roof top and provide screening detial. Must be screened from public rights-of-way and adjacent properties.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.14.C.1.a of the SH 276 OV (and the UDC) requires each exterior wall to consist of 90% masonry materials,..., and shall be limited to 50% cementaceous (stucco) materials. All elevations for bldg #2 exceeds 50% stucco.
* 2. Art V, Sec. 6.14.C.2 of the SH 276 OV requires structures having a footprint of 6,000 sq. ft. or less be contructed with a pitched roof system. Bldg #2 (4,950 sq. ft.) has a flat roof system.
* 3. Art V, Sec. 6.14.C.4 of the SH 276 OV requires all buildings to be designed to incoporate no less than four architectural elements (from the list provided in the ordinance) to be present on both buildings.
* 4. Art V, Sec. 6.14.C.5 of the SH 276 OV requires thatall buildings be architecturally finished on all four sides with the same materials, details, and features to be present on both buildings. (Sec. 6.14.C.1.a requires natural or quarried stone unless approved by the Planning and Zoning Commission for the use of high quality manufactured or cultured stone meeting the standards as outlined in the ordinance (both bldgs).

* Approval of the variances to the SH 276 OV requires passage by a 3/4 majority vote of City Council.

** 5. UDC, Article VI Parking and Loading, Sec. 2.3. - Expansion of an existing use - If any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. The proposed (office bldgs) structure requries a minimum of 25 spaces (1:300).
**6. Art. V, Sec. 4.1. of the UDC - Exception to the Horizontal (both buildings) & Vertical Articulation (bldg #2) Standards - the buildings elevation (all four sides of both bldgs) as submitted is not meeting the minimum requirements establish for the General Commercial District Standards. Requires a simple majority vote of council for approval.

** Approval of the variance and exceptions to the UDC for parking and the horizontal and vertical articulation standards requires passage by a simple majority vote o City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Provide labels for each "Existing Building" and "Sq. Ft."
2. Provide label for '24-ft Firelane and Public Access Easement' where applicable.
3. Variance to the parking standards to allow for 9 less spaces requires approval by the City Council as noted above. The applicant is providing 16 new spaces for the site.
4. Can you provide a row of trees for screening of the proposed buildings along the front property line?

Building Elevations:
1. Provide calculation for all exterior materials for both bldgs.
2. Approval of the variances& exceptions as submitted is required by the City Council as indicated above.

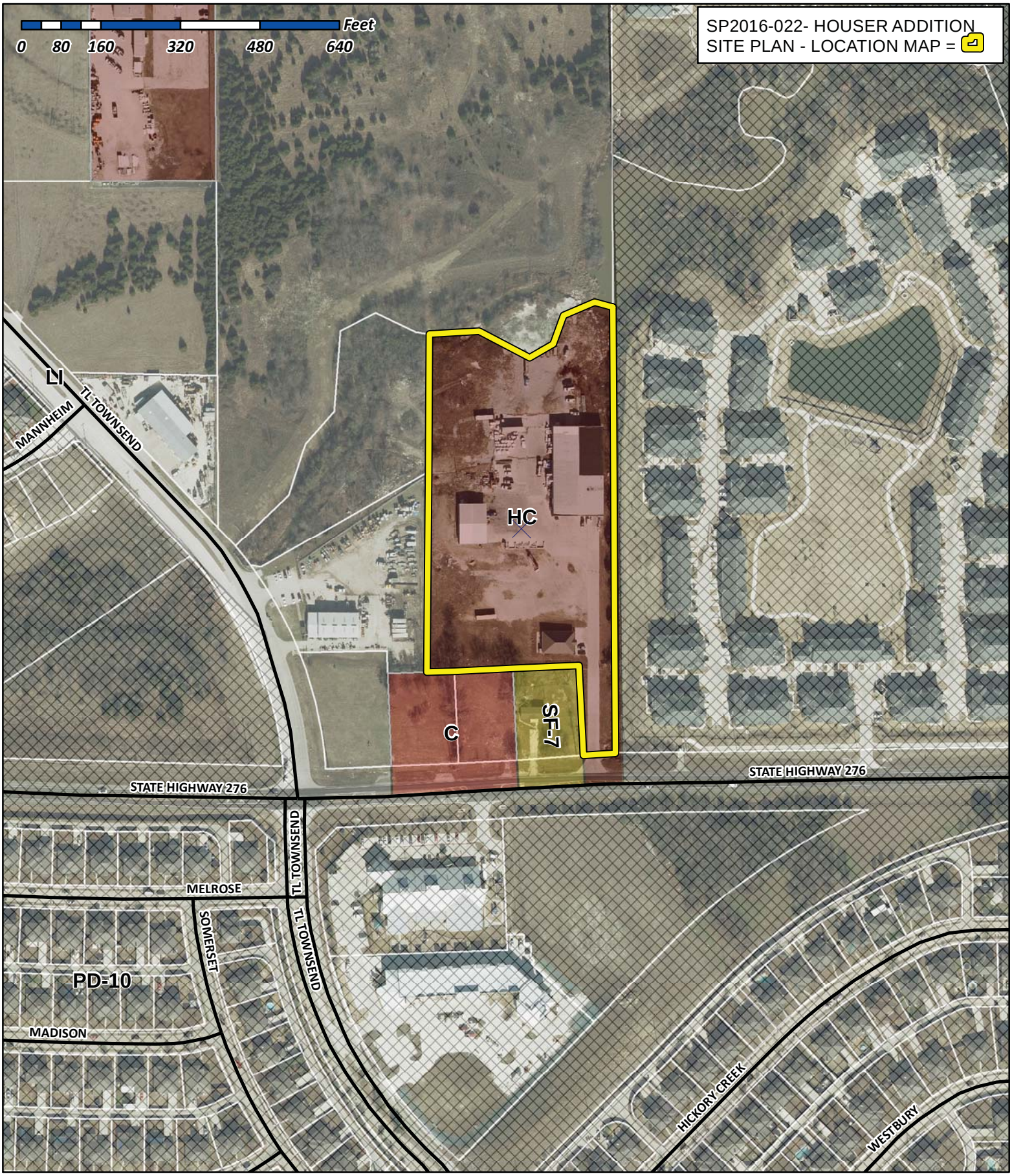
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 27, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]

Planning - Action: October 11, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: October 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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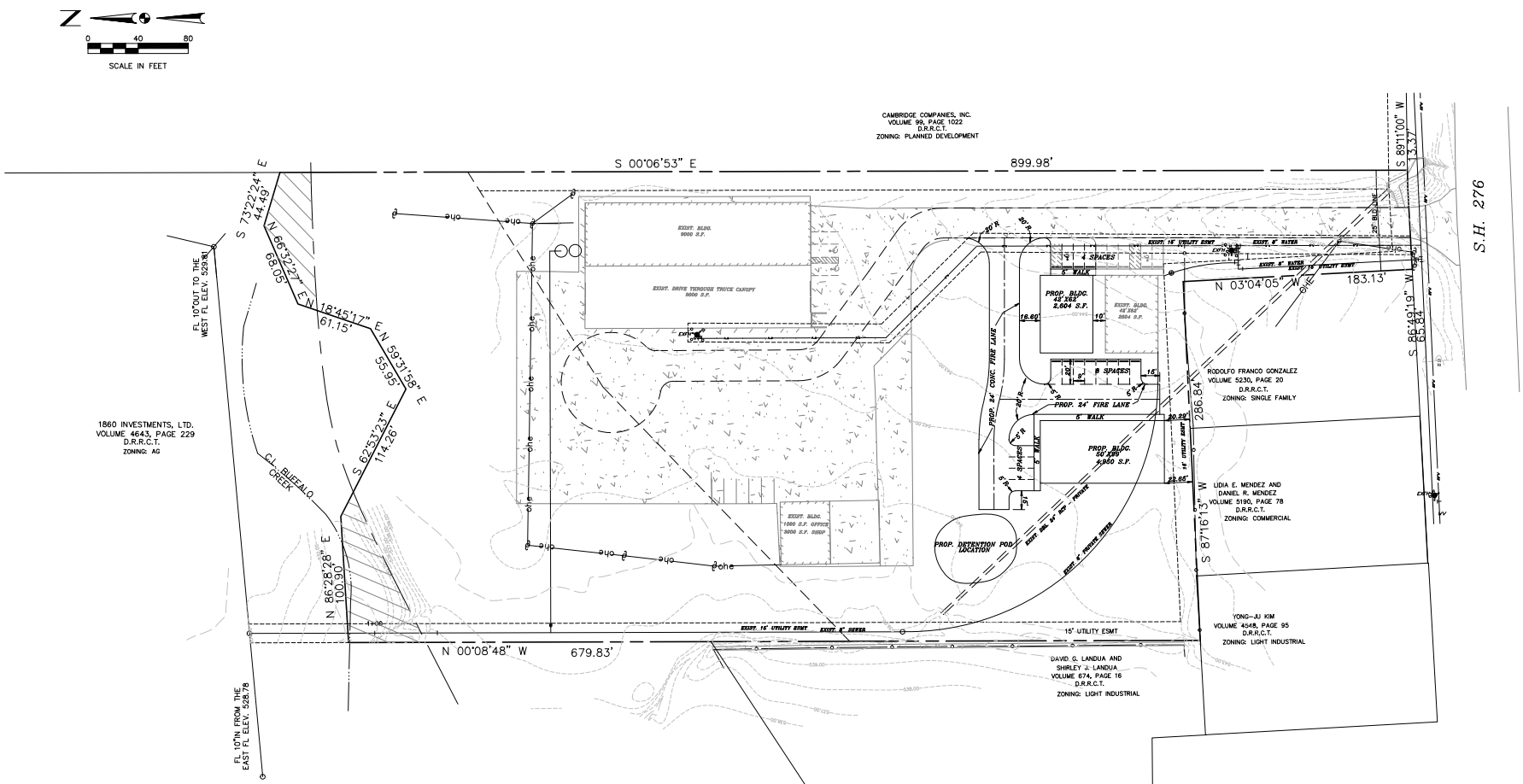
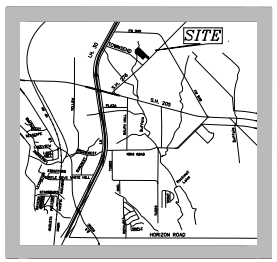




VICINITY MAP

NOTE:
MARK FIRELANE TO CITY SPECIFICATIONS. "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND
ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT

LEGEND

- FIRELANE STRIPPING
- 10"W EXISTING WATER LINE
- PROPOSED WATER LINE
- 10"SS EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE

SITE DATA SUMMARY

ZONING	HEAVY COMMERCIAL
PROPOSED USE	OFFICE BUILDING
LOT AREA	6.1898 ACRES
EX. BUILDING SQUARE FOOTAGE	24,654 SF
PROP. BUILDING SQUARE FOOTAGE	7,554 SF
BUILDING FOOTPRINT	
BUILDING HEIGHT	15'-6"
LOT COVERAGE	78.5%
FAR	4:1
PARKING REQUIRED	15
HANDICAP PARKING REQ'D	1
PARKING PROVIDED	15
HANDICAP PARKING PROVIDED	1
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	106,702 SF

CASE NO. SP2016-022

OWNER/DEVELOPER

GERALD HOUSER
1108 ASPEN COURT
ROCKWALL, TEXAS 75087
(214) 558-1577

ENGINEER

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 65102 ON 9/9/2016
FIRM NO. 856

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

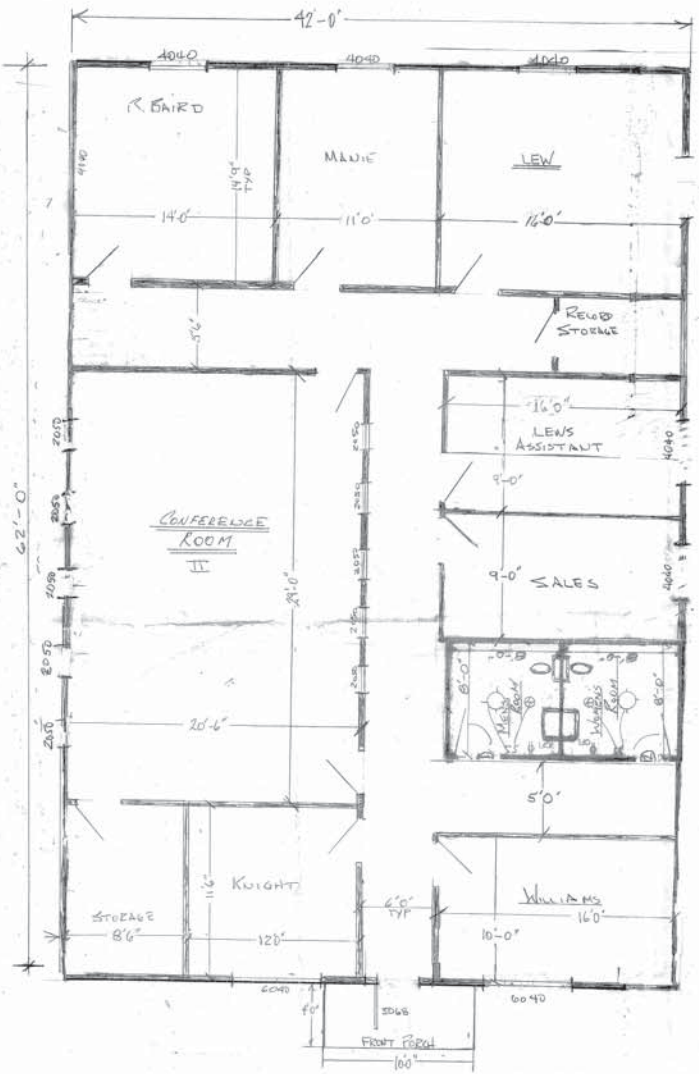
SITE PLAN
HOUSER ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
10/06	DATE
06013	PROJECT
1 OF	





ELEVATIONS
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

BUILDING DESIGN

CONSTRUCTION:
- Reinforced Concrete Slab: 3000 PSI Concrete
- Exterior Walls: Wood Framing With Insulated Exterior Sheathing. Masonry Exterior – 80% Brick / 20% Stone
- Roof System: Wood Truss with 30 YR Composition Roof
- Interior Walls: Wood Framing with Sheetrock, Tape and Bed, Painted Walls

OCCUPANCY: 6 EMPLOYEES

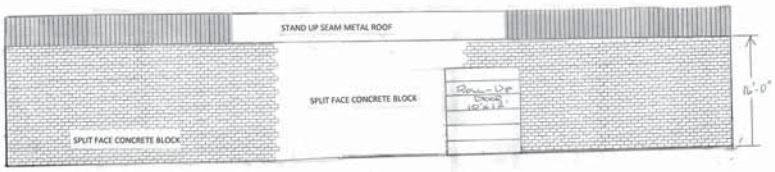
OCCUPANCY LOAD: 12 EMPLOYEES

SQUARE FOOTAGE: 2604 SF

EXTERIOR ELEVATION
FLOOR PLAN

OWNER
Gerald Houser
Colin-G Properties LTD.
P.O. Box 847
Rockwall, TX 75087

PROJECT
CHRYSO Office Building
1611 HWY 276
Rockwall, TX 75032

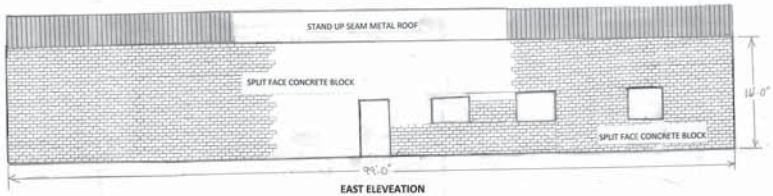


WEST ELEVATION

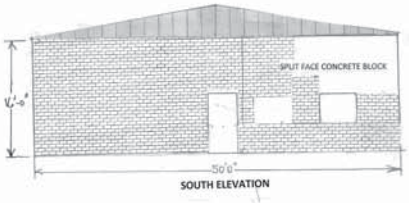


NORTH ELEVATION

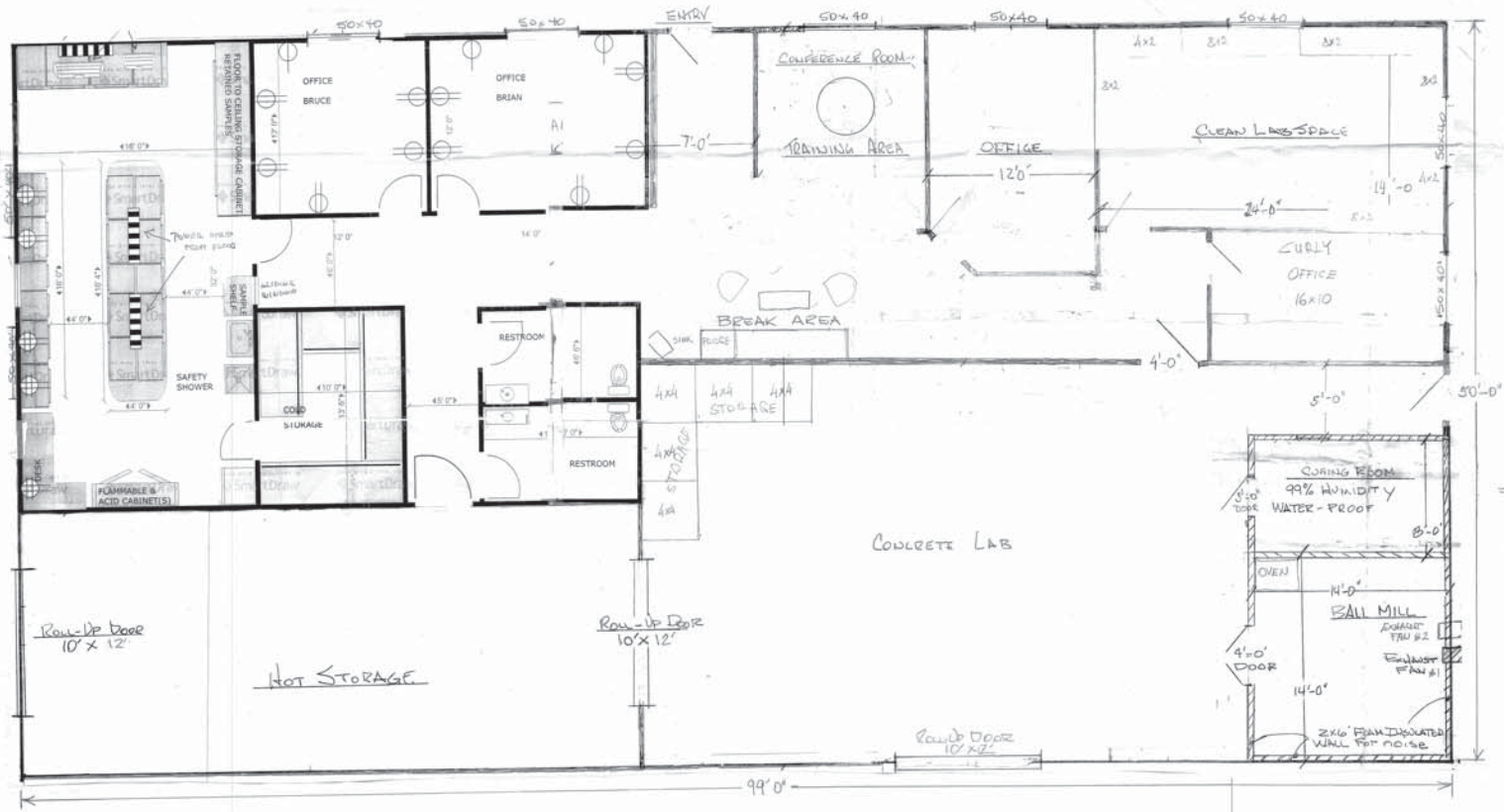
ELEVATIONS
1/8" = 1'-0"



EAST ELEVEATION



SOUTH ELEVATION



FLOOR PLAN
SCALE 1/4" = 1'-0"

BUILDING DESIGN

CONSTRUCTION:

Reinforced Concrete Slab:	3000 PSI Concrete
Exterior Walls:	Steel Superstructure with Wood Exterior Framing Insulated Exterior Sheathing, Spray Foam Exterior Walls Masonry Exterior – 80% Stucco / 20% Face Stone
Roof System:	Stand Up Seam Metal Roof with Spray Foam Insulation
Interior Walls:	Wood Framing with Sheetrock, Tape and Bed, Painted Walls, Spray Foam Insulation

OCCUPANCY: 6 EMPLOYEES

OCCUPANCY LOAD: 12 EMPLOYEES

SQUARE FOOTAGE: 4950 SF

Sept 19 to 16

EXTERIOR ELEVATION
FLOOR PLAN

OWNER
Gerald Houser
Colin-G Properties LTD.
P.O. Box 847
Rockwall, TX 75087

PROJECT
CHRYSO LAB Building
1611 HWY 276
Rockwall, TX 75032

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

COPY: Ryan Miller, *Director of Planning and Zoning*

DATE: October 11, 2016

SUBJECT: **SP2016-023**; *Lakeshore Commons Site Plan*

The applicant, Worth Williams of Moore Worth Investments, LLC, has requested that action on the site plan for the *Lakeshore Commons Retail Facility* be postponed until the *October 25, 2016* Planning and Zoning Commission Work Session meeting. The purpose of this postponement request is to allow the applicant more time to address specific issues related to the site. This will not require any action of the Planning and Zoning Commission.

Gonzales, David

From: Worth Williams [redacted]>
Sent: Wednesday, October 05, 2016 4:45 PM
To: Gonzales, David
Cc: Amy (Cho) Sumners; 'Mark Hickman [redacted]'; [redacted]
Subject: Lakeshore Commons Project

Hi David,

As a follow up to our conversation, we would respectfully request tabling the above referenced project until the Planning and ARB meeting scheduled for October 25th. Please let us know if this is acceptable.

Kindest regards,
Worth Williams

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: Korey Brooks, *Planner*

DATE: October 11, 2016

SUBJECT: MIS2016-009; *Tree Mitigation Plan (Skorburg Company)*

The applicant, Noah Flabiano of the Skorburg Company, has submitted a *Tree Mitigation Plan* for a planned subdivision (Ridgecrest Subdivision) being a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549.

The applicant has provided a tree survey identifying a total of fifty-one (51) trees [*totaling 468.4-caliper inches*] that require removal in order to develop the property. All of the trees identified are considered to be protected trees and require mitigation. Of the trees being removed, five (5) of the trees [totaling 32.65 caliper-inches] are Cedar trees. According to the Unified Development Code (UDC) Cedar trees that are eleven (11) inches dbh or larger, shall be replaced at fifty (50) percent the total caliper inches being removed. Therefore, the applicant is only required to mitigate for 16.325-caliper inches of Cedar trees

According to the Unified Development Code (UDC) *feature trees* may not be removed without the approval of the Planning and Zoning Commission and are to be replaced on an inch-for-inch bases. Feature trees are identified as any pecan, oak, or elm that has a dbh of four (4) inches or greater or any tree that has a dbh of 30 inches or greater. The submitted *tree mitigation plan* identifies three (3) feature trees that will be removed and require Planning and Zoning approval.

The total required mitigation balance **[*totaling 435.75-caliper inches or 142.25 3-inch caliper trees*]** will be satisfied at the time of development of the site. It should be noted that the approval of the applicant's request is a discretionary decision for the Planning and Zoning Commission.

.



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

PLANT_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	FIELD5	FIELD6	QTY
	EXISTING TREE TO BE REMOVED							
	Existing Tree To Remain							
	Juniperus virginiana / Eastern Red Cedar	B & B		8' MIN.	SYMMETRICAL	MATCHING	FULL	64
	Pistacia chinensis / Chinese Pistache	30 GAL	3"	10'-12'	SYMMETRICAL	MATCHING	FULL	6
	Quercus shumardii / Shumard Red Oak	30 GAL	3"	10'-12'	SYMMETRICAL	MATCHING	FULL	6
	Quercus virginiana / Southern Live Oak	30 GAL	3"	10'-12'	SYMMETRICAL	MATCHING	FULL	5

LANDSCAPE TABULATIONS:

TOTAL LANDSCAPE AREA PROVIDED	1,2936,36 SF (29.7 AC)
AIRPORT ROAD TREES REQUIRED 1/50 LF: 853 LF	17 TREES
AIRPORT ROAD TREES PROVIDED:	17 NEW TREES
	1 EXISTING TREE
TOTAL MITIGATION CALIPER INCHES:	435.75 CALIPER INCHES (146 TREES)
TOTAL MITIGATION CALIPER INCHES PROVIDED:	549 CALIPER INCHES (183 TREES)
	17 TREES AIRPORT ROAD
	64 SCREENING TREES
	2 TREES PER RESIDENTIAL LOT
	4 TREES PER CORNER RESIDENTIAL LOT

SPECIAL NOTE:

1. L□□ □L□□□□□□
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INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

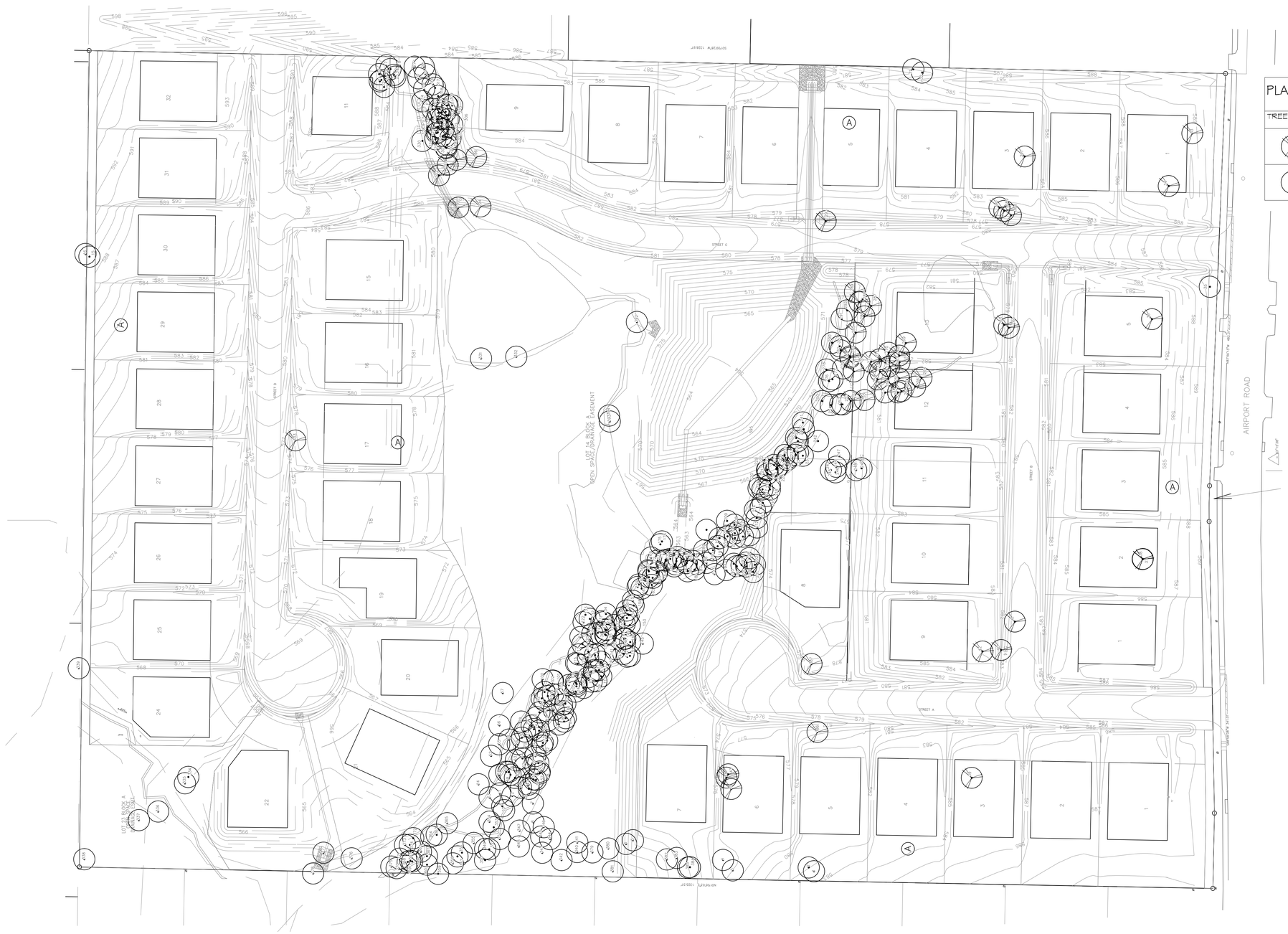
RIDGECREST
Rockwall, Texas

CONCEPT LANDSCAPE PLAN

090 1 17

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Architect DREW J. DUBOCQ
L.A. No. 3141 Date 10/05/2016

SHEET NO.
L-1.0



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

PLANT_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Existing Tree to be Removed
	Existing Tree To RemaIN

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

RIDGECREST
Rockwall, Texas

TREE PRESERVATION PLAN

090.1.17

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Architect DREW J. DUBOCQ
L.A. No. 3141 Date 10/05/2016

SHEET NO.
L-1.1

Ridgecrest Tree Survey - City of Rockwall, TX

Tree Number	Tree Species	Multi-Trunk Present?	Diameter at Breast Height (DBH) (Inches)	Latitude	Longitude	Remain	Remove	Replacement Inches
1	sugarberry	No	16.2	7026324.527	2605037.162	X		
2	sugarberry	No	16.3	7026330.825	2605041.487	X		
3	sugarberry	Yes - 1	13.3	7026419.550	2605035.639	X		
4	American elm	No	9.2	7026431.204	2605047.445	X		
5	green ash	Yes - 1	4.8	7026537.160	2605067.564	X		
6	green ash	Yes - 1	5.9	7026545.001	2605063.013	X		
7	green ash	No	4.9	7026655.332	2605107.333	X		
8	green ash	No	5.1	7026653.991	2605085.233	X		
9	green ash	Yes - 1	12.2	7026690.949	2605103.034	X		
10	green ash	No	4.5	7026688.656	2605098.576	X		
11	green ash	No	5.6	7026693.670	2605117.976	X		
12	green ash	Yes - 5	10.6	7026679.134	2605115.472	X		
13	green ash	Yes - 1	10.4	7026706.119	2605112.837	X		
14	green ash	Yes - 3	17.8	7026719.417	2605127.882	X		
15	cedar elm	No	4.3	7027191.424	2605731.870	X		
16	cedar elm	No	8.4	7027196.040	2605734.784	X		
17	green ash	No	5.0	7026850.445	2605965.147	X		
18	green ash	Yes - 1	6.5	7026845.611	2605960.878	X		
19	green ash	Yes - 4	11.5	7026852.433	2605953.693	X		
20	green ash	Yes - 1	5.0	7026856.027	2605947.894	X		
21	green ash	Yes - 1	5.2	7026857.671	2605946.181	X		
22	green ash	Yes - 4	11.1	7026852.538	2605939.722	X		
23	green ash	Yes - 1	4.4	7026846.708	2605936.965	X		
24	green ash	No	4.7	7026841.456	2605954.172	X		
25	green ash	Yes - 4	8.8	7026839.681	2605952.128	X		
26	green ash	No	6.6	7026858.770	2605954.609	X		
27	green ash	Yes - 1	8.2	7026817.394	2605964.442	X		
28	green ash	Yes - 1	7.6	7026806.845	2605964.428	X		
29	green ash	Yes - 1	6.4	7026804.212	2605956.102	X		
30	green ash	Yes - 2	9.9	7026812.763	2605950.930	X		
31	green ash	Yes - 1	10.4	7026234.531	2605977.565	X		
32	eastern red cedar	Yes - 6	13.8	7026224.155	2605974.078	X		
33	green ash	No	12.9	7025906.395	2605911.730		X	12.9
34	sugarberry	Yes - 1	11.2	7025932.196	2605849.577		X	11.2
35	sugarberry	No	16.8	7025880.904	2605733.908	X		
36	sugarberry	No	11.7	7025947.439	2605693.334		X	11.7
37	eastern red cedar	No	12.3	7025950.587	2605412.579		X	6.15
38	eastern red cedar	Yes - 2	12.6	7025950.342	2605412.906		X	6.3
39	Hercules-club	No	4.8	7026143.179	2605151.576		X	4.8
40	sugarberry	Yes - 1	13.1	7026113.021	2605301.793		X	13.1
41	eastern red cedar	No	11.2	7026097.893	2605335.428		X	5.6
42	eastern red cedar	No	12.1	7026134.692	2605299.582		X	6.05
43	American elm	No	8.5	7026427.941	2605147.721		X	8.5
44	American elm	No	8.2	7026429.910	2605143.780		X	8.2
45	American elm	Yes - 1	14.5	7026423.926	2605130.645		X	14.5
46	green ash	No	5.7	7026660.581	2605124.205	X		
47	green ash	Yes - 1	10.2	7026660.915	2605129.102	X		
48	green ash	Yes - 3	13.8	7026669.685	2605125.365	X		
49	green ash	Yes - 1	9.7	7026682.419	2605140.149	X		
50	green ash	No	6.2	7026687.553	2605143.387	X		
51	green ash	No	9.9	7026695.280	2605139.851	X		
52	green ash	Yes - 1	15.6	7026705.654	2605161.530	X		
53	green ash	No	6.2	7026677.096	2605136.726	X		
54	green ash	No	5.4	7026684.697	2605143.266	X		
55	green ash	No	5.2	7026655.427	2605135.447	X		
56	green ash	No	6.0	7026652.250	2605131.518	X		
57	green ash	No	10.6	7026652.353	2605135.201	X		
58	green ash	No	5.9	7026648.503	2605142.624	X		
59	green ash	No	5.9	7026654.560	2605153.405	X		
60	green ash	No	6.4	7026648.178	2605144.893	X		
61	green ash	Yes - 4	12.2	7026650.270	2605154.670	X		
62	green ash	No	7.0	7026666.466	2605149.385	X		
63	green ash	Yes - 2	18.2	7026676.606	2605157.093	X		
64	green ash	No	6.7	7026668.954	2605159.523	X		
65	green ash	No	10.8	7026696.167	2605175.324	X		
66	American elm	No	8.1	7026696.895	2605197.492	X		
67	eastern red cedar	No	13.6	7026694.054	2605235.316	X		
68	green ash	No	7.1	7026685.137	2605181.179	X		
69	green ash	Yes - 2	7.9	7026674.838	2605176.126	X		
70	green ash	No	4.5	7026665.253	2605172.685	X		
71	green ash	No	6.3	7026653.897	2605162.794	X		
72	green ash	No	8.3	7026646.271	2605175.024	X		
73	green ash	No	7.5	7026645.662	2605178.506	X		
74	green ash	No	9.3	7026656.444	2605193.403	X		
75	green ash	Yes - 1	11.5	7026652.494	2605185.071	X		
76	green ash	No	4.2	7026670.351	2605183.745	X		
77	green ash	No	7.8	7026666.996	2605191.219	X		
78	green ash	Yes - 2	12.5	7026671.689	2605202.563	X		
79	green ash	Yes - 1	8.6	7026659.204	2605198.191	X		
80	green ash	No	5.5	7026650.440	2605192.510	X		
81	green ash	Yes - 1	14.1	7026640.626	2605181.250	X		
82	green ash	No	8.7	7026640.645	2605204.384	X		
83	green ash	Yes - 3	11.6	7026627.465	2605200.411	X		
84	green ash	No	10.3	7026621.584	2605204.087	X		
85	green ash	Yes - 2	9.8	7026619.789	2605208.106	X		
86	green ash	No	9.1	7026623.275	2605215.928	X		
87	green ash	No	5.1	7026620.663	2605224.930	X		
88	green ash	No	7.5	7026624.505	2605223.357	X		
89	green ash	Yes - 1	8.7	7026633.957	2605217.520	X		
90	green ash	Yes - 1	20.4	7026650.627	2605213.968	X		
91	green ash	Yes - 2	9.1	7026653.901	2605208.138	X		
92	green ash	No	5.5	7026648.322	2605230.458	X		
93	green ash	No	10.9	7026645.312	2605237.945	X		
94	green ash	No	6.5	7026641.388	2605233.308	X		
95	green ash	No	6.4	7026635.404	2605235.457	X		
96	green ash	No	5.0	7026629.154	2605235.447	X		
97	green ash	No	4.5	7026640.040	2605231.737	X		
98	green ash	No	5.4	7026644.949	2605227.817	X		
99	green ash	No	7.0	7026632.091	2605227.770	X		
100	green ash	Yes - 1	10.1	7026647.802	2605252.756	X		
101	green ash	Yes - 4	14.6	7026635.813	2605251.569	X		
102	green ash	No	5.3	7026636.431	2605251.237	X		
103	green ash	Yes - 1	12.4	7026625.148	2605241.509	X		
104	green ash	Yes - 1	9.1	7026608.966	2605249.785	X		
105	green ash	Yes - 3	10.7	7026608.288	2605245.616	X		
106	green ash	Yes - 5	13.1	7026600.011	2605243.993	X		
107	green ash	Yes - 2	8.9	7026590.544	2605251.596	X		
108	green ash	No	7.2	7026594.541	2605256.645	X		
109	green ash	No	7.6	7026585.065	2605252.319	X		
110	green ash	No	7.5	7026579.545	2605258.073	X		
111	green ash	No	6.0	7026588.161	2605263.708	X		
112	green ash	No	8.3	7026587.934	2605265.218	X		
113	green ash	No	6.5	7026582.343	2605265.411	X		
114	green ash	Yes - 5	14.6	7026627.300	2605270.588	X		
115	green ash	No	9.5	7026609.414	2605272.676	X		
116	green ash	No	5.7	7026607.418	2605272.116	X		
117	green ash	No	12.8	7026606.677	2605282.915	X		
118	green ash	Yes - 1	8.1	7026595.561	2605279.944	X		
119	green ash	No	5.9	7026595.610	2605286.398	X		
120	green ash	No	6.3	7026602.500	2605295.120	X		
121	green ash	No	4.7	7026605.151	2605303.274	X		
122	green ash	No	5.7	7026601.917	2605320.711	X		
123	green ash	No	5.2	7026591.278	2605307.562	X		
124	green ash	No	7.5	7026609.113	2605239.453	X		
125	green ash	Yes - 1	7.6	7026607.996	2605248.251	X		
126	green ash	Yes - 2	8.2	7026617.075	2605246.800	X		
127	green ash	No	7.0	7026585.028	2605308.812	X		
128	green ash	No	4.5	7026575.247	2605312.523	X		
129	green ash	Yes - 2	15.1	7026576.460	2605312.926	X		
130	green ash	No	7.7	7026578.668	2605321.358	X		
131	green ash	No	5.9	7026580.956	2605322.279	X		
132	green ash	No	8.5	7026594.783	2605324.858	X		
133	green ash	No	4.7	7026600.041	2605329.510	X		
134	green ash	Yes - 1	10.2	7026576.056	2605331.124	X		
135	green ash	No	5.0	7026575.293	2605306.293	X		
136	green ash	No	7.5	7026576.375	2605307.050	X		
137	green ash	Yes - 3	8.7	7026565.814	2605318.483	X		
138	green ash	No	8.4	7026556.287	2605327.627	X		
139	green ash	No	10.3	7026587.468	2605282.738	X		
140	green ash	No	7.2	7026580.389	2605275.111	X		
141	green ash	Yes - 1	13.1	7026575.173	2605283.862	X		
142	green ash	Yes - 1	11.3	7026549.714	2605281.899	X		
143	green ash	Yes - 1	9.3	7026554.342	2605285.096	X		
144	green ash	Yes - 2	10.2	7026546.729	2605282.953	X		
145	green ash	No	4.2	7026531.914	2605297.666	X		
146	green ash	Yes - 1	7.6	7026546.813	2605299.035	X		
147	green ash	No	8.2	7026554.046	2605302.780	X		
148	green ash	Yes - 2	15.6	7026552.883	2605297.850	X		
149	green ash	Yes - 2	9.5	7026552.652	2605302.765	X		
150	green ash	No	4.3	7026564.285	2605290.163	X		
151	green ash	No	6.2	7026574.650	2605289.900	X		
152	green ash	No	6.0	7026554.005	2605320.192	X		
153	green ash	Yes - 2	9.6	7026547.903	2605318.947	X		
154	green ash	Yes - 1	9.1	7026551.552	2605327.193	X		
155	green ash	Yes - 2	8.8	7026549.440	2605330.638	X		
156	green ash	No	4.6	7026551.880	2605335.840	X		
157	green ash	Yes - 1	12.7	7026545.011	2605347.346	X		
158	green ash	Yes - 1	13.1	7026543.939	2605341.882	X		
159	green ash	No	7.3	7026539.918	2605363.657	X		
160	green ash	No	7.9	7026538.783	2605366.561	X		
161	green ash	Yes - 2	13.2	7026535.243	2605361.930	X		
162	green ash	No	4.7	7026523.463	2605366.512	X		
163	green ash	Yes - 1	10.1	7026526.994	2605375.444	X		
164	green ash	No	5.9	7026518.086	2605380.381	X		
165	green ash	No	5.0	7026522.657	2605374.835	X		
166	green ash	Yes - 1	7.0	7026517.553	2605381.823	X		
167	green ash	No	8.0	7026527.352	2605382.319	X		
168	green ash	No	7.0	7026527.885	2605383.507	X		
169	green ash	No	9.5	7026525.112	2605398.467	X		
170	green ash	No	5.1	7026507.676	2605395.146	X		
171	green ash	Yes - 5	10.3	7026517.365	2605395.243	X		
172	green ash	No	5.9	7026515.440	2605393.709	X		
173	green ash	Yes - 1	8.7	7026508.227	2605396.203	X		
174	green ash	No	5.6	7026502.641	2605397.566	X		
175	green ash	No	4.7	7026514.812	2605414.276	X		
176	green ash	No	5.4	7026512.987	2605417.690	X		
177	green ash	No	4.0	7026494.320	2605399.961	X		
178	green ash	No	8.0	7026495.494	2605395.207	X		
179	green ash	Yes - 1	9.3	7026496.790	2605391.466	X		
180	green ash	No	7.0	7026497.817	2605388.952	X		
181	green ash	No	5.1	7026487.550	2605397.464	X		
182	green ash	No	6.5	7026483.548	2605393.131	X		
183	green ash	No	5.0	7026483.304	2605393.312	X		
184	green ash	No	4.4	7026476.892	2605396.037	X		
185	green ash	No	6.3	7026482.044	2605383.724	X		
186	green ash	Yes - 3	13.8	7026473.927	2605385.840	X		
187	green ash	Yes - 2	13.7	7026472.069	2605392.268	X		
188	green ash	No	6.0	7026460.369	2605394.049	X		
189	green ash	No	7.3	7026463.279	2605408.476	X		
190	green ash	No	7.5	7026452.241	2605399.161	X		
191	green ash	No	4.5	7026453.096	2605409.109	X		
192	green ash	Yes - 2	12.3	7026447.751	2605413.922	X		
193	green ash	Yes - 1	6.8	7026450.444	2605381.200	X		
194	green ash	No	7.8	7026436.950	2605386.340	X		
195	green ash	No	4.5	7026428.322	2605393.888	X		
196	green ash	No	8.3	7026424.693	2605391.149	X		
197	green ash	Yes - 1	5.8	7026419.152	2605392.588	X		
198	green ash	Yes - 1	9.3	7026410.176	2605401.046	X		
199	green ash	No	4.0	7026413.434	2605395.757	X		
200	green ash	No	5.3	7026413.714	2605391.234	X		
201	green ash	Yes - 1	7.8	7026405.303	2605384.967		X	8.55
202	green ash	Yes - 3	13.3	7026403.468	2605393.427	X		
203	green ash	Yes - 2	9.6	7026445.801	2605423.493	X		
204	green ash	No	5.2	7026436.575	2605425.871	X		
205	green ash	Yes - 2	8.6	7026427.799	2605424.124	X		
206	green ash	Yes - 1	6.8	7026428.145	2605429.615	X		
207	green ash	Yes - 1	7.8	7026422.645	2605433.493	X		
208	green ash	Yes - 1	8.0	7026428.808	2605439.606	X		
209	green ash	No	4.8	7026437.525	2605443.844	X		
210	green ash	Yes - 1	11.5	7026418.552	2605426.000	X		
211	green ash	Yes - 3	10.9	7026410.946	2605427.684	X		
212	green ash	Yes - 1	9.3	7026402.211	2605437.091	X		
213	green ash	Yes - 1	8.2	7026402.984	2605448.121	X		
214	green ash	No	7.6	7026405.373	2605457.352	X		
215	green ash	Yes - 1	7.6	7026398.496	2605460.539	X		
216	green ash	Yes - 1	4.2	7026396.247	2605466.039	X		
217	green ash	Yes - 2	15.2	7026391.727	2605474.335	X		
218	green ash	Yes - 3	11.3	7026388.490	2605482.045	X		
219	green ash	Yes - 1	6.3	7026397.187	2605481.753	X		
220	green ash	No	6.5	7026400.273	2605487.625	X		
221	green ash	Yes - 1	8.7	7026397.412	2605498.457	X		
222	green ash	Yes - 1	6.5	7026392.442	2605504.356	X		
223	green ash	No	4.3	7026391.858	2605504.952	X		
224	green ash	Yes - 1	6.1	7026401.719	2605483.189	X		
225	green ash	No	5.1	7026388.695	2605487.157	X		
226	green ash	Yes - 1	8.7	7026391.499	2605500.391	X		
227	green ash	No	4.9	7026387.256	2605507.021	X		
228	green ash	No	5.9	7026381.769	2605506.038	X		
229	green ash	No	4.3	7026384.401	2605510.675	X		
230	green ash	No	5.4	7026381.067	2605507.964	X		
231	green ash	No	4.3	7026378.737	2605510.199	X		
232	green ash	Yes - 1	7.8	7026372.349	2605522.613	X		
233	green ash	No	7.7	7026368.476	2605519.359	X		
234	green ash	Yes - 2	10.5	7026369.207	2605517.084	X		
235	green ash	Yes - 1	7.2	7026359.706	2605523.143	X		
236	green ash	No	5.2	7026356.935	2605525.967	X		
237	green ash	No	4.8	7026351.127	2605522.507	X		
238	green ash	No	7.5	7026357.374	2605539.437	X		
239	green ash	No	5.1	7026359.490	2605542.947	X		
240	green ash	Yes - 1	6.8	7026350.908	2605553.484	X		
241	green ash	No	6.1	7026352.210	2605561.239	X		
242	green ash	Yes - 1	25.2	7026333.849	2605540.011	X		
243	green ash	No	4.4	7026318.872	2605507.712	X		
244	green ash	Yes - 2	5.8	7026311.730	2605510.677	X		
245	green ash	Yes - 1	7.4	7026317.770	2605506.647	X		
246	green ash	Yes - 1	5.9	7026312.387	2605504.186	X		
247	eastern red cedar	Yes - 1	13.3	7026308.528	2605523.101	X		
248	green ash	Yes - 2	7.3	7026288.273	2605507.367	X		
249	green ash	Yes - 1	6.2	7026281.085	2605509.725	X		
250	green ash	Yes - 7	25.6	7026330.250	2605586.895	X		
251	green ash	No	6.5	7026320.038	2605582.561	X		
252	green ash	Yes - 3	13.7	7026308.979	2605583.871	X		
253	green ash	Yes - 1	7.7	7026306.423	2605583.709	X		
254	green ash	Yes - 2	11.3	7026296.914	2605587.984		X	11.3
255	green ash	Yes - 7	22.6	7026280.741	2605589.416		X	22.6
256	green ash	Yes - 1	7.8	7026262.945	2605605.211		X	7.8
257	green ash	No	7.1	7026256.874	2605598.969		X	7.1
258	green ash	No	6.8	7026266.149	2605614.006		X	6.8
259	green ash	No	7.4	7026241.002	2605615.998		X	7.4
260	green ash	No	5.9	7026236.287	2605603.068		X	5.9
261	green ash	No	4.0	7026237.924	2605601.093		X	4.0
262	green ash	No	6.3	7026242.040	2605599.426		X	6.3
263	green ash	No	10.0	7026221.919	2605606.861		X	10.0
264	green ash	No	6.8	7026214.883	2605617.352		X	6.8
265	green ash	No	7.6	7026119.890	2605681.845		X	7.6
266	green ash	Yes - 1	12.4	7026114.510	2605678.729		X	12.4
267	green ash	Yes - 1	5.3	7026241.010	2605634.987		X	5.3
268	green ash	No	6.1	7026241.698	2605642.577		X	6.1
269	green ash	Yes - 1	13.2	7026234.393	2605657.506		X	13.2
270	green ash	No	8.0	7026254.154	2605645.611		X	8.0
271	green ash	Yes - 1	7.2	7026264.641	2605637.479		X	7.2
272	green ash	Yes - 3	7.7	7026252.725	2605629.579		X	7.7
273	green ash	Yes - 1	5.6	7026263.537	2605623.174		X	5.6
274	green ash	No	4.8	7026274.396	2605634.466		X	4.8
275	green ash	No	6.5	7026294.303	2605622.519		X	6.5
276	green ash	Yes - 2	11.9	7026322.886	2605610.500	X		
277	green ash	Yes - 2	8.3	7026319.036	2605612.686	X		
278	green ash	Yes - 6	19.2	7026326.402	2605623.897	X		
279	green ash	No	7.2	7026306.964	2605625.848	X		
280	green ash	No	4.6	7026298.915	2605638.648		X	4.6
281	green ash	Yes - 1	7.2	7026300.148	2605639.983	X		
282	green ash	Yes - 1	6.3	7026310.232	2605646.795	X		
283	green ash	Yes - 1	6.6	7026311.515	2605651.494	X		
284	green ash	Yes - 1	6.1	7026299.048	2605640.171		X	6.1
285	green ash	Yes - 2	6.8	7026293.337	2605667.912		X	6.8
286	green ash	Yes - 3	11.1	7026283.560	2605687.333		X	11.1
287	green ash	No	4.5	7026276.243	2605699.682		X	4.5
288	green ash	Yes - 3	14.9	7026290.082	2605703.687		X	14.9
289	green ash	No	6.9	7026295.649	2605715.423		X	6.9
290	green ash	Yes - 2	9.9	7026320.637	2605655.408	X		
291	green ash	No	6.1	7026310.176	2605683.549	X		
292	green ash	Yes - 2	13.2	7026303.941	2605693.629	X		
293	common persimmon	No	4.4	7026332.002	2605797.419		X	4.4
294	green ash	Yes - 4	12.5	7026736.029	2605803.142		X	12.5
295	green ash	No	4.4	7026761.716	2605801.278		X	4.4
296	green ash	Yes - 3	11.6	7026742.517	2605860.901		X	11.6
297	green ash	Yes - 3	15.1	7026775.653	2605850.769		X	15.1
298	green ash	Yes - 2	6.0	7026765.542	2605856.975		X	6.0
299	green ash	No	10.7	7026776.905	2605874.105	X		
300	green ash	No	5.9	7026777.669	2605870.530	X		
301	green ash	No	6.0	7026778.686	2605871.155	X		
302	green ash	No	9.9	7026785.623	2605838.130		X	9.9
303	green ash	No	7.5	7026779.269	2605883.752	X		
304	green ash	No	8.2	7026784.118	2605883.716	X		
305	green ash	Yes - 1	7.1	7026773.190	2605882.319	X		
306	green ash	Yes - 1	10.2	7026771.822	2605898.258	X		
307	green ash	No	8.0	7026776.070	2605903.991	X		
308	green ash	Yes - 1	10.2	7026778.378	2605921.065	X		
309	green ash	No	7.4	7026777.642	2605919.497	X		
310	green ash	No	9.1	7026779.810	2605912.721	X		
311	green ash	No	5.1	7026772.349	2605920.264	X		
312	green ash	No	8.0	7026787.277	2605916.200	X		
313	green ash	Yes - 1	9.9	7026795.195	2605915.342	X		
314	green ash	Yes - 2	13.6	7026806.743	2605924.187	X		
315	green ash	Yes - 4	21.2	7026805.651	2605938.527	X		
316	green ash	No	7.1	7026795.883	2605944.370	X		
317	green ash	Yes - 2	12.8	7026792.859	2605940.275	X		
318	green ash	No	7.6	7026789.047	2605930.793	X		
319	green ash	No	6.5	7026788.335	2605911.208	X		
320	green ash	No	5.1	7026784.960	2605911.750	X		
321	green ash	No	7.2	7026784.139	2605904.975	X		
322	green ash	No	5.2	7026790.141	2605903.298	X		
323	green ash	No	8.8	7026787.819	2605894.874	X		
324	green ash	No	4.7	7026783.968	2605892.678	X		
325	green ash	No	9.5	7026781.660	2605891.992	X		
326	green ash	No	5.0	7026789.520	2605887.543	X		
327	green ash	No	9.5	7026788.296	2605888.527	X		
328	green ash	No	10.3	7026789.085	2605894.811	X		
329	green ash	Yes - 1	10.6	7026790.820	2605880.395	X		
330	green ash	Yes - 1	7.2	7026805.976	2605877.970	X		
331	green ash	Yes - 4	17.9	7026730.392	2605625.564	X		
332	green ash	No	4.4	7026689.259	2605628.764	X		
333	eastern red cedar	Yes - 3	17.1	7026944.718	2605523.716		X	8.55
334	sugarberry	Yes - 2	17.0	7027058.885	2605127.105	X		
335	cedar elm	No	10.1	7027062.603	2605119.519	X		
336	American elm	No	10.0	7027092.997	2605085.670	X		
337	American elm	Yes - 4	19.2	7027115.293	2605074.970	X		
338	sugarberry	Yes - 1	21.3	7027177.798	2605027.535	X		
339	American elm	No	7.4	7027190.486	2605250.584	X		
340	green ash	No	9.9	7026601.963	2605051.941	X		
341	American elm	No	4.8	7026602.086	2605063.077	X		
342	American elm	No	5.2	7026620.009	2605042.061	X		
343	sugarberry	No	12.1	7026642.778	2605049.983	X		
344	green ash	No	8.2	7026633.962	2605066.196	X		
345	green ash	No	4.5	7026644.516	2605068.843	X		
346	American elm	No	4.9	7026641.301	2605079.994	X		
347	green ash	No	5.5	7026669.957	2605075.071	X		
348	green ash	No	5.7	7026669.798	2605056.540	X		
349	green ash	Yes - 3	20.0	7026709.645	2605052.616	X		
350	green ash	Yes - 1	11.9	7026709.300	2605039.528	X		
351	green ash	Yes - 1	12.9	7026704.808	2605052.336	X		
352	green ash	No	10.2	7026692.957	2605064.717	X		
353	green ash	Yes - 1	13.2	7026700.282	2605078.175	X		
354	green ash	No	16.7	7026705.380	2605084.610	X		
355	green ash	Yes - 2	10.1	7026723.143	2605059.150	X		
356	green ash	No	5.6	7026736.635	2605047.569	X		
357	green ash	No	4.6	7026741.789	2605043.007	X		
358	green ash	No	6.7	7026746.825	2605034.620	X		
359	green ash	No	8.2	7026763.775	2605022.070	X		
360	green ash	No	4.6	7026777.050	2605032.283	X		
361	green ash	No	4.0	7026777.475	2605042.296	X		
362	green ash	No	7.3	7026784.569	2605047.365	X		
363	green ash	No	8.9	7026766.743	2605067.611	X		
364	green ash	Yes - 1	31.3	7026772.947	2605065.288	X		
365	green ash	No	9.9	7026754.901	2605081.369	X		
366	green ash	No	7.2	7026794.489	2605035.554	X		
367	green ash	No	6.6	7026796.658	2605036.300	X		
368	green ash	No	4.0	7026805.994	2605033.802	X		
369	green ash	No	5.4	7026799.661	2605034.938	X		
370	green ash	No	8.2	7026812.399	2605027.291	X		
371	green ash	No	5.6	7026809.267	2605038.343	X		
372	green ash	No	7.5	7026794.024	2605062.779	X		
373	green ash	No	4.1	7026803.330	2605054.656	X		
374	green ash	No	6.5	7026797.686	2605054.914	X		
375	sugarberry	No	13.4	7026818.668	2605028.919	X		
376	eastern red cedar	No	13.0	7026865.367	2605037.230	X		
377	eastern red cedar	Yes - 1	16.0	7026898.363	2605042.938	X		
378	green ash	Yes - 3	9.2	7026909.822	2605018.400	X		
379	green ash	No	10.9	7026584.102	2605052.069	X		
380	green ash	Yes - 1	10.9	7026565.597	2605057.101	X		
381	green ash	No	11.5	7026559.761	2605030.527	X		
382	American elm	Yes - 1	6.1	7026496.877	2605046.272	X		
383	American elm	No	6.9	7026485.507	2605048.288	X		
384	American elm	No	6.5	7026469.687	2605037.919	X		

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 25, 2016
6:00 P.M.

CALL TO ORDER

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

2. **SP2016-023** **(David)**
   Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

DISCUSSION ITEMS

3. **Z2016-033** **(Korey)**
   Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

4. **Z2016-034** **(David)**
   Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

5. **Z2016-035** **(David)**
   Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

6. **Z2016-036** **(David)**
   Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

7. **Z2016-037** **(David)**
   Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [*SH-205*], and take any action necessary.

8. **P2016-045** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

9. **P2016-046** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

10. **SP2016-024** **(Korey)**
    Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-043: Lots 1-10, Block A, Estates on the Ridge Subdivision [*Approved*]
- ✓ P2016-040: Lots 7 & 8, Block A, Independence Pass Addition [*Approved*]
- ✓ SP2016-022: Exceptions and Variances at 1611 SH-276 [*Approved*]
- ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (*1st Reading*) [*Approved*]
- ✓ Z2016-031: Amendment to PD-1 for a Brewery (*1st Reading*) [*Tabled to the November 7th Meeting*]
- ✓ Z2016-032: Amendment to PD-74 (*1st Reading*) [*Approved*]

ADJOURNMENT

TRAINING SESSION

12. *Planning and Zoning Commission Training Session*
    A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the October 25, 2016 Planning and Zoning Commission work session meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of October, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 25, 2016
5:00 P.M.

ACTION ITEMS

1. SP2016-023 **(David)**

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of October, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/25/2016

APPLICANT: Worth Williams of *Moore Worth Investments, LLC*

AGENDA ITEM: **SP2016-023;** Indoor Recreation Facility - *Adventure Sports*

SUMMARY:

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 9,862 sq. ft. retail facility that will house three (3) users (*i.e. retail, restaurant, and medical office*). The site will be comprised of a 1.56-acre tract of land being a portion of larger 6.1091-acre tract of land. The property is zoned Planned Development 65 (*PD-65*) for General Retail (*GR*) District land uses and is situated within the North SH-205 Overlay (N SH-205 OV) District and is generally located at the southwest corner of Quail Run Road and N. Goliad Street (*SH-205*).

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed retail facility is a use permitted by right on the subject property. A preliminary plat was approved in April of this year and indicates a total of four lots available for development for this intersection. The preliminary plat also indicates one primary drive that connects all four (4) lots and has entrance/exit points along SH-205 and North Lakeshore Drive. The primary access for the *subject property* (Lot #1) will be from North Lakeshore Drive. The *subject property* will incorporate a total of 57 parking spaces for the retail development.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance with the technical requirements contained within the Unified Development Code (*UDC*), with the exception of the variances and conditions as listed in this report and the *Recommendations* section below.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 sq. ft.*	*1.56-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet*[1]	*x>0-Feet; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*	*30-ft; In Conformance*
Max Building/Lot Coverage	*40%*	*~15.3%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%;In Conformance*
Floor Area Ratio	*2:1*	*x<2:1; In Conformance*
Minimum Number of Parking Spaces	*55*	*57 Provided; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x<20%; Exception Request*
Minimum Landscaping Percentage	*15%*	*X=28%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES: 1. With fire retardant wall: zero feet.

TREE MITIGATION PLAN:

As you may recall, the applicant provided a *Tree Mitigation Plan* earlier this year (*February 23, 2016*) indicating a total mitigation balance due of 731 caliper inches. The Planning and Zoning Commission approved the mitigation plan that would allow the applicant to satisfy the mitigation balance at the time of development of the 6.1091-acre site. The landscape plan for the *subject property* indicates a total of 16 trees being added to the site with each tree being a minimum of four (4) caliper inches for a total of 64 inches. The mitigation balance will be adjusted to indicate a total of 667 inches due at the time of future development.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting a variance to the North SH-205 Overlay (*N. SH-205 OV*) District masonry requirements and an exception to allow cultured stone as specified by the Unified Development Code (*UDC*) for the sections as outlined below. As a note, a variance to the N. SH-205 OV requires passage by a ¾ (*super majority*) vote of City Council for approval whereas, an exception request to the N. SH-205 OV requires passage by a simple majority vote of the Planning and Zoning Commission for approval. The request is as follows:

1) *Masonry requirements.* According to *Section 6.11, C.1.a. Architectural Standards*, of Article V, *District Development Standards*, of the UDC, each exterior wall is required to be constructed of 90% masonry materials (*i.e. brick, stone, etc.*) on walls visible from a public street or open space, including *a minimum of 20% being natural or quarried stone.* In this case, the front facade (*north elevation*) contains 16.38% stone and does not meet the minimum 20% standard. A variance to allow for not meeting the minimum stone standard is a discretionary decision for the City Council and requires a ¾ majority vote for approval.

2) Also to consider for *Section 6.11, C.1.a. Architectural Standards*, is an exception to the natural/quarried stone standard of the N. SH-205 OV. The applicant is requesting to use cultured stone instead of natural/quarried stone and has been provided a specifications sheet with the packet for your review. The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

    i. *That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size, and detail of natural stone;*

    ii. *That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;*

    iii. *That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;*

    iv. *That the use of the highest quality synthetic minerals oxides should be used to infuse the surface with rich, authentic tones; and*

    v. *That the manufactured stone product shall have a minimum warranty of 75 years*.

The cultured stone that the applicant is proposing does not meet the minimum warranty requirement; however, the stone provided by the applicant does carry a 50-year warranty. Additionally, ledgestone (*stacked stone*) is a product that has been utilized in other developments within the city. With this being said, the approval of an exception to use cultured stone is a discretionary decision for the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the buildings' appearance took place between the Board Members and city staff. The ARB recommended the applicant increase the presence of the cornice and to revise the front buildings' elevation by providing balance with the tower elements and center massing of the structure. The ARB's motion to review the revised elevations prior to forwarding a recommendation to the Planning and Zoning Commission at the October 25th meeting passed by a vote of 6 to 0 with Board Member Strohmeyer absent.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Approval of the variance requested from the City Council for not meeting the minimum 20% stone standard of the *Unified Development Code* as noted in this report.

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/19/2016	LM
Project Number	SP2016-023	**Owner**	ARKOMA, DEVELOPMENT LLC	**Approved**		
Project Name	Lakeshore Commons	**Applicant**	MOORE NORTH INVESTMENTS LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	9/22/2016	DG
Status	NEED REVISIONS					

Revised Staff Comments have been Highlighted

Site Address	**City, State Zip**	**Zoning**
LAKESHORE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8-4	NULL	8-4	0124-0000-0008-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/19/2016	9/26/2016	9/21/2016	2	APPROVED	
ENGINEERING	Amy Williams	10/19/2016	10/26/2016	10/20/2016	1	APPROVED	With Conditions

(10/19/2016 9:52 AM AW)
LOMR is approved by FEMA
Meet all engineering standards and requirements

ENGINEERING	Amy Williams	9/19/2016	9/26/2016	9/21/2016	2	COMMENTS	See Comments

(9/21/2016 9:52 AM AW)
Must show floodplain
Must show detention (not allowed in floodplain)
Engineering will not be approved until LOMR-F is approved by FEMA and the project that removed this property from the flood plain is accepted by the City.
Engineering on this project will not be accepted until the infrastructure plans are approved
See markups on site plan
No bullhead services...separate services
Need to label all "exisiting" as proposed by others
Dumpster to have a drain to grease trap
All parking adjacent to the building to be 20'x9'
Sidewalk along North Lakeshore is to be 2' from the right-of-way...not to be installed at the back of curb.

Landscape Plan:
Add Note:"No trees to be planted within 5' of any utilities"

FIRE	Ariana Hargrove	9/19/2016	9/26/2016	9/22/2016	3	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/22/2016 12:26 PM AA) The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	9/19/2016	9/26/2016				
PLANNING	David Gonzales	10/20/2016	10/27/2016	10/20/2016		COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 10.20.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-023" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.11.C.1a of the N-SH 205 BY OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The North elevation does not meet the requirement and is providing 15.55% stone.

* Approval of the variance requested to the N-SH 205 OV requires passage by a 3/4 majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Indicate and label firelane: "24-ft Firelane, Utility, and Public Access Easement" or as appropriate.

Building Elevations:
1. The Planning and Zoning Commission may consider the use of high quality manufacuted or cultured stone if it meets the standards (as listed in the ordinance). The stone submitted is not natural or quarried and requries P&Z approval. Provide cut sheet for determination.
2. A variance request for less than 20% stone on the North elevation requires approval by a 3/4 majority vote of City Council (as indicated above).

Landscape Plan:
1. Grass to be established (use of hydroseed) - prior to release of C.O., grass must be established or an erosion control method approved bythe Engineering Department and functioning with an escrow deposit for assurance.
2. Mtigation balance for the development has been reduced for 16- 4" trees to be planted on site. Revised mitigation balance due = 667 inches.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. 08-02 standards. Provide detail.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Meeting Dates to Attend:							
Planning - Action: October 25, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)							
City Council - Action: November 7, 2016 (6:00 p.m.) [FOR VARIANCE REQUEST AS OUTLINED]							
PLANNING	David Gonzales	9/19/2016	9/26/2016	9/22/2016	3	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 09.22.2016

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 4, 2016. Please provide three large copies [24" X 36" FOLDED] anc one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-018" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

THE FOLLOWING PLANS ARE NOT ACCEPTED OR REVIEWED - separate submittal through the building inspections department required:
1. Irrigation plan
2. Signation plan

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 6.11.C.1a of the N-SH 205 BY OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The North elevation does not meet the requirement and is providing 15.55% stone.

* Approval of the variance requested to the N-SH 205 OV requires passage by a 3/4 majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Dumpster enclosure gates to be metal panel per Ord. 08-02.
2. Provide label for firelane: "24-ft Firelane, Utility, and Public Access Easement" or as appropriate.

Building Elevations:
1. The Planning and Zoning Commission may consider the use of high quality manufacuted or cultured stone if it meets the standards (as listed in the ordinance). The stone submitted is not natural or quarried and requries P&Z approval. Provide cut sheet for determination.
2. A variance request for less than 20% stone on the North elevation requires approval by a 3/4 majority vote of City Council (as indicated above).
3. All RTU's are not to be visible from the property line or adjacent properties. The west elevations RTU's as dashed-in appear to be visible. Provide a line of sight study or an appropiate means of screening the units.

Landscape Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. Grass to be established (use of hydroseed) - prior to release of C.O., grass must be established or an erosion control method approved by the Engineering Department and functioning with an escrow deposit for assurance.
2. Parking on this plan is not consistent with the site plan. Revise plan.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. 08-02 standards. Provide detail.
2. All lighting sources are to be directed down and contained on site with in order to control glare. Maximum lighting intensity at the property line is not to exceed 0.2-FC.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 27, 2016 (6:00 p.m.) [Applicant to provide presenation and discuss project]

Planning - Action: October 11, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Action: October 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

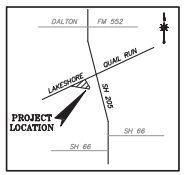
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

30 0 30 60

Scale 1" = 30'



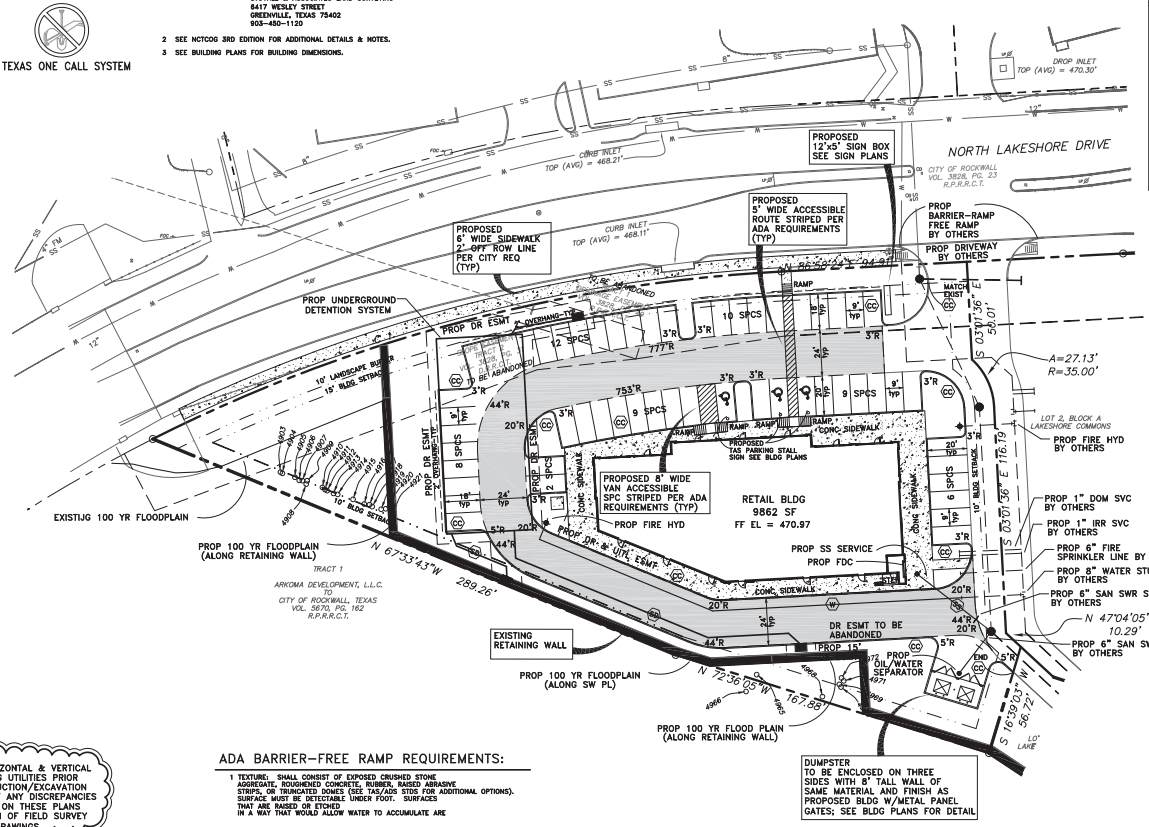
VICINITY MAP

NOTES:

1 BOUNDARY/TOPO SURVEY PROVIDED BY:
STOVALL & ASSOCIATES LAND SURVEYING
8417 WESLEY STREET
GREENVILLE, TEXAS 75402
903-450-1120

2 SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.

3 SEE BUILDING PLANS FOR BUILDING DIMENSIONS.



LEGEND

PROPOSED	EXISTING
500 — PROPOSED CONTOURS	= POWER POLE
515.00 SPOT ELEVATION AT FINISHED GRADE	= ANCHOR
514.00 INDICATES TOP OF STRUCTURE	= WATER METER
513.50 INDICATES FLOW LINE ELEVATION	= WATER VALVE
(W) PROPOSED WATER LINE	= IRRIGATION CONTROL VALVE
(SS) PROPOSED SANITARY SEWER LINE	= TELEPHONE PEDESTAL
(SD) PROPOSED STORM DRAIN LINE	= GAS METER
(C) PROPOSED CONDUIT	= MAILBOX
(G) PROPOSED GAS	= LIGHT POLE
(CC) CONCRETE CURB PER CITY STD	= FIRE HYDRANT
(1) WATER SERVICE TAP NO	BL = BUILDING LINE
	UE = UTILITY EASEMENT
	DUE = DRAINAGE & UTILITY EASEMENT
	FOC = FIBER OPTIC CABLE MARKER
	GAS = GAS SIGN
	SSSB = SUB SURFACE SERVICE BOX
	= TRAFFIC SIGN
	= TRAFFIC SIGNAL
	U.E. = UTILITY EASEMENT
	= GAS STUB
	= GAS TEST STATION
	BCS = BURIED CABLE SIGN

SITE PLAN NOTES:

1 FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

2 ALL SIGNAGE BY SEPARATE PERMIT.

3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.

5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

SITE LAYOUT NOTES:

1 ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.

2 ALL PARKING STALLS, UNLESS SHOWN OTHERWISE, SHALL BE 9' WIDE x 18' DEEP EXCEPT STALLS IN FRONT OF BLDG SHALL BE 9' WIDE x 20' DEEP.

VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' (OR 20') DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' (OR 20') DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.

3 ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

ADA BARRIER-FREE RAMP REQUIREMENTS:

1 TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE TAS/ADS STDS FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE

2 CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3 RAMPS WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. PROVIDE TRUNCATED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<5% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
TAS PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

NOTE:
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

FIRE LANE:

HATCHED AREA INDICATES PROP 24' FIRE LANE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENT

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E

SITE SUMMARY - LOT 1	
ZONED	PD-65 (FOR GR USES)
PROPOSED USE	RETAIL/RESTAURANT/MEDICAL OFC
LOT AREA	1.47 AC (64,106.50 SF)
BUILDING AREA	9862 SF
PARKING	
RETAIL = 5819 SF	
REQUIRED TOTAL 1/250 5819/250=23.3	24 SPACES
RESTAURANT = 1972 SF	
REQUIRED TOTAL 1/100 1972/100=19.7	20 SPACES
MEDICAL OFFICE = 2071 SF	
REQUIRED TOTAL 1/200 2071/200=10.4	11 SPACES
REQUIRED TOTAL	55 SPACES (52 REG; 3 H/C)
PROVIDED TOTAL	56 SPACES (53 REG; 3 H/C)
LOT COVERAGE	15.4% (9862 SF)
IMPERVIOUS AREA	67% (42,915 SF)
PERVIOUS AREA	33% (21,191 SF)

NOTES

3) OFFSITE BENCHMARK - STEEL ROD W/ACORN CAP STAMPED N 1495 1998 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 560.70' (VERTICAL DATUM: NAVD 1988)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "ROYALL TAUTHORT" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.
ELEVATION = 476.76'

BM#2 = "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY NO. 205.
ELEVATION = 468.51'

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OWNER:
ARCOMA DEVELOPMENT, LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087
972-771-6000

DEVELOPER:
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

This document is released for the purpose of REVIEW under the authority of Mark H. Hickman, P.E. 78409 on 10-17-16
It is not to be used for construction bidding permit purposes.

CASE NO. SP2016-018

Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
972-784-7962
markrethick@gmail.com
Engineers Planners

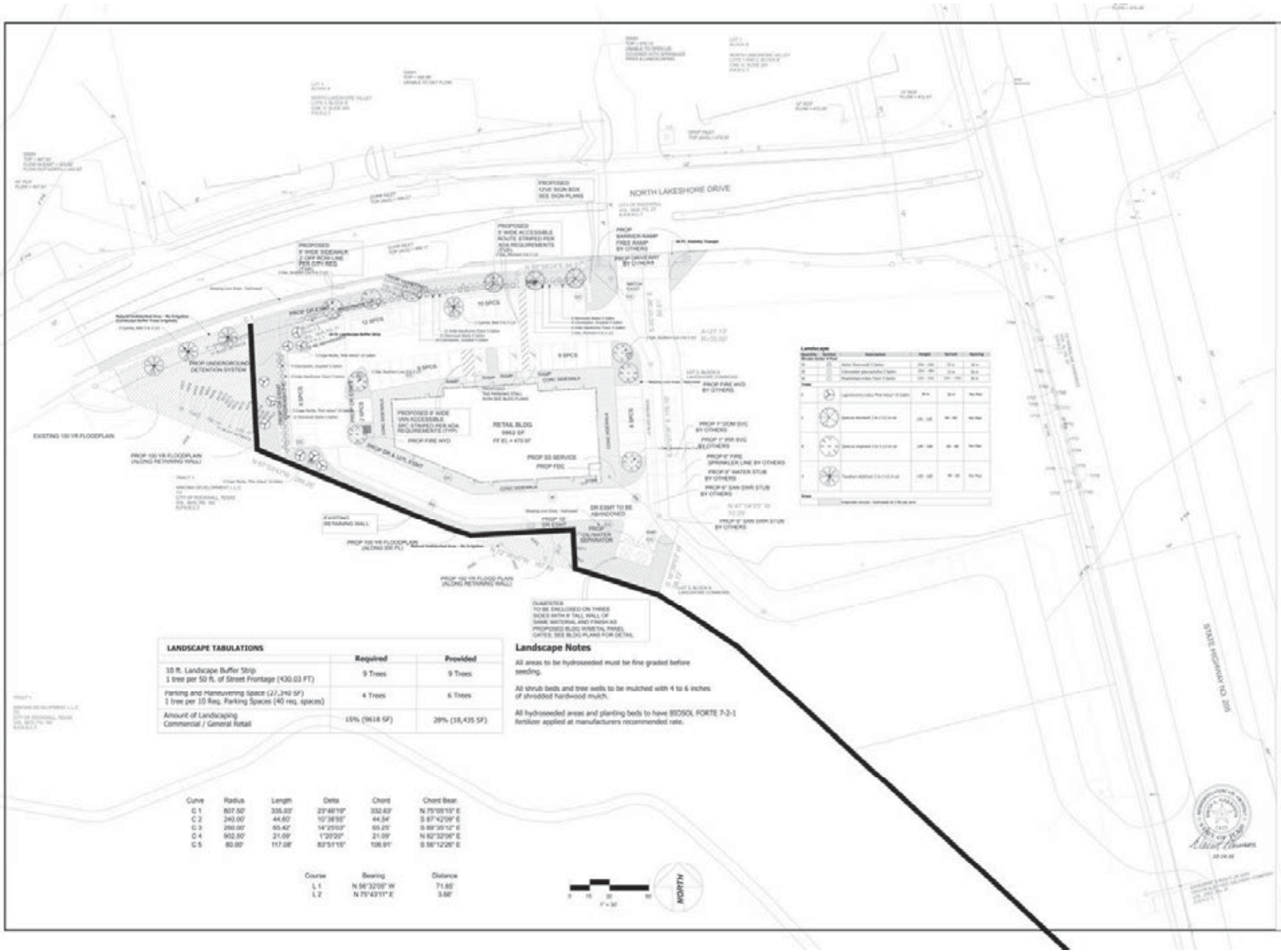
SITE PLAN
LAKESHORE COMMONS
LOT 1, LAKESHORE COMMONS
ROCKWALL, ROCKWALL COUNTY, TEXAS
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

SCALE: 1"=30'
DATE: SEPT2016
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 1501-357
FILE: 65-1501357-C-PLAT
2ND SUBMITTAL 10/17/1612

Hickman Consulting Engineers, Inc.
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-12172

REVISION	DESCRIPTION	DATE	BY

SHEET
1 of 1



LANDSCAPE TABULATIONS

	Required	Provided
10 ft. Landscape Buffer Strip 1 tree per 50 ft. of Street Frontage (430.03 FT)	9 Trees	9 Trees
Parking and Maneuvering Space (27,240 SF) 1 tree per 10 Req. Parking Spaces (40 req. spaces)	4 Trees	6 Trees
Amount of Landscaping Commercial / General Retail	15% (9618 SF)	28% (18,435 SF)

Landscape Notes

All areas to be hydroseeded must be fine graded before seeding.

All shrub beds and tree wells to be mulched with 4 to 6 inches of shredded hardwood mulch.

All hydroseeded areas and planting beds to have BIOSOL FORTE 7-2-1 fertilizer applied at manufacturers recommended rate.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'51" E	3.66'

0 15 30 60
1" = 30'

COMPANY:
MCR Environmental Services
4028 Lamoma Dr.
Plano, TX 75093
972-492-0892

SHEET DESCRIPTION:
LANDSCAPE PLAN

PROJECT:
LAKESHORE COMMONS
Lot 1; Lakeshore Commons
Rockwall, Rockwall County, Texas
PROVIDENT REALTY ADVISORS, INC.
10210 N. Central Expy., Ste 300
Dallas, TX 75231 PH. 214-415-9993

REVISIONS:
9-14-16
9-26-16
10-14-16

DATE:
9-8-16

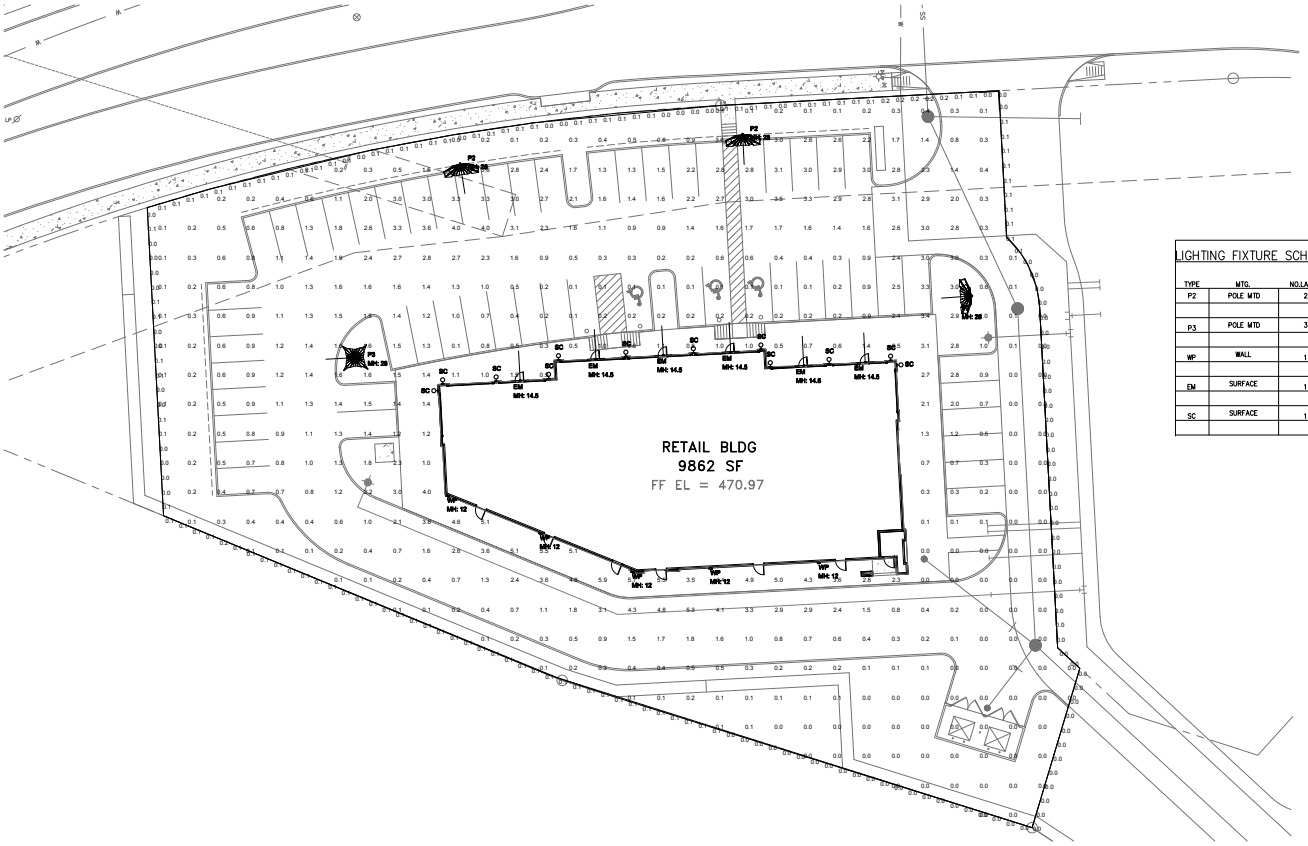
JOB NUMBER:
160631

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 30'-0"

SHEET:
1 of 1



SITE LIGHTING PLAN
SCALE: 1"=20'

GENERAL NOTES

1. ALL LIGHT FIXTURES SHALL BE MOUNTED AT 28 FT AFF. WHICH IS LESS THAN THE REQUIRED MAX HEIGHT OF 30 FT.
2. THE FOOTCANDLE LEVELS AT THE PROPERTY LINES SHALL BE .2 FC OR LESS AS REQUIRED.
3. ALL LIGHT FIXTURES SHALL BE LED TYPE.
4. THE AVERAGE FOOTCANDLE ILLUMINANCE IS 1.4 FC.

LIGHTING FIXTURE SCHEDULE

TYPE	MTG.	NO.LAMPS	LAMPS	WATTS	VOLTS	MANUFACTURER	CATALOG NUMBER	NOTES
P2	POLE MTD	2	LED	226	208	COOPER	GLEON-AF-02-LED-E1-AFL-HSS	DOUBLE HEADED POLE LT
								ON 25 FT STEEL POLE
P3	POLE MTD	3	LED	339	208	COOPER	GLEON-AF-02-LED-E1-SNQ	TRIPLE HEADED POLE LT
								ON 25 FT STEEL POLE
WP	WALL	1	LED	47	208	COOPER	IST-E02-LED-E1-BL2-7030	WALL PACK W/ SHARP
								CUTOFF
EM	SURFACE	1	LED	11	120	COOPER	MUE10X-T-21329	EMERG. EXT. EGRESS FIXT.
								MULLION MOUNTED
SC	SURFACE	1	LED	10	208	STUDIO M	SM868354CLTE	WALL MTD DECO SCONCE

THOMAS C. CLARK
43525
LICENSED
PROFESSIONAL ENGINEER
10/5/16

TOM C CLARK
ENGINEER
REGISTRATION NO. 43525

GSO ARCHITECTS

LAKESHORE COMMONS RETAIL

ROCKWALL, TX

CASE NO SP2016-018

E3.0

JOB#: 15-074
ISSUE DATE: 09/30/2016
SCALE: AS NOTED
APPROVED BY:
DATE:

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FRONT	SF	TOTAL %
BRICK	1394	55.69%
STONE	410	16.38%
STUCCO	461	18.42%
EIFS	238	9.51%
TOTAL	2503	100.00%





KEY PLAN

NOT TO SCALE

01 NORTH ELEVATION

1/8"=1'-0"

FRONT



MATERIALS/COLORS:	
BRICK:	ENDICOTT-LIGHT GRAY
STONE:	KONI: MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO:	COLOR TO MATCH SW 7744 ZEUS
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED

EAST	SF	TOTAL %
BRICK	660	47.76%
STONE	380	27.50%
STUCCO	256	18.52%
EIFS	86	6.22%
TOTAL	1382	100.00%





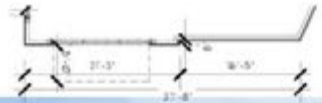
WEST	SF	TOTAL %
BRICK	393	26.13%
STONE	708	47.07%
STUCCO	321	21.34%
EIFS	82	5.45%
TOTAL	1504	100.00%

02 EAST ELEVATION

1/8"=1'-0"

SIDE



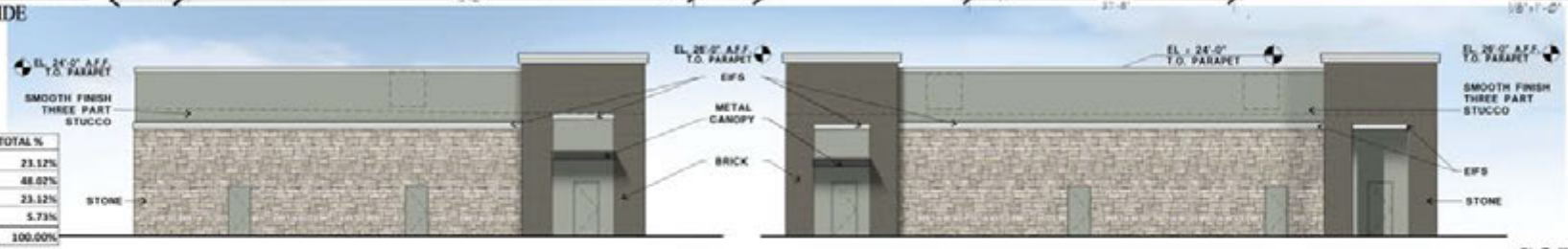


03 WEST ELEVATION

1/8"=1'-0"

SIDE

SOUTH WEST AND SOUTH	SF	TOTAL %
BRICK	807	23.12%
STONE	1676	48.02%
STUCCO	807	23.12%
EIFS	200	5.73%
TOTAL	3490	100.00%

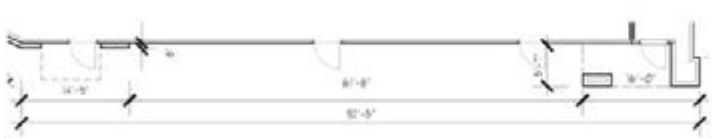


04 SOUTHWEST ELEVATION

1/8"=1'-0"

REAR





05 SOUTH ELEVATION

1/8"=1'-0"

REAR

GSO ARCHITECTS

5310 Harvest Hill Rd. Suite 226
Dallas, Texas 75230
972-385-9601
www.GSOarchitects.com

APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXP
SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LAKESHORE COMMONS RETAIL

ROCKWALL, TEXAS

LOT 1, BLOCK A
LAKESHORE COMMONS ADDN
CASE NO. SP2016-018

ELEV05

JOB: 15-074
ISSUE DATE: 10/07/16
SCALE:AS NOTED

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PRODUCT DESCRIPTION:

* MOUNTAIN LEDGE: BiANCO, CEDAR, COUNTY, MONTANA ...

PRODUCT	BOX CONTENT FLATS - SQ FT	APPROXIMATE PIECES PER BOX	APPROXIMATE PIECE DIMENSION (INCHES) : LENGTH | HEIGHT | THICKNESS						AVERAGE GROSS WEIGHT PER BOX	APPROXIMATE WEIGHT PER PIECE	
			MAX	MIN	MAX	MIN	MAX	MIN		MAX	MIN
MOUNTAIN LEDGE - FLATS	11.84	34 / 22	21.65	4.72	6.30	1.77	1.77	0.98	115.28	6.53	0.97

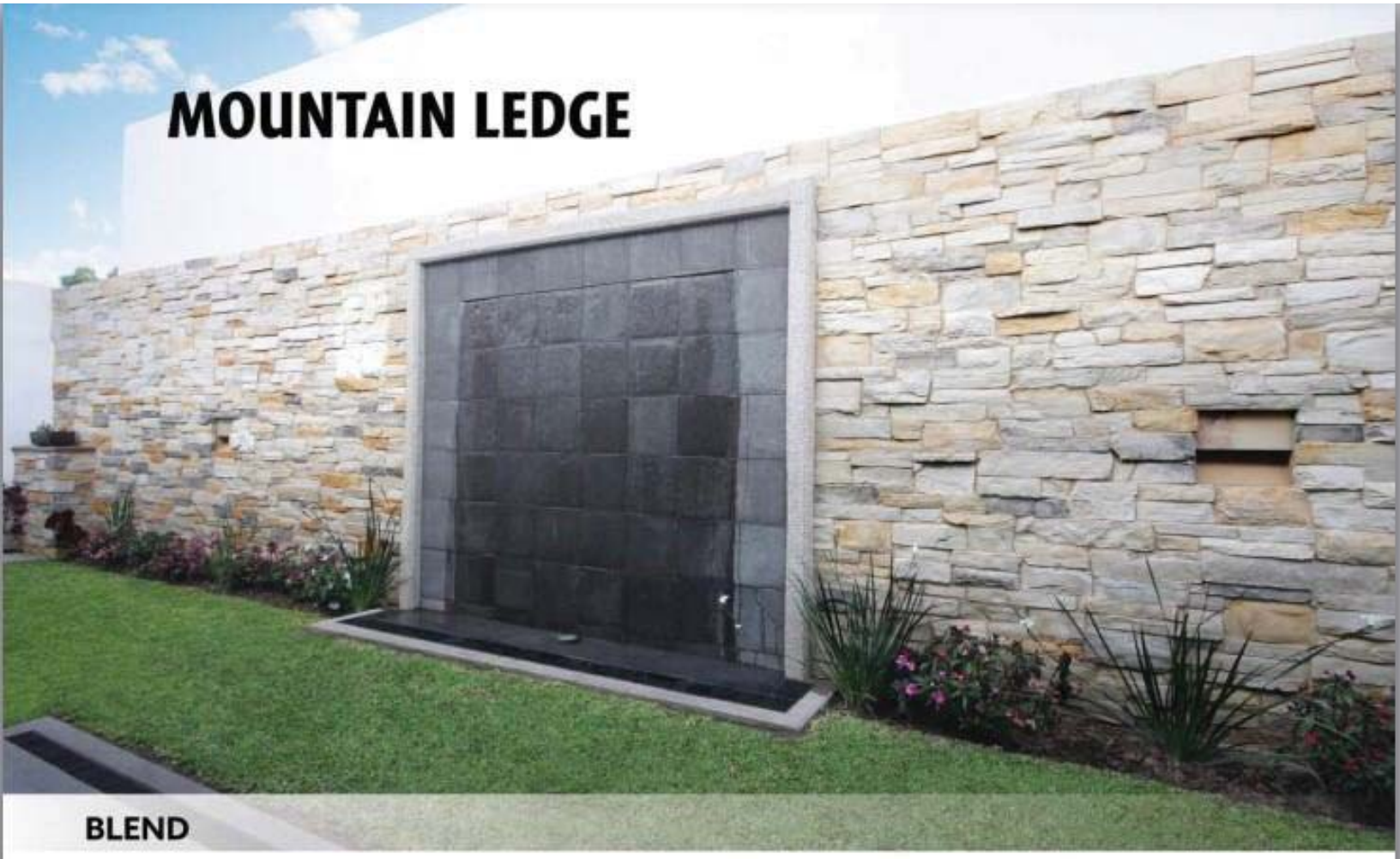
	BOX CONTENT CORNERS - LN FT	APPROXIMATE PIECES PER BOX	APPROXIMATE PIECE DIMENSION (INCHES) : LENGTH | HEIGHT | THICKNESS						AVERAGE GROSS WEIGHT PER BOX	APPROXIMATE WEIGHT PER PIECE	
			MAX	MIN	MAX	MIN	MAX	MIN		MAX	MIN
MOUNTAIN LEDGE - CORNERS	9.84	30 / 25	14.96	9.06	6.30	2.36	1.77	1.18	99.22	6.12	1.50

NOTES:

* COMPOSITION: PORTLAND CEMENT, MINERAL AGGREGATES, IRON OXIDE PIGMENTS, CONCRETE ADDITIVES (DOES NOT CONTAIN LEAD).
* COLOR: COLOR BECOMES AN INTEGRAL PART OF THE PRODUCT DURING MANUFACTURING PROCESS.

15678 TRADESMAN DRIVE, SAN ANTONIO, TEXAS 78249 | PHONE: 210 319 4350
www.KONIMATERIALS.com

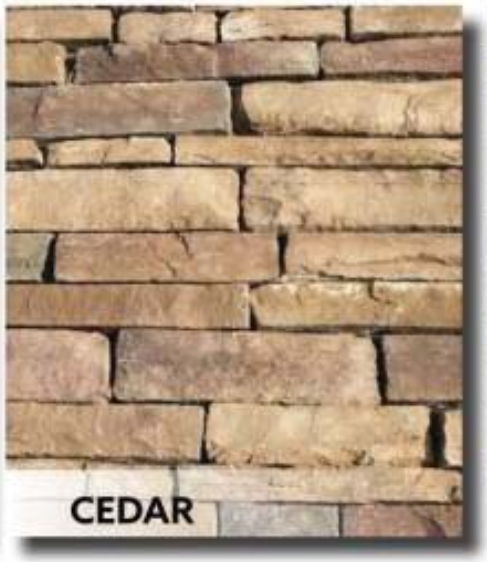
MOUNTAIN LEDGE



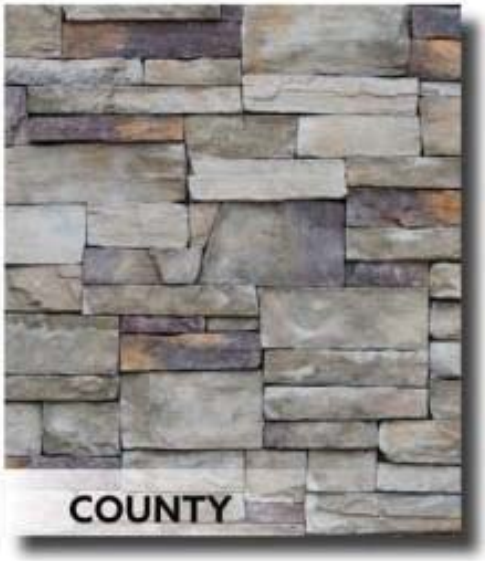
BLEND



BLEND



CEDAR



COUNTY

COLORS NOT SHOWN: MONTANA, SANDSTONE

APPLICATION: DRY STACKED

FLATS: 21.65" LENGTH, 6.30" HEIGHT, 1.77" THICKNESS
CORNERS: 14.96" LENGTH, 6.30" HEIGHT, 1.77" THICKNESS

*Colors and shades represented in this brochure are as true a match as the printing process will allow. Please refer to actual samples for best matching results.

50 YEAR LIMITED WARRANTY

KONI MATERIALS® PRODUCTS ARE MANUFACTURED UNDER THE HIGHEST QUALITY STANDARDS AND ALL PRODUCTS ARE COVERED FOR A PERIOD OF 50 YEARS (STEPPING STONES FOR 5 YEARS ONLY) FROM THE DATE OF MANUFACTURING AGAINST FABRICATION DEFECTS WHEN ADHERING TO LOCAL BUILDING CODES AND WHEN INSTALLED ACCORDING TO MANUFACTURES WRITTEN INSTRUCTIONS. WARRANTY IS LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT COVER DAMAGES RESULTING FROM: WALL MOVEMENT, SETTLEMENT OF THE BUILDING, CONTACT WITH CHEMICALS, PAINT, OR DISCOLORATION DUE TO CONTAMINANTS, STAINING, OR OXIDATION. WARRANTY COVERAGE IS LIMITED TO REPLACEMENT OF DEFECTIVE MATERIALS ONLY. KONI MATERIALS® IS NOT RESPONSIBLE FOR COSTS INCURRED IN THE REMOVAL OR REPLACEMENT OF DEFECTIVE PRODUCTS.

koni
MATERIALS

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



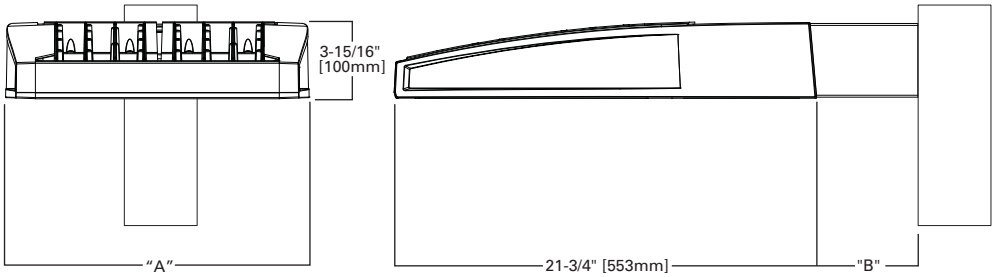
GLEON
GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



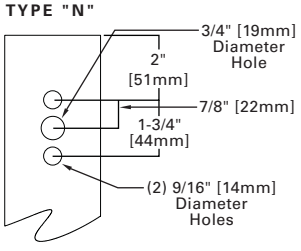
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"

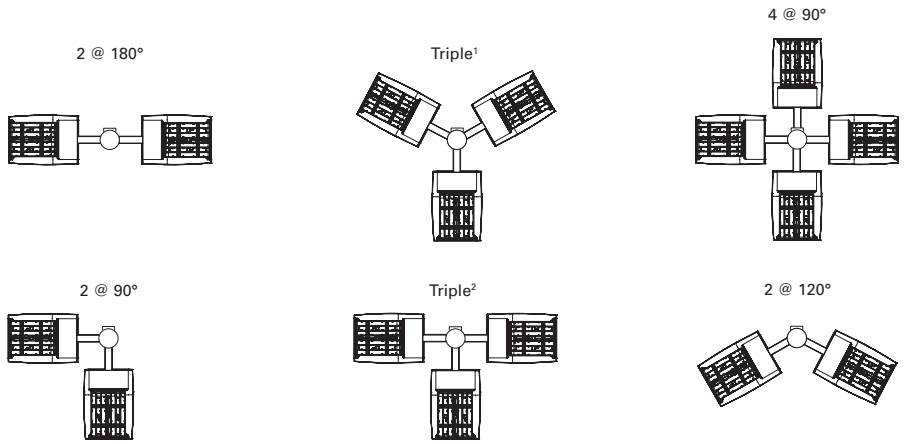


CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

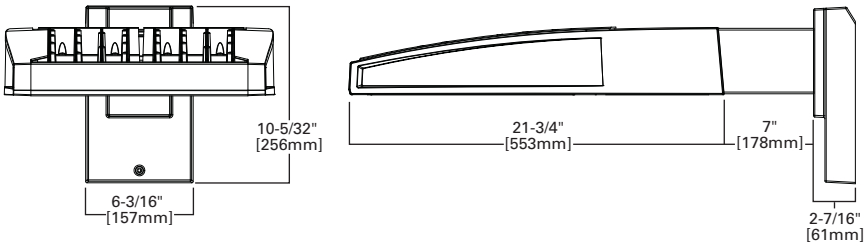
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

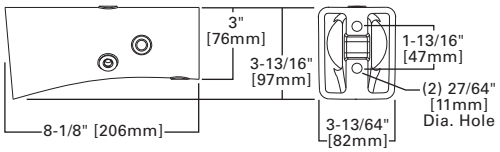


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

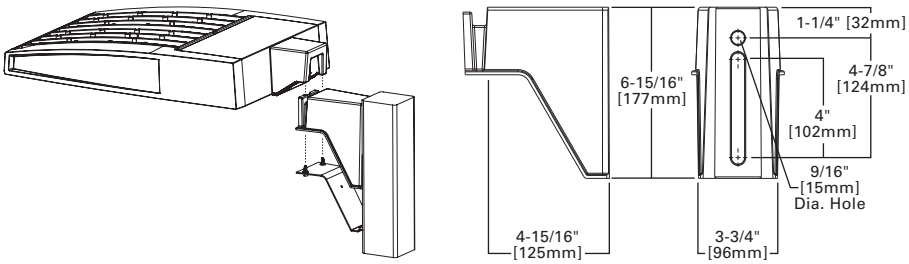
STANDARD WALL MOUNT



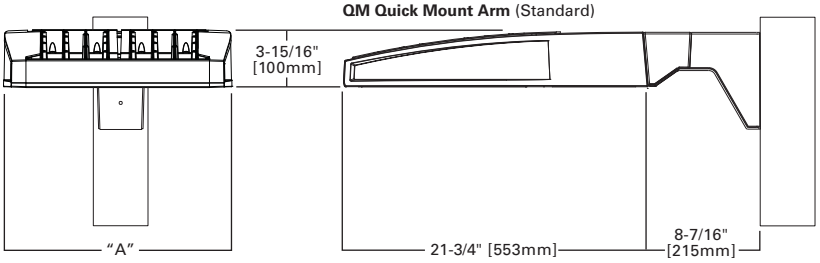
MAST ARM MOUNT



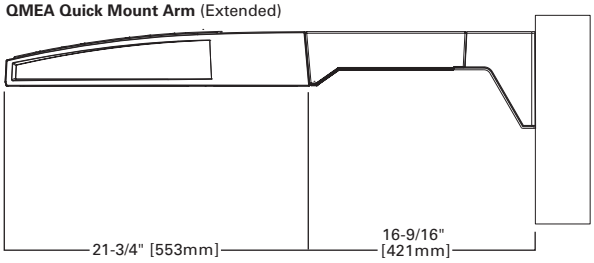
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

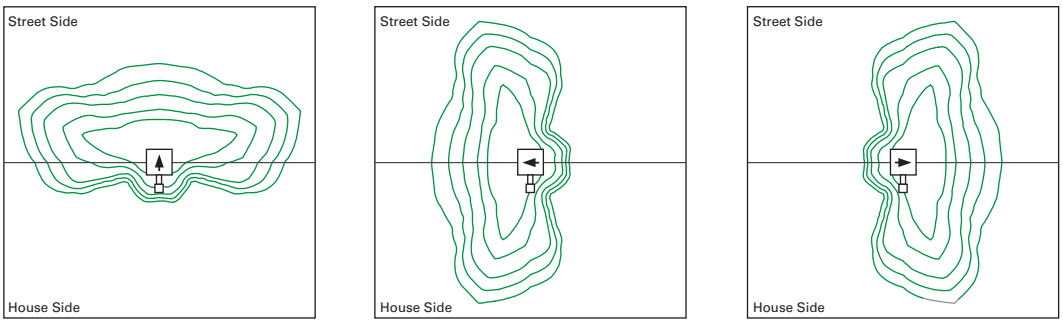


QUICK MOUNT ARM DATA

Number of Light Squares [1,2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

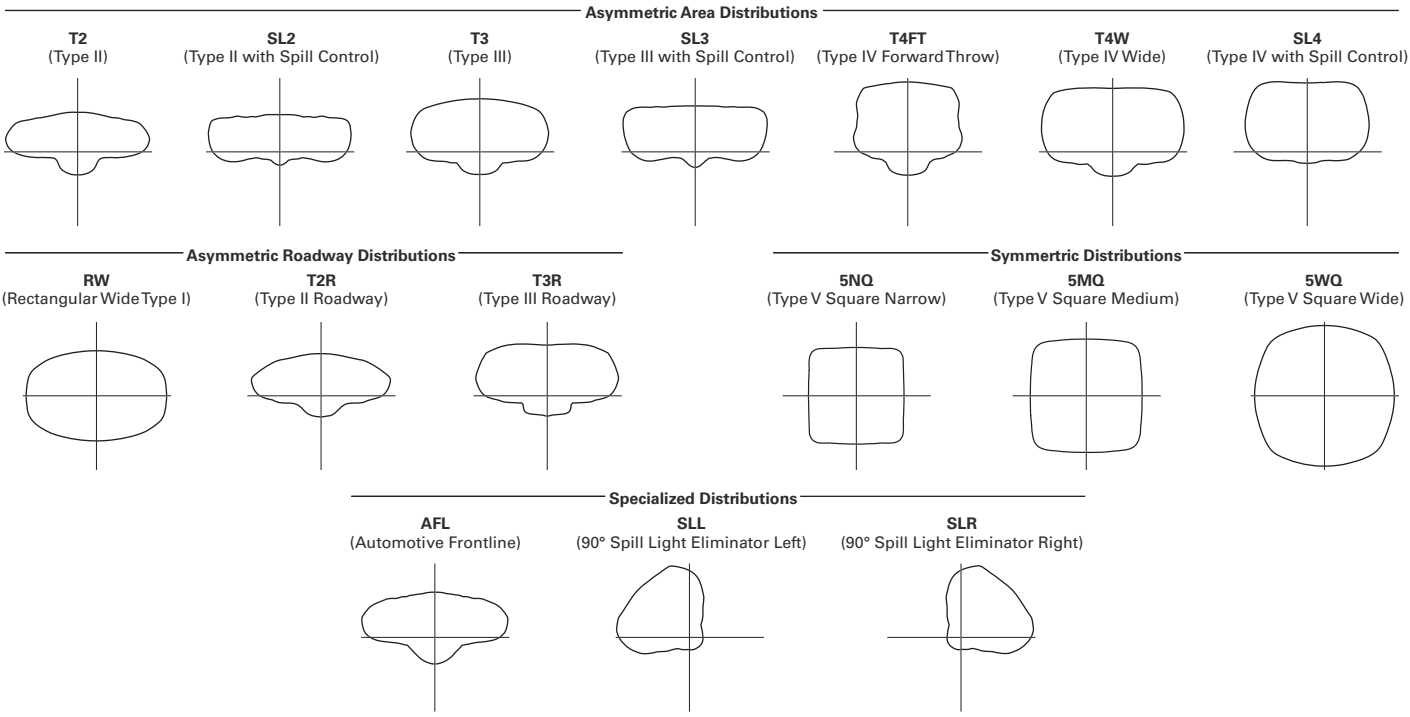
NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION



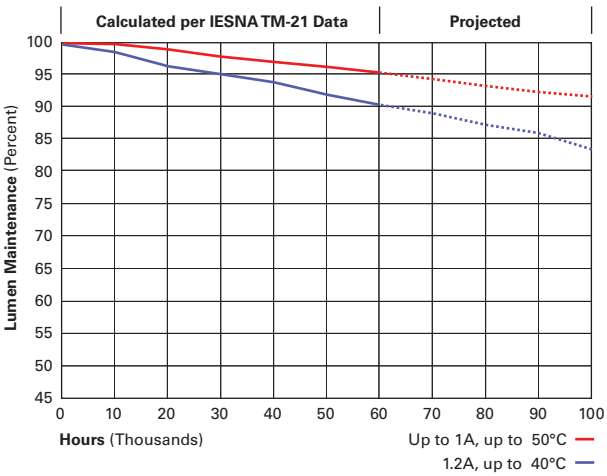
Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

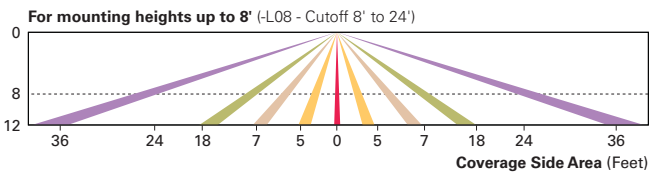
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

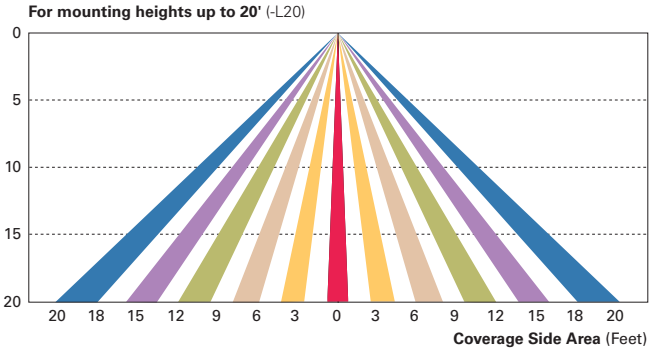
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

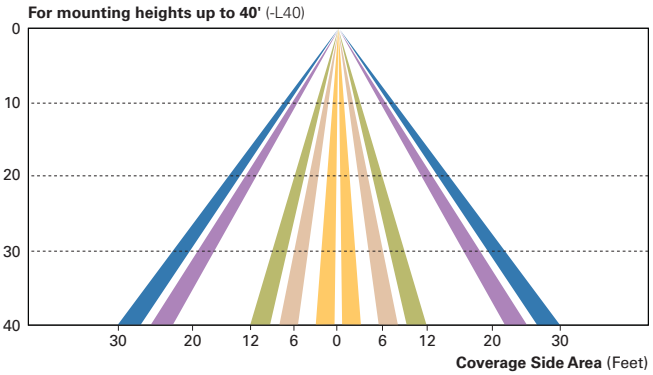
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

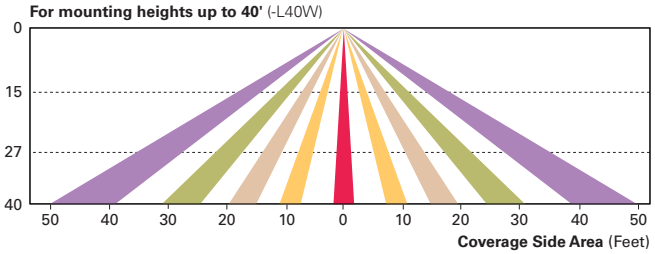
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



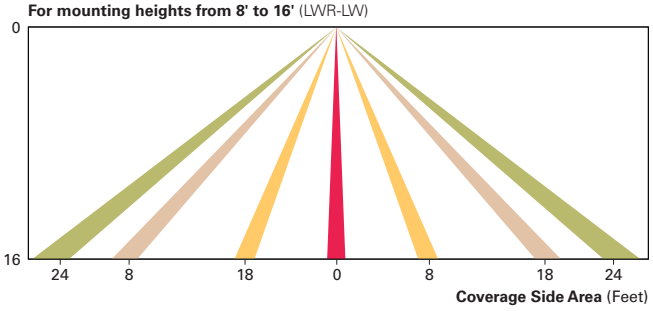


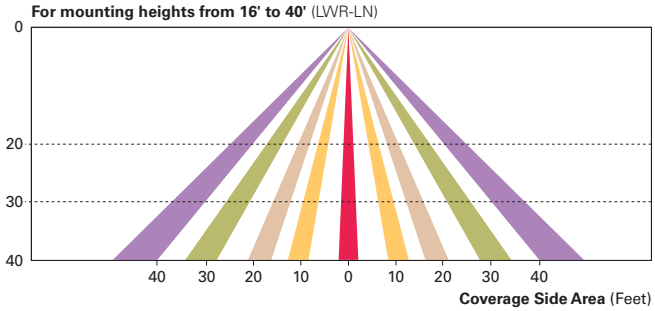




LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.





ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)

7030=70 CRI 3000K [12]
8030=80 CRI 3000K [13]
7050=70 CRI 5000K [12]
7060=70 CRI 6000K [12]
600=Drive Current Factory Set to Nominal 600mA [14]
800=Drive Current Factory Set to Nominal 800mA [14]
1200=Drive Current Factory Set to Nominal 1200mA [14, 15]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [16, 17]
DIM=External 0-10V Dimming Leads
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
AHD145=After Hours Dim, 5 Hours [18]
AHD245=After Hours Dim, 6 Hours [18]
AHD255=After Hours Dim, 7 Hours [18]
AHD355=After Hours Dim, 8 Hours [18]
HA=50°C High Ambient [19]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [20, 21]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [20, 22]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [20, 23]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [20, 24]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [20, 21, 25]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [20, 22, 25]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [20, 23, 25]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [20, 24, 25]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [20, 21]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [20, 22]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [20, 23]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [20, 24]
LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [26]
LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [26]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [27]
HSS=Factory Installed House Side Shield [28]
CE=CE Marking [29]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [20]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit
GLEON-QMEA=Quick Mount Extended Arm Kit
LS/HSS=Field Installed House Side Shield [28, 30]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with LumaWatt wireless sensors.
18. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
19. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
20. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Approximately 22' detection diameter at 8' mounting height.
22. Approximately 40' detection diameter at 20' mounting height.
23. Approximately 60' detection diameter at 40' mounting height.
24. Approximately 100' detection diameter at 40' mounting height.
25. Replace X with number of Light Squares operating in low output mode.
26. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
27. Not available with house side shield (HSS).
28. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
30. One required for each Light Square.

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



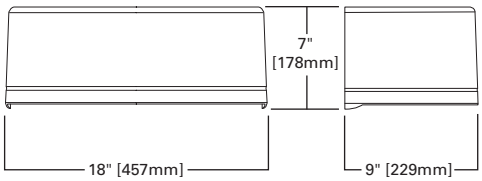




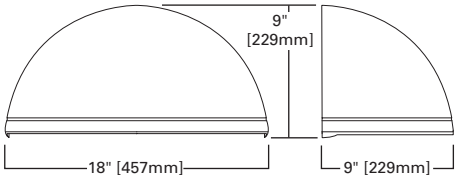


DIMENSIONS

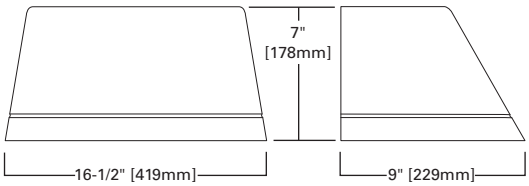
Cylinder



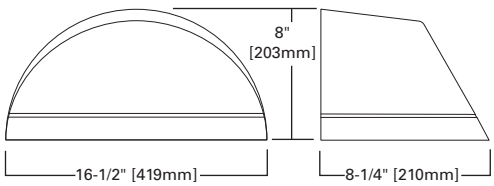
Quarter Sphere



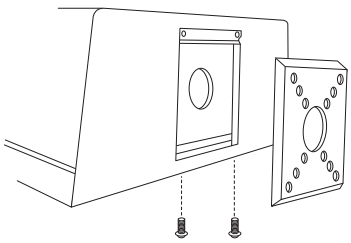
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001
DesignLights Consortium® Qualified*

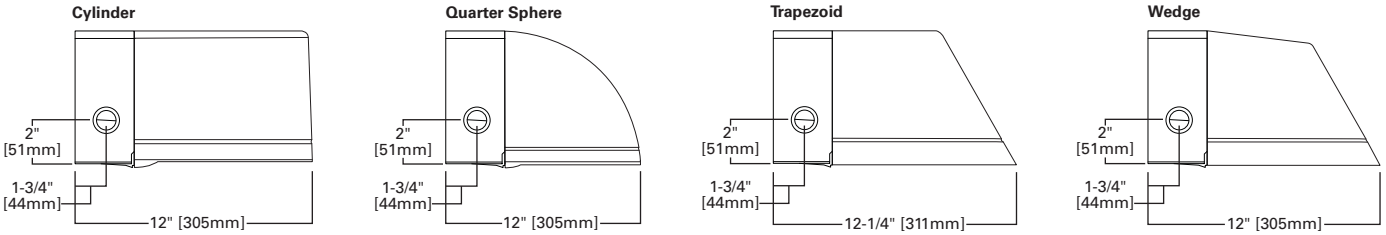
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

Powering Business Worldwide

*www.designlights.org

THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

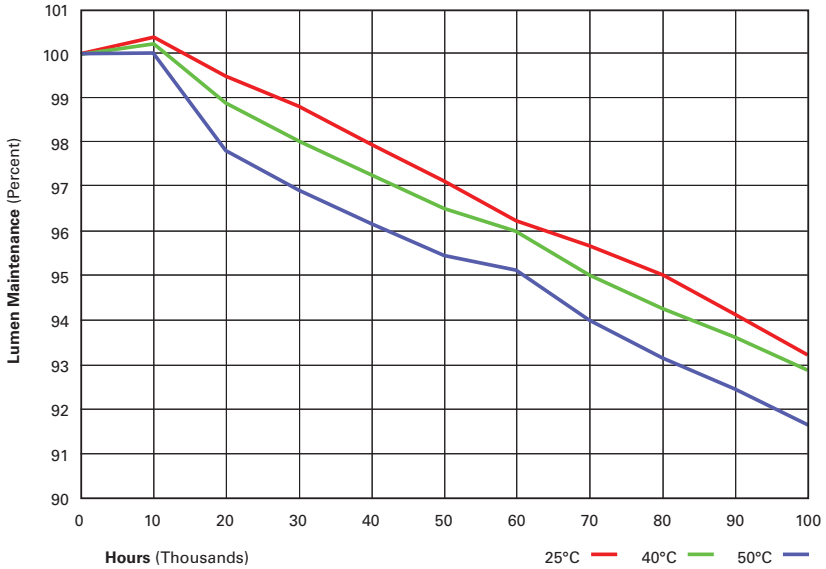
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25ºC	> 99%	> 97%	> 96%	> 93%	> 450,000
40ºC	> 98%	> 97%	> 96%	> 92%	> 425,000
50ºC	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family [1]	Number of LightBARs [2, 3]	Lamp Type	Voltage	Distribution	Color [5]
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [4]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [11]
2L=Two Circuits [6] **7030**=70 CRI / 3000K CCT [7] **7050**=70 CRI / 5000K CCT [7] **7060**=70 CRI / 5700K CCT [7] **8030**=80 CRI / 3000K CCT [7] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [8] **BBB-XX**=Battery Pack with Back Box (Specify 120V or 277V) [9] **CWB-XX**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [10] **DIM**=0-10V Dimming Drivers **LCF**=LightBAR Cover Plate Matches Housing Finish **ULG**=Uplight Glow **TR**=Tamper Resistant Hardware	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
3. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
7. Extended lead times apply.
8. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
9. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
11. Replace XX with color suffix.

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

Moonlite LED®
LED Outdoor Egress Emergency with Night Lighting Option

Mullion Mount Emergency Light
Series MUE

MUE.4.16.13

The Brightest Idea is Emergency Lighting



GENERAL DESCRIPTION

Operating in emergency mode or optional normal- on, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended pathways.

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
- Wet location listed UL 924. Certified IP66.
- Uniform, high brightness lighting over the path of egress.
- Full 90° cut- off.
- Three versions are available:

RE= Central Battery System Series CBS or other qualified source 12V- 24 VDC.
BB= Battery backup from Remote Battery Supply Series RPS.
AC= 120/ 277 VAC supply.

ELECTRONICS

- Dual operation from either a battery or optional normally on power source.
- Lamps are connected in parallel-series strings, as required to meet requirements of NEC and Life Safety Codes. Lighting continues even after failure of One lamp or circuit.

ENERGY EFFICIENT OPERATION

- Dual function operation for optional normally on night or security lighting as well as emergency lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For Details see product catalog technical data section.

DESIGNED & MADE IN THE USA

Intertek
CONFORMS TO
UL 924/ CSA 22.2 #141

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION

Signtex Inc
LIGHTING
SPECIFIED EMERGENCY LIGHTING

Moonlite LED®
LED Outdoor Egress Emergency with Night Lighting Option

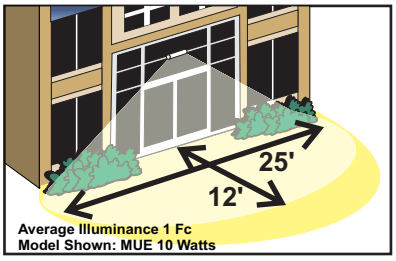
Mullion Mount Emergency Light
Series MUE

MUE.4.16.13

SUGGESTED SPECIFICATIONS:

Supply and install the MOONLITE LED Series MUE Mullion Mount emergency lighting fixture manufactured by Signtex Lighting Inc. The MUE assembly shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating from Signtex remote power supply Series RPS, the Signtex central battery system Series CBS, or from other remote power sources supplying 12-24 VDC or VAC. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSC 101.

SPACING GUIDE

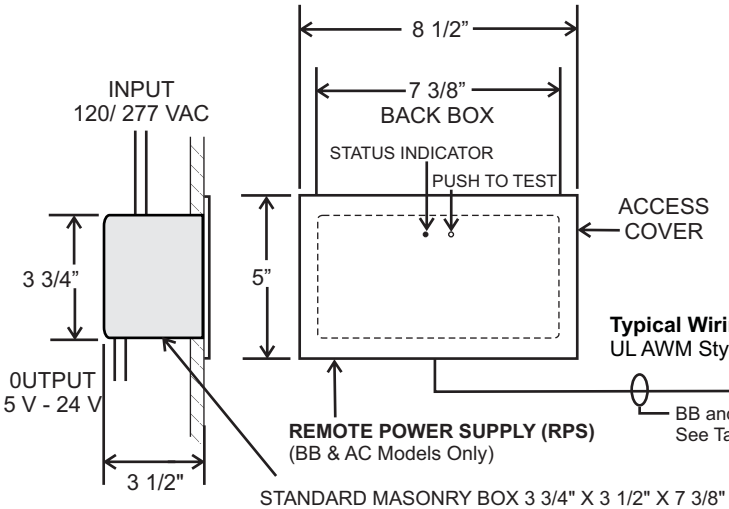


NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGNTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

CONTACT SIGNTEX FOR LAYOUT ASSISTANCE

Code Compliant Emergency lighting layouts provided free of charge!

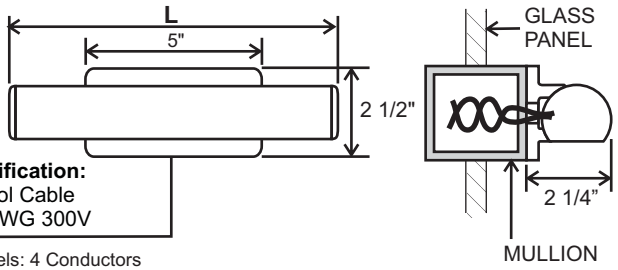
MOUNTING DATA & DIMENSIONS:



STANDARD MASONRY BOX 3 3/4" X 3 1/2" X 7 3/8"
(SUPPLIED BY OTHERS)

TYPICAL STOCK MODELS:
CROUSE HINDS #TP693
RACO # 698

WALL MOUNT



TOP MOUNT

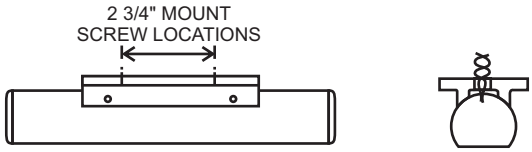


TABLE 1

MAX WIRING LENGTH FROM RPS TO FIXTURE BB & AC Models	
WIRING SIZE AWG	LENGTH (FT) BB & AC
#20	100
#18	170
#16	225

LENGTH TABLE

POWER	L
10 Watts	10"
20 Watts*	21"

*RE & AC Models Only

SECURITY LIGHTING CONTROL

RE Models: Requires SEC Option 'S' with CBS

BB Models: Requires Option 'SB' for connection to 120 VAC

BB-DG Models: Requires Option 'SD' for connection to 120/ 277 VAC

RPS SELF- TEST DIAGNOSTIC FUNCTIONS

BB MODELS WITH DG FUNCTION

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW

FIXTURE ORDERING INFORMATION: *EXAMPLE:* MUEBB10AW-DG

MUE BB 10 A W -DG

MODEL SERIES	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
MUE	RE= Central Battery or other 12- 24 VDC Remote Source BB= Battery Backup (Includes RPS) AC= No Battery (Includes RPS)	10= 10 Watts Emergency & Normal On Power 20= 20 Watts Emergency & Normal On power (RE & AC Models Only)	W= Satin White A= Aluminum B= Dark Bronze X= Custom	T= Top W= Wall	DG= Self- Test Diagnostics (BB Models Only) SB= Security Lighting with Control Switch for Standard BB Operation (120V) SD= Security Lighting with Control Switch for BB Operation with DG option (120/ 277V) CW1= Custom Window Filter -3800K DAC= Dual AC Input 2HT= 2" Canopy Height 5HT= 5" Canopy Height

SUITABLE FOR WET LOCATIONS

AMBIENT TEMPERATURE LIMITS:

-40° C to +50° C

Signtex Inc

LIGHTING

220 VFW Avenue, Grasonville, MD21638
TEL:(410)827-8300 Fax:(410)827-8866
sales@signtexinc.com www.signtexinc.com

DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.

SM868354CLTE
LED OUTDOOR WALL LANTERN

This contemporary outdoor collection features an aluminum frame finished in Textured Ebony supporting a Clear glass cylinder. A seeded acrylic post floats down the center, illuminated by LED for the ultimate in energy savings and low maintenance.



Finish
Texture Ebony

Material
Aluminum

Measurements
W 8.25” x H 22.25” x E 8.5”

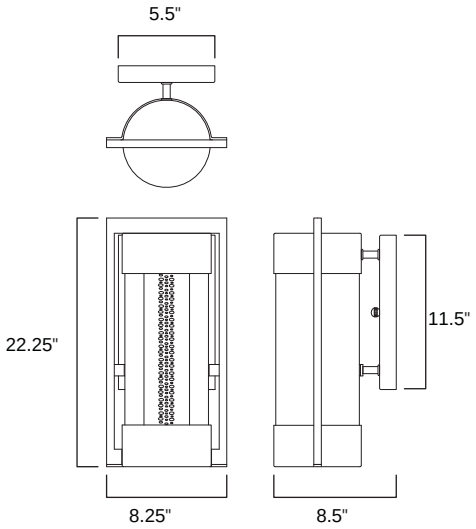
Canopy
W 5.5” x H 11.5”

Bulb Specifications
10W LED 3500K (Integrated)

Color Rendition Index
80+

Initial Lumens
480 lm

Certificates
California Title 24
Wet



Finish



Texture Ebony

STUDIO•M
SELECTIONS

City of Rockwall

Project Plan Review History

Project Number	Z2016-033	**Owner**	PASTEM, CORP	**Applied**	10/14/2016 LM
Project Name	Rockwall Hotel on Vigor Way	**Applicant**	CRADDOCK ARCHITECTURE, PLLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

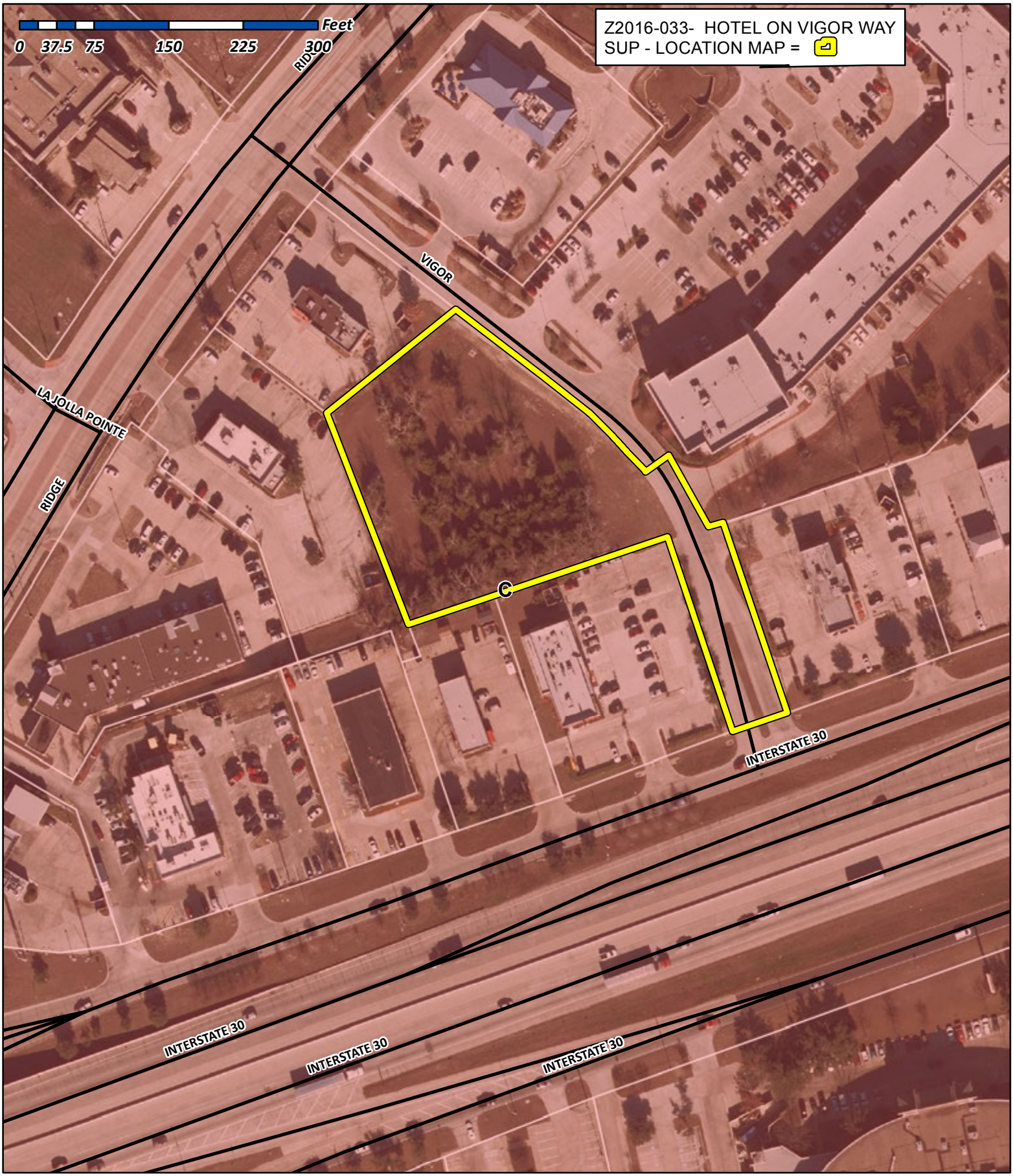
Site Address	**City, State Zip**	**Zoning**
VIGOR WAY	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	APPROVED W/ CONDITIONS	Condition
(10/18/2016 8:21 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

Z2016-033 SUP: Hotel on Vigor Way Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-033) in the lower right hand corner of all pages on future submittals.
M.4 Please provide North, East, South, and West Elevations
M.5 The original SUP states that a “Residence Hotel” is prohibited. Please provide a unit mix of suites vs. non suites.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.
I.7 The City Council meeting date and subsequent approval for this SUP is November 21, 2016 [1st Reading] and December 5, 2016 [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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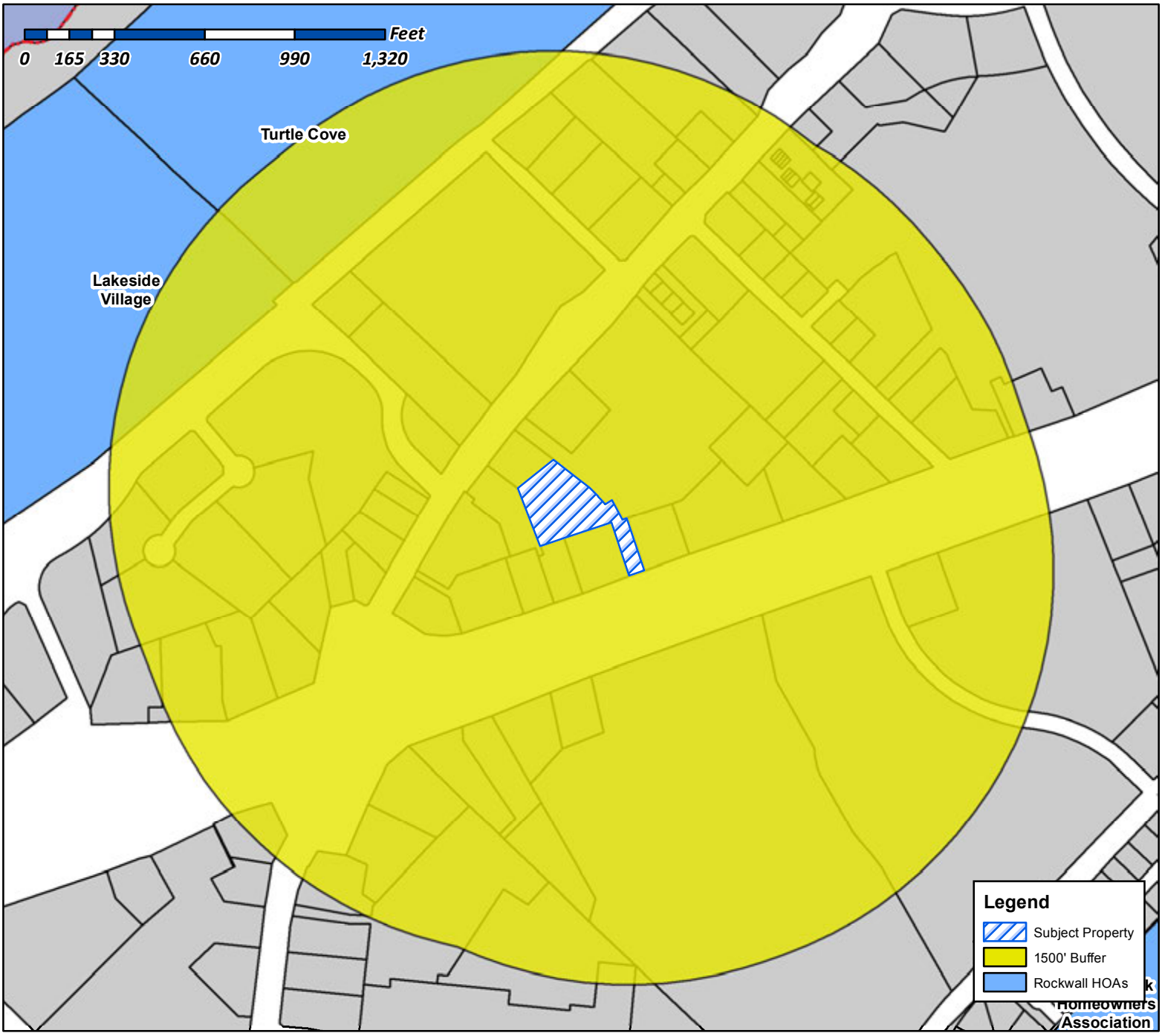
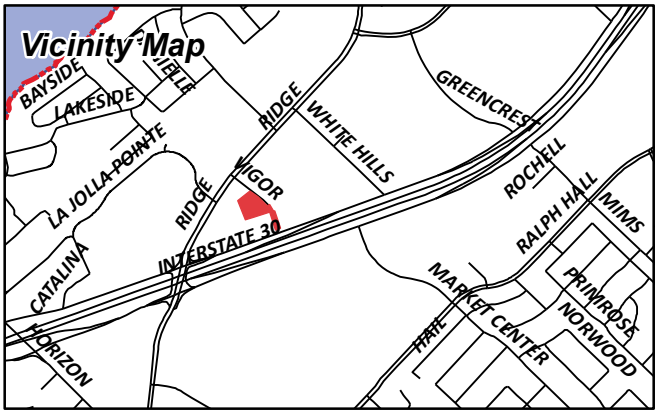


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: ***10/16/2016***

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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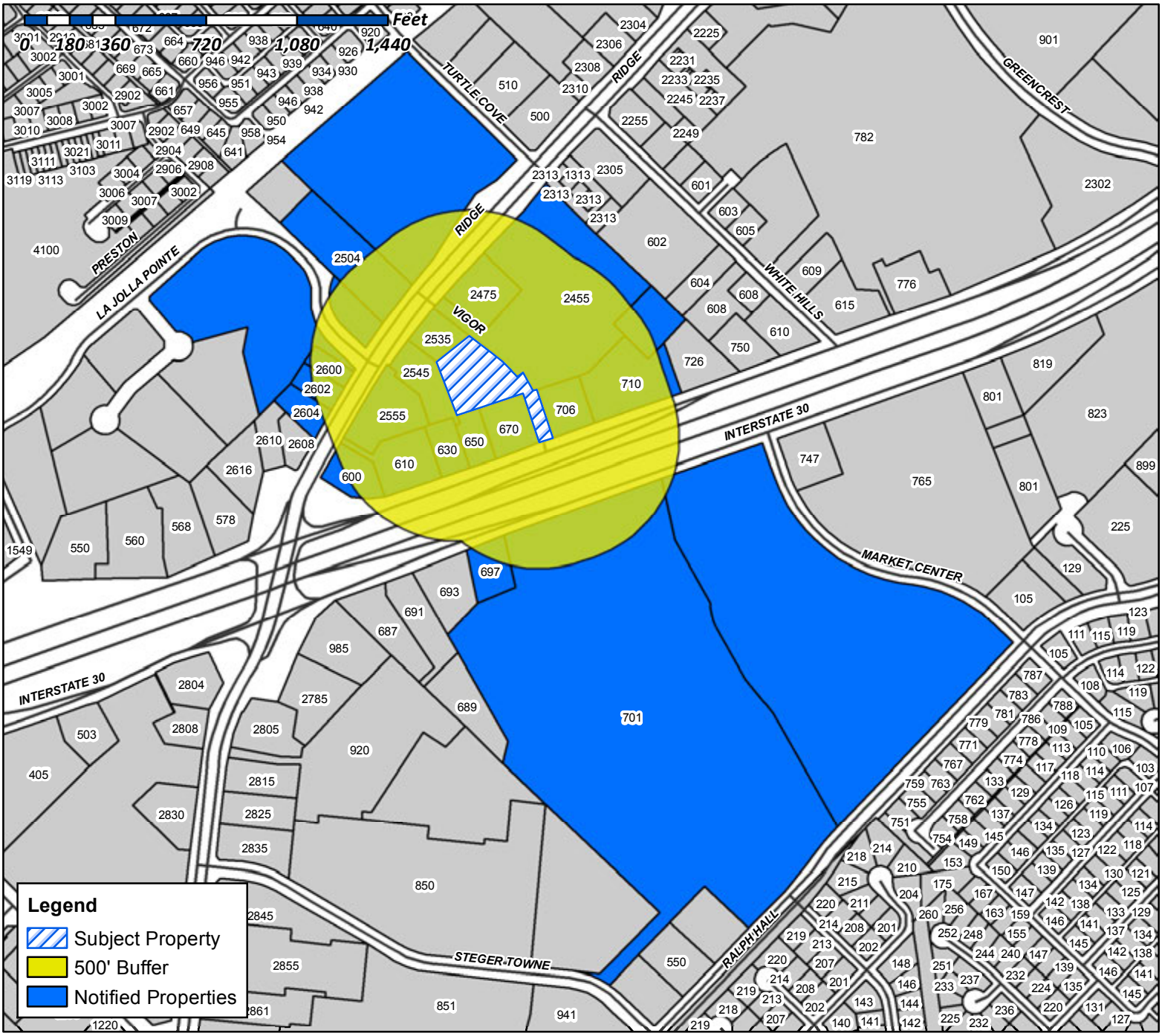
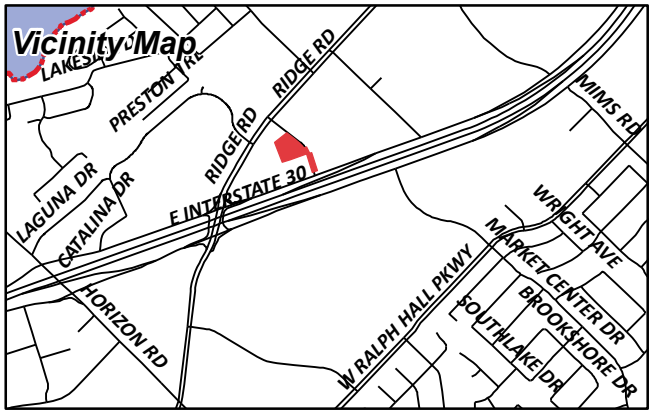


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: ***10/14/2016***
For Questions on this Case Call (972) 771-7745

WENDY'S INTERNATIONAL INC
ATTN:PROPERTY TAX
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

MUZNA REAL ESTATE INC
3405 SPECTRUM BOULEVARD
RICHARDSON, TX 75082

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
670 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
697 I30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

CONCEPT SITE PLAN
NEW HOTEL

ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4

E.P.G. CHISUM SURVAY, A-64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec. , a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec. , a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

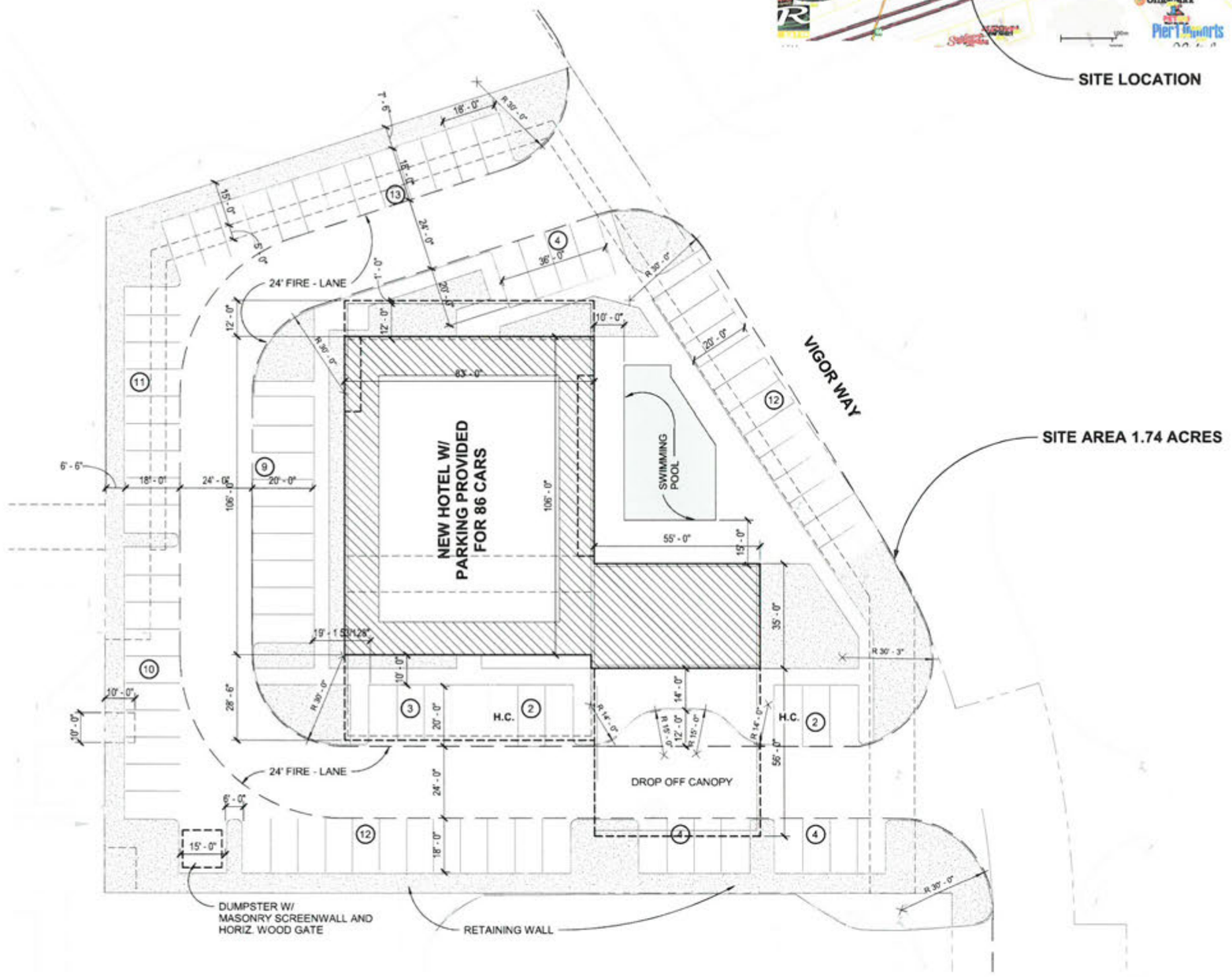
THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 8, Block A, and continuing along the Southeast line of said Lot 8, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.





PROPOSED MAX. HT = 60'-0"

1 **CONCEPT SITE PLAN**
1" = 20'-0"

10/14/2016 7:52:18 AM

ROCKWALL HOTEL


CRADDOCK
ARCHITECTURE

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.783-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TOWNE CENTER, PHASE 4, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Phillip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.783-acre parcel of land being described as Lot 8, Block A, Rockwall Towne Center, Phase 4, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and the IH-30 Overlay (IH-30 OV) Districts, addressed as 700 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-55 [*Ordinance No. 08-37*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 08-37*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8,*

DRAFT ORDINANCE 10-05-16

Scenic Overlay (SOV) District, of Article V, District Development Standards, Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1) A *Residence Hotel* or a *Hotel, Residence* as defined in the Unified Development Code [*Ordinance No. 04-38*] shall be a prohibited land use.

2) The building shall generally conform to the site plan and building elevations, depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance.

3) The building shall be limited to a maximum of 60-feet in height as specified in the Unified Development Code [*Ordinance No. 04-38*].

4) Freestanding signage associated with this development shall be limited to a monument sign (i.e. *no pole sign shall be allowed*).

5) The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

DRAFT ORDINANCE 12.05.16

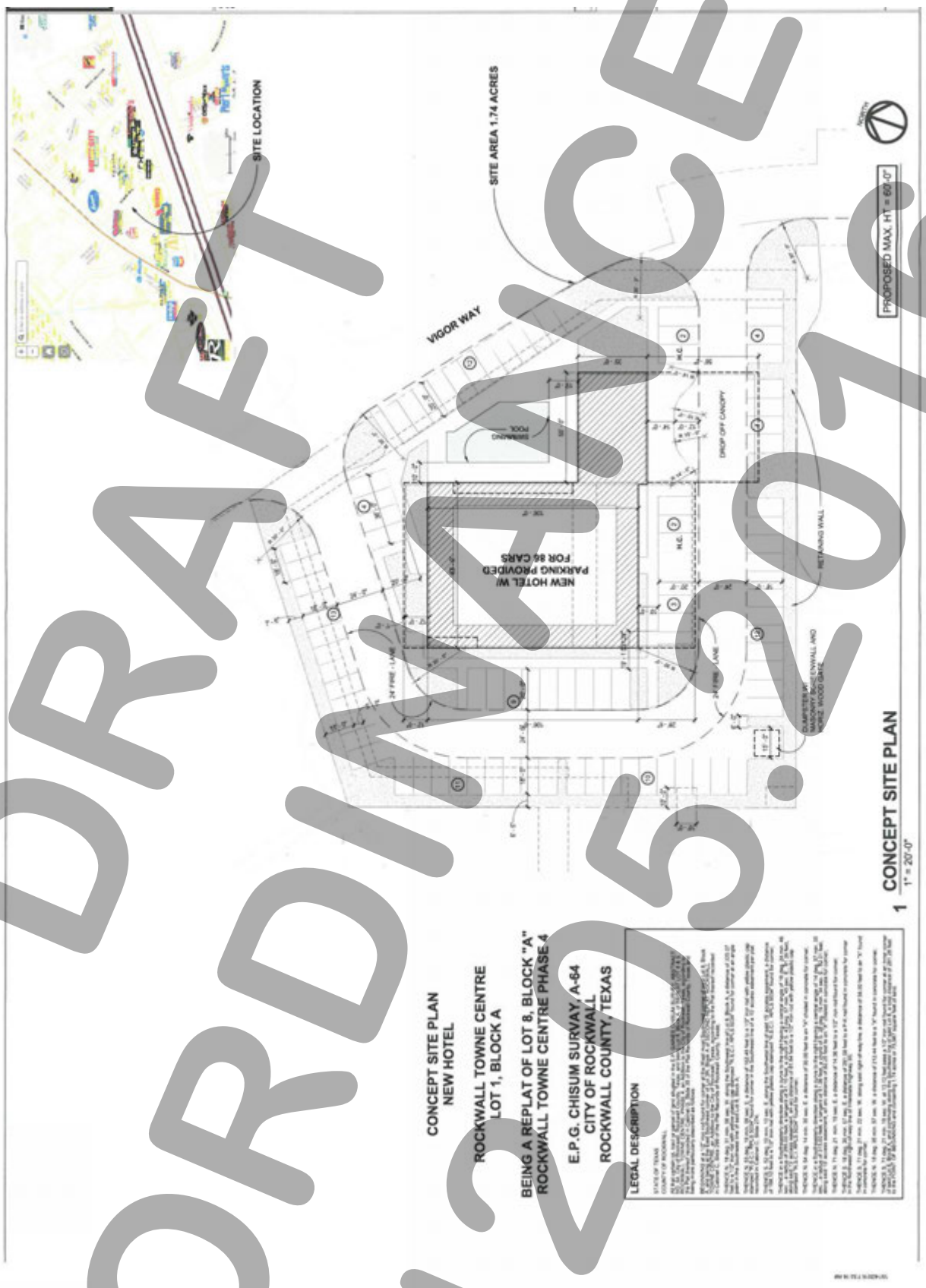
Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2016*

2nd Reading: *December 5, 2016*

DRAFT ORDINANCE 12.05.2016

Exhibit 'A':
Site Plan



DRAFT
ORDINANCE
12.05.2016

Exhibit 'B':
Building Elevations

DRAFT
ORDINANCE
12.05.2016

City of Rockwall

Project Plan Review History

Project Number	Z2016-034	**Owner**	HOME, BOY ENTERPRISES INC	**Applied**	10/14/2016 LM
Project Name	Home Boy Enterprise SWC SH-205 FM549	**Applicant**	CENCOR ACQUISITION CO., INC	**Approved**	
Type	ZONING (A to C)			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	**City, State Zip**	**Zoning**
FM205 & FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
OAKS OF BUFFALO WAY	10-1	NULL	10-1	0080-0000-0010-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:22 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

General Planning Comments to be addressed:

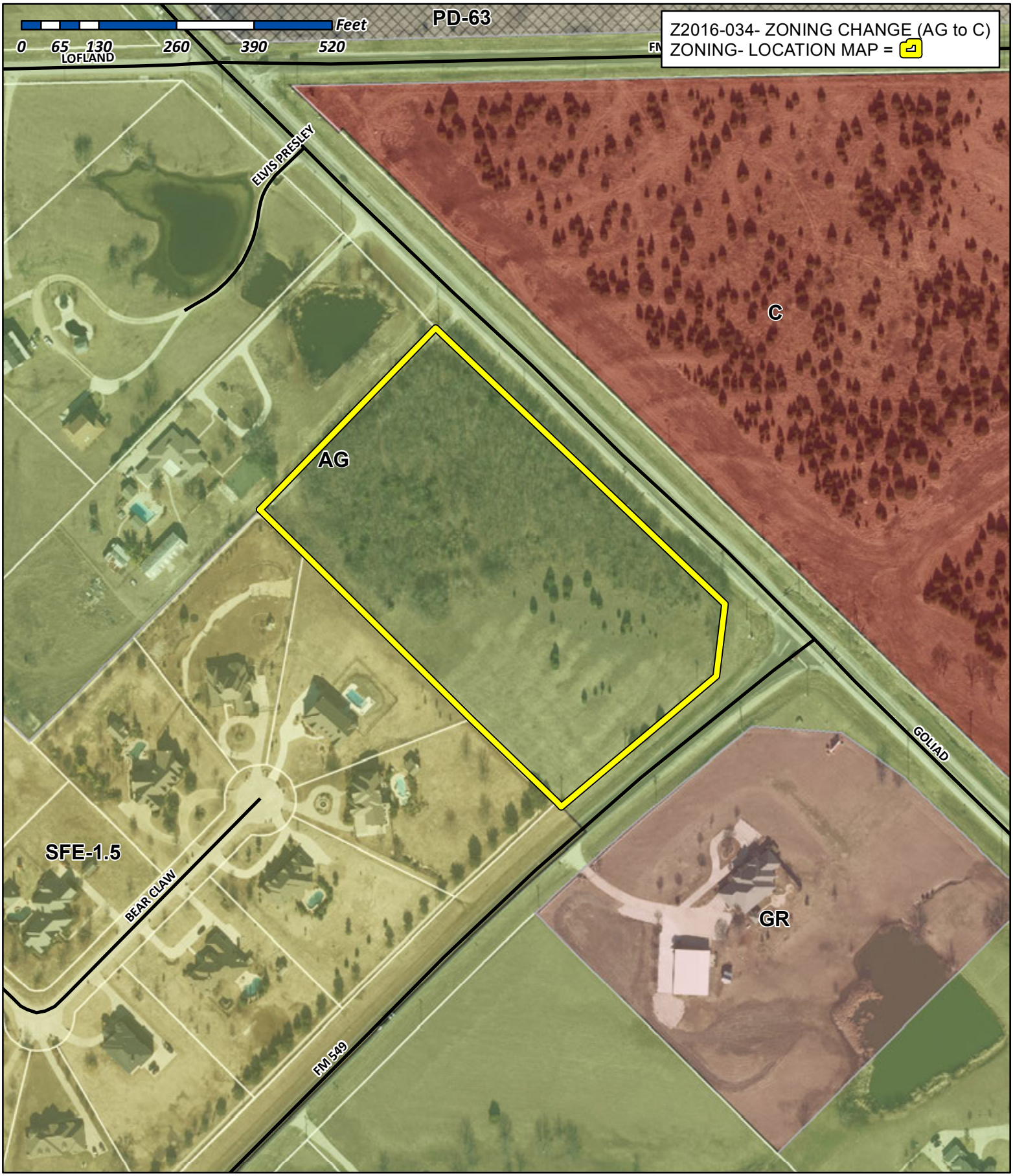
1. On all revised plan submittals please include the Case Number (Z2016-034) in the lower right hand corner.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning change request. Most importantly, be sure tha you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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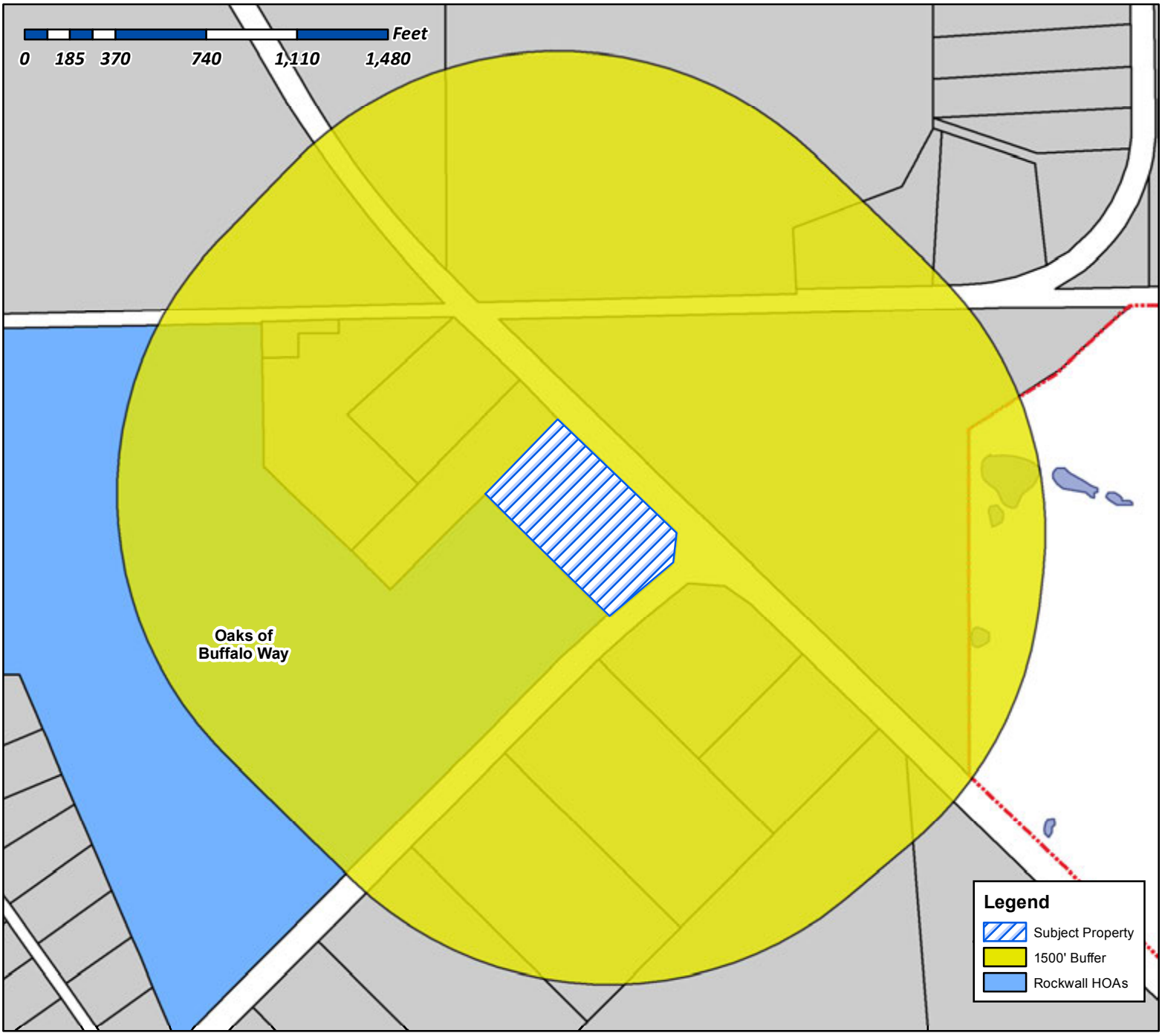
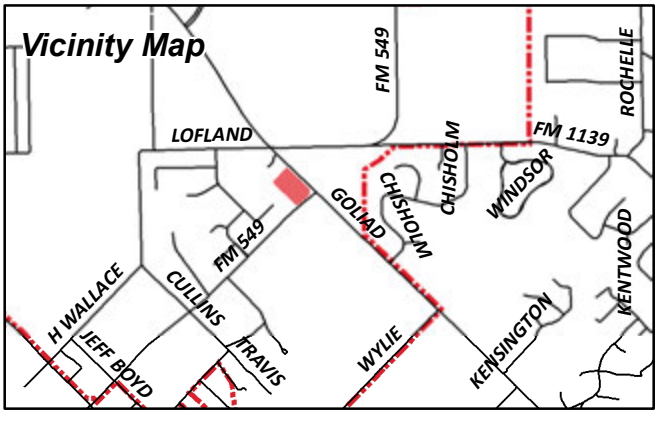


Case Number: Z2016-034
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of SH-205 & FM549

Date Created: *10/16/2016*
For Questions on this Case Call (972) 771-7745



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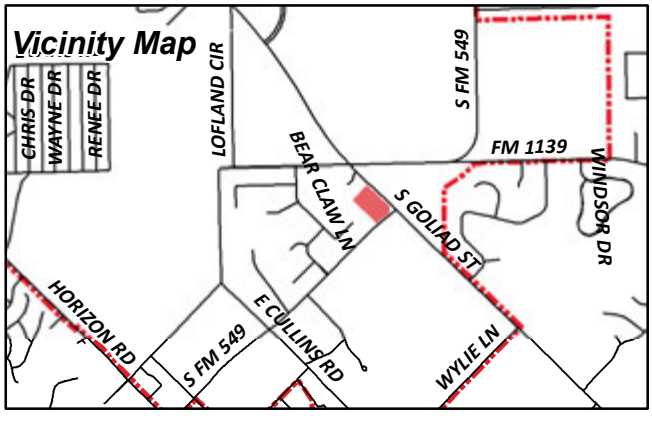


IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LANE
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 S FM549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

HOUSER WILLIAM D & STACEY B
4768 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

BALEY ROBIN E
5135 BEAR CLAW LANE
ROCKWALL, TX 75032

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

CURRENT RESIDENT
5155 BEAR CLAW LN
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
5606 POLO RD
COLLEGE STATION, TX 77845

GROOM ROGER
PO BOX 1150
MABANK, TX 75147

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48397C0045L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

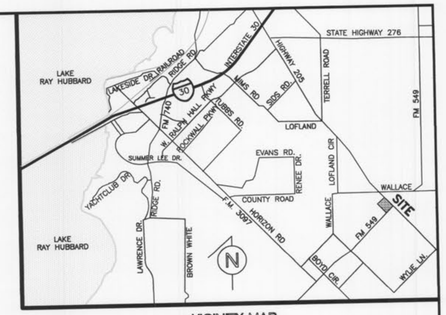
LEGEND

- F.H. FIRE HYDRANT
- "X"SET CHISELED "X" SET
- "X"FND CHISELED "X" FOUND
- IRF IRON ROD FOUND (SIZE AS NOTED)
- IRS IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- WMH WATER MANHOLE
- CO SAN. SWR. CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- B BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- SV SIGNAL VAULT
- EB ELECTRIC BOX
- EV ELECTRIC VAULT
- SS STREET SIGN
- CM CABLE MARKER
- CB CABLE BOX
- S SIGN
- AS AUTO SPRINKLER
- TPAD TRANSFORMER PAD
- LIGHT POLE
- TREE

N

0 25' 50' 100'

1"=50'



VICINITY MAP
NOT-TO-SCALE

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	5970.76'	02°13'26"	231.74'	S 50°19'27" W	231.73'

ZONING:
C

STATE HIGHWAY 205

(VARIABLE WIDTH RIGHT-OF-WAY)

(SOUTH GOLIAD STREET)

ASPHALT PAVEMENT

HEADWALL

POINT OF BEGINNING

18"PIPE

WOOD FENCE

TELE BOX

1/2"IRF

S 45°55'07" E – 663.00'

15' EASEMENT TO RCH WATER SUPPLY CORPORATION VOLUME 64, PAGE 217

CABLE FND BOX CONC MON

S 05°32'15" W 132.17'

FND CONC MON

S 51°27'16" W 103.37'

7.1692 AC.

(7.13 AC.)
HOME BOY ENTERPRISES
VOL. 1743, PG. 254 R.P.R.R.C.T.
VOL. 2015, PG. 46
(CORRECTION WARRANTY DEED)

W.W. FORD SURVEY - ABSTRACT NO. 80

ZONING:
AG

(4.99 AC)
WILLIAM D. HOUSER
VOL. 3272, PG. 160

N 44°29'57" E – 429.24' (428.84' – DEED)

SWB INGRESS & EGRESS EASEMENT VOL. 1569, PG. 275

BURIED CABLE EASEMENT VOL. 1569, PG. 275

STATION EASEMENT VOL. 1569, PG. 275

1/2"IRF

PLASTIC FENCE (711.97' – DEED)

N 45°21'09" W – 710.06'

LOT 10

LOT 11
THE OAKS OF BUFFALO WAY
CAB. "D", SL. 27
P.R.R.C.T.

ZONING:
SFE-1.5

LOT 12

C1

F.M. ROAD NO. 549 (VARIABLE WIDTH RIGHT-OF-WAY)

ASPHALT PAVEMENT

10' TEXAS UTILITIES ELECTRIC ESMT VOL. 1510, PG. 1 D.R.R.C.T.

CABLE MRKR

WOOD SIGN

WIRE FENCE

ZONING:
GR

15' RCH WATER EASEMENT VOL. 929, PG. 271 D.R.R.C.T.

(7.3286 AC)
J-BR2 LLC
VOL. 5288, PG. 148
DRRCT

PLASTIC FENCE

20' FARMERS ELECTRIC EASEMENT VOL. 1743, PG. 21 D.R.R.C.T.

18"PIPE

GATE

MAILBOXES

CABLE PLASTIC FENCE

WIRE FENCE

SCOTT BLACKWOOD
VOL. 2884, PG. 2550

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME CALLED 7.13 ACRE TRACT OF LAND CONVEYED BY DEED TO HOME BOY ENTERPRISES, INC. AS RECORDED IN VOLUME 1743, PAGE 254, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND IN VOLUME 2015, PAGE 46 OF THE CORRECTION WARRANTY DEED OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR CORNER AT THE NORTH END OF A CUT-OFF LINE AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 549 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 205, SAID POINT BEING THE EASTERLY CORNER OF SAID 7.1692 ACRE HOME BOY ENTERPRISES, INC. TRACT;

THENCE FOLLOWING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID F.M. ROAD NO. 549 THE FOLLOWING:

1. SOUTH 05° 32' 15" WEST (S 6° 45' 30" W – DEED) FOR A DISTANCE OF 132.17 FEET TO A CONCRETE MONUMENT FOR CORNER;

2. SOUTH 51° 27' 16" WEST (S 52° 40' 31" W – DEED) FOR A DISTANCE OF 103.37 FEET TO A CONCRETE MONUMENT FOR CORNER SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5970.76 FEET WITH A CENTRAL ANGLE OF 02° 13' 26" (02° 18' 24" – DEED) AND A CHORD BEARING SOUTH 50° 19' 27" WEST AT A CHORD DISTANCE OF 231.73 FEET;

THENCE FOLLOWING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 549 AND CURVE TO THE LEFT FOR AN ARC DISTANCE OF 231.74 FEET (232.67' – DEED) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF AFORESAID 7.1692 ACRE HOME BOY ENTERPRISES INC. TRACT;

THENCE NORTH 45° 21' 09" WEST (N 44° 01' 29" E – DEED) DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 549 AND PASSING THE EAST CORNER OF LOT 12 OF THE OAKS OF BUFFALO WAY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 27 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID OAKS OF BUFFALO WAY ADDITION, FOR A DISTANCE OF 710.06 FEET (711.97 FEET – DEED) TO A 1/2" IRON ROD FOUND FOR THE WESTERLY CORNER OF AFORESAID 7.1692 ACRE HOME BOY ENTERPRISES, INC. TRACT, SAID POINT ALSO BEING THE NORTHERLY CORNER OF LOT 10 OF SAID OAKS OF BUFFALO WAY ADDITION AND BEING IN THE SOUTHEASTERLY LINE OF A CALLED 4.99 ACRE TRACT OF LAND DESCRIBED IN DEED TO WILLIAM D. HOUSER AND RECORDED IN VOLUME 3272, PAGE 160 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 44° 29' 57" EAST (N 45° 58' 31" E – DEED) AND DEPARTING THE NORTHEAST LINE OF THE OAKS OF BUFFALO WAY ADDITION AND ALONG THE SOUTHEASTERLY LINE OF SAID 4.99 ACRE WILLIAM D. HOUSER TRACT, FOR A DISTANCE OF 429.24 FEET (428.84 FEET – DEED) TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 205, SAID POINT BEING THE NORTHERLY CORNER OF 7.1692 ACRE HOME BOY ENTERPRISES, INC. TRACT;

THENCE SOUTH 45° 55' 07" EAST (S 44° 41' 52" E – DEED) ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 205 FOR A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.1692 ACRES OF LAND, MORE OR LESS.

PRELIMINARY FOR REVIEW/ COORDINATION PURPOSES ONLY

REV.	DATE	REMARKS

ZONING EXHIBIT

HOME BOY ENTERPISE

SWC S.H. 205 & FM 549

THE CITY OF ROCKWALL, TEXAS

CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272
TBPE F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	10.12.16	1"=50'	BLUE SKY	027-036 ZONING	ZE

R:\DWGS\027-036\DWG\027-036 ZONING EXHIBIT.dwg, 10/12/2016 11:53:03 AM, chris

City of Rockwall

Project Plan Review History

Project Number	Z2016-035	**Owner**	ROCKWALL, INDEPENDENT SCHOOL DISTRICT	**Applied**	10/14/2016 LM
Project Name	Rockwall CCA-RISD	**Applicant**	GLENN ENGINEERING CORP.	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HICKORY RIDGE PH 4	7-1	NULL	7-1	0025-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:23 AM AW) Must meet all engineering standards and requirements Pay all pro-ratas							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a Public School in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 1, 2016. Please provide three (3) large copies [24" X 36" FOLDED] of the Conceptual Site Plan and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-035) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

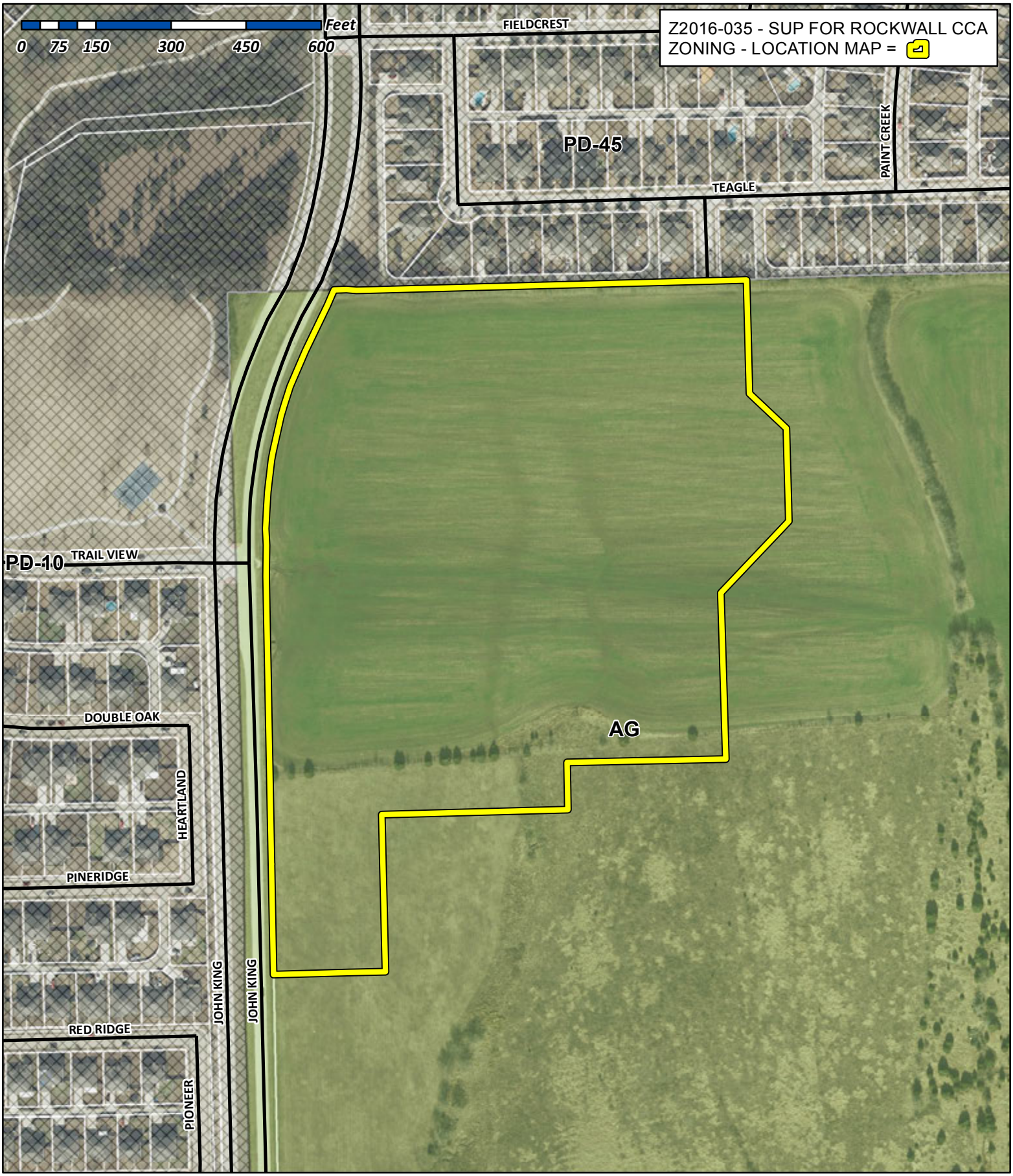
1. The development must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a site plan and final plat (mylars in house for filing purposes) are required prior to the issuance of a building permit.
3. Future expansion of the approximately 173 acre site requires a Specific Use Permit (SUP) [or amendment] for each additional phase of the development.
4. Relabel document title to read: Zoning Exhibit - Conceptual Site Plan.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



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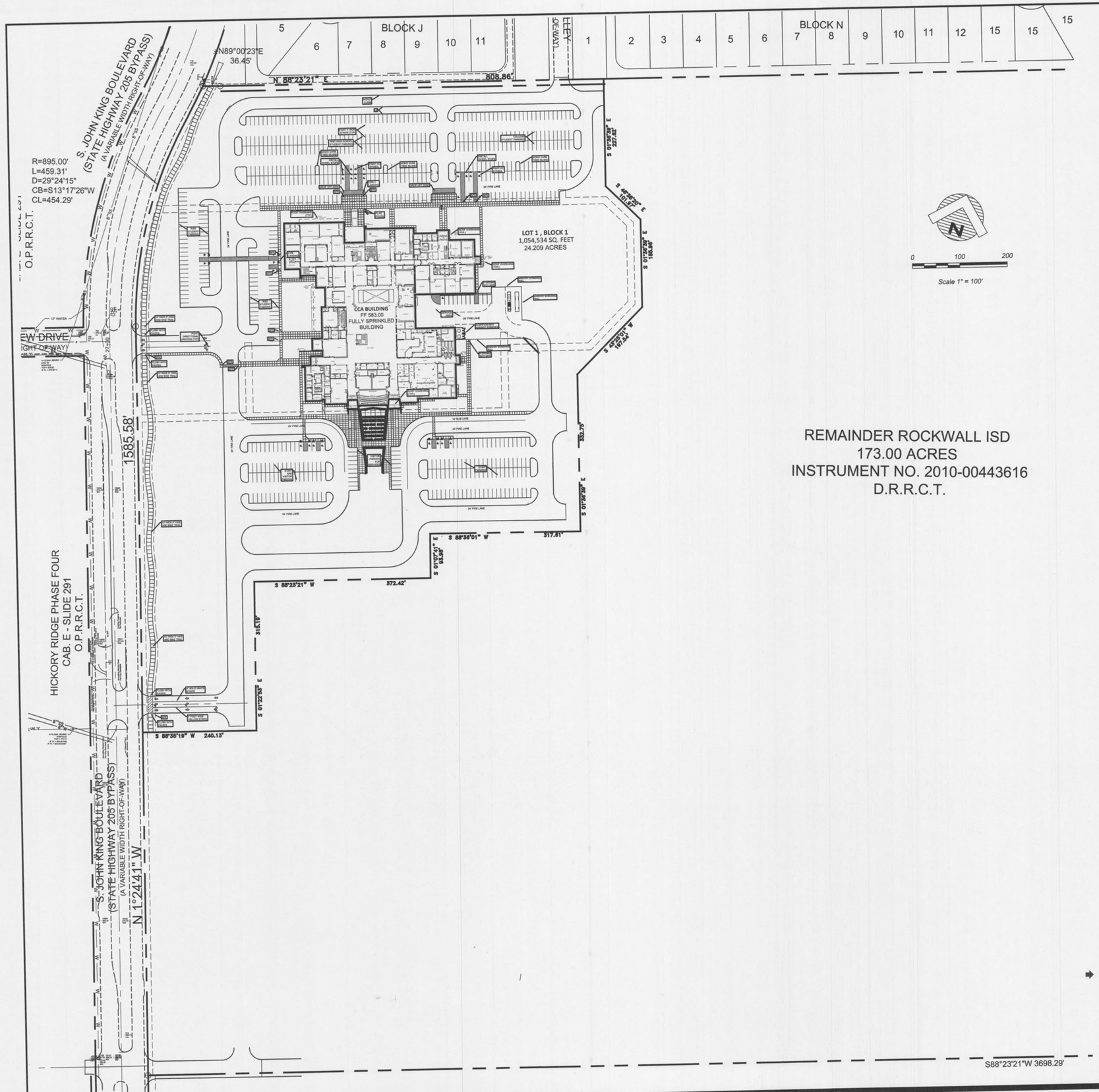
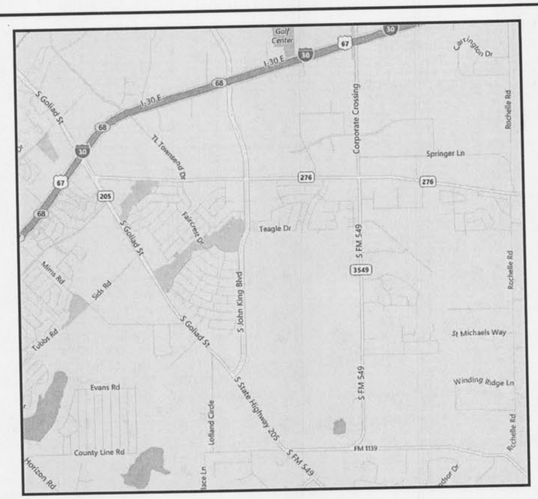


REMAINDER ROCKWALL ISD
173.00 ACRES
INSTRUMENT NO. 2010-00443616
D.R.R.C.T.



Location Map

PROPERTY DESCRIPTION

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 808.86 FEET TO A POINT FOR CORNER.

THENCE GENERALLY IN A SOUTHERLY DIRECTION AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01° 36' 39" EAST, A DISTANCE OF 227.62 FEET TO A POINT FOR CORNER;
SOUTH 46° 38' 20" EAST, A DISTANCE OF 101.97FEET TO A POINT FOR CORNER;
SOUTH 01° 36' 39" EASTT, A DISTANCE OF 185.96 FEET TO A POINT FOR CORNER;
SOUTH 43° 25' 01" EAST, A DISTANCE OF 197.54 FEET TO A POINT FOR CORNER;
SOUTH 01° 36' 39" EAST, A DISTANCE OF 332.75 FEET TO A POINT FOR CORNER;
SOUTH 88° 36' 01" EAST, A DISTANCE OF 317.61 FEET TO A POINT FOR CORNER;
SOUTH 01° 07' 41" EAST, A DISTANCE OF 93.98 FEET TO A POINT FOR CORNER;
SOUTH 88° 23' 21" WEST, A DISTANCE OF 372.42 FEET TO A POINT FOR CORNER;
SOUTH 01° 22' 53" EAST, A DISTANCE OF 315.19 FEET TO A POINT FOR CORNER;
SOUTH 88° 35' 19" WEST, A DISTANCE OF 240.13 FEET TO A POINT FOR CORNER;
SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 859.75 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.209 ACRES OF COMPUTED LAND.

Revision /	Date
1	08/03/2016
2	09/28/2016

DD PRICING SET
95% CHECK SET

Project:
ROCKWALL CCA
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON October 13, 2016 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062

SUP
SITE PLAN
VOLUME

Job. No.	Sheet No.
1699-02-02	CS 1.0
Drawn By: RAH	
Date: 10-12-2016	

City of Rockwall

Project Plan Review History

Project Number	Z2016-036	**Owner**	R, & R HANCE INVESTMENTS LP	**Applied**	10/14/2016 LM
Project Name	Amendment to PD-79	**Applicant**	SADDLE STAR LAND DEVELOPMENT LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	ZONING ORD. AMD			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-3	NULL	2-3	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:24 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

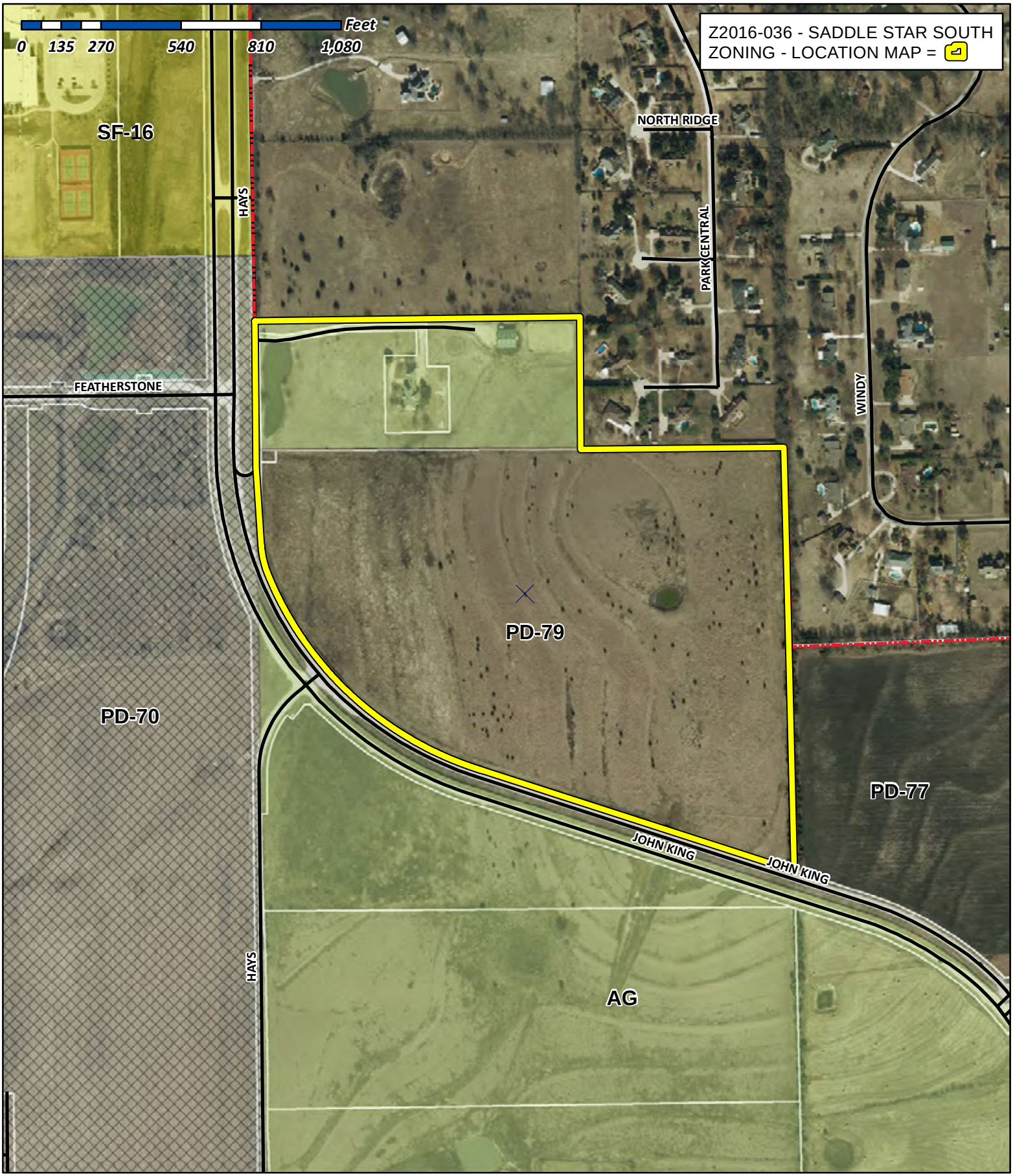
Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free tc contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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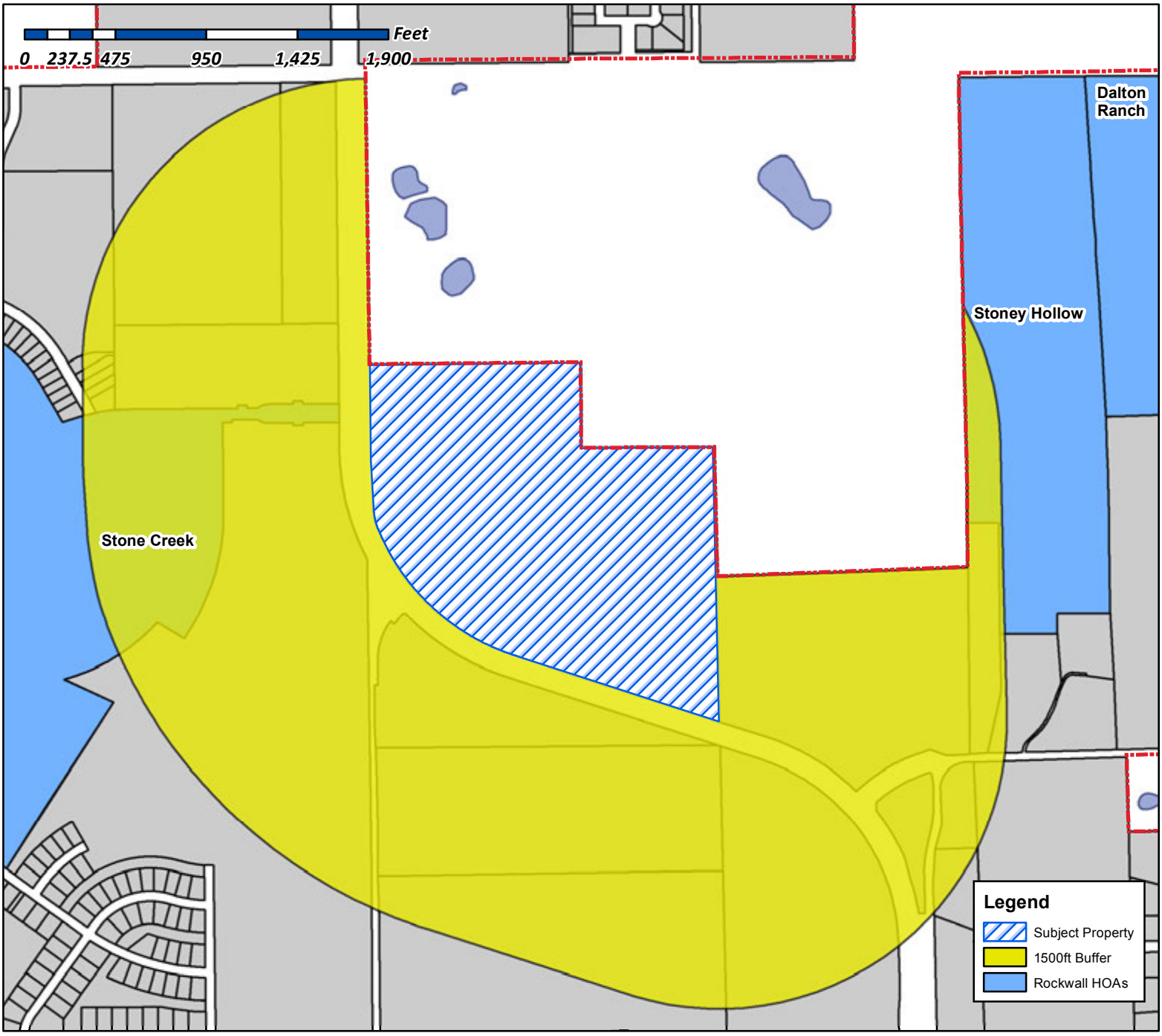
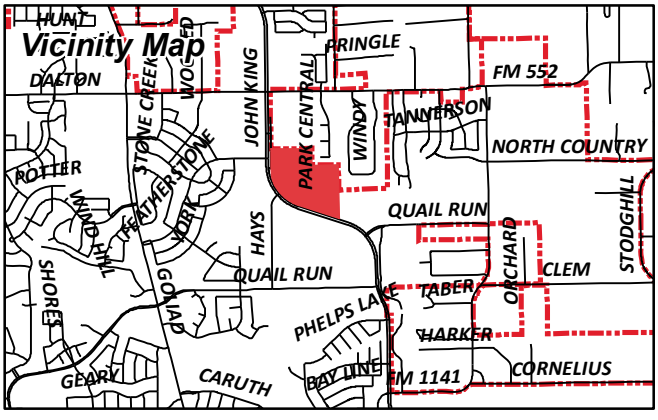


Case Number: Z2016-036
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: *10/17/2016*

For Questions on this Case Call (972) 771-7745



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Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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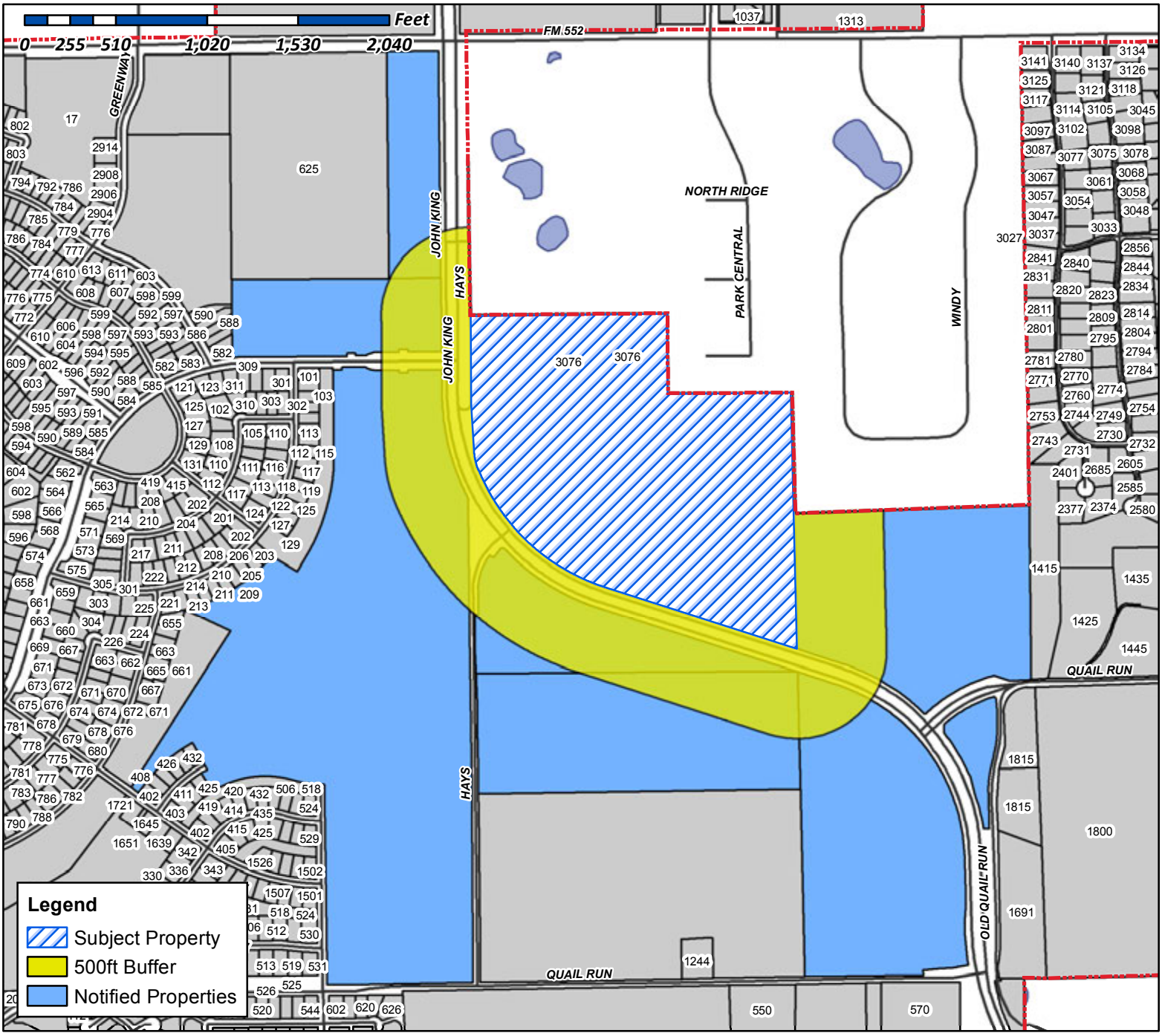
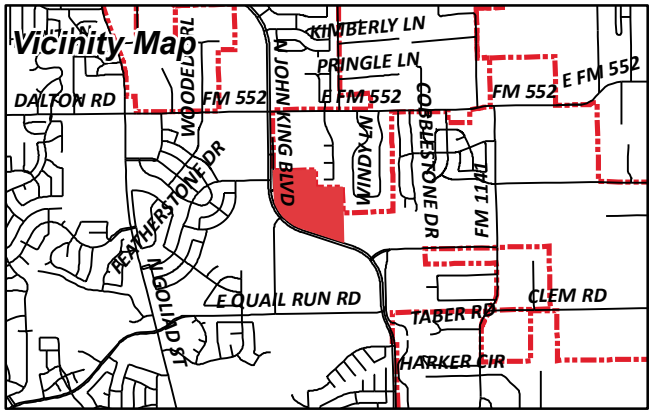


Case Number: Z2016-036
Case Name: Saddle Star South
Case Type: Zoning
Zoning: Amendment to PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: *10/17/2015*

For Questions on this Case Call (972) 771-7745



R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

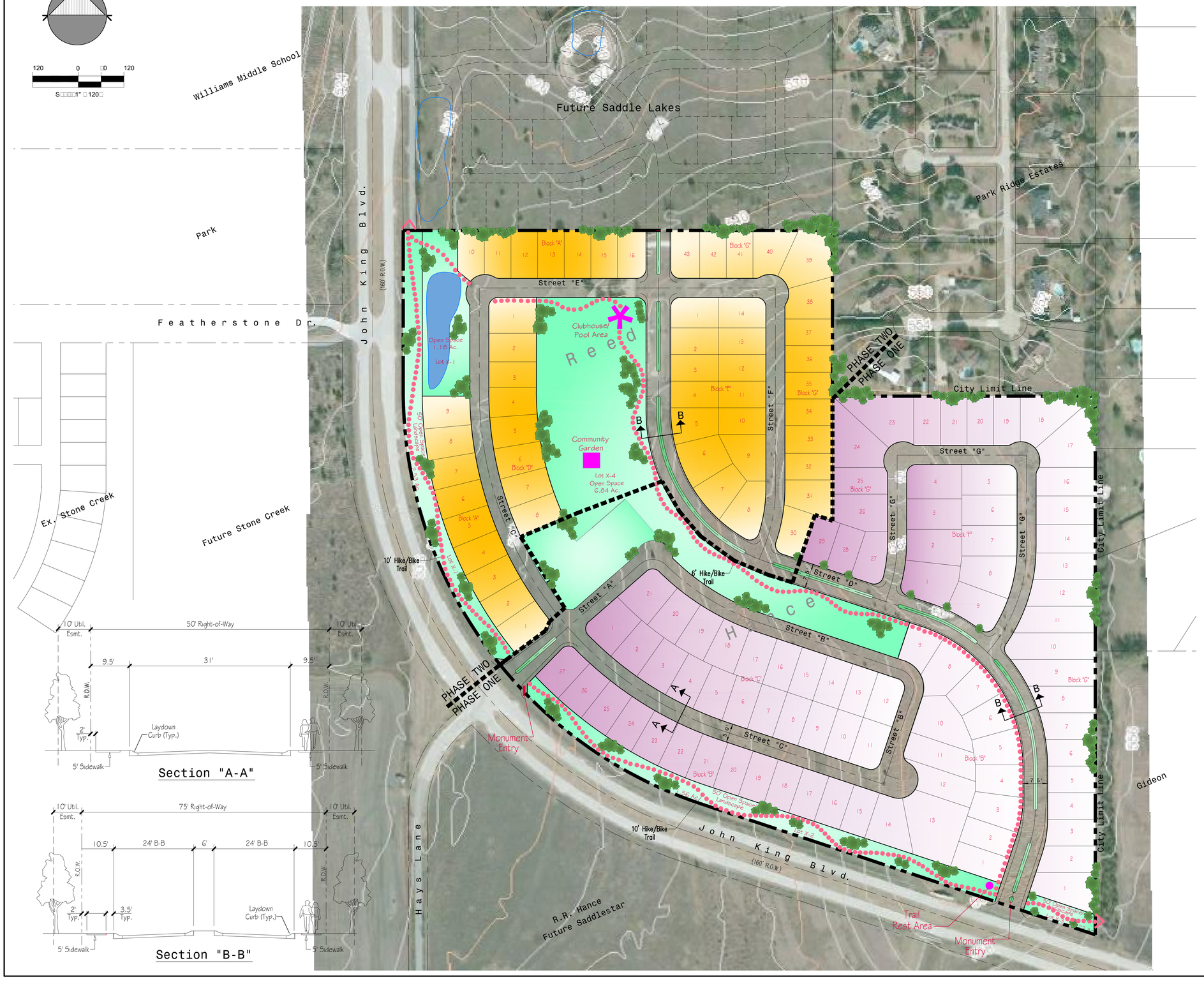
Current Resident
3076 HAYS RD
Rockwall, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

N

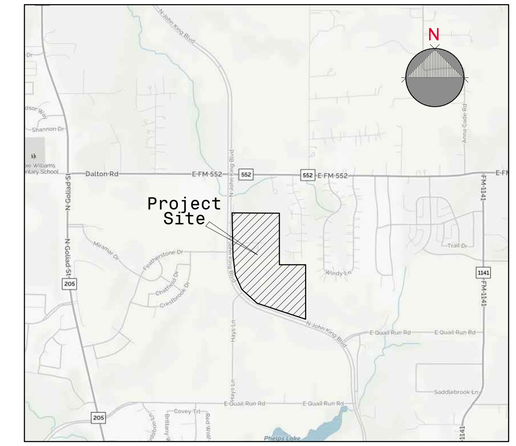
120 0 □0 120

S□□□□1" □ 120□



Section "A-A"

Section "B-B"



Vicinity Map

n. t. s.

Note:
Detention to be provided as per City of Rockwall Drainage Specifications and Standards.

Phasing Data

PHASE ONE - 86 Lots

PHASE TWO - 52 Lots

Land Use Data

Total Area - 55.413 Ac.
Total Open Space - 12.48 Ac.
Typ. Lot Size - 70'x125'
Total Lots - 138
Density - 2.49 D.U. / Ac.

MASTER PLAT
OPEN SPACE PLAN

SADDLESTAR ESTATES
EST. 2016
SOUTH

City of Rockwall, Rockwall County, Texas

Ownesr:
RANDY HANCE
14241 North Dallas Pkwy,, S 1050
Dallas, Texas 75234
972.991.1600

GWEN REED
3076 Hays Lane
Rockwall, Texas 75087

Engineer:
ENGINEERINGCONCEPTS & DESIGN, L.P.

May 3, 2016 Scale:1" = 120' Case No. Z-2016-015

City of Rockwall

Project Plan Review History

Project Number	Z2016-037	**Owner**	J, & S EXPO LIMITED	**Applied**	10/14/2016 LM
Project Name	2922 S. Goliad (AG to C)	**Applicant**	DOUGLAS F. DEMARCO	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	**City, State Zip**	**Zoning**
2922 S HWY205	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL 205 BUSINESS PARK	2-28	NULL	2-28	0128-0000-0002-28-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:25 AM AW)							
Must meet all engineering standards and requirements on any improvement or expansion							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

General Planning Comments to be addressed:

1. On all revised plan submittals please include the Case Number (Z2016-037) in the lower right hand corner.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]

Gonzales, David

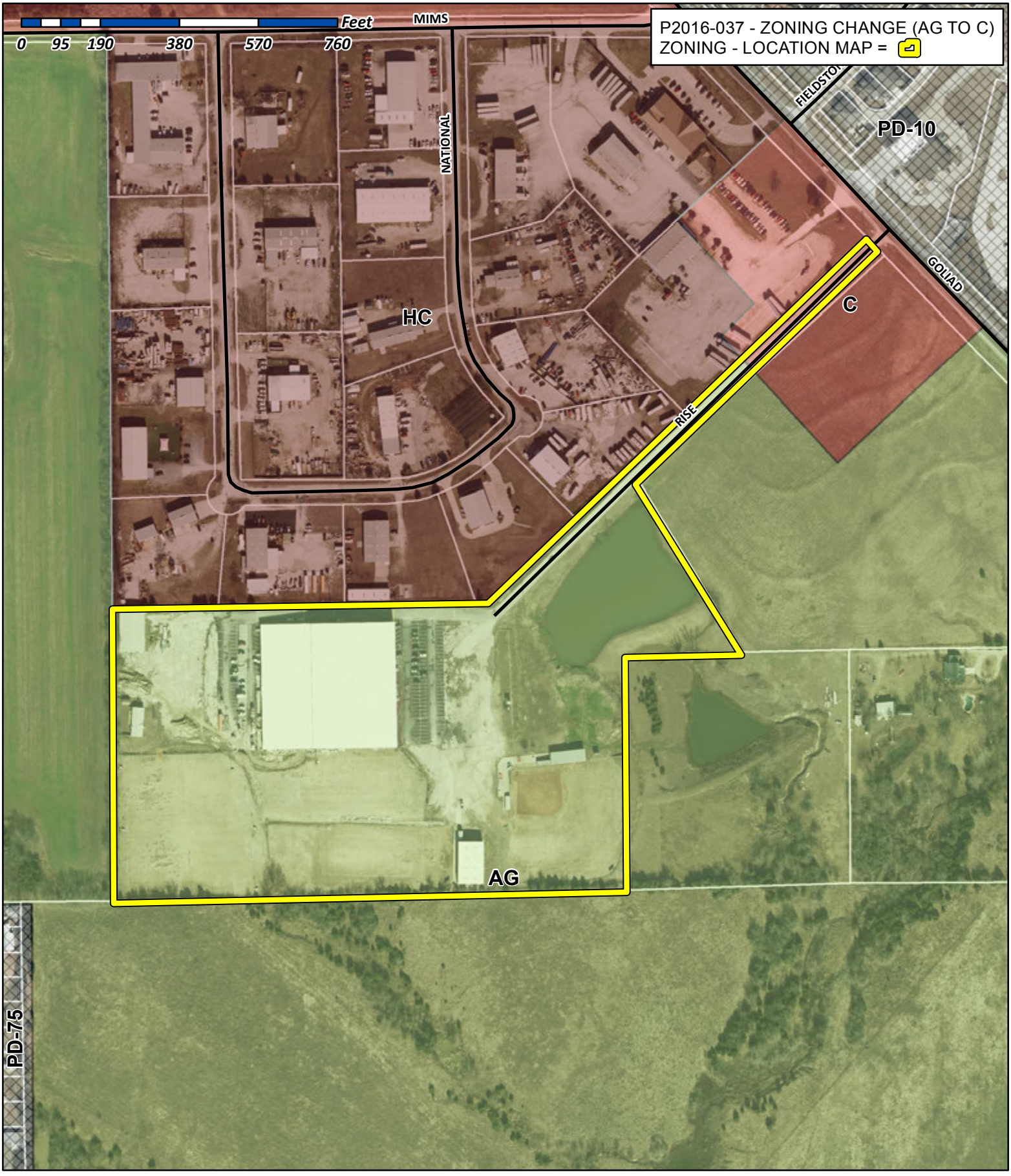
From: Cheryle deMarco <[redacted]>
Sent: Monday, October 17, 2016 4:25 PM
To: Gonzales, David
Cc: 'douglas demarco'
Subject: FW: Re-zoning request for Rockwall Indoor Sports Expo

David,

Rockwall Indoor Sports Expo ("RISE") requests to have its property rezoned from the current Agriculture designation to a Commercial designation. The only purpose for this modification is to allow for a Special Use Permit (SUP) permitting installation and use of 60 foot light posts and lights for our baseball complex. The addition of these lights would provide RISE the opportunity to better serve the baseball community. RISE currently provides a low cost alternative to more expensive private facilities. These lights would allow RISE to provide our outdoor baseball facilities after dark, thereby increasing the hours of usage on a daily basis. This would also allow for sanctioned baseball tournaments. RISE would fully adhere to light pollution restrictions and curfews. Our baseball complex once had 30 foot lights which were lost in a storm. It's been determined that 60 foot light replacements are the only safe alternative because shorter lights are blinding to the players and not sanctioned. We respectfully request that Rockwall city allow us the opportunity to serve the community in a more efficient manner.

P.S. David, would it be more efficient for the SUP to be adjudicated in parallel with the zoning request. This would speed the process and provide context to the zoning request for those charged in this determination.

Thank you for your consideration.
Cheryle deMarco
Owner/operator of RISE



City of Rockwall

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Rockwall, Texas 75032
(P): (972) 771-7745
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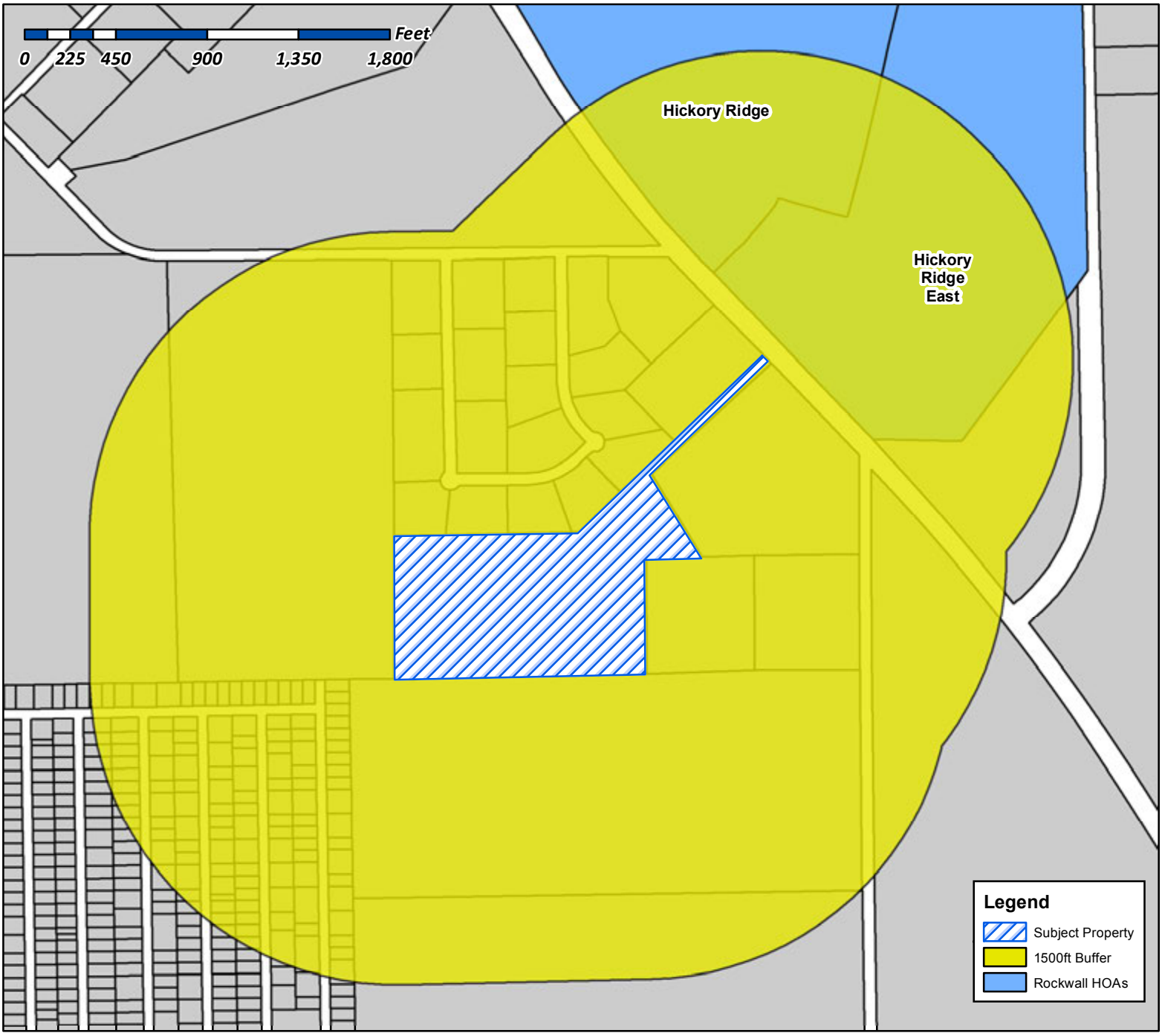
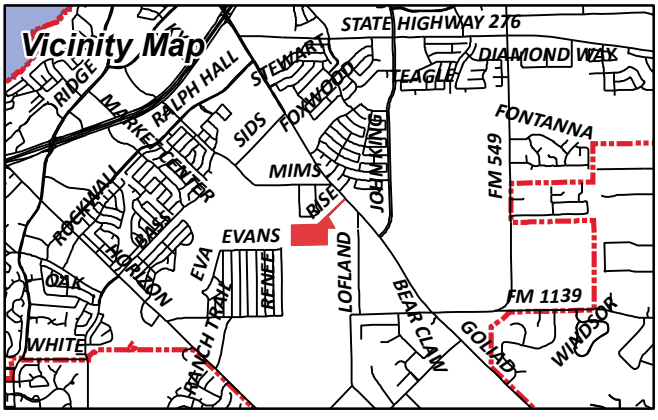


Case Number: Z2016-037
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2292 S Goliad St



Date Created: ***10/17/2016***

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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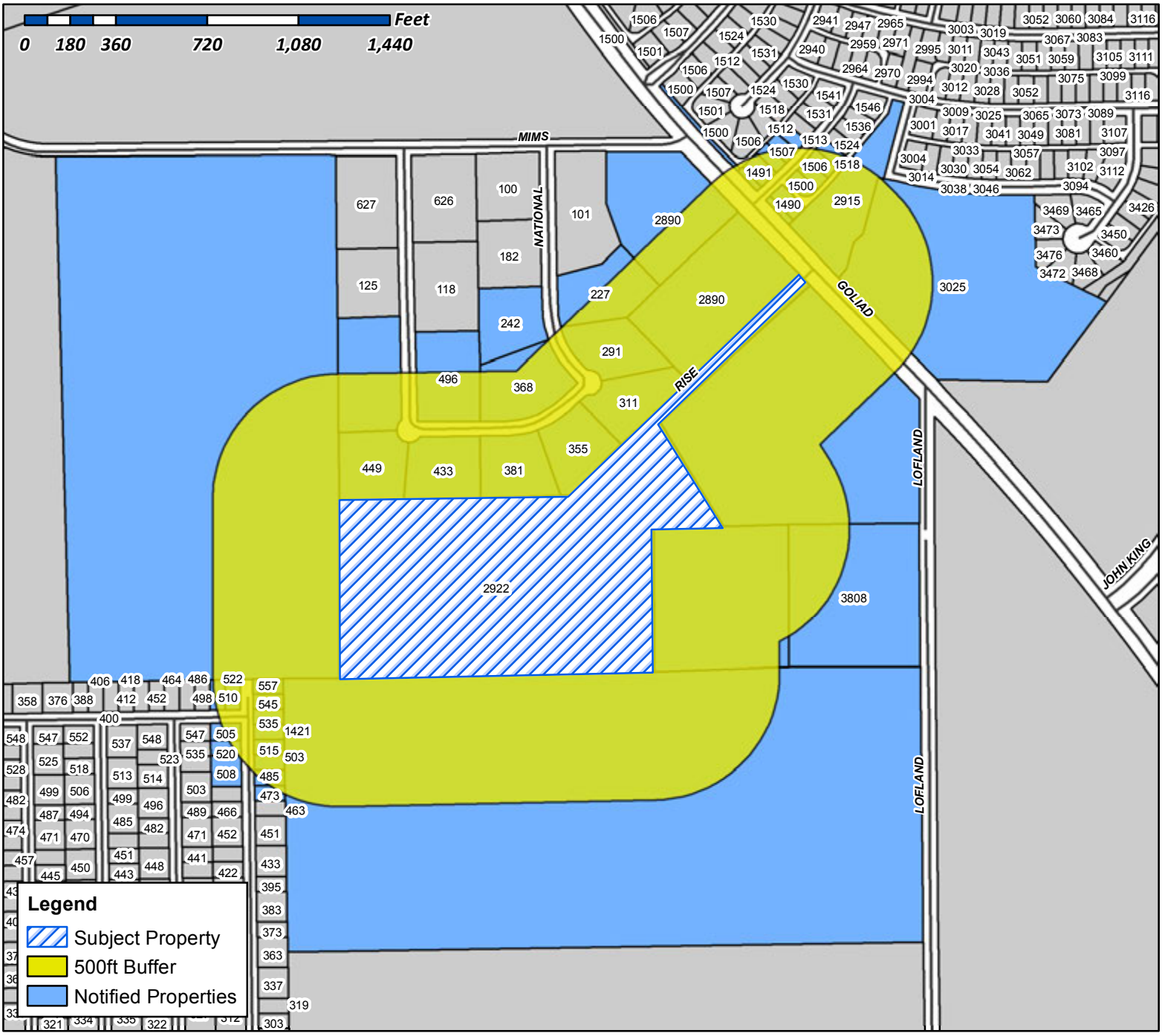

Case Number: Z2016-037
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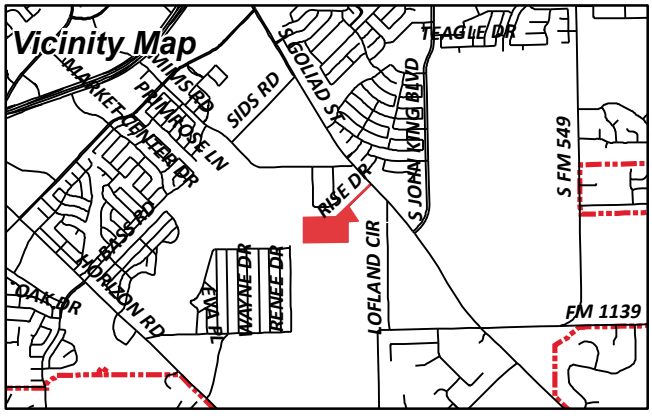
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2292 S Goliad St



Date Created: 10/17/2015

For Questions on this Case Call (972) 771-7745

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

VALDEZ JOSE G
10296 CR 2440
ROYSE CITY, TX 75189

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1421 RENEE DR
ROCKWALL, TX 75032

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILLIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD 0
DALLAS, TX 75252

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD 0
PLANO, TX 75093

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
242 NATIONAL DR
ROCKWALL, TX 75032

NABORS CHERYL ELAINE
264 VICTORY LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O TEXAS STAR EXPRESS
2890 S GOLIAD ST
ROCKWALL, TX 75032

CURRENT RESIDENT
291 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2915 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

CURRENT RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
311 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
355 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
368 NATIONAL DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

WOOD BROTHERS INVESTMENTS PARTNERSHIP
381 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
433 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
449 NATIONAL DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
496 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

CURRENT RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
510 EVANS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
522 EVANS RD
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
535 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
545 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

CLARK DAVID R
601 TATUM PL
HEATH, TX 75032

SIERRA ZACARIAS RAMIREZ
701 T L TOWNSEND DR
ROCKWALL, TX 75087

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY 0
DALLAS, TX 75243

J & S EXPO LIMITED
941 FM 1139
ROCKWALL, TX 75032

SEYMORE TIM & RAY SEYMORE
PO BOX 1900
ROCKWALL, TX 75087

MEADE JAMES W & ROBIN N
PO BOX 2107
MCLENDON-CHISHOLM, TX 75087

FARRAR SECURITY SYSTEMS INC
PO BOX 2199
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

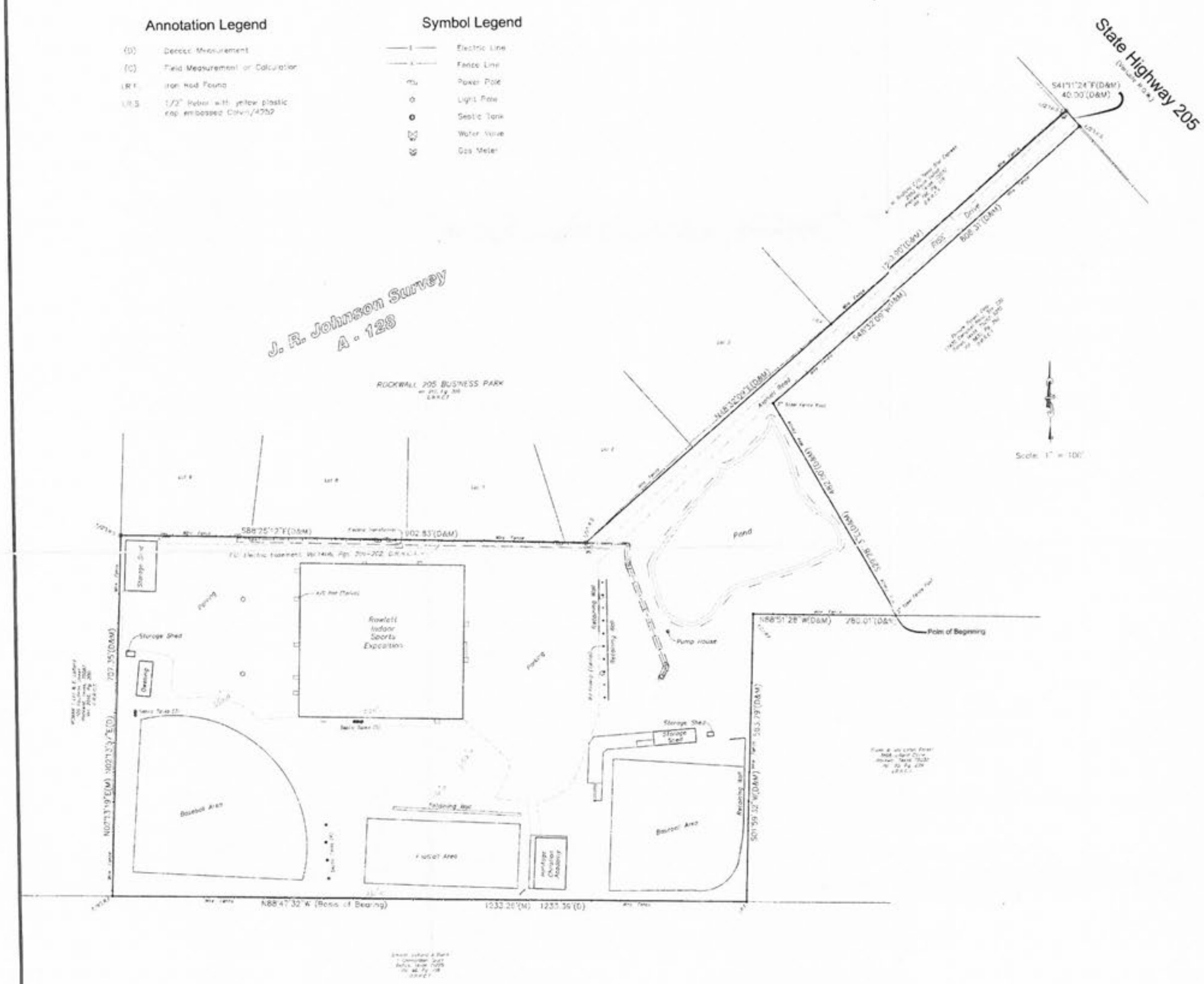
FRAUSTO MICKEY & LISA L
PO BOX 928
ROYSE CITY, TX 75189

Annotation Legend

(D)	Deed or Measurement
(C)	Field Measurement or Calculation
I.R.F.	Iron Rod Found
I.R.S.	1/2" Rebar with yellow plastic cap embossed Colvin/4757

Symbol Legend

—E—	Electric Line
—F—	Fence Line
PP	Power Pole
LP	Light Pole
S	Septic Tank
WV	Water Valve
GM	Gas Meter



City of Rockwall

Project Plan Review History

Project Number	P2016-045	**Owner**	RIDGECREST ST, LTD	**Applied**	10/14/2016 LM
Project Name	Lot 1, & 2, Block A, Ridgecrest	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	City, State Zip	Zoning
AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2	A	2	4861-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	COMMENTS	See Comments

(10/18/2016 8:55 AM AW)
See markups
Show all minimum finished floor elevations on all lot adjacent to the creeks.
Show cross-section, elevations, and water surface on all creeks
Label detention area as "detention/drainage easement"
Show 15' sanitary sewer easement inside lot 32 block A
Show 30' drainage easement between lots 5-6
block C
Show 15' drainage easement along lots 1-8 block C
Add verbiage to note #6: "The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA"
Hatch area of sanitary sewer easement to be abandoned.

FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
GIS	Lance Singleton	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See Comments

(10/19/2016 9:09 AM LS)
Approved street names are:
'a' - Prairie View Rd
'b' - Coyote Crossing
'c' - Fox Hollow Dr
'd' - Cypress Dr

PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

PLANNING COMMENTS ON NEXT PAGE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2016-045 Ridgecrest Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

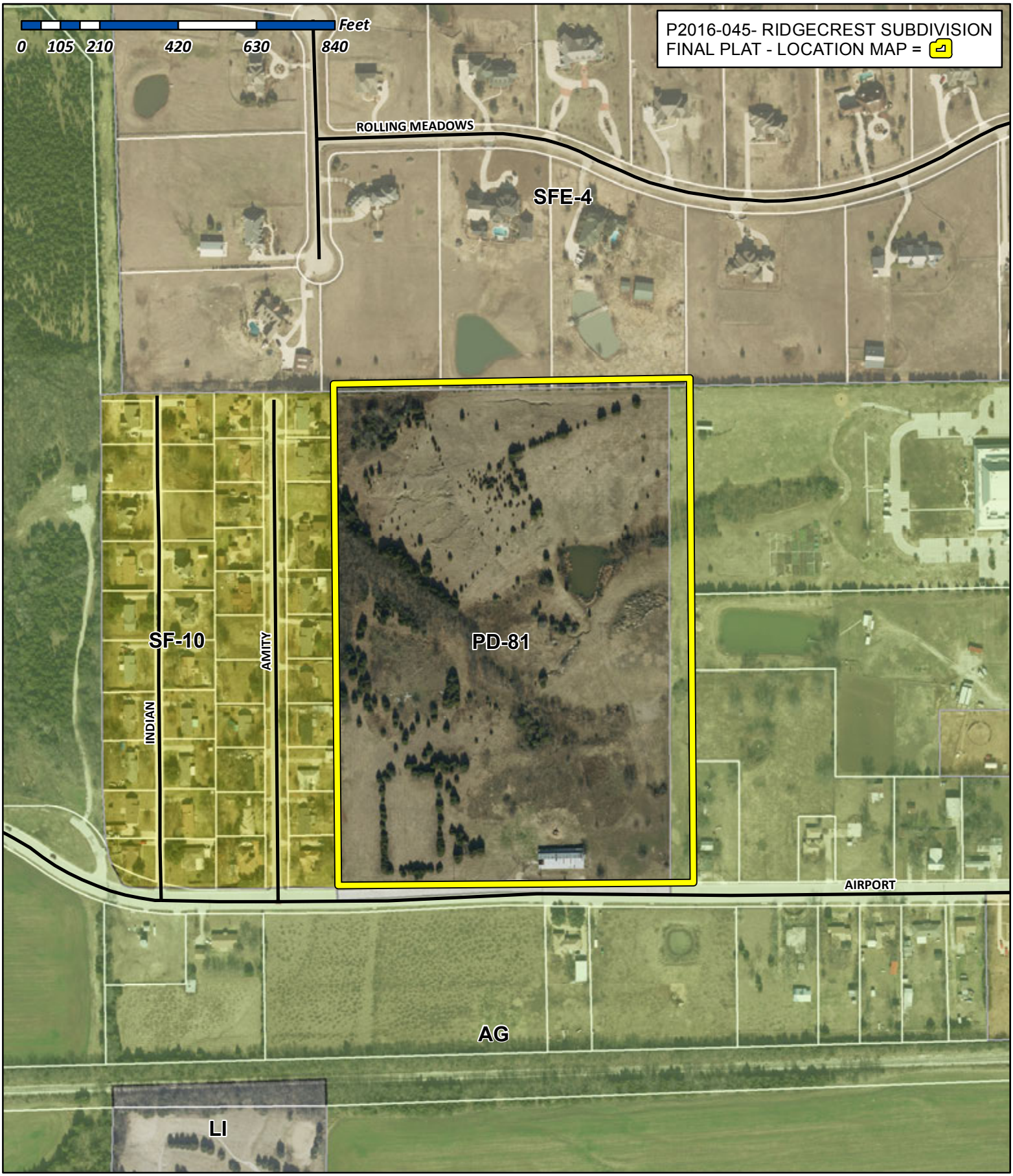
M.3 For reference, include the case number (P2016-045) in the lower right hand corner of all pages on future submittals.

M.4 Please show the street centerline for Airport Road.

M.6 Will the deed to the property be filed before this goes to City Council? If not, the Church will have to sign the plat.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.

I.7 The City Council meeting date and subsequent approval for this plat is November 21, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

ROLLING MEADOWS ESTATES
CAB. D, SLIDE 59

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2605015.83	7027187.53

ELEV = 572.3

S89° 18'40"E 954.47'

10' LANDSCAPE ESMT.

PARTIALLY ABANDON EX. SAN. SWR. ESMT.

10' LANDSCAPE ESMT. LOT 23 BLOCK A

½" IRF (C.M.)

S89° 18'40"E 611.25'

15' SAN. SWR. ESMT. - CAB. F, PG. 72

LOT 23 BLOCK A OPEN SPACE DRAINAGE ESMT.

STREET D (50' R.O.W.)

S89° 18'40"E 536.66'

S89° 18'40"E 177.57'

S89° 18'40"E 166.66'

S89° 18'40"E 139.63'

LOT 1 BLOCK A
ROCKWALL LAKESIDE
CHURCH OF CHRIST ADDITION
CAB. F, PG. 72

LOT 14 BLOCK A
OPEN SPACE/DRAINAGE EASEMENT

LOT 10 BLOCK C
OPEN SPACE DRAINAGE ESMT.

AMITY LANE
(60' R.O.W.)

N01° 05'03"E 1325.57'

S01° 09'28"W 1328.97'

GREENLEE ADDITION
CAB. A, SLIDE 151

JAMES DEVOLL
VOL. 1967, PG. 79

JEREMY EPTON
DOC.# 20150000014429

WHO FAMILY TRUST
VOL. 4768, PG. 282

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

STREET C (50' R.O.W.)

7.5' TP&L CO. ESMT. VOL. 63, PG. 260

N88° 54'57"W 300.26'

N88° 54'57"W 289.95'

N88° 50'39"W 538.00'

N88° 50'32"W 129.07'

N88° 50'32"W 121.11'

N88° 50'32"W 152.66'

N88° 50'32"W 179.39'

N88° 50'32"W 180.03'

N88° 50'32"W 180.03'

N87° 46'13"W 180.06'

N87° 46'13"W 482.31'

S88° 58'08"W 341.01'

N88° 50'39"W 88.07'

½" IRF (C.M.)

½" IRF

½" IRF

½" IRF (C.M.)

AIRPORT ROAD

POINT OF BEGINNING

10' LANDSCAPE BUFFER

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2605979.23	7025872.53

ELEV = 590.8

Δ= 03°15'38"
R= 732.50'
T= 20.85'
L= 41.69'
C= 41.68'
B= N89°24'02"W

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	80°24'21"	60.00'	292.79'	----'	77.46'	S39°07'08"E
2.	25°37'24"	295.00'	131.93'	67.09'	130.83'	N13°58'10"E
3.	46°11'36"	305.00'	245.90'	130.07'	239.29'	N03°41'04"E
4.	20°06'04"	185.00'	64.90'	32.79'	64.57'	N09°21'42"W
5.	80°24'21"	60.00'	292.79'	----'	77.46'	S49°06'29"E
6.	11°00'18"	250.00'	484.35'	363.79'	412.08'	S70°40'43"E

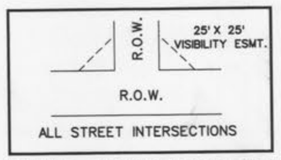
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 46°05'03" E	58.86'
2.	N 46°05'03" E	73.50'
3.	S 01°05'03" W	32.00'

N

0 50 100 200

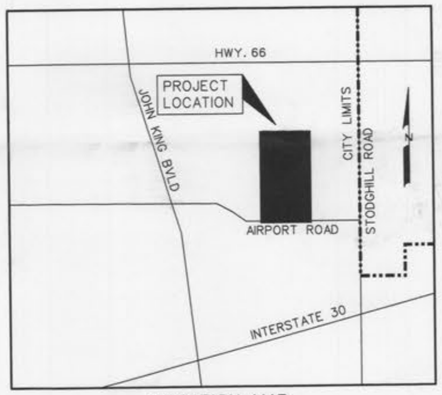
SCALE: 1" = 100'



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

NOTES

1. Bearing are referenced to Greenlee Addition (Cab. A, Slide 151).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   F.F. - Finished Floor
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement



LOCATION MAP
N.T.S.

FINAL PLAT
OF

RIDGECREST

45 LOTS, BEING 28.941 ACRES
BEING A REPLAT
LOT 1 & 2 BLOCK A
OF
ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
RIDGECREST SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

JUNE 2015 SCALE 1" = 100'

CASE #

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the RIDGECREST, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RIDGECREST, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

RIDGECREST, SF, LTD.
a Texas limited partnership
By: RIDGECREST SF, GP Corporation,
a Texas corporation, its General Partner

_____
Richard M. Skorburg
President

STATE OF TEXAS
COUNTY OF
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of _____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee Addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

THENCE, North 01° 05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod found at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89° 18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01° 09'28" West, departing said north line, for a distance of 1328.97 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." being in the north line of Airport Road (75' R.O.W.);

THENCE, North 87° 46'13" West, departing the east line of said Rockwall Lakeside Church and along the north line of Airport Road, for a distance of 482.31 feet, to a ½ inch iron rod found, at the point of curvature of a curve to the left, having a radius of 732.50 feet, a central angle of 03° 15'38", and a tangent of 20.85 feet;

THENCE, along the north line of said Airport Road and with said curve to the left for an arc distance of 41.69 feet (Chord Bearing North 89° 24'02" West - 41.68 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, South 88° 58'08" West, continuing along said north line, for a distance of 341.01 feet, to a ½ inch iron rod found;

THENCE, North 88° 50'39" West, continuing along said north line, for a distance of 88.07 feet, to the POINT OF BEGINNING and containing 28.941 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2016.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2016.

_____
Notary Public in and for the State of Texas

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____ day of _____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2016.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF
RIDGECREST
45 LOTS, BEING 28.941 ACRES
BEING A REPLAT
LOT 1 & 2 BLOCK A
OF
ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
RIDGECREST SF, LTD.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

JUNE 2015 SCALE 1" = 100'

CASE •

...\dgn\16021plat.dgn 10/6/2016 10:47:10 AM

City of Rockwall

Project Plan Review History

Project Number	P2016-046	**Owner**	BH BALANCE I LLC	**Applied**	10/14/2016 LM
Project Name	Breezy Hill Phase VII	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 1	7-10	NULL	7-10	0187-0000-0007-10-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	COMMENTS	See Comments
(10/18/2016 10:31 AM AW) See markups Remove 15' utility easement between lots 4 and 5 Need to show flood plain line with label that matches the cross-sections that are on the plat.							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
GIS	Lance Singleton	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

PLANNING COMMENTS ON NEXT PAGE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(10/21/2016 8:43 AM KB)

P2016-046 Breezy Hill Phase VII Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-046) in the lower right hand corner of all pages on future submittals.

M.4 Please add note "John King is indicated as a Principle 6-lane divided highway on the City's Master Thoroughfare Plan."

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.

I.6 The City Council meeting date and subsequent approval for this plat is November 21, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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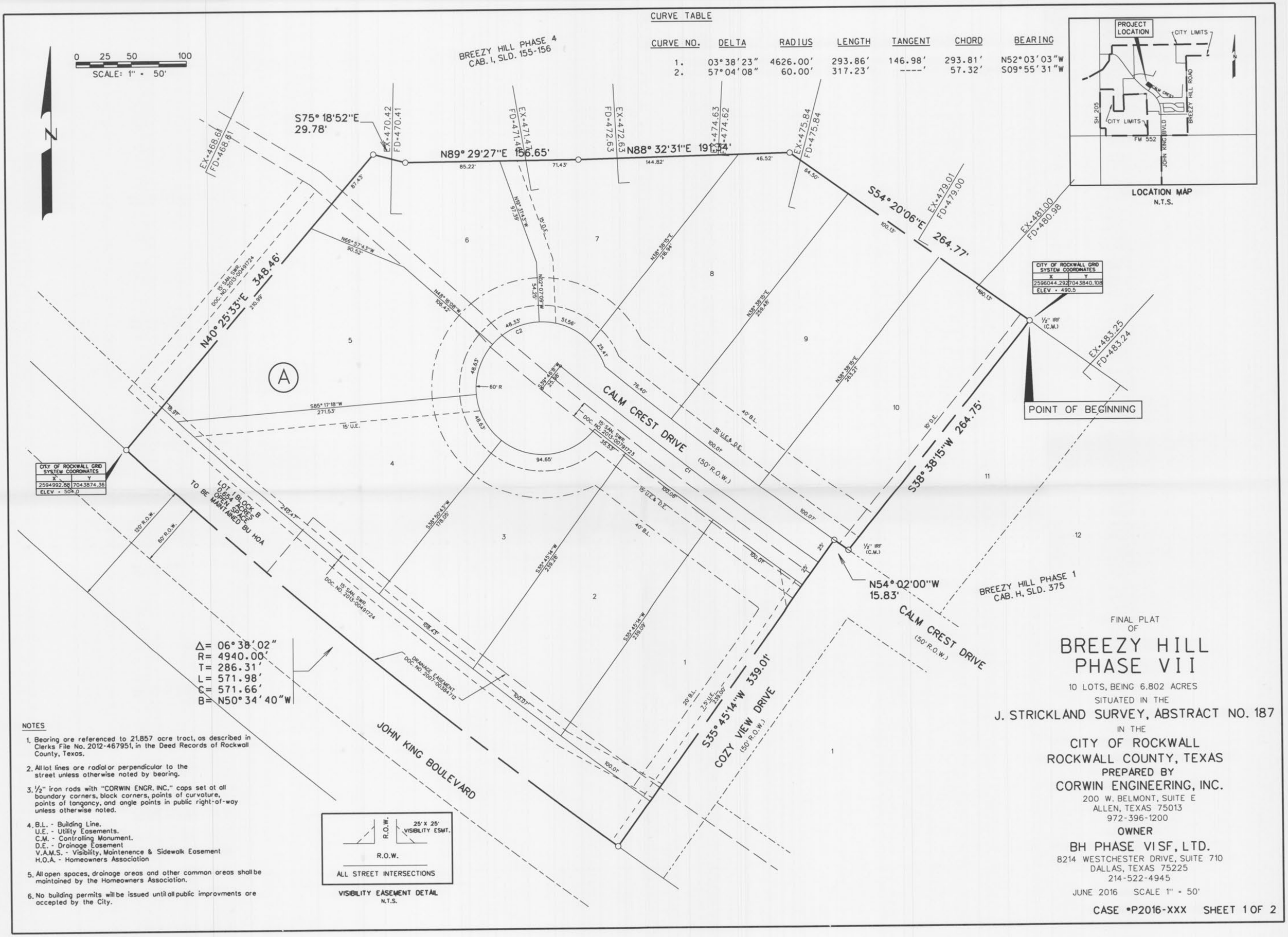
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	03°38'23"	4626.00'	293.86'	146.98'	293.81'	N52°03'03"W
2.	57°04'08"	60.00'	317.23'	----'	57.32'	S09°55'31"W



NOTES

1. Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
   H.O.A. - Homeowners Association
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.

FINAL PLAT
OF

BREEZY HILL PHASE VII

10 LOTS, BEING 6.802 ACRES
SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
BH PHASE VI SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 2016 SCALE 1" = 50'

CASE #P2016-XXX SHEET 1 OF 2

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 2, as described in Clerks File No. 20130000498884 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northwest corner Breezy Hill Phase I, an addition to the City of Rockwall, as described in Cab. H, Pgs. 375-376 in the Plat Records of Rockwall County, Texas and being the most eastely corner of said Tract 2:

THENCE, South 38° 38'15" West, along the west line of said Breezy Hill Phase I, for a distance of 264.75 feet, to a ½ inch iron rod found:

THENCE, North 54° 02'00" West, continuing along said west line, for a distance of 15.83 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 35° 45'14" West, continuing along said west line, for a distance of 339.01 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most westerly southwest corner of said Breezy Hill Phase I, being in the north line John King Boulevard (120' R.O.W.), being in a curve to the right, having a radius of 4940.00 feet, a central angle of 06° 38'02", and a tangent of 286.31 feet:

THENCE, continuing along said north line and with said curve the to the right for an arc distance of 571.98 feet (Chord Bearing North 50° 34'40" West - 571.66 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, as described in Cab. I, Pgs.155-156 in said Plat Records:

THENCE, North 40° 25'33" East, departing said north line and along the south line of said Breezy Hill Phase 4, for a distance of 348.46 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc":

THENCE, South 75° 18'52" East, continuing along said south line, for a distance of 29.78 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 29'27" East, continuing along said south line, for a distance of 156.65 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 88° 32'31" East, continuing along said south line, for a distance of 191.34 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 54° 20'06 " East, continuing along said south line, for a distance of 264.77 feet, to the POINT OF BEGINNING and containing 6.802 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2016.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2016.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE VII, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE VII, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips: and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall: or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done: or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City: we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE VI, SF, LTD.
a Texas limited partnership
By: BH PHASE VI, GP Corporation,
a Texas corporation, its General Partner

_____
Richard M. Skorburg
President

_____
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this_____day of_____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this_____day of_____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of _____, 2016.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

BREEZY HILL PHASE VII

10 LOTS, BEING 6.802 ACRES
SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
BH PHASE VI SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 2016

CASE #P2016-XXX

City of Rockwall

Project Plan Review History

Project Number	SP2016-024	**Owner**	Ridgecrest SF, LTD	**Applied**	10/20/2016 KB
Project Name	Ridgecrest Subdivision	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/20/2016 KB

Site Address	**City, State Zip**	**Zoning**
AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROLLING MEADOWS ESTATES	2	A	2	4861-000A-0002-00-0R	

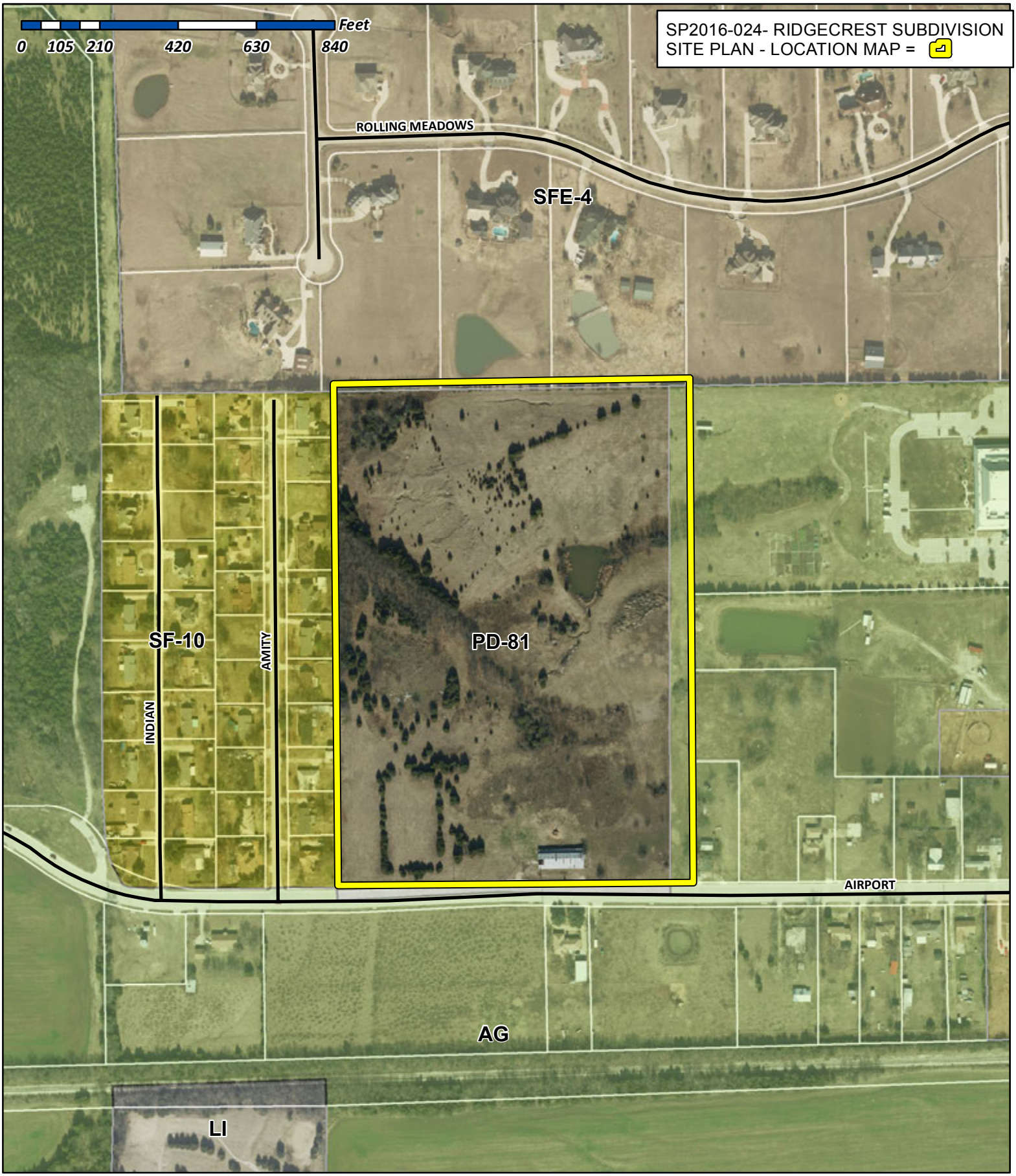
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/20/2016	10/27/2016	10/21/2016	1	APPROVED	
ENGINEERING	Amy Williams	10/20/2016	10/27/2016				
FIRE	Ariana Hargrove	10/20/2016	10/27/2016				
GIS	Lance Singleton	10/20/2016	10/27/2016				
PLANNING	Korey Brooks	10/20/2016	10/27/2016	10/21/2016	1	COMMENTS	Comments

PLANNING COMMENTS ON NEXT PAGE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(10/21/2016 9:40 AM KB)
SP2016-024 Ridgecrest Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-024) in the lower right hand corner of all pages on future submittals.
I.4 This site plan in being reviewed concurrently with a Tree Mitigation Plan [MIS2016-009] and a Final Plat [P2016-045]
M.5 Please show water and sewer easements. Also, please do this on the Tree Mitigation Plan.
M.6 Please remove all trees that are in the 15' Water and Sewer Easements and add to your landscaping for mitigation. Also, please do this on the Tree Mitigation Plan. Once these trees are identified, we will be able to determine if these are feature trees that require P&Z approval.
M.7 Please add an additional "Concept Landscape Plan" but change the title to Site Plan. This way, the set will include a "Site Plan", "Landscape Plan", Tree Preservation Plan", and "Tree Preservation Data"
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	FIELD5	FIELD6	QTY
	EXISTING TREE TO BE REMOVED							
	Juniperus virginiana / Eastern Red Cedar	B & B		8' MIN.	SYMMETRICAL	MATCHING	FULL	64
	Pistacia chinensis / Chinese Pistache	30 GAL	3"	10'-12"	SYMMETRICAL	MATCHING	FULL	6
	Quercus shumardii / Shumard Red Oak	30 GAL	3"	10'-12"	SYMMETRICAL	MATCHING	FULL	6
	Quercus virginiana / Southern Live Oak	30 GAL	3"	10'-12"	SYMMETRICAL	MATCHING	FULL	16

LANDSCAPE TABULATIONS:

SPECIAL NOTE:

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

SHEET NO. L-1.0

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:

Architect DREW J. DUBOCQ

L.A. No. 3141 Date 10/20/2016

090.1 17

RIDGECREST
Rockwall, Texas

CONCEPT LANDSCAPE PLAN

BANNISTER

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 15, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *October 11, 2016* Planning and Zoning Commission meeting.

2. **Approval of Minutes** for the *October 25, 2016* Planning and Zoning Commission meeting.

3. **P2016-045** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

4. **P2016-046** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

5. **P2016-047** **(Korey)**
   Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

6. **P2016-048** **(David)**
   Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

7. **P2016-049** **(Korey)**
   Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Cindy Paris of Rockwall Regional Hospital, LLP for the approval of a replat for Lot 22, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

PUBLIC HEARING ITEMS

8. **Z2016-033** **(Korey)**
   Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

9. **Z2016-034** **(David)**
   Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

10. **Z2016-035** **(David)**
    Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

11. **Z2016-036** **(David)**
    Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

12. **Z2016-037** **(David)**
    Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [*SH-205*], and take any action necessary.

ACTION ITEMS

13. **SP2016-024** **(Korey)**
    Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

    - ✓ SP2016-023: Variance for Lakeshore Commons [*Approved*]
    - ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (*2nd Reading*) [*Approved*]
    - ✓ Z2016-031: Amendment to PD-1 for a Brewery (*1st Reading*) [*Approved*]
    - ✓ Z2016-032: Amendment to PD-74 (*2nd Reading*) [*Approved*]

ADJOURNMENT

TRAINING SESSION

15. *Planning and Zoning Commission Training Session*
    A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the November 15, 2016 Planning and Zoning Commission work session meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of November, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 11, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Craig Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Johnny Lyons, Patrick Trowbridge, Annie Fishman, Mark Moeller, Sandra Whitley, and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the September 27, 2016 Planning and Zoning Commission meeting.

2. P2016-043

Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

Commissioner Lyons made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Chairman Renfro stated the item would be discussed at the time site plans that were reviewed by the Architectural Review Board come up on the agenda.

IV. PUBLIC HEARING ITEMS

4. Z2016-030

Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting the approval of a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements as stipulated by the UDC. The applicant is proposing to construct a metal building that that will be 30-feet by 40-feet or approximately 1,200 sq. ft. According to the UDC, in an SFE/1.5 District, a single accessory building no larger than 1,250 sq. ft. and 15-feet in height or less, provided the exterior materials contains the same materials as found on the main structure is allowed; in this case the main structure is clad in brick. The proposed accessory building conforms to the size requirement, however, the applicant is requesting an exception to the height requirement to allow for an accessory building that is 20-feet in height, approximately 5-feet taller than the allowed maximum height in an SFE/1.5 District, as well as the masonry requirement to construct an accessory building out of a steel building system with a standing

seam metal roof. Additionally, the accessory building will be located behind the main structure and not visible from the street.

Mr. Brooks went on to state that staff mailed 33 notices to property owners and occupants within 500-feet of the subject property as well as the Lofland Farms and Timber Creek Estates HOA's. Staff received one notice in favor of the request.

Chairman Renfro asked the applicant if he had anything additional to add or wished to speak, the applicant indicated he did not.

Chairman Renfro opened up the public hearing and asked if anyone who wished to speak to come forward and do so, there being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Lyons made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

5. Z2016-031

Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)* land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of Ridge Road south of the intersection of Ridge Road [*FM-740*] and SH-205, and take any action necessary.

Planning Director, Ryan Miller, gave brief description of request stating that the Planned Development District 1, which is south of the intersection of Ridge Road and South Goliad, has been around since 1971 and was originally approved for General Retail District Land Uses, however it wasn't adopted to the Unified Development Code until January 3, 1972. Since then it had updates in 1983, 2002 and 2012 and as of today it allows for a mixed commercial and residential uses. It is broken into three pieces and the piece that is being discussed is called Area 1 and includes the old Brookshire's it is the Ridge Road Shopping Center. Kasey Weadon of New Craft Brewing is requesting to amend this area of Planned Development District 1, specifically to add the brewery or distillery land use but does exclude brew pubs. That is the only change that is being considered. They are proposing to allow this by a Specific Use Permit and currently the use is only allowed by right in the Light Industrial and Heavy Industrial Districts and this is pretty typical of the use, until recently it was considered to be more of a manufacturing type of use however with changes from the Texas Alcohol Beverage Commission over the last couple of years, the use has somewhat changed. What is being considered is to add this use into the General Retail District. It will not allow any other uses or will it be making any other changes to the Code it would only be allowing this use to be included into Planned Development District 1.

Mr. Miller went on to explain that changes that the TABC put forward allow craft breweries the ability to open up a tasting room or tap room which is essentially used in the same manner that a vineyard would use a tasting room. It also set up limitations to the hours of operation. It allows these businesses to operate between 8 am and 12am Monday thru Saturday and 10am to 12 am on Sundays which does match the City's current ordinance for alcohol related businesses. In addition by allowing it by a Specific Use Permit, it gives the Planning and Zoning Commission and City Council the ability to review these requests on a case by case basis. What that means for the applicant is that if the City Council approves the request, he will be required to submit a Specific Use Permit for his specific use on this property.

Mr. Miller added that on September 30, 2016, staff mailed 176 notices to property owners and residents within 500-feet of Planned Development District 1 and also emailed notices to the Turtle Cove and Waterstone Estates Homeowner's Associations and the Southside Residential Neighborhood Organization, which are the only neighborhood groups located within 1,500 feet of the subject property. Of the 176 notices sent, staff has received 2 responses in favor of the request.

Chairman Renfro asked for questions from the Commission for staff.

Commissioner Fishman asked if there was going to be a time limit determined on the Specific Use Permit, or would that come at a later time. Mr. Miller stated that the Specific Use Permit will allow the Commission to set operational conditions for the specific use, at this time the only thing that is being decided is whether to allow the use in Planned Development District 1 by Specific Use Permit.

Chairman Renfro asked if regulating hours would be something the Commission would do at this time. Mr. Miller stated it would not, that would be done during the Specific Use Permit request.

Chairman Renfro asked the applicant to come forward.

Kasey Weadon
1201 Ridge Road
Rockwall, TX

Commissioner Lyons asked if they would be manufacturing and distributing the product. Mr. Weadon stated they would be manufacturing and distributing. They have a loading dock in the back. In the tasting room is where people would be able to sample what they are seeing manufactured.

Commission Lyons asked what the reason behind choosing the location since it would be between a fitness gym and an MMA Dojo. Mr. Weadon stated the footprint fits to what they are looking to use it for.

Commissioner Trowbridge asked how much retail versus wholesale. Mr. Weadon stated it would not be much retail, as they are mainly manufacturing the product.

Commissioner Lyons asked concerning safety would there be any risk of anything being combustible. Mr. Weadon stated there are safety measures in place with their equipment to avoid that.

Commissioner Whitley asked about their market plan since they are not selling the product there how does it impact the community in terms of sales. Mr. Weadon stated their product will be in restaurants in Rockwall where beer on tap is sold.

Chairman Renfro opened the public hearing and asked if anyone wished to speak to come forward and do so. There being no one indicating such, Chairman Renfro closed the public hearing and brought the item back for discussion.

Commissioner Lyons expressed concern of allowing this use at this location.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 6-1 with Commissioner Lyons dissenting.

6. Z2016-032

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Planning Director, Ryan Miller, provided a slide summary of location and gave brief explanation of request stating this is an amendment to PD-74 which is identified as the Breezy Hill Subdivision located on the northeast corner of John King and FM552. Currently the Planned Development District allows for 33.7 acres of retail, the applicant has submitted an application

requesting to amend Planned Development District 74 to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of acres designated for retail land uses from 33.7-acres to 19.44-acres for the purpose incorporating an additional residential phase that will be composed of 60' x 120' lots. The applicant did propose 50 foot lots earlier this year and that did go through the process with Planning and Zoning's recommendation of 60 foot lots and it did go up to City Council but the applicant requested to withdraw the case. They have now brought the request back with 60 foot lots the proposed new lot type and the proposed changes to the lot mix, the total number of single-family lots will be increased from 742 to 776. That will have a net effect on the overall lot types. Mr. Miller referenced page two of the Commission's packet that shows the proposed lot mixes. Lot type A which is the 60 foot lots will be decreased by 20. Those 20 lots are moving to Lot type E and increased by another 20. The applicant is also proposing to increase lot type B which is the 7x120 by 5 lots and Lot type D which is the lager lot 100x200 by 9 lots. This has an added effect on the overall density increasing it from 2.0 units per acre to 2.02 units per acre.

Mr. Miller went on to state that in looking at the Comprehensive Plan, should the Commission chose to send this forward, the Commission would also be sending forward a recommendation to change the Comprehensive Plan designation from a Commercial Designation to a Low Density Residential and that has been added as a condition of approval.

Mr. Miller added that staff mailed 363 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property. At the time this case memo was drafted staff received five responses against the request.

Mr. Miller stated the applicant was present and staff was available for questions.

Chairman Renfro asked for questions from the Commission for staff.

Commissioner Trowbridge asked concerning PD80 that is depicted on the map, if that is a Single Family development or a Commercial Development. Mr. Miller stated that is a Single Family Development.

Mr. Miller further added that the applicant is requesting a front entry product and at the previous work session the Commission asked the applicant to come back at this meeting with a certain percentage of front entry and j-swing. The applicant is proposing a 50/50 split that would be 20 lots with the ability to have j-swing and 20 lots with the ability to have front entry.

Chairman Renfro made mention of a comment on one of the letters that were received in opposition of the request that expressed concern of a meeting that took place with the developer and builder. Mr. Miller referred that question to the applicant to answer and or explain.

Chairman Renfro asked the applicant to come forward and speak.

Noah Flabiano
Skorburg Company
8214 Westchester Suite 710
Dallas, TX

Mr. Flabiano came forward and gave a brief summary of the request and provided a power point that gave a brief history of the subdivision and the development. In 2007 there was the 212 Agreement in place that had some entitlement power the same 2.0 units per acre, 20% open zoned Single Family for this particular subject property which per the agreement allowed for 810 units. In 2009 the 55 acres, per Councils direction was for commercial. In 2012 the school site was removed and the zoning was changed to Single Family where the school was set to be. In 2014 26 acres on the east side of the commercial tract was rezoned leaving 33.7 acres which is what they are looking to reduce to 19.44 acres to incorporate the additional residential phase for forty 60x120 foot lots. They feel they have owned this commercial tract for quite some time and are looking to sell. He went on to show slides of product types and lot mixes. They are requesting for up to 50% of the lots to be front entry only. At this time it is not decided the amount that would be front entry it is just up to 50% it may be less than that. They also have put

in a prevision after a neighborhood meeting last week that no two houses on the same side of the street can have front entry. They feel the commercial squared off will be more efficient.

Chairman Renfro asked the Commission for questions or discussion.

Commissioner Logan asked for better understanding concerning the amount of lots that were allowed per the 212 agreement and how that number has changed.

Adam Buzcek
Skorburg Company
8214 Westchester Suite 710
Dallas, TX

Mr. Buzcek came forward and stated he could better answer since he was here during that time. He stated the 212 agreement established 2 units per acre density on the overall tract. He added that at Council's direction the 55 acres were zoned commercial with the understanding that if the market did not end up warranting that much commercial it could be rezoned to decrease the size of the commercial. It would be 10 acres in the back which is an off piece and would square off what would be left of the commercial.

Commissioner Trowbridge asked if Skorborg Company develops commercial property or do will it be sold. Mr. Buzcek stated they have developed some over the years, but have not done any vertical commercial in the last 14 years that he has been with the company; essentially they are a single family development company and will be selling to a third party commercial developer.

Chairman Renfro opened the public hearing and asked anyone who wished to come forward to speak to come forward.

Bruce Clark
313 Shenandoah Lane
Rockwall, TX

Mr. Clark came forward and stated details concerning his career, which he stated he was a planner for close to 50 years and therefore feels he is familiar with the planning process. He stated that his property abuts part of the Skorburg property further down on John King Blvd.
He feels that most of the commercial development has occurred near FM 552 and SH-205 and therefore there is not really a need for a big commercial at this location. He added that he is in favor of the request and feels it is a good move to reduce the commercial in favor of more residential lots and they produce a good product and will be an added asset for the area.

Stan Parks
998 Calm Crest
Rockwall, TX

Mr. Parks came forward and stated there was HOA meeting that took place with the developer last week and in his opinion as well as others that attended that meeting there was a support for the effort to switch from commercial to single family homes. The opposition from mainly all in attendance at the meeting was specific to the front entry drive. He feels it will take up most of the front yard and won't allow for much of a yard. That type entry depicts more of a townhome development rather than a single family home. And although there will be the provision of not having two homes on the same side of the street with front entry still feels the final product will be ending up with one side of the development completely different than the other. He is in opposition of the three front entry drives, although he is in support of the reduction in commercial to add the additional residential.

Bob Wacker
806 Mira Mar Drive
Rockwall, TX

Mr. Wacker came forward and stated he is in favor of the request. He feels the market is calling for the 60 foot lot product and feels there is already enough commercial in that area. Although he questions if 3 front entry can be built on 60 foot lots.

Chairman Renfro asked the applicant to come forward for rebuttal and any additional comments they wish to make.

Mr. Buzcek came forward and added that they will be able to build the 3 front entry on the 60 foot lots.

Commissioner Lyons asked how big the front yards will be on the 60 foot lots with the 3 front entry garages. Mr. Buzcek stated it will be the same setback the building will be the same as at they are building now with a 20 foot front setback, the only difference will be instead of it having to be the side of the garage it can be a/c square footage area. The actual streetscape in terms of where the building will be will be the same setback.

Commissioner Whitley asked for clarification if only 50% are front access, would the other 50% be j-swing and would that mean they all will have the driveway in the front. Mr. Buzcek stated the 50% that's not only front entry will be identical to category A. Mr. Miller added that in addition to j-swing they're allowed to have a garage that's recessed 20 feet behind the front façade of the house. They can have a forward facing garage, it just has to be recessed and the reason that is required is to require an additional 20 feet of setback between the garage and the street.

Commissioner Logan asked would there be any 3 bay wide in the combination of j-swing and front entry. Mr. Buzcek stated they have plans where there could be 3 or a 2 and 1 with 2 doors facing the garage and provided slide pictures showing the different options.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Trowbridge expressed concern of the economic impact of the land use.

Commissioner Moeller expressed concern with changing the land use map.

General discussion took place concerning if it would be a good fit to the area and pros and cons.

Commissioner Moeller made motion to approve with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 7-0.

7. P2016-040

Hold a public hearing to discuss and consider a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place, and take any action necessary.

Planner, Korey Brooks, advised the Commission that they were given an amended case memo, a letter from the applicant and photos of the property. He stated that the applicant is requesting to replat one 1.4-acre lot into two 0.70-acre lots for the purpose of subdividing one lot into two lots to build a single family home on each lot. The applicant currently has a play set as a standalone structure on one of the lots and has provided a letter indicating that on March 21, 2016 the property was granted a variance by the Chandlers Landing Community Association to allow for the play set as a stand-alone structure on a lot with the condition that the foundation slab for the residence must be in place within one year of the Board Meeting. Additionally the applicant is proposing a front yard fence and according to the UDC it states that no fence shall be constructed in the required front yard of a residentially zoned area without first being granted a special permit by the City Council. The City Council approved a request on April 2, 2012 for a 48-inch, wrought iron fence to be constructed in the front yard of the property located at 107 Independence Place. However, at time of approval, the subject property contained all 1.42-acres. Should the Planning and Zoning Commission and City Council approve the replat as submitted, this would essentially approve a front yard fence on two properties, 107 Independence Place and 108 Independence Place therefore this issue makes the approval of this replat a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Brooks added that on October 1, 2016, staff mailed one notice to property owners and occupants within 200 feet of the subject property and located within the Independence Pass Subdivision. Staff did not receive any notices returned.

Chairman Renfro asked the applicant to come forward.

Chad Hudson
422 Colombia Drive
Rockwall, TX

Mr. Hudson came forward and stated he has been a resident of Rockwall since 2000 and has lived in Chandlers Landing since 2003 and has owned the subject property since 2006. He and his wife planned on building on it, and initially subdivided it into three lots. The private security fence goes around the entire project and they tied into Chandlers Landing existing fence. The front yard fence was installed in 2012 and a shared access is in place. After designing the house Mr. Hudson and his wife decided they will live at 107, there are already three water meters in place, and they want to take up two of the lots. It is 1.4 acres and they would like to keep the shared driveway, have .7 for their house and .7 for an additional house at some point. He is asking for a variance for the front yard fence.

Mr. Miller added that all front yard fences in the City of Rockwall are required to go to the City Council for approval. City Council did approve a front yard fence in 2012 for this property as one lot, one property. However, now that the applicant is replatting the property, and although the plat meets the technical requirements, what makes it discretionary to the Planning and Zoning Commission and City Council is that he would be subdividing it creating two lots with two front yard fences.
Chairman Renfro asked what the pros/cons would be for them to consider the variance, is it visual appeal or a safety issue. Mr. Miller stated that the reason the ordinance is in place is to review front yard fences on a case by case basis based on the area they're in, adjacent properties, visual appeal and those are discretionary to the City Council.

Commissioner Lyons asked what is changing from going from one lot to two since the fence is already in place and wouldn't look any different whether it would be on one or two lots. Mr. Hudson stated the fence would not look any different even if three houses were built on the lot.

Mr. Hudson added that the accessory building, play set, was put there for their two daughters to play while he and his wife worked on the property. Initially Chandlers did have a problem with it, but after appealing to them the Board just asked that they put a slab in place and they will have a foundation within a year.

Chairman Renfro asked staff if that would be part of the request. Mr. Miller stated that is between the HOA and the applicant and is not part of the replat request.

Chairman Renfro opened up the public hearing and asked if anyone who wished to speak to come forward and do so, there being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Lyons made a motion to approve the item with staff recommendations. Commissioner Logan seconded the item by a vote of 7-0.

V. ACTION ITEMS

8. P2016-044
Discuss and consider a request by Chris Cuny, P.E. of FC Cuny Corporation for the approval of a reinstatement request for the preliminary plat for the Fontanna Ranch Addition in accordance with *Section 38-8(f)* of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being an 27.89-acre tract of land, zoned Planned Development District 67 (PD-67),
take any action necessary.

Senior planner David Gonzales gave brief explanation of request stating that this was approved by City Council in 2006 as a preliminary plat, and generally what happens after that is the

developer submits a final plat or engineering plans for any portion of the overall tract, and continues to submit subsequent plans for additional phases of the development and they have one year to get that done. However, in this case that did not happen and that is the reason for the request. Phase III of the Fontanna Ranch represents the final phase for the Fontanna Ranch Subdivision and essentially they have not changed anything as far as the general layout of the preliminary plat and because of that and the concept plan that was approved with the PD, staff would recommend the approval of the reinstatement for the one year to allow them to submit engineering and final plat for the property and begin development.

Mr. Gonzales advised the Commission the applicant was not present but staff was available for questions.

Chairman Renfro asked for questions or discussion from the Commission.

Commissioner Moeller made a motion to approve the item with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

9. SP2016-019

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating that in 2008, the City Council approved a Specific Use Permit to allow for a Daycare on the subject property. The applicant is requesting approval of a Site Plan to construct a 13,342 sq. ft. daycare facility. The proposed daycare is situated on two tracts of land. One tract is 1.511-acres and is zoned Planned Development District 41 and the other tract of land is 1.4376-acres and is zoned Single Family 10 District. The submitted site plan, landscape plan, photometric plan, and building elevations do conform to the technical requirements contained within the approved SUP as well as the UDC.

Mr. Brooks went on to state that the ARB met with the applicant at the last Planning and Zoning Commission meeting and they did approved the site plan as submitted and there were no additional requirements from the ARB. Mr. Brooks provided the Commission slide pictures showing the approved elevations as well as pictures northeast and west view of the site.

Mr. Brooks advised the Commission that staff as well as the applicant were available for questions.

Chairman Renfro brought the item back for discussion/questions.

Commissioner Trowbridge asked if PD41 incorporated mostly single family or is it split between commercial and single family and would this use align with the PD. Mr. Brooks stated it is a mix-use, General Retail as well as Single Family.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Lyons seconded the motion, which passed by a vote of 7-0.

10. SP2016-020

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

Planner, Korey Brooks, advised the Commission he provided them with a revised case memo and went on to state that the applicant is requesting approval of a Site Plan for the purpose of constructing a 55,827 sq. ft. medical office building facility. The proposed medical office

building is situated on a 5.75-acre portion of a larger 17.8321-acre parcel of land that was originally intended for two medical office buildings to be constructed. The first one was approved on 2008 and this request is for the second of the two buildings. On January 22, 2008 the City Council approved variances to the stone requirements, rooftop screening of mechanical equipment, and vertical articulation requirements. The submitted site plan is for MOB #2; and therefore will not require additional variances pending conformance with the 2008 site plan case.

Mr. Brooks went on to state that the submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. As with the last case, ARB did recommend approval as long as this site plan conforms to the 2008 approved MOB site plan.

Mr. Brooks advised the Commission that staff as well as the applicant were available for questions.

Chairman Renfro made motion to approve with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 7-0.

11. SP2016-021

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting approval of a Site Plan for the purpose of constructing an 11,834 sq. ft. private pre-school facility. The proposed preschool is situated 2.28-acre tract of land and is zoned Planned Development District 70 for General Retail District land uses. The submitted site plan, landscape plan, photometric plan, and building elevations do conform to the technical requirements contained within the UDC.

Mr. Brooks went on to state that at the previous meeting the applicant met with ARB and the Board asked the applicant to make revisions to the symmetry of the building, add more detail to the vertical elements on the West Elevation, to add landscaping to provide screening to the North Elevation, and to widen the columns on the West Elevation. The applicant agreed to make revisions and submitted those changes, and ARB did recommend approval at their earlier held meeting.

Mr. Brooks advised the Commission that staff as well as the applicant were available for questions.

Chairman Renfro asked for questions or discussion.

Commissioner Lyons made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

12. SP2016-022

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is seeking approval for a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land. The subject property is zoned Heavy Commercial and the properties to the east and south are zoned PD10 and Light Industrial; there are a couple properties in front that are Commercial and one that is a Single Family Residential. The applicant is requesting approval of a site plan for the purpose of expanding an existing heavy commercial operation by constructing two additional buildings. The Architectural Review Board took into consideration when it reviewed this particular request that this property has been here since 1984 it's a concrete

mixing facility. Mr. Gonzales provided pictures of the property and of the site plan that showed the two building that the applicant is requesting to expand. The two buildings that are going on the site exceed the 50% of the size of the existing buildings area and due to the nature of the buildings there are some variances and exceptions that the applicant is requesting.

Mr. Gonzales went on to state that when ARB looked at the elevations, they considered the location and the age of the property. Based on what is there now, the applicant is providing buildings that are similar to what is currently there to keep in with what is on the ground. He is building an office building that is going to be located right adjacent to behind the existing office building as well as the other new facility which will be the lab which will be west of that. In looking at the lab facility building elevations, when ARB met with the applicant at the previous meeting the applicant showed that a building on site that has split face CMU, and new building will be right next to the current building and would be split CMU as well. However the applicant has since changed that and he is now proposing a brick that will be on the exterior of the building and will match the office building and since the building will be up front it will be more in line with what is present at the front of the property.

Mr. Gonzales further stated that the ARB in their deliberations, recommended the applicant plant trees along the southern and eastern property boundary in order to screen the use from the surrounding properties.

Mr. Gonzales also added that the existing site has a total of five parking spaces located adjacent to the existing office building; however, based on the total square footage of the additional two buildings, an additional 25 parking spaces are required. The applicant's proposed site plan indicates the addition of 16 parking spaces and is requesting a variance to allow for less than the required 25 spaces. This is due to the sites building #2 being used as a laboratory rather than a traditional office use. This variance request has also been included as a condition of approval. Aside from the exceptions and variances requested for the tow (2) building's exterior facades, the variance to the parking standards, and the conditions listed in the Recommendations section of this report, the submitted site plan and building elevations are in substantial compliance with the technical requirements contained within the SH-276 OV and the UDC. The ARB made a motion to recommend approval of the elevations for both buildings with staff conditions. The motion also included the planting of trees along the southern and eastern property lines for screening purposes.

Mr. Gonzales advised the Commission that staff as well as the applicant were available for questions.

Chairman Renfro asked for clarification of what is being approved if it is for approval for a site plan for the expansion of an existing industrial facility, simply the site plan. Mr. Gonzales state the approval would be for the site plan; however the recommendation as well would be forwarded to City Council for the variances and exceptions.

Chairman Renfro asked for questions or discussion.

Chairman Renfro made a motion to approve with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

13. SP2016-023 ***POSTPONED TO THE 10-25-2016 P&Z MEETING***

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH*-205], and take any action necessary.

Senior Planner, David Gonzales, advised the applicant asked the item to be postponed.

14. MIS2016-009

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a *Tree Mitigation Plan* in conjunction with an approved Planned Development (PD-81) for the Ridgecrest Subdivision being a 29.541-acre tract of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 81 (PD-81) and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request has submitted a Tree Mitigation Plan for a planned subdivision (Ridgecrest Subdivision) being a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549.

Mr. Brooks further explained that the applicant has provided a tree survey identifying a total of 51 trees, totaling 468.4-caliper inches that require removal in order to develop the property. All of the trees identified are considered to be protected trees and require mitigation. Of the trees being removed, 5 of the trees, totaling 32.65 caliper-inches, are Cedar trees. According to the UDC Cedar trees that are 11 inches dbh or larger, shall be replaced at fifty 50 percent the total caliper inches being removed; therefore, the applicant is only required to mitigate for 16.325-caliper inches of Cedar trees. According to the UDC feature trees may not be removed without the approval of the Planning and Zoning Commission and are to be replaced on inch-for-inch bases. Feature trees are identified as any pecan, oak, or elm that has a dbh of 4 inches or greater or any tree that has a dbh of 30 inches or greater. The submitted tree mitigation plan identifies 3 feature trees, totaling 31.2-caliper inches that will be removed and require the Planning and Zoning Commission's approval.

Mr. Brooks went on to state that the total required mitigation balance, totaling 435.75-caliper inches or 142.25 3-inch caliper trees, will be satisfied at the time of development of the site. It should be noted that the approval of the applicant's request is a discretionary decision for the Planning and Zoning Commission.

Commissioner Trowbridge asked if the request complies with the mitigation plan. Mr. Brooks stated it does.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-042: Amending Plat for the Preserve, Phase 1 Addition [*Approved*]
- ✓ Z2016-023: SUP for 1970 Copper Ridge Circle (*2nd Reading*) [*Approved*]
- ✓ Z2016-025: Harbor Urban Center Condominiums (*2nd Reading*) [*Approved*]
- ✓ Z2016-028: Zoning Change AG to RO (*2nd Reading*) [*Approved*]
- ✓ Z2016-029: SUP for a Gas Station (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VII. ADJOURNMENT

Meeting adjourned at 8:06 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

Craig Renfro, Chairman

Attest:

Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 25, 2016
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Johnny Lyons called the meeting to order at 6: p.m. The Commissioners present at the meeting were, Sandra Whitley, Tracey Logan, Annie Fishman, and Mark Moeller. Absent were Chairman Craig Renfro and Commissioner Patrick Trowbridge. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review Board representative Jerry Welch gave brief explanation of agenda item that was discussed at the ARB meeting.

No further discussion took place concerning this agenda item.

III. ACTION ITEMS

2. SP2016-023

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the applicant the applicant is requesting approval of a Site Plan for the purpose of constructing a 9,862 sq. ft. retail facility that will house three uses, retail, restaurant, and medical office. The site will be comprised of a 1.56-acre tract of land being a portion of larger 6.1091-acre tract of land. The proposed retail facility is a use permitted by right on the subject property. A preliminary plat was approved in April of this year and indicates a total of four lots available for development for this intersection. The preliminary plat also indicates one primary drive that connects all four lots and has entrance/exit points along SH-205 and North Lakeshore Drive. The primary access for the subject property will be from North Lakeshore Drive. The subject property will incorporate a total of 57 parking spaces for the retail development.

Mr. Gonzales further stated that, the applicant provided a Tree Mitigation Plan earlier this year indicating a total mitigation balance due of 731 caliper inches. The Planning and Zoning Commission approved the mitigation plan that would allow the applicant to satisfy the mitigation balance at the time of development of the 6.1091-acre site. The landscape plan for the subject property indicates a total of 16 trees being added to the site with each tree being a minimum of 4 caliper inches for a total of 64 inches. The mitigation balance will be adjusted to indicate a total of 667 inches due at the time of future development.

Mr. Gonzales went on to state that concerning variances and exceptions for the request, the Architectural Review Board did consider the cultured stone and approved it. The cultured stone is something that has been incorporated into the Overlay District requirements that allows for the Planning Commission to be able to review the cultured stone product as long as meets a certain criteria. Also, part of the variance to the site plan on the north elevation the applicant is

requesting a variance to allow for a reduction in the amount that is required. The Overlay District requires a minimum of 20% stone for all facades. They exceed that on the remaining facades; however on the north elevation facing Lakeshore Blvd that is less than 20% stone, it is approximately 16% on that elevation. They are seeking a variance for that and the Commission would forward a recommendation to City Council for their next scheduled meeting. Other comments are outlined in the staff report that was provided to the Commission.

Mr. Gonzales stated staff was available for questions and the applicant was present and available for questions as well.

Vice-Chairman Lyons asked the Commission for any questions or discussion.

Commissioner Fishman asked concerning one of the requirements for cultured stone that is for it to have a minimum warranty of 75 years and the requested cultured stone shows to be only 50 years, would that need to be looked at as an exception. Mr. Gonzales stated it would be something the Commission would need to take a look at and consider. There have been two other cases that have come before the Commission where the issue of warranty has been discussed. When the ordinance was originally brought to the Commission, the 75 year warranty is something that is hard to achieve, there are only a handful of companies that offer that warranty therefore it limits the amount of cultured stone that a developer can go out and find for their project.

Vice-Chairman Lyons asked the applicant to come forward.

Worth Williams
7700 Eastern Avenue
Dallas, TX

Mr. Williams came forward came forward and stated that in looking for the stone they wanted a product that would "pop" and create a lot of interest for the shopping center to compliment the balance of what they have proposed for the three lots.

Vice-Chairman Lyons asked the Commission for any questions or discussion.

Commissioner Moeller made a motion to approve the agenda item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-2, with Chairman Renfro and Commissioner Trowbridge absent.

IV. DISCUSSION ITEMS

3. Z2016-033

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planner, Korey Brooks, advised the Commission the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

Phillip Craddock
Craddock Architecture
750 E. IH-30 Suite 160
Rockwall, TX

Mr. Craddock came forward and gave a brief explanation of the request and provided a power point showing different view of what it will look like overall inside and outside. It will be in a highly visible site and the intention is to bring a high end hotel that will focus more on the executive upscale community. It will have a nice look of the lake from the second thru the fifth

floor of the building. It will have 24 hour operation, full complimentary breakfast, a fitness center and indoor pool. The mix of the hotel is going to be 50% studios and four mini suites that have one bedroom. It will be modern and upscale and they will meet the ordinance with the beam and stone. It will be a Best Western Plus/ Executive Residency. It will have a roof deck which will provide a nice view of the lake. The rooms will not have a separate dining room or a full range. They will be entered through a shared wall.

Mr. Brooks added that when the request originally came in the applicant was not proposing to do a Residence Hotel but subsequently after speaking with him, it was decided it would probably be best to allow for a Residence Hotel with the condition that no more than 50% of the rooms would offer an extended stay option.

Mr. Miller further added that they reviewed that before the meeting, there are four suits that do meet the definition of a Residency Hotel where they incorporate a full size fridge in a kitchenette and allow for a longer stay.

Mr. Craddock further clarified by stating that there will only be four of the suits that would be considered a residency type and they would be willing to put that on the ordinance. There will be a total of 77 rooms. The suites will be located in the corners most likely in the upper floor. The slide show he provided showed different views of the rooms what the suites would have in them as well as the view of the lake from the upper floors. He went on to add that the intent is to provide a nice upscale hotel experience for the guests. They will be asking for a variance for the 60 foot height.

Vice-Chairman Lyons asked what the allowed height was. Mr. Brooks stated that the current SUP for this property allows for a building that is 58 feet in height the request is for 60 feet.

Commissioner Logan asked staff if the height variance is the only variance being requested and if the residence hotel is allowed because it is zoned Commercial. Mr. Brooks stated it was the only variance being requested and the use was allowed with a Specific Use Permit.

Commissioner Logan expressed concern with a residence hotel, and the Best Western not typically what is considered upscale. Mr. Craddock responded that the Best Western brand is changing and has changed significantly in the last few years than what it may have been considered some years ago and also the location is going to be a key part.

Commissioner Whitley asked if the pool would be screened and will there be any meeting rooms. Mr. Craddock stated the pool would be screened and the conference room would accommodate approximately 40-50 people.

Commissioner Moeller expressed concern with the naming of residence hotels, asked staff if there could be a different terminology that could be used such as what was mentioned executive stay would be more appealing. Mr. Miller stated the brand is Executive Stay and the term Executive Residence could be used.

Vice-Chairman asked what the signage would say. Mr. Craddock stated it would be Best Western Plus/ Executive Residency.

Commissioner Fishman asked if the company retains long term ownership. Mr. Craddock stated they would be maintaining it long term. To further explain the answer he asked his colleague to add.

Clark Staggs
1601 Seascape
Rockwall, TX

Mr. Staggs came forward and stated that the Best Western that is currently in Rockwall has been owned by the same owner for the last six years and within that time has made substantial improvements every year and is currently making renovations to the lobby. He added that the price range for the rooms will start at minimum $100 a night; it is an expensive proposition as opposed to what is sometimes thought of with an extended stay.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

4. Z2016-034

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

David Palmer
3102 Maple Avenue Suite 500
Dallas, TX

Mr. Palmer came forward and stated he is a partner with Cencor Realty; Cencor Acquisition is their purchasing entity. They are purchasing this property and are seeking to have it zoned so they can determine what direction they will proceed with it in terms of marketing. They intend to develop it for a retail shopping center.

Vice-Chairman Lyons asked the Commission for any questions or discussions. There being no questions or discussion, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

5. Z2016-035

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and stated that this is a tract of land that the school district owns and the request is for an SUP for the purpose of building a College and Career Academy.

Commissioner Moeller asked in looking at the layout of the school were the access points only showing to be off of John King with an alley way going through a side street. Mr. Strohmeyer stated that was correct. Commissioner Moeller expressed concern over peak times of drop off and pick up and the traffic issue it may cause. Mr. Strohmeyer clarified that it would be older kids and that would not pose a problem.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

6. Z2016-036

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance*

No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

Pat Atkins
3076 Hays Lane
Rockwall, TX

Mr. Atkins came forward and gave brief explanation of the request. This subject property has come before the Commission in the past and during the zoning process they had not committed to a builder team; however Highland Homes and David Weekly Homes, which are one of the best builders in the metroplex, have committed to the building of this development Saddle Star South. In the contract discussions and negotiations they have had with the builders the concern with regard to garage orientation came up, and that poses an issue with the commitment they will make. He is coming forward with the direction of these builders in asking to allow flexibility with their design and how they accommodate to the market.

Vice-Chairman Lyons asked the Commission for any questions or discussion.

Vice-Chairman Lyons asked for clarification of request, is it to allow all of the development to be front entry. Mr. Atkins stated the desire of both builders is to let the market tell them what they need to provide. The non-monotony clause gives them the design element of mixing up product and how it's constructed. The desire it to allow the builder the flexibility to allow to decide as the market and the buyer calls.

Mr. Gonzales added that currently how the ordinance reads that for the 138 homes in that PD, 50% minimum must be j-swing drive with the remaining lots can be just 20 foot setback from the property line where the entire façade would be a flat façade where you can have the front entry. That is what is being considered, to see how many j-swing will be there and/or will it include more of the other product type where there wouldn't have the recessed garage.

Mr. Miller clarified that it would allow for 100% flat front entry if that were to be their request.

Vice-Chairman Lyons asked if the builders expressed that the deal was dependent on this condition. Mr. Atkins stated their contractual requirement is that they be allowed to do front entry. Vice-Chairman Lyons stated he feels the Commissioners that are not present may also have some concerns because typically what is preferred is to have some diversity, asked if they would be open to asking for a different percentage instead of 100%. Mr. Atkins stated he will discuss that with the builders.

Mr. Miller added that staff could also work with the applicant through the process before the public hearing to touch on that question and address the Commissions concerns.

Commissioner Whitley expressed concern that both potential builders are seeking total flexibility and are not willing to work with the City when other builders have. She stated concern with the lack of diversity.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

7. Z2016-037

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205

Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request and stated that staff met with the applicant a few weeks ago when they were looking into pulling a building permit for the RISE which is an athletic complex that includes a baseball diamond. They have indicated to staff that years ago it had lighting on the field and those were destroyed at some point due to a storm. The lighting ordinance does not accommodate this; it accommodates commercial properties, retail properties where there are lighting poles that go up 20 or maximum 30 feet in height. For a sporting complex 30 feet would create blinding lights for those playing on the fields and that is what the applicant pointed out to staff. What staff indicated to them in order to move forward it would have to go through an SUP process. Since the property is zoned Agriculture District they have to go through the zoning process first in order to rezone to a commercial use and if that goes through it would then go through the SUP to establish the lighting standards within the SUP.

Vice-Chairman asked if it would only be one ballfield. Mr. Gonzales stated they have only indicated it would be one and when the SUP comes forward they would provide the lighting plan.

Commissioner Logan stated she was unaware that the building was in the City. Mr. Gonzales stated it was an existing building at the time of annexation and because of that they have a non-conforming use on the property.

Commissioner Logan asked if by requesting the SUP would they be required to be conforming. Mr. Gonzales stated once the SUP goes through it establishes zoning on the property and anything new that would come in would then have to meet the City's code standards.

Commissioner Whitley asked what the neighboring area to the north was. Mr. Gonzales stated it is zoned Heavy Commercial.

Commissioner Moeller asked for clarification of how many ballfields there are because in the packet they reviewed it showed two, he would like to know which one of the two will have the lighting. Mr. Gonzales stated that at the time they met with the applicant they indicated it would only be for one, but if they would want to put lighting on both it would be a request they can ask for during the SUP process and it then would be a discretionary approval.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

8. P2016-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

Vice-Chairman Lyons stated agenda items #8 and #10 would be combined and discussed together.

Planner, Korey Brooks, gave brief explanation of the request and stated that both the site plan an final plat are for the purpose of creating 45 single family residential lots. The site plan and final plat both meet the technical requirements and will be going to the Park Board on November 1st to have park fees accessed and will be on the consent agenda at the Commissions next scheduled meeting.

Vice-Chairman Lyons asked the Commission for any questions or discussion.

Commissioner Moeller asked for clarification of the street layout of where street D would that end up as it appears it dead ends to the church property. Mr. Brooks stated it will be a stub out connecting the church property to the subject property.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. P2016-046

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

Planner, Korey Brooks gave brief explanation of request stating it is a request to final plat 10 lots for single family residential homes. It does meet the technical requirements and will be going to the Park Board on November 1st to have park fees accessed and will be on the consent agenda at the Commissions next scheduled meeting.

Vice-Chairman Lyons asked the Commission for any questions or discussions. There being no questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2016-024

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

Vice-Chairman Lyons stated agenda items #8 and #10 would be combined and discussed together.

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-043: Lots 1-10, Block A, Estates on the Ridge Subdivision [*Approved*]
- ✓ P2016-040: Lots 7 & 8, Block A, Independence Pass Addition [*Approved*]
- ✓ SP2016-022: Exceptions and Variances at 1611 SH-276 [*Approved*]
- ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (*1st Reading*) [*Approved*]
- ✓ Z2016-031: Amendment to PD-1 for a Brewery (*1st Reading*) [*Tabled to the November 7th Meeting*]
- ✓ Z2016-032: Amendment to PD-74 (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

V. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

VI. TRAINING SESSION

12. *Planning and Zoning Commission Training Session*

A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the October 25, 2016 Planning and Zoning Commission work session meeting.

Mr. Miller advised noted that the training session would be postponed until the next scheduled meeting.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Chase Finch, *Corwin Engineering, Inc.*

AGENDA ITEM: **P2016-045**; *Ridgecrest Subdivision*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

PLAT INFORMATION:

☑ The Ridgecrest Subdivision will consist of 45 single-family lots on 29.541-acres of land. The development will incorporate a rural street cross-section and larger front yard setback (i.e 40-feet) to give the appearance of a rural neighborhood. The development will also incorporate 6-acres (i.e. 20%) of open space. The residential subdivision will be composed of 45 single-family lots on 29.541-acres of land. In conjunction with this final plat, the applicant has submitted a site plan [*Case No. SP2016-024*]. A summary of the proposed density and dimensional requirements is as follows:

Minimum Lot Width/Frontage	*80'*
Minimum Lot Depth	*100'*
Minimum Lot Area	*15,000 SF*
Minimum Front Yard Setback	*40'*
Minimum Side Yard Setback	*5'*
Minimum Side Yard Setback (Adjacent to a Street)	*10'*
Minimum Length of Driveway Pavement	*20'*
Maximum Height	*36'*
Minimum Rear Yard Setback	*10'*
Minimum Area/Dwelling Unit (SF)	*1,800 SF*
Maximum Lot Coverage	*65%*

☑ The proposed Final Plat conforms to the concept plan and development standards included in Planned Development 81 District (PD-81) approved by the City Council on May 16, 2016 under *Case No. Z2016-014* [*Ordinance No. 16-42*] and to the Preliminary Plat approved by City Council on June 20, 2016 under *Case No. P2016-029*.

☑ On November 1, 2016 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $54,180 [*i.e. 45 Lots @ $1,204.00 Per Lot*].

2) The developer is to pay the cash-in-lieu of land fees required in the amount of $41,985 [i.e. 45 Lots @ $933.00 Per Lot].

3) The shade structure presented in the plan be changed to a play structure.

4) The six (6)-acre open space and drainage easement shall remain as HOA maintained and not accepted as a public park.

NOTE: This condition has been added to the conditions of approval below.

☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *final plat* for *Ridgecrest Subdivision* staff would recommend the following conditions:

1) The *final plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The development shall conform to the recommendations made by the Parks Board; and,

3) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-045	**Owner**	RIDGECREST ST, LTD	**Applied**	10/14/2016 LM
Project Name	Lot 1, & 2, Block A, Ridgecrest	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	**City, State Zip**	**Zoning**
AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2	A	2	4861-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	COMMENTS	See Comments

(10/18/2016 8:55 AM AW)
See markups
Show all minimum finished floor elevations on all lot adjacent to the creeks.
Show cross-section, elevations, and water surface on all creeks
Label detention area as "detention/drainage easement"
Show 15' sanitary sewer easement inside lot 32 block A
Show 30' drainage easement between lots 5-6
block C
Show 15' drainage easement along lots 1-8 block C
Add verbiage to note #6: "The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA"
Hatch area of sanitary sewer easement to be abandoned.

FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
GIS	Lance Singleton	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See Comments

(10/19/2016 9:09 AM LS)
Approved street names are:
'a' - Prairie View Rd
'b' - Coyote Crossing
'c' - Fox Hollow Dr
'd' - Cypress Dr

PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2016-045 Ridgecrest Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

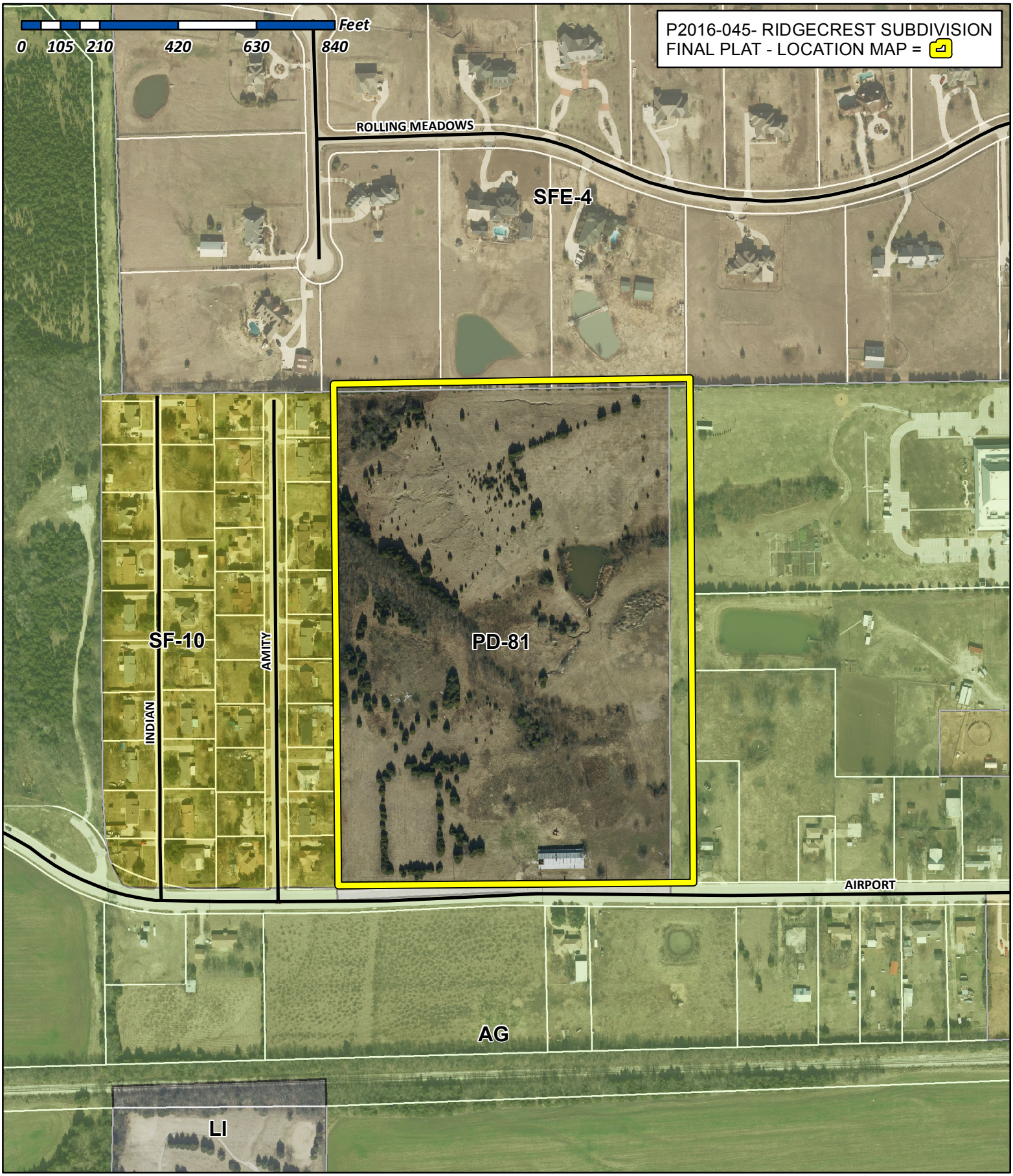
M.3 For reference, include the case number (P2016-045) in the lower right hand corner of all pages on future submittals.

M.4 Please show the street centerline for Airport Road.

M.6 Will the deed to the property be filed before this goes to City Council? If not, the Church will have to sign the plat.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.

I.7 The City Council meeting date and subsequent approval for this plat is November 21, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

ROLLING MEADOWS ESTATES
CAB. D, SLIDE 59

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2605015.83	7027187.53

ELEV = 572.3

S89° 18'40"E 954.47'

10' LANDSCAPE ESMT.

PARTIALLY ABANDON EX. SAN. SWR. ESMT.

10' LANDSCAPE ESMT. LOT 23 BLOCK A

½" IRF (C.M.)

S89° 18'40"E 611.25'

15' SAN. SWR. ESMT. - CAB. F, PG. 72

LOT 23 BLOCK A OPEN SPACE/ DRAINAGE ESMT.

S83° 40'01"E 75.05'

N52° 25'25"W 67.36'

N52° 25'25"W 95.75'

S89° 18'40"E 536.66'

S89° 18'40"E 177.57'

STREET D (50' R.O.W.)

15' SAN. SWR. ESMT. CAB. F, PG. 72

20' D.E.

S76° 00'37"W 180.71'

15' S.S.E.

25' S.S.E. & D.E.

AMITY LANE (60' R.O.W.)

N01° 05'03"E 1325.57'

LOT 14 BLOCK A OPEN SPACE/DRAINAGE EASEMENT

S88° 54'57"E 191.42'

S88° 54'57"E 180.01'

S88° 54'57"E 185.00'

S88° 54'57"E 180.01'

S88° 54'57"E 35.00'

N88° 50'39"W 127.39'

N88° 50'39"W 538.00'

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

7.5' TP&L CO. ESMT. VOL. 63, PG. 260

GREENLEE ADDITION CAB. A, SLIDE 151

LOT 1 BLOCK A
ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION
CAB. F, PG. 72

JAMES DEVOLL
VOL. 1967, PG. 79

JEREMY EPTON
DOC.* 20150000014429

WHO FAMILY TRUST
VOL. 4768, PG. 282

S01° 09'28"W 1328.97'

STREET C (50' R.O.W.)

LOT 10 BLOCK C OPEN SPACE/ DRAINAGE ESMT.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2605979.23	7025872.53

ELEV = 590.8

POINT OF BEGINNING

½" IRF (C.M.) N88° 50'39"W 88.07' ½" IRF

S88° 58'08"W 341.01' ½" IRF ½" IRF

N87° 46'13"W 482.31' ½" IRF (C.M.)

AIRPORT ROAD

10' LANDSCAPE BUFFER

Δ= 03° 15' 38"
R= 732.50'
T= 20.85'
L= 41.69'
C= 41.68'
B= N89° 24' 02"W

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	80° 24' 21"	60.00'	292.79'	----	77.46'	S39° 07' 08"E
2.	25° 37' 24"	295.00'	131.93'	67.09'	130.83'	N13° 58' 10"E
3.	46° 11' 36"	305.00'	245.90'	130.07'	239.29'	N03° 41' 04"E
4.	20° 06' 04"	185.00'	64.90'	32.79'	64.57'	N09° 21' 42"W
5.	80° 24' 21"	60.00'	292.79'	----	77.46'	S49° 06' 29"E
6.	11° 00' 18"	250.00'	484.35'	363.79'	412.08'	S70° 40' 43"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 46° 05' 03" E	58.86'
2.	N 46° 05' 03" E	73.50'
3.	S 01° 05' 03" W	32.00'

N

0 50 100 200

SCALE: 1" = 100'

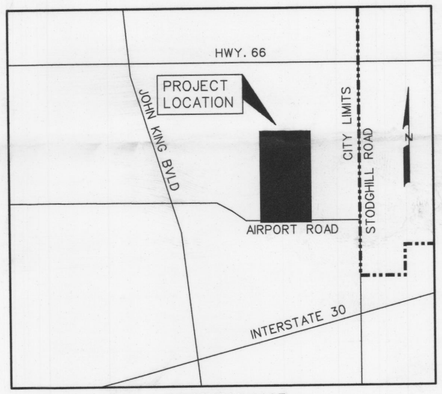
R.O.W. 25' X 25' VISIBILITY ESMT. R.O.W.

ALL STREET INTERSECTIONS

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

NOTES

1. Bearing are referenced to Greenlee Addition (Cab. A, Slide 151).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   F.F. - Finished Floor
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement



LOCATION MAP
N.T.S.

FINAL PLAT
OF

RIDGECREST

45 LOTS, BEING 28.941 ACRES
BEING A REPLAT
LOT 1 & 2 BLOCK A
OF
ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
RIDGECREST SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

JUNE 2015 SCALE 1" = 100'

CASE *

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the RIDGECREST, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RIDGECREST, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

RIDGECREST, SF, LTD.
a Texas limited partnership
By: RIDGECREST SF, GP Corporation,
a Texas corporation, its General Partner

_____
Richard M. Skorburg
President

STATE OF TEXAS
COUNTY OF
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of _____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee Addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

THENCE, North 01° 05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod found at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89° 18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01° 09'28" West, departing said north line, for a distance of 1328.97 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." being in the north line of Airport Road (75' R.O.W.);

THENCE, North 87° 46'13" West, departing the east line of said Rockwall Lakeside Church and along the north line of Airport Road, for a distance of 482.31 feet, to a ½ inch iron rod found, at the point of curvature of a curve to the left, having a radius of 732.50 feet, a central angle of 03° 15'38", and a tangent of 20.85 feet;

THENCE, along the north line of said Airport Road and with said curve to the left for an arc distance of 41.69 feet (Chord Bearing North 89° 24'02" West - 41.68 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, South 88° 58'08" West, continuing along said north line, for a distance of 341.01 feet, to a ½ inch iron rod found;

THENCE, North 88° 50'39" West, continuing along said north line, for a distance of 88.07 feet, to the POINT OF BEGINNING and containing 28.941 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2016.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2016.

_____
Notary Public in and for the State of Texas

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of _____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2016.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF
RIDGECREST
45 LOTS, BEING 28.941 ACRES
BEING A REPLAT
LOT 1 & 2 BLOCK A
OF
ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
RIDGECREST SF, LTD.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

JUNE 2015 SCALE 1" = 100'

CASE *

...\dgn\1602plat.dgn 10/6/2016 10:47:10 AM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Chase Finch; *Corwin Engineering, Inc*.

AGENDA ITEM: **P2016-046**; *Breezy Hill, Phase VII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 776 single-family lots on ~385-acres of land, and to be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*60*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*7,200*
Number of Units	*186*	*117*	*326*	*107*	*40*
Dwelling Unit %	*23.97%*	*15.08%*	*42.01%*	*13.79%*	*5.15%*

☑ The purpose of this request is to *final plat* Phase VII of the Breezy Hill Subdivision for the purpose of laying out ten (10) of the 776 lots. The ten (10) proposed lots will be constructed to the Type "D" standards (*all standards are displayed in the above table*) and be situated on approximately 6.802 acres. All of the lots will be subject to PD-74 District and the 205 By-Pass Overlay (205 BY-OV) District Standards.

☑ The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007* [Ordinance No 14-26].

☑ On November 1, 2016 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $2,105 [i.e. 10 Lots @ $215.00 Per Lot].

2) The developer shall continue the ten (10)-foot concrete trail portion that is adjacent to John King Blvd. within Phase VII.

☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Final Plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the Final Plat for Breezy Hill Phase VII, staff would recommend the following conditions of approval:

1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The development shall adhere to the recommendations of the Park Board as noted in this report;

3) The development will need to have an approved *site plan* before any building permits will be released; and,

4) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-046	**Owner**	BH BALANCE I LLC	**Applied**	10/14/2016 LM
Project Name	Breezy Hill Phase VII	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 1	7-10	NULL	7-10	0187-0000-0007-10-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	COMMENTS	See Comments
(10/18/2016 10:31 AM AW) See markups Remove 15' utility easement between lots 4 and 5 Need to show flood plain line with label that matches the cross-sections that are on the plat.							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
GIS	Lance Singleton	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

PLANNING COMMENTS ON NEXT PAGE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(10/21/2016 8:43 AM KB)

P2016-046 Breezy Hill Phase VII Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-046) in the lower right hand corner of all pages on future submittals.

M.4 Please add note "John King is indicated as a Principle 6-lane divided highway on the City's Master Thoroughfare Plan."

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.

I.6 The City Council meeting date and subsequent approval for this plat is November 21, 2016.



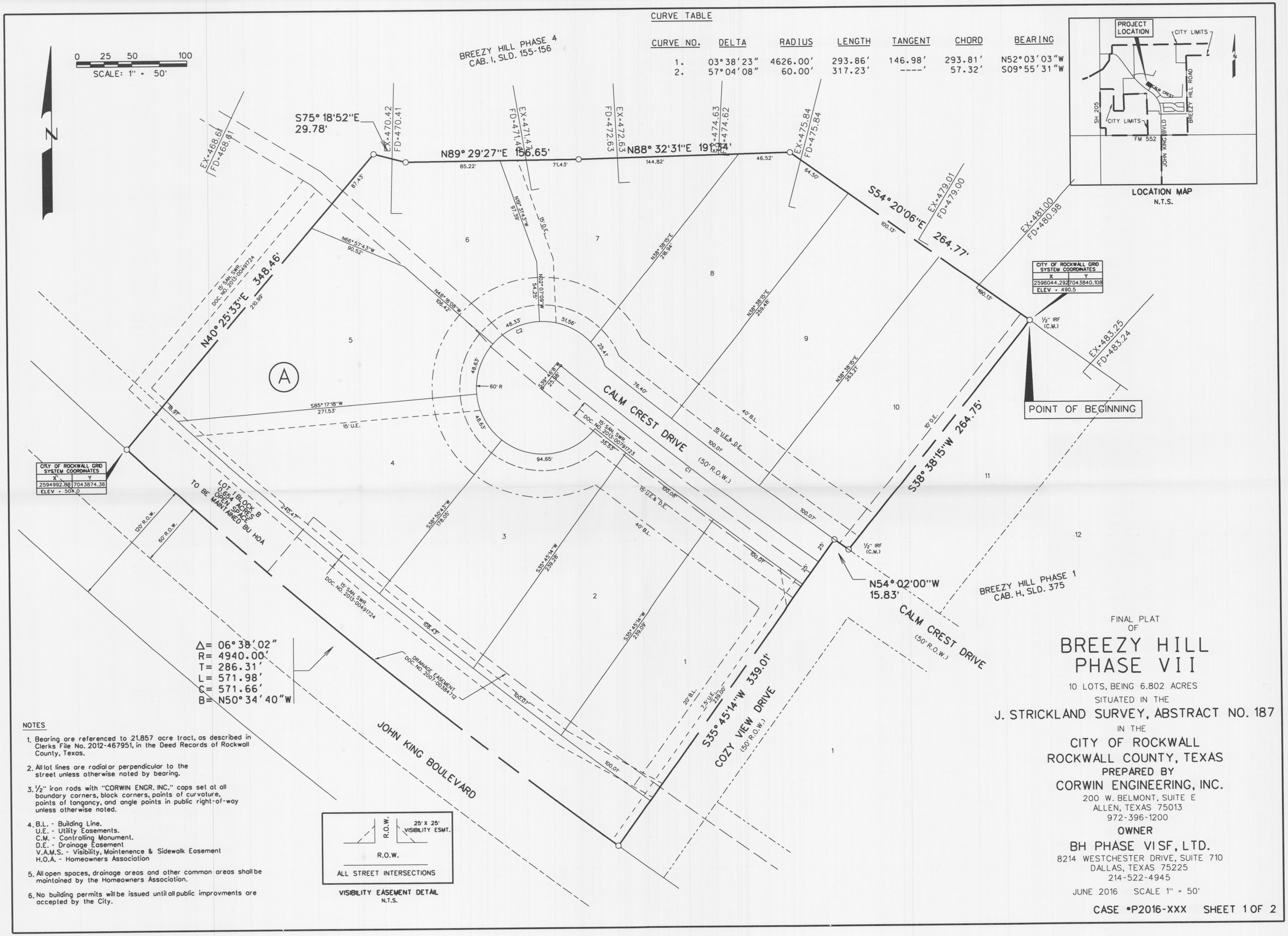
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	03°38'23"	4626.00'	293.86'	146.98'	293.81'	N52°03'03"W
2.	57°04'08"	60.00'	317.23'	----'	57.32'	S09°55'31"W



NOTES

1. Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
   H.O.A. - Homeowners Association
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.

FINAL PLAT
OF

BREEZY HILL PHASE VII

10 LOTS, BEING 6.802 ACRES
SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
BH PHASE VI SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 2016 SCALE 1" = 50'

CASE #P2016-XXX SHEET 1 OF 2

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 2, as described in Clerks File No. 20130000498884 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northwest corner Breezy Hill Phase I, an addition to the City of Rockwall, as described in Cab. H, Pgs. 375-376 in the Plat Records of Rockwall County, Texas and being the most eastely corner of said Tract 2:

THENCE, South 38° 38'15" West, along the west line of said Breezy Hill Phase I, for a distance of 264.75 feet, to a ½ inch iron rod found:

THENCE, North 54° 02'00" West, continuing along said west line, for a distance of 15.83 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 35° 45'14" West, continuing along said west line, for a distance of 339.01 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most westerly southwest corner of said Breezy Hill Phase I, being in the north line John King Boulevard (120' R.O.W.), being in a curve to the right, having a radius of 4940.00 feet, a central angle of 06° 38'02", and a tangent of 286.31 feet:

THENCE, continuing along said north line and with said curve the to the right for an arc distance of 571.98 feet (Chord Bearing North 50° 34'40" West - 571.66 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, as described in Cab. I, Pgs.155-156 in said Plat Records:

THENCE, North 40° 25'33" East, departing said north line and along the south line of said Breezy Hill Phase 4, for a distance of 348.46 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc":

THENCE, South 75° 18'52" East, continuing along said south line, for a distance of 29.78 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 29'27" East, continuing along said south line, for a distance of 156.65 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 88° 32'31" East, continuing along said south line, for a distance of 191.34 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 54° 20'06 " East, continuing along said south line, for a distance of 264.77 feet, to the POINT OF BEGINNING and containing 6.802 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2016.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2016.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE VII, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE VII, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE VI, SF, LTD.
a Texas limited partnership
By: BH PHASE VI, GP Corporation,
a Texas corporation, its General Partner

_____
Richard M. Skorburg
President

_____
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2016.

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NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of _____, 2016.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

BREEZY HILL PHASE VII

10 LOTS, BEING 6.802 ACRES
SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
BH PHASE VI SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

JUNE 2016

CASE #P2016-XXX

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2015

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **P2016-047**; *Somerset Park Subdivision*

SUMMARY:

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

PLAT INFORMATION:

☑ The Somerset Park Subdivision is a two (2) phase, master planned community that will be composed of 309 single-family, residential lots on approximately 139.354-acres land. The 309 single-family lots will be broken down into three (3) lot types with 93 lots being allocated to the 7,200 SF lot type, 135 lots being allocated to the 8,400 SF lot type, and 81 lots being allocated to the 10,400 SF lot type. Additionally, the plan will consist of 38.7-acres of open space (*or ~27.05% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

	A	***B***	***C***
Minimum Lot Width [1]	60’	70’	80’
Minimum Lot Depth	120’	120’	130’
Minimum Lot Area	7,200 SF	8,400 SF	10,400 SF
Minimum Front Yard Setback [2] & [5]	20’	20’	20’
Minimum Side Yard Setback	5’	5’	5’
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10’	10’	10’
Minimum Length of Driveway Pavement	25’	25’	25’
Maximum Height [3]	30’	30’	30’
Minimum Rear Yard Setback [4]	20’	20’	20’
Minimum Area/Dwelling Unit (SF)	2,200 SF	2,700 SF	3,200 SF
Maximum Lot Coverage	65%	65%	65%
Permitted Encroachment into Required Setbacks [5]	Allowed	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-

of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces] (*see Exhibit 'F' of the Ordinance*).

☑ The purpose of this request is to *final plat* 144 of the 309 single-family, residential lots and 5.998-acres of private park and open space. The lot mix for the proposed 144 lots is as follows:

Table 2: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	60' x 120'	7,200 SF	40	27.8%
B	70' x 120'	8,400 SF	58	40.3%
C	80' x 130'	10,400 SF	46	31.9%
		Total Lots:	*144*	*100.00%*

☑ The *final plat* conforms to Planned Development District 63 (PD-63) [*Ordinance No. 14-49*], which was approved by the City Council on November 17, 2014 under *Case No. Z2014-025*.

☑ The Surveyor/Engineer has completed the majority of the technical revisions requested by staff, and this *final plat*, conforming to the requirements for *Final Plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

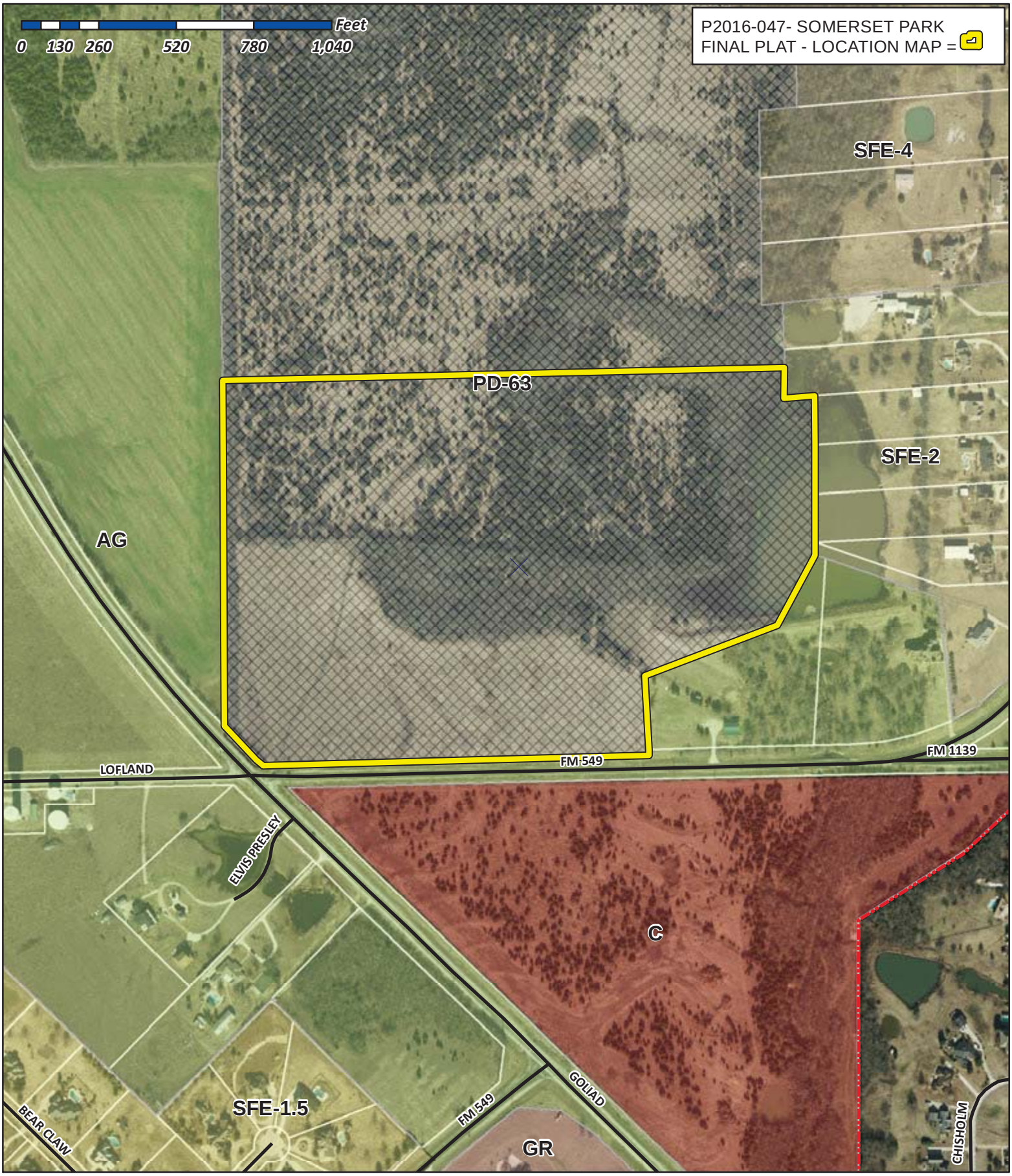
RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *final plat* for the *Somerset Park Subdivision* staff would recommend the following conditions of approval:

1) The *final plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The site plan will be required to go to the Park Board.

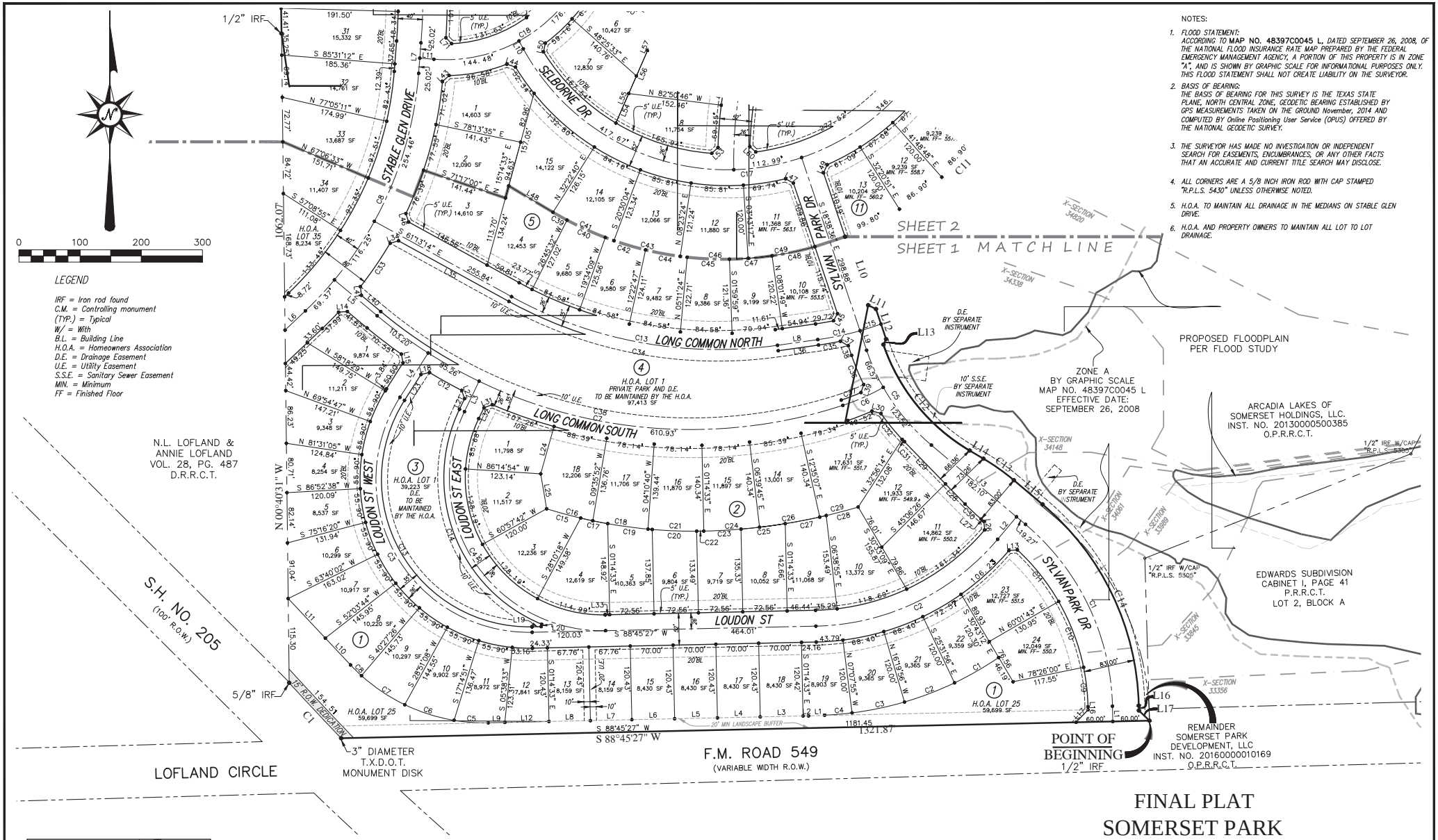
3) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOTES:

1. *FLOOD STATEMENT:*
   ACCORDING TO **MAP NO. 48397C0045 L**, *DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.*
2. *BASIS OF BEARING:*
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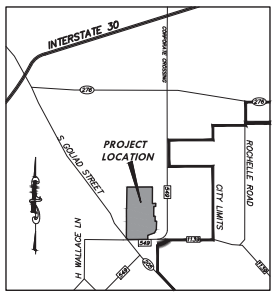
4. *ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.*
5. *H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.*
6. *H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.*

LEGEND

IRF = Iron rod found
C.M. = Controlling monument
(TYP.) = Typical
W/ = With
B.L. = Building Line
H.O.A. = Homeowners Association
D.E. = Drainage Easement
U.E. = Utility Easement
S.S.E. = Sanitary Sewer Easement
MIN. = Minimum
FF = Finished Floor



VICINITY MAP
N.T.S.

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35873	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

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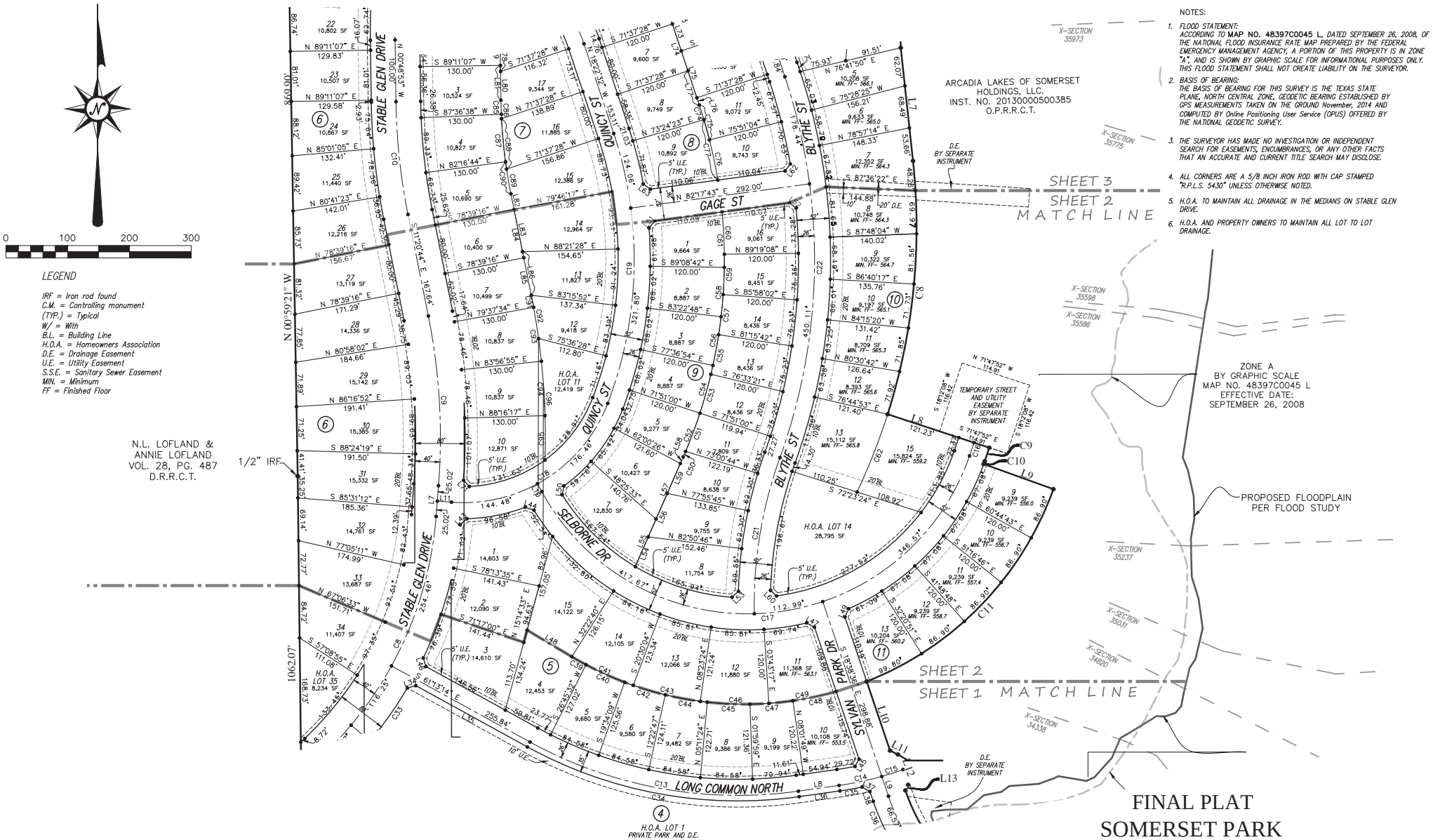
SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

October 31, 2016

1"=100'



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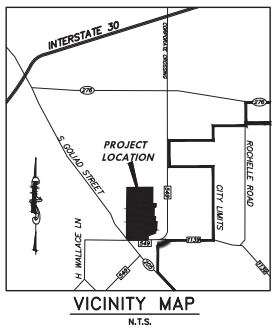

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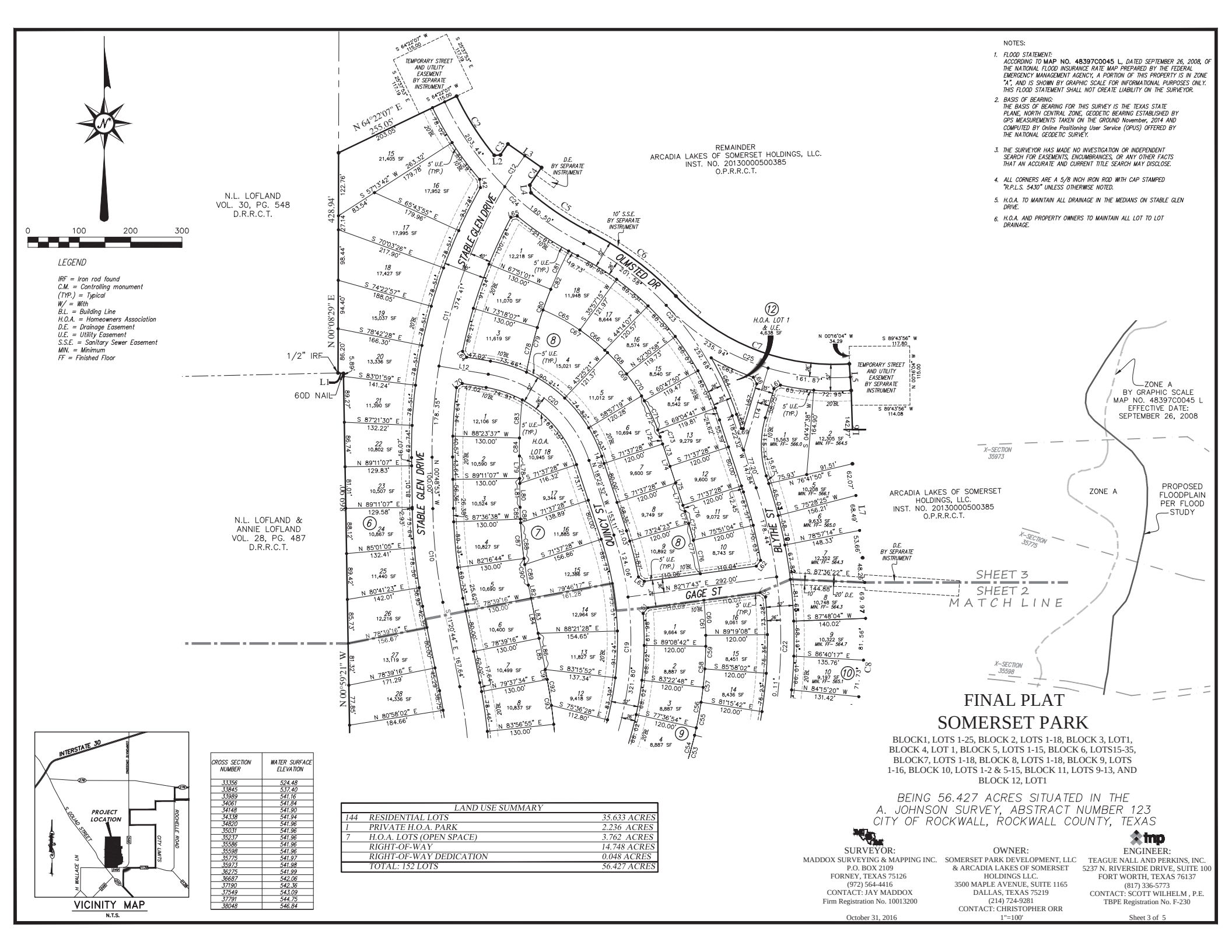

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TBPE Registration No. F-230

October 31, 2016 | 1"=100' | Sheet 3 of 5

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	8°45'14"	83.42	N 60°05'27" E	83.34
C2	546.00'	9°12'00"	87.67'	N 69°04'04" E	87.58'
C3	546.00'	9°12'00"	87.67'	N 78°16'05" E	87.58'
C4	546.00'	4°43'21"	45.00'	N 85°13'46" E	44.99'
C5	300.00'	10°44'00"	56.20'	S 85°52'33" E	56.12'
C6	300.00'	16°12'41"	84.88'	S 72°24'12" E	84.60'
C7	300.00'	16°19'12"	85.45'	S 56°08'16" E	85.16'
C8	300.00'	4°48'11"	25.15'	S 45°34'34" E	25.14'
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00'	4°11'12"	60.36'	S 60°55'20" E	60.34'
C13	241.00'	123°43'53"	520.44'	S 29°22'36" E	425.05'
C14	259.00'	93°09'47"	421.13'	S 20°54'54" E	376.25'
C15	800.10'	4°08'14"	57.77'	S 74°38'33" E	57.76'
C16	800.10'	5°35'20"	78.05'	S 75°22'06" E	78.02'
C17	800.10'	3°13'45"	45.10'	S 78°19'33" E	45.09'
C18	800.10'	6°32'06"	91.26'	S 81°25'49" E	91.21'
C19	800.10'	5°15'29"	73.43'	S 82°34'10" E	73.40'
C20	800.10'	5°12'26"	72.71'	S 87°48'07" E	72.69'
C21	800.10'	6°32'40"	91.39'	S 87°58'12" E	91.34'
C22	800.10'	0°50'12"	11.69'	N 89°10'34" E	11.69'
C23	966.34'	3°36'42"	60.91'	N 86°57'06" E	60.90'
C24	966.34'	5°25'12"	91.41'	N 86°02'51" E	91.38'
C25	966.34'	4°19'30"	72.95'	N 82°59'00" E	72.93'
C26	966.34'	5°55'22"	99.89'	N 80°22'34" E	99.85'
C27	966.34'	4°02'50"	68.26'	N 78°47'50" E	68.24'
C28	966.34'	3°12'29"	54.10'	N 75°10'11" E	54.10'
C29	966.34'	3°50'57"	64.92'	N 75°29'25" E	64.90'
C30	361.00'	5°40'15"	35.73'	S 47°02'16" E	35.72'
C31	376.00'	0°50'50"	5.56'	S 43°46'44" E	5.56'
C32	376.00'	8°19'27"	54.63'	S 39°11'35" E	54.58'
C33	640.00'	7°41'55"	85.99'	N 34°19'47" E	85.93'
C34	709.00'	36°48'34"	455.49'	S 79°37'31" E	447.70'
C35	535.00'	3°52'43"	36.22'	N 80°01'51" E	36.21'
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00'	5°50'06"	34.73'	N 68°59'39" E	34.71'
C38	791.00'	57°58'07"	800.29'	S 79°06'15" E	766.59'
C39	547.21'	2°45'36"	26.36'	S 60°38'19" E	26.36'
C40	547.21'	7°11'53"	68.74'	S 65°37'04" E	68.70'
C41	547.21'	11°31'21"	110.05'	S 65°01'11" E	109.86'
C42	547.21'	7°13'01"	68.93'	S 72°49'30" E	68.88'
C43	547.21'	11°41'31"	111.66'	S 76°37'37" E	111.47'
C44	547.21'	7°14'09"	69.10'	S 80°03'05" E	69.06'
C45	547.21'	7°15'13"	69.28'	S 87°17'46" E	69.23'
C46	547.21'	11°39'13"	111.30'	S 88°17'59" E	111.11'
C47	547.21'	7°18'47"	69.84'	N 85°25'14" E	69.80'
C48	547.21'	7°30'19"	71.68'	N 78°00'40" E	71.63'
C49	547.21'	11°36'54"	110.93'	N 80°03'58" E	110.74'
C50	796.00'	0°41'56"	9.71'	N 23°15'38" E	9.71'
C51	796.00'	4°45'40"	66.15'	N 20°31'50" E	66.13'
C52	796.00'	5°27'36"	75.85'	N 20°52'48" E	75.83'
C53	796.00'	4°42'21"	65.38'	N 15°47'49" E	65.36'
C54	796.00'	5°45'54"	80.09'	N 15°16'03" E	80.06'
C55	796.00'	4°42'21"	65.38'	N 11°05'29" E	65.36'
C56	796.00'	5°45'54"	80.09'	N 09°30'09" E	80.06'
C57	796.00'	4°42'21"	65.38'	N 06°23'08" E	65.36'
C58	796.00'	5°45'54"	80.09'	N 03°44'15" E	80.06'
C59	796.00'	4°42'50"	65.49'	N 01°40'33" E	65.47'
C60	796.00'	4°56'08"	68.57'	N 03°08'56" W	68.55'
C61	796.00'	6°28'19"	89.91'	N 02°22'51" W	89.86'
C62	1000.00'	7°45'31"	135.41'	N 21°29'22" E	135.31'
C63	476.00'	10°54'33"	90.63'	S 65°12'50" E	90.49'
C64	589.00'	11°45'11"	120.82'	N 24°15'08" W	120.61'
C65	407.88'	11°30'43"	81.95'	N 61°20'23" W	81.82'
C66	407.88'	8°47'19"	62.56'	N 51°11'22" W	62.50'
C67	407.88'	21°18'26"	151.68'	N 56°26'32" W	150.81'
C68	407.88'	8°48'36"	62.72'	N 42°23'25" W	62.66'
C69	407.88'	15°06'36"	107.57'	N 38°14'01" W	107.26'
C70	407.88'	8°49'13"	62.79'	N 33°34'30" W	62.73'
C71	407.88'	8°49'10"	62.79'	N 24°45'18" W	62.72'
C72	407.88'	12°18'10"	87.58'	N 24°31'37" W	87.41'
C73	407.88'	1°58'10"	14.02'	N 19°21'38" W	14.02'
C74	796.00'	1°46'56"	24.76'	N 17°29'04" W	24.76'
C75	796.00'	4°13'36"	58.72'	N 16°15'44" W	58.71'
C76	796.00'	4°47'19"	66.53'	N 11°45'17" W	66.51'
C77	796.00'	7°13'59"	100.49'	N 12°58'37" W	100.42'
C78	830.00'	6°10'26"	89.44'	S 13°36'40" W	89.39'
C79	830.00'	8°39'56"	125.53'	S 14°51'25" W	125.41'
C80	830.00'	5°27'06"	78.97'	S 19°25'26" W	78.94'
C81	830.00'	5°41'57"	82.56'	S 24°59'58" W	82.53'
C82	830.00'	8°39'33"	125.44'	S 23°31'10" W	125.32'
C83	830.00'	5°08'42"	74.53'	S 04°10'44" W	74.51'
C84	830.00'	2°25'17"	35.08'	S 00°23'45" W	35.07'
C85	830.00'	1°34'28"	22.81'	S 01°36'07" E	22.81'
C86	830.00'	2°03'58"	29.93'	S 01°50'52" E	29.93'
C87	830.00'	4°50'25"	70.12'	S 05°18'04" E	70.10'
C88	830.00'	5°39'45"	82.03'	S 05°42'44" E	81.99'
C89	830.00'	2°48'08"	40.59'	S 09°56'40" E	40.59'
C90	830.00'	3°37'28"	52.50'	S 09°32'00" E	52.50'
C91	1170.00'	0°58'18"	19.84'	N 10°51'35" W	19.84'
C92	1170.00'	3°28'35"	70.99'	N 09°36'26" W	70.98'
C93	1170.00'	4°19'21"	88.27'	N 08°12'45" W	88.25'
C94	1170.00'	4°19'21"	88.27'	N 03°53'24" W	88.25'
C95	1170.00'	3°31'18"	71.91'	N 00°01'56" E	71.90'
C96	1170.00'	9°39'43"	197.30'	N 03°02'17" W	197.07'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42'
L2	N 88°45'27" E	8.86'
L3	N 88°45'27" E	70.00'
L4	N 88°45'27" E	70.00'
L5	N 88°45'27" E	70.00'
L6	N 88°45'27" E	70.00'
L7	N 88°45'27" E	67.76'
L8	N 88°45'27" E	67.76'
L9	N 88°45'27" E	27.07'
L10	N 43°10'28" W	60.17'
L11	N 43°10'28" W	88.68'
L12	N 88°45'27" E	72.20'
L13	N 85°51'55" E	13.86
L14	N 86°16'05" E	14.48'
L15	N 11°26'08" W	14.41'
L16	N 01°14'33" W	5.08
L17	N 43°45'27" E	28.28
L18	S 77°00'13" W	14.26'
L19	S 88°45'27" W	14.95'
L20	N 10°03'15" E	4.00'
L21	S 25°39'59" W	19.24'
L22	N 18°50'53" W	14.26'
L23	S 32°29'21" W	50.14'
L24	S 15°43'44" W	80.44'
L25	S 09°39'33" E	57.90'
L26	N 04°51'21" W	14.14'
L27	N 49°52'23" W	5.86'
L28	N 44°12'09" W	46.49'
L29	N 44°12'09" W	95.94'
L30	S 74°47'57" E	15.20'
L31	N 69°35'28" E	14.41'
L32	S 25°39'59" W	19.60'
L33	S 88°45'27" W	7.30'
L34	N 74°24'22" E	14.30'
L35	S 61°11'14" E	205.90'
L36	N 81°58'12" E	66.55'
L37	N 60°32'37" W	14.89'
L38	S 18°38'36" E	16.66
L39	N 18°55'24" E	13.81'
L40	S 50°07'12" E	41.41'
L41	N 05°44'48" W	14.30'
L42	S 05°51'02" E	16.27'
L43	N 47°26'22" E	14.75'
L44	S 71°30'06" E	15.16'
L45	N 29°40'27" E	13.30'
L46	N 17°36'31" W	14.48'
L47	S 61°27'16" E	14.67'
L48	S 59°15'31" E	84.21'
L49	N 24°10'05" E	14.67'
L50	N 11°53'48" E	14.63'
L51	N 38°44'12" E	14.49'
L52	S 51°38'28" E	13.88'
L53	N 47°17'18" E	13.89'
L54	N 23°36'35" E	52.56'
L55	N 23°36'35" E	84.08'
L56	N 23°36'35" E	76.85'
L57	N 23°36'35" E	98.15'
L58	N 23°36'35" E	11.65'
L59	N 23°36'35" E	64.48'
L60	S 47°37'20" E	13.09'
L61	N 59°58'03" E	14.54'
L62	N 36°25'11" E	13.92'
L63	N 53°53'29" W	14.43'
L64	N 34°40'16" W	13.91'
L65	N 79°16'32" E	12.64'
L66	S 27°19'25" E	14.40'
L67	S 16°37'23" W	90.81'
L68	N 18°22'32" W	29.34'
L69	N 89°07'25" E	4.00'
L70	N 53°28'43" E	13.91'
L71	N 43°31'05" W	13.48'
L72	N 18°22'32" W	14.76'
L73	N 18°22'32" W	60.66'
L74	N 18°22'32" W	80.00'
L75	N 18°22'32" W	80.00'
L76	N 18°22'32" W	12.45'
L77	N 18°22'32" W	58.35'
L78	N 00°48'53" W	53.41'
L79	N 00°48'53" W	43.64'
L80	N 00°48'53" W	46.59'
L81	N 00°48'53" W	56.36'
L82	S 11°20'44" E	25.62'
L83	S 11°20'44" E	70.09'
L84	S 11°20'44" E	80.00'
L85	S 11°20'44" E	62.02'
L86	S 11°20'44" E	71.94'

STREET ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08
L2	N 40°07'37" E	47.88'
L3	S 25°39'59" W	55.19'
L4	S 32°29'21" W	86.09'
L5	S 50°07'12" E	91.35'
L6	S 46°30'18" W	45.78'
L7	N 04°28'48" E	50.04'
L8	N 81°58'12" E	66.55'
L9	S 18°38'36" E	33.73'
L10	S 28°37'54" E	14.51'
L11	N 85°31'12" W	23.00'
L12	N 80°35'46" W	97.37'
L13	N 49°52'23" W	201.37
L14	S 16°37'23" W	166.84'

STREET ℄ CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00'	48°37'51"	339.51'	N 64°26'32" E	329.41'
C3	250.00'	123°43'53"	539.88'	S 29°22'36" E	440.92'
C4	250.00'	116°54'32"	510.11'	S 32°47'17" E	426.11'
C5	350.00'	31°13'48"	190.77'	S 34°15'29" E	188.42'
C6	350.00'	11°33'52"	70.64'	N 66°07'46" E	70.52'
C7	800.00'	57°58'07"	809.39'	S 79°06'15" E	775.31'
C8	600.00'	42°01'29"	440.08'	N 25°29'33" E	430.28'
C9	1000.00'	15°49'32"	276.21'	N 03°25'58" W	275.33'
C10	1000.00'	10°31'51"	183.80'	S 06°04'49" E	183.54'
C11	1000.00'	31°40'14"	552.76'	S 15°01'14" W	545.75'
C12	1000.00	4°07'01"	71.86	S 32°54'51" W	71.84
C13	700.00'	36°48'34"	449.71'	S 79°37'31" E	442.02'
C14	526.00'	7°41'34"	70.62'	N 78°07'25" E	70.57'
C15	526.00	3°55'22"	36.01	N 72°18'57" E	36.00
C16	1450.00'	0°54'00"	22.77'	N 18°39'08" E	22.77'
C17	380.00'	132°15'59"	877.22'	N 85°14'07" E	695.01'
C18	250.00'	73°33'15"	320.94'	N 57°42'11" E	299.35'
C19	650.00'	39°18'05"	445.86'	N 01°16'30" E	437.17'
C20	250.00'	62°13'14"	271.49'	N 49°29'09" W	258.34'
C21	700.00'	21°05'26"	257.67'	S 09°18'36" W	256.22'
C22	942.00'	38°13'52"	628.56'	N 00°44'24" E	616.96'
C23	580.00'	44°52'27"	454.26'	N 40°48'46" W	442.74'
C24	600.00'	37°37'07"	393.94'	S 44°26'26" E	386.90'
C25	450.00'	50°39'01"	397.81'	S 68°39'41" E	384.98'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'22" W	434.04
C12	321.00	40°44'09"	228.22	S 39°07'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°28'38" W	10.57
L2	N 86°43'34" E	11.91
L3	S 55°02'34" E	80.00
L4	S 08°23'58" E	15.18
L5	S 03°59'12" E	52.00
L6	S 00°57'49" E	142.77
L7	S 06°11'04" E	184.22
L8	S 71°47'52" E	173.23
L9	S 70°12'41" E	120.00
L10	S 18°38'36" E	118.21
L11	S 63°53'02" E	14.08
L12	S 18°38'36" E	52.01
L13	S 26°04'50" W	9.95
L14	S 59°29'25" E	26.18
L15	S 49°52'23" E	61.12
L16	S 01°14'33" E	8.08
L17	S 46°14'32" E	24.04

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

October 31, 2016

1"=100'

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as the SOMERSET PARK to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SOMERSET PARK DEVELOPMENT, LLC,

_____
Representative:

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2016.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC. are the owner's of a tract of land in the Abner Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 20160000010169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC. recorded in Instrument Number 20130000500385 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 124.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.90 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet,a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 26 minutes 00 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 46 seconds West, a distance of, 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of, 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the POINT OF BEGINNING containing 2,457,949 square Feet, or 56.427 acres of land.

APPROVED

I hereby certify that the above and foregoing plat of SOMERSET PARK to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the _____ day of _____, 2016.

_____	_____	_____
Mayor, City of Rockwall	*City Secretary*	*City Engineer*

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY

OF _____, 2016

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

October 31, 2016

1"=100'

SOMERSET PARK

Closure Report Fri Aug 12 09:55:08 2016

Northing Easting Bearing Distance

7010393.855 2606397.560
S 88°45'27" W 1321.870
7010365.192 2605076.001
Radius: 5005.590 Chord: 124.230 Degree: 1°08'41" Dir: Right
Length: 124.233 Delta: 1°25'19" Tangent: 62.120
Chord BRG: N 43°10'28" W Rad-In: N 46°06'52" E Rad-Out: N 47°32'11" E
Radius Point: 7013835.165,2608683.661
7010455.789 2604991.000
N 00°40'31" W 1062.066
7011517.781 2604978.483
N 00°59'21" W 869.901
7012387.552 2604963.466
N 85°28'38" W 10.570
7012388.386 2604952.929
N 00°08'29" E 428.941
7012817.326 2604953.988
N 64°22'07" E 255.050
7012927.655 2605183.940
Radius: 574.000 Chord: 370.137 Degree: 9°58'55" Dir: Left
Length: 376.870 Delta: 37°37'07" Tangent: 195.509
Chord BRG: S 44°26'26" E Rad-In: N 64°22'07" E Rad-Out: N 26°45'01" E
Radius Point: 7013175.954,2605701.456
7012663.385 2605443.098
Radius: 606.000 Chord: 209.560 Degree: 9°27'17" Dir: Right
Length: 210.618 Delta: 19°54'48" Tangent: 106.382
Chord BRG: S 53°17'35" E Rad-In: S 26°45'01" W Rad-Out: S 46°39'49" W
Radius Point: 7012122.240,2605170.337
7012538.127 2605611.103
Radius: 424.000 Chord: 362.735 Degree: 13°30'47" Dir: Left
Length: 374.821 Delta: 50°39'01" Tangent: 200.651
Chord BRG: S 68°39'41" E Rad-In: N 46°39'49" E Rad-Out: N 03°59'12" W
Radius Point: 7012829.110,2605919.494
7012406.136 2605948.971
S 03°59'12" E 52.000
7012354.262 2605952.586
S 00°57'49" E 142.774
7012211.508 2605954.987
S 06°11'04" E 184.218
7012028.362 2605974.833
Radius: 1000.000 Chord: 412.312 Degree: 5°43'46" Dir: Right
Length: 415.290 Delta: 23°47'40" Tangent: 210.682
Chord BRG: S 05°42'46" W Rad-In: S 83°48'56" W Rad-Out: N 72°23'24" W
Radius Point: 7011920.634,2604980.652
7011618.098 2605933.790
S 71°47'52" E 173.233
7011563.985 2606098.354
Radius: 1476.000 Chord: 23.183 Degree: 3°52'55" Dir: Right

Length: 23.183 Delta: 0°54'00" Tangent: 11.592
Chord BRG: S 18°39'08" W Rad-In: N 71°47'52" W Rad-Out: N 70°53'52" W
Radius Point: 7012025.044,2604696.213
7011542.020 2606090.940
Radius: 406.000 Chord: 4.865 Degree: 14°06'44" Dir: Right
Length: 4.865 Delta: 0°41'12" Tangent: 2.433
Chord BRG: S 19°26'43" W Rad-In: N 70°53'52" W Rad-Out: N 70°12'41" W
Radius Point: 7011674.884,2605707.295
7011537.432 2606089.320
S 70°12'41" E 120.000
7011496.806 2606202.234
Radius: 526.000 Chord: 434.041 Degree: 10°53'34" Dir: Right
Length: 447.407 Delta: 48°44'05" Tangent: 238.244
Chord BRG: S 44°09'22" W Rad-In: N 70°12'41" W Rad-Out: N 21°28'35" W
Radius Point: 7011674.884,2605707.295
7011185.405 2605899.874
S 18°38'36" E 186.573
7011008.622 2605959.517
Radius: 324.000 Chord: 226.124 Degree: 17°41'02" Dir: Left
Length: 230.985 Delta: 40°50'50" Tangent: 120.646
Chord BRG: S 39°04'00" E Rad-In: N 71°21'24" E Rad-Out: N 30°30'35" E
Radius Point: 7011112.197,2606266.516
7010833.057 2606102.026
S 59°29'25" E 26.177
7010819.767 2606124.578
Radius: 361.000 Chord: 60.523 Degree: 15°52'17" Dir: Right
Length: 60.594 Delta: 9°37'01" Tangent: 30.368
Chord BRG: S 54°40'54" E Rad-In: S 30°30'35" W Rad-Out: S 40°07'37" W
Radius Point: 7010508.750,2605941.304
7010784.778 2606173.962
S 49°52'23" E 61.122
7010745.386 2606220.697
Radius: 440.000 Chord: 362.347 Degree: 13°01'18" Dir: Right
Length: 373.456 Delta: 48°37'50" Tangent: 198.809
Chord BRG: S 25°33'28" E Rad-In: S 40°07'37" W Rad-Out: S 88°45'27" W
Radius Point: 7010408.954,2605937.125
7010418.495 2606377.021
S 01°14'33" E 5.079
7010413.417 2606377.131
S 46°14'32" E 28.284
7010393.855 2606397.560

Closure Error Distance> 0.00000
Total Distance> 7570.179
Polyline Area: 2451392 sq ft, 56.276 acres

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Eric Morff of *Cole*

AGENDA ITEM: **P2016-048;** Lot 3 Road Runner Addition

SUMMARY:

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

COMMENTS:

- ✓ The applicant is requesting approval of a replat for the purpose of constructing a 4,300 sq. ft. restaurant with a drive-through facility (*i.e. Panera Bread*). The 0.93-acre parcel of land is zoned Commercial (C) District, is within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, and is generally located on the southwest corner of IH-30 and Ridge Road and is addressed as 2804 S. Goliad Street.

- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

- ✓ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for replat, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-048	**Owner**	2804 RIDGE, LLC,	**Applied**	11/4/2016 LM
Project Name	Panera Bread	**Applicant**	COLE	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	P&Z HEARING			**Status**	11/11/2016 DG

Site Address	**City, State Zip**	**Zoning**
2804 RIDGE RD	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARLISLE PLAZA ADDN	1		1	4807-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/4/2016	11/11/2016	11/4/2016		APPROVED	
ENGINEERING	Amy Williams	11/4/2016	11/11/2016	11/7/2016	3	COMMENTS	See Comment
(11/7/2016 7:44 AM AW) Needs the off-site access easement along the southern property line on the plat with the recording information							
FIRE	Ariana Hargrove	11/4/2016	11/11/2016	11/7/2016	3	APPROVED	
GIS	Lance Singleton	11/4/2016	11/11/2016				
PLANNING	David Gonzales	11/4/2016	11/11/2016	11/7/2016	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 11.07.2016

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

The following staff comments (including Rockwall County comments) are to be addressed and resubmitted no later than Tuesday, November 22, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

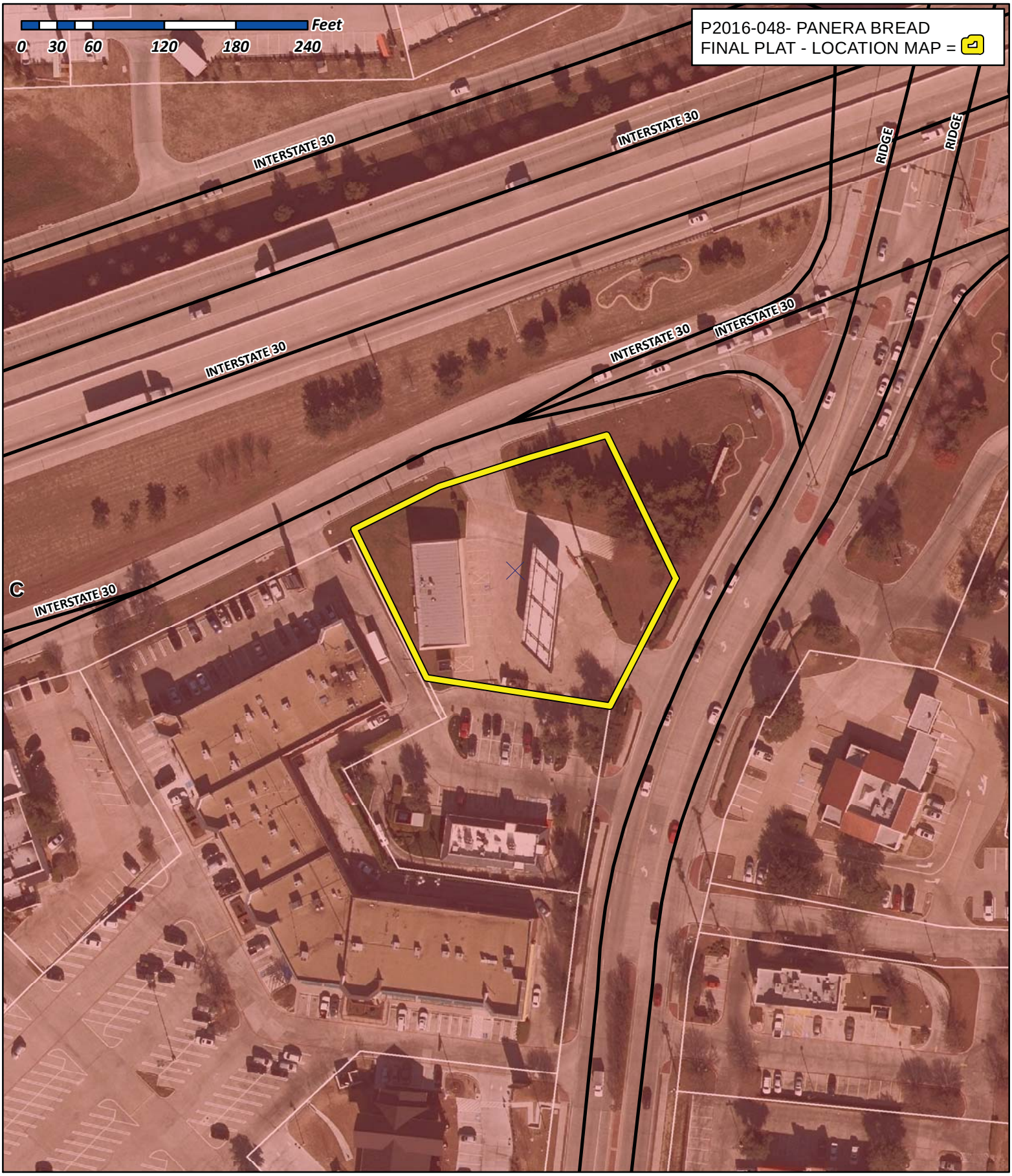
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-048" on the lower right corner on all pages of the revised plat.
3.Provide City staff with a .dwg file.
4. Provide cross access easement and dimensions to/from Jack in the Box for south propery line.
5. Change Title Block to read as follows:
Final Plat
Lot 3 Road Runner Addition
being a replat of
Lot 2 Road Runner Addition
James Smith suryvey
City of Rockwall, Rockwall County, Texas
6. Provide adjacent property owner information for the adjacent lot east of subdivision (TXDOT?).
7. Move Location Map from page two (2) to page one (1).
8. Correct Owners Certificate:
a) 1st paragraph needs to read,..."Whereas, 2804...the sole owner of one tract of land..."the the plat thereof recorded in "cabinet I,slide 157..."
b) Now, thereof, know all men by these presents,...1st paragraph - does hereby adopt this plat..."change from Lot 2 to LOT 3"

As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend; Since this item is on the Consent Agenda you are not required to attend either meeting; however, staff recommends that a representative is present during both scheduled meetings as indicated below. The meetings will be held in the City's Council Chambers. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: November 17, 2016 (6:00 p.m.)

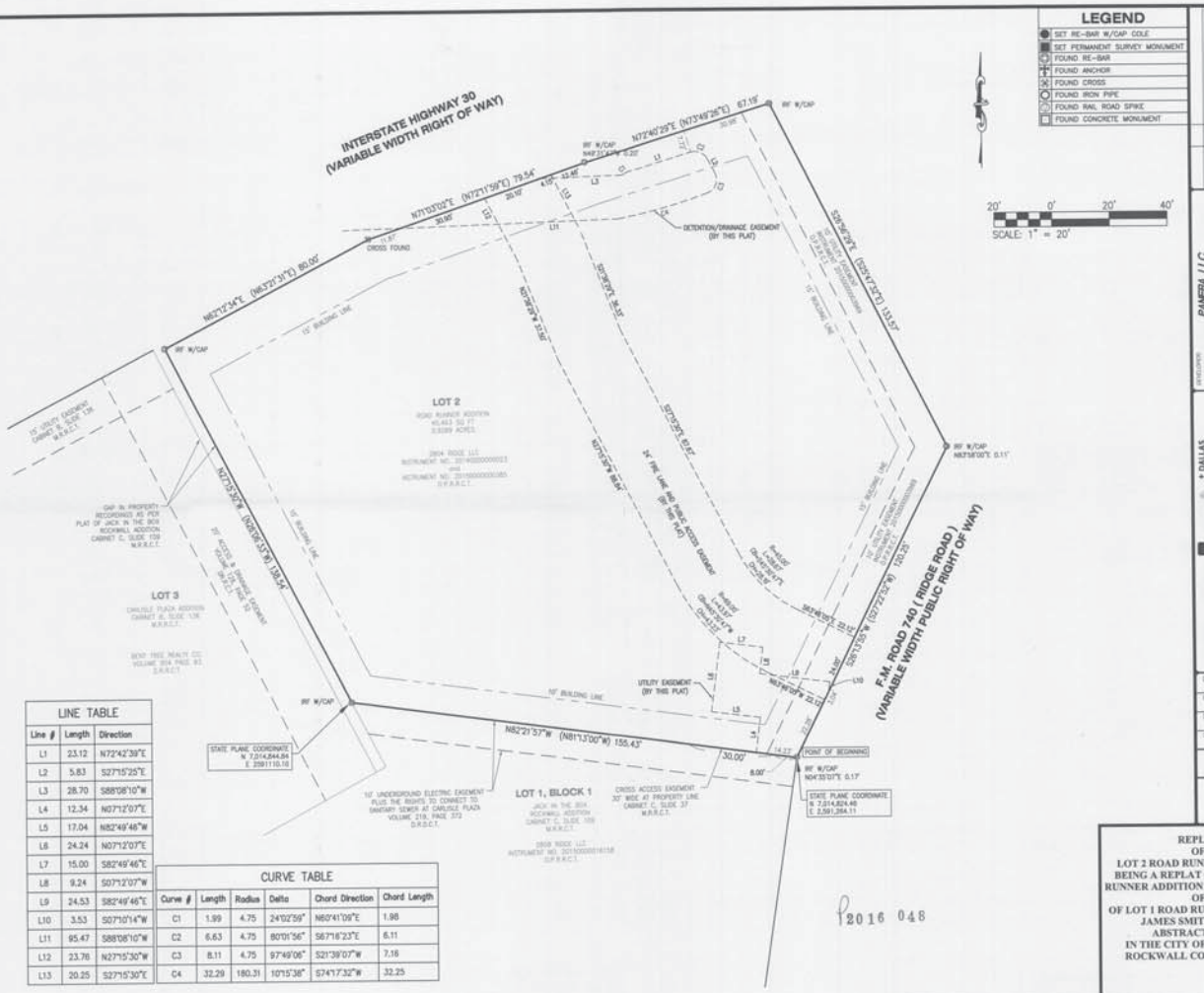
City Council - Consent Agenda: November 21, 2016 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LEGEND

- SET RE-BAR W/CAP COLE
- SET PERMANENT SURVEY MONUMENT
- FOUND RE-BAR
- FOUND ANCHOR
- FOUND CROSS
- FOUND IRON PIPE
- FOUND RAIL ROAD SPIKE
- FOUND CONCRETE MONUMENT

LINE TABLE		
Line #	Length	Direction
L1	23.12	N72°42'39"E
L2	5.83	S27°15'25"E
L3	28.70	S88°08'10"W
L4	12.34	N07°12'07"E
L5	17.04	N82°49'46"W
L6	24.24	N07°12'07"E
L7	15.00	S82°49'46"E
L8	9.24	S07°12'07"W
L9	24.53	S82°49'46"E
L10	3.53	S07°10'14"W
L11	95.47	S88°08'10"W
L12	23.76	N27°15'30"W
L13	20.25	S27°15'30"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1.99	4.75	24°02'59"	N60°41'09"E	1.98
C2	6.63	4.75	80°01'56"	S67°16'23"E	6.11
C3	8.11	4.75	97°49'06"	S21°39'07"W	7.16
C4	32.29	180.31	10°15'38"	S74°17'32"W	32.25

2016 048

PANERA, LLC.
3630 SOUTH GEYER ROAD, SUITE 100
SUNSET HILLS, MO 63127
(314)984-2623

DEVELOPER

NO.	REVISION DESCRIPTION	DATE

cole
DALLAS
Frisco Square
9330 Lebanon
Suite 387
Frisco, TX 75035
972.624.1834
www.colejones.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers Registration # F-1791
Texas Board of Professional Land Surveying Corporate Registration # 101093-01

DRAWN BY	BRK
CHECKED BY	TDW
DRAWING SCALE	1"=20'
DATE	05/24/2016
Job Number	15-0157
Sheet Number	1 of 2

REPLAT
OF
LOT 2 ROAD RUNNER ADDITION
BEING A REPLAT OF LOT 2 ROAD RUNNER ADDITION BEING A REPLAT OF
OF LOT 1 ROAD RUNNER ADDITION
JAMES SMITH SURVEY
ABSTRACT NO. 200
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LAYOUT: LOT2X1 PLOT: 24 May, 2016 - 1:07pm
DRAWING PATH: J:\Projects\15-0157\CAD\15-0157-CADD_X-Refs\15-0157-PLAT.dwg

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, 2804 RIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF TWO TRACTS OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 1, OF ROAD RUNNER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 37, MAP RECORDS, ROCKWALL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO 2804 RIDGE, LLC BY DEED PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO 2804 RIDGE, LLC BY DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NO. 20150000003383, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY LINE OF FM ROAD 740 (RIDGE ROAD) (VARIABLE WIDTH RIGHT OF WAY), WITH THE NORTH LINE OF LOT 1, BLOCK 1 OF JACK IN THE BOX ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 109, MAP RECORDS, ROCKWALL COUNTY, TEXAS WHERE A 1/2 INCH IRON ROD WAS FOUND AT NORTH 04 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 0.17 FEET;

THENCE NORTH 82 DEGREES 21 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID JACK IN THE BOX ADDITION, AND DEPARTING THE NORTHWEST RIGHT OF WAY OF SAID FM ROAD 740, A DISTANCE OF 155.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST NORTHERLY WEST CORNER OF SAID JACK IN THE BOX ADDITION;

THENCE NORTH 27 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 138.54 FEET TO A POINT FOR CORNER IN THE SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30C (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 62 DEGREES 12 MINUTES 34 SECONDS EAST, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 30C, A DISTANCE OF 80.00 FEET TO A FOUND CROSS FOUND FOR CORNER;

THENCE NORTH 71 DEGREES 03 MINUTES 02 SECONDS EAST, ALONG SAID NEW SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30, A DISTANCE OF 78.54 FEET TO A POINT FOR CORNER WHERE A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXDOT" WAS FOUND NORTH 48 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 0.35 FEET;

THENCE NORTH 72 DEGREES 40 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30, A DISTANCE OF 67.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER WITH YELLOW PLASTIC CAP STAMPED "TXDOT";

THENCE SOUTH 26 DEGREES 38 MINUTES 29 SECONDS EAST, ALONG SAID NEW SOUTHEAST RIGHT OF WAY OF INTERSTATE HIGHWAY 30, A DISTANCE OF 133.57 FEET TO A POINT FOR CORNER ON THE NORTHWEST RIGHT OF WAY LINE OF FM ROAD 740 (RIDGE ROAD) WHERE A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXDOT" WAS FOUND NORTH 63 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.11 FEET;

THENCE SOUTH 28 DEGREES 13 MINUTES 55 SECONDS WEST, ALONG SAID NORTHWEST RIGHT OF WAY LINE OF FM ROAD 740 (RIDGE ROAD), A DISTANCE OF 120.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,463 SQUARE FEET OR 0.09286 ACRE OF LAND.

NOW, THEREOF, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

THAT, 2804 RIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS REPLAT ROAD RUNNER ADDITION, LOT 2, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LEN INTEREST IN THE REPLAT ROAD RUNNER ADDITION, LOT 2, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND OTHER ACTION TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OR, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEARS TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERN AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCORDING BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY THE SAME OUT OF ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BY OBLIGATE TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSED IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THE WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

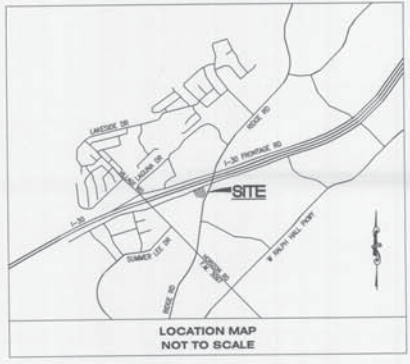
2804 RIDGE, LLC
ROBERT L PARKS III (MANAGER)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT L. PARKS III, MANAGER OF 2804 RIDGE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2016

NOTARY SIGNATURE

MY COMMISION EXPIRES



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON (EXAMPLE: N62°12'34"E ARE BASED ON STATE PLANE COORDINATES ESTABLISHED FROM THE TEXAS COORDINATE SYSTEM, NAD 1983, (TEXAS NORTH CENTRAL ZONE). THE COORDINATES WERE DETERMINED USING A TRIMBLE R8 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE ACCESS AND ASSOCIATED SOFTWARE, AND THE RTKNET 2011 REAL TIME NETWORK OF GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) OBSERVED DURING MAY, 2016.
3. BASIS OF BEARING SHOWN HEREON IN PARENTHESIS: (N62°21'31"E) RECORDED PLAT OF JACK IN THE BOX ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 109, MAP RECORDS OF ROCKWALL COUNTY, TEXAS.
4. COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. TOTAL AREA OF BOUNDARY = 40,463 SQUARE FEET OR 0.838 ACRES
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 45 OF 145, MAP NUMBER 48397C0045L, EFFECTIVE DATE OF SEPTEMBER 26, 2008
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
10. PURPOSE OF THIS PLAT IS TO ESTABLISH NEW EASEMENTS.
11. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRING AND REPLACEMENT OF THE DETENTION SYSTEM

RECOMMENDED FOR FINAL APPROVAL:

DIRECTOR OF PLANNING & ZONING — DATE

APPROVED:

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 2016.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, ON THIS THE _____ DAY OF _____ 2016.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATION:

THAT I, TERRY D. WESTERMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6381, TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL, TEXAS.

GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF OCTOBER, 2016.

COLE AND ASSOCIATES, INC.
REGISTRATION NUMBER 10193871
PROJECT NO. 15-0157

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

TERRY D. WESTERMAN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6381
twesterman@colellc.com

NO	REVISION DESCRIPTION	DATE

OWNER/APPLICANT:
PAMERA, LLC.
3630 GATEWAY BLVD, SUITE 100
SUNSET HILLS, MO 63127
(314)894-2683

ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF COLE ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN PERMISSION OF COLE ASSOCIATES, INC. IS PROHIBITED AND WILL BE SUBJECT TO LEGAL ACTION TO THE FULLEST EXTENT OF THE LAW.

DALLAS
2100 McKinney Avenue
Suite 1500
Dallas, Texas 75201
972.334.8000 tel
972.334.8001 fax

cole

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Registered Engineering Firm, F-10253
Texas Board of Professional Land Surveying Corporate Registration #10193871

DRAWN BY: BRK
CHECKED BY: TDW
DRAWING SCALE: 1"=20'
DATE: 05/24/2016
Job Number: 15-0157
Sheet Number: 2 of 2

REPLAT
OF
LOT 2 ROAD RUNNER ADDITION
BEING A REPLAT OF LOT 2 ROAD RUNNER ADDITION BEING A REPLAT OF LOT 1 ROAD RUNNER ADDITION
JAMES SMITH SURVEY
ABSTRACT NO. 200
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LAYOUT: REPLAT PLAT
SAVED: Oct 31, 2016 - 1:01pm
XREFS: C:\DATA\2015\15-0157\DWGS_2+Revs\V_REPLAT_15-0157.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Matt Moore, PE; *Claymoore Engineering, Inc.*

AGENDA ITEM: **P2016-049;** Presbyterian Hospital Addition

SUMMARY:

Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Cindy Paris of Rockwall Regional Hospital, LLP for the approval of a replat for Lot 22, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat an 18.867-acre parcel of land [*Lot 15, Block A, Presbyterian Hospital of Rockwall Addition*] for the purpose of constructing a 55,827 sq. ft. medical office building.

- ☑ On October 11, 2016, the Planning and Zoning Commission approved a site plan [*SP2016-020]* for a medical office building to be located on the subject property. Currently, the subject property has a hospital (i.e. Presbyterian Hospital), an existing medical office building, and a future medical office building.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Recommendation section below.

- ☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request, staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

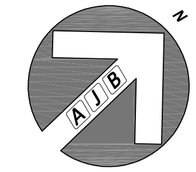
2) Any construction or building necessary to complete this replat request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

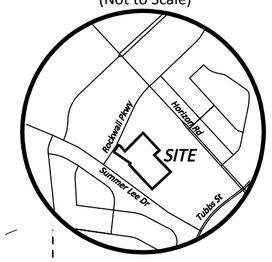


0' 30' 60' 120'

Scale: 1" = 60'

LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)



GENERAL NOTES:

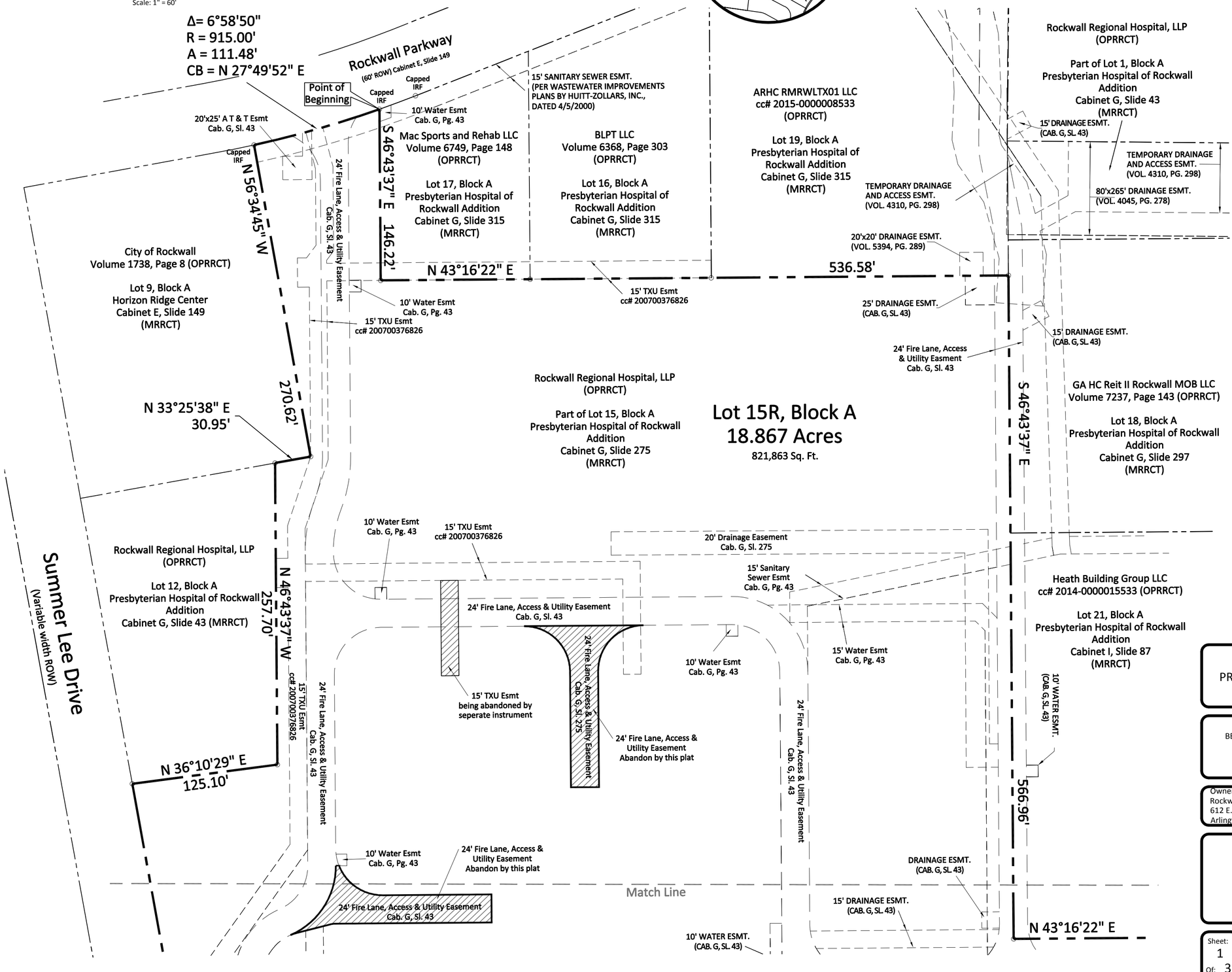
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.



REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 15R, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:
Rockwall Regional Hospital LLP	ClayMoore Engineering
612 E. Lamar Blvd., Suite 100	1903 Central Drive, Suite 406
Arlington, Texas 76011	Bedford, Texas 76021

Scale:	1" = 60'	Checked By:	A.J. Bedford
Date:	Octoner 10, 2016	P.C.:	Cryer/Spradling
Technician:	Spradling/Elam	File:	Rockwall Hospital RP 10-10-16
Drawn By:	Spradling/Elam	Job. No.	552-114
		GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 1 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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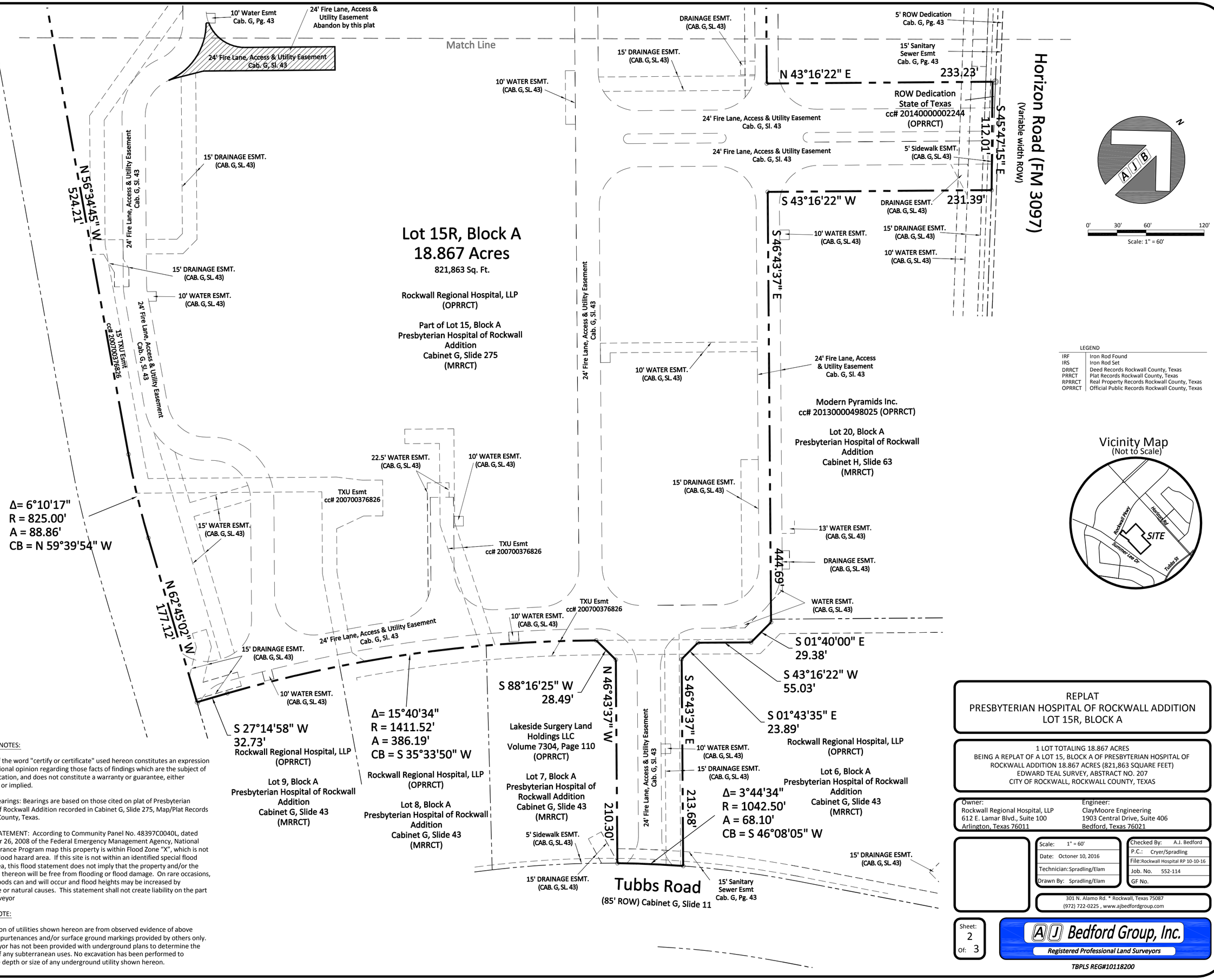

GENERAL NOTES:

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REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 15R, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'
Date: Octoner 10, 2016
Technician: Spradling/Elam
Drawn By: Spradling/Elam

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: Rockwall Hospital RP 10-10-16
Job. No. 552-114
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 2 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLP, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING an 18.867 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a portion of Lot 15, Block A of Presbyterian Hospital of Rockwall Addition an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 275, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the easterly line of Rockwall Parkway a 60 feet wide right of way as dedicated in Cabinet E, Slide 149 (MRRCT), and being the westerly corner of Lot 17, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 315 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 17, SOUTH 46°43'37" EAST a distance of 146.22 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 43°16'22" EAST a distance of 536.58 feet to a capped iron rod found for corner in the southwest line of lot 18, Block A of Presbyterian Hospital of Rockwall Addition as recorded in Cabinet G, Slide 297 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 18, SOUTH 46°43'37" EAST a distance of 566.96 feet to a capped iron rod found for corner at the southerly corner of Lot 21, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet I, Slide 87 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 21, NORTH 43°16'22" EAST a distance of 233.23 feet to a capped iron rod found for corner in the southwest line of Horizon Road (FM 3097) a variable width right of way as dedicated to the State of Texas by deed recorded in County Clerk's File No. 20140000002244, Official Public Records, Rockwall County, Texas (OPRRCT);

THENCE along the south line of said Horizon Road (FM 3097), SOUTH 45°47'15" EAST a distance of 112.01 feet to a capped iron rod found for corner at the northerly corner of Lot 20, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet H, Slide 63 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 20, SOUTH 43°16'22" WEST a distance of 231.39 feet to a capped iron rod found for corner;

THENCE continuing along said common line, SOUTH 46°43'37" EAST a distance of 444.69 feet to a point for corner at an ell corner of Lot 6, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 6 as follows:

SOUTH 01°40'00" EAST a distance of 29.38 feet to a capped iron rod found for corner;

SOUTH 43°16'22" WEST a distance of 55.03 feet to a capped iron rod found for corner;

SOUTH 01°43'35" EAST a distance of 23.89 feet to a capped iron rod found for corner;

SOUTH 46°43'37" EAST a distance of 213.68 feet to a capped iron rod found for corner in the northwesterly line of Tubbs Road an 85 feet wide right of way dedicated by Cabinet G, Slide 11 (MRRCT) and being the beginning of a non-tangent curve to the left having a radius of 1042.50 feet and a chord bearing of SOUTH 46°08'05" WEST;

THENCE along the northwesterly line of said Tubbs Road and along said non-tangent curve to the left through a central angle of 03°44'34" for an arc length of 68.10 feet to a capped iron rod found for corner at the easterly corner of Lot 7, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 7 as follows:

NORTH 46°43'37" WEST a distance of 210.30 feet to a capped iron rod found for corner;

SOUTH 88°16'25" WEST a distance of 28.49 feet to a capped iron rod found for corner and being the beginning of a non-tangent curve to the left having a radius of 1411.52 feet and a chord bearing of SOUTH 35°33'50" WEST;

Along said non-tangent curve to the left through a central angle of 15°40'34" for an arc length of 386.19 feet to a capped iron rod found for corner in the northwest line of Lot 9, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 9, SOUTH 27°14'58" WEST a distance of 32.73 feet to a capped iron rod found for corner in the northeasterly line of Summer Lee Drive a variable width right of way;

THENCE along said Summer Lee drive as follows:

NORTH 62°45'02" WEST a distance of 177.12 feet to a capped iron rod found for corner and being the beginning of a curve to the right having a radius of 825.00 feet and a chord bearing of NORTH 59°39'54" WEST;

Along said curve to the right through a central angle of 06°10'17" for an arc length of 88.86 feet to a capped iron rod found for corner;

NORTH 56°34'45" WEST a distance of 524.21 feet to a capped iron rod found for corner at the southerly corner of Lot 12, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 12, NORTH 36°10'29" EAST a distance of 125.10 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 46°43'37" WEST a distance of 257.70 feet to a capped iron rod found for corner in the southeast line of Lot 9, Block A of Horizon Ridge Center an addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 149 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 9, NORTH 33°25'38" EAST a distance of 30.95 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 56°34'45" WEST a distance of 270.62 feet to a capped iron rod found for corner in the southeast line of said Rockwall Parkway and being the beginning of a non-tangent curve to the left having a radius of 915.00 feet and a chord bearing of NORTH 27°49'52" EAST;

THENCE along the southeast line of said Rockwall Parkway and along said non-tangent curve to the left through a central angle of 06°58'50" for an arc length of 111.48 feet to the POINT OF BEGINNING;

CONTAINING 18.867 acres or 821,863 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL REGIONAL HOSPITAL, LLP** , the undersigned owner of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

ROCKWALL REGIONAL HOSPITAL, LLP

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2016

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2016.

_____ _____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 15R, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:
Rockwall Regional Hospital, LLP 612 E. Lamar Blvd., Suite 100 Arlington, Texas 76011	ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: Octoner 10, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Rockwall Hospital RP 10-10-16
Drawn By: Spradling/Elam	Job. No. 552-114
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 3 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB PRESBYTERIAN\ROCKWALL HOSPITAL RP 10-10-16.dwg, 10/21/2016 12:56:38 PM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Phillip Craddock; *Craddock Architecture, PLLC*

AGENDA ITEM: **Z2016-033**; Hotel on Vigor Way

SUMMARY:

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 1.74-acre parcel of land located north of IH-30 on Vigor Way. This property is currently zoned Commercial (C) District. According to the Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel, residence* requires an SUP in a Commercial (C) District.

On August 4, 2008, the City Council approved an SUP [*Ordinance No. 08-37*] to allow for a hotel in a Commercial (C) District. At that time, the ordinance restricted *hotel, residence* on the subject property. Additionally, the ordinance required that the building elevations *strictly adhere* to the elevations contained in the ordinance. Also, the ordinance required that the building be limited to a maximum of 58-feet in height. Since this original approval, the applicant has requested to change the SUP to allow a *residence hotel* with the provision that four (4) of the suites be residence suites. In addition, the applicant is proposing new building elevations, which would be required to generally conform to the building elevations in the attached ordinance at the time of site plan. The hotel will also be limited 65-feet in height.

With the exception of the proposed residence suites, the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved, the applicant will be required to submit a site plan and replat conforming to all applicable requirements. Additionally, this SUP shall supersede all requirements stipulated in Ordinance No. 08-37. Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property there are two restaurants (i.e. Popeyes and Culvers). Beyond that is Ridge Road which is identified as an *M4D (major collector,*

four [4] lane divided highway) in the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

South: Directly south of the subject property is a restaurant (*i.e. Denny's*), an automotive shop (*i.e. Valvoline Oil Change*), and a tire shop (*i.e. Goodyear*). Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the subject property is Vigor Way, which is a private road. Beyond this street is a shopping center (*i.e. Rockwall Towne Centre*), which is zoned Commercial (C) District.

West: Directly west of the subject property there are two (2) restaurants (i.e. Wendy's and McDonalds), a shopping center (i.e. Rockwall Towne Centre), and a gas station (i.e. Chevron). Beyond this is Ridge Road which is identified as an M4D (major collector, four [4] lane, divided highway] on the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

NOTIFICATION:

On October, 27, 2016, staff sent 35 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to the Lakeside Village and Turtle Cove HOA's, which are the only HOA's/Neighborhood associations that are within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.

2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).

3) The building shall be no more than 65-feet in height.

4) Freestanding signage associated with this development shall be limited to a monument sign (i.e. no pole sign shall be allowed).

5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-033	**Owner**	PASTEM, CORP	**Applied**	10/14/2016 LM
Project Name	Rockwall Hotel on Vigor Way	**Applicant**	CRADDOCK ARCHITECTURE, PLLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

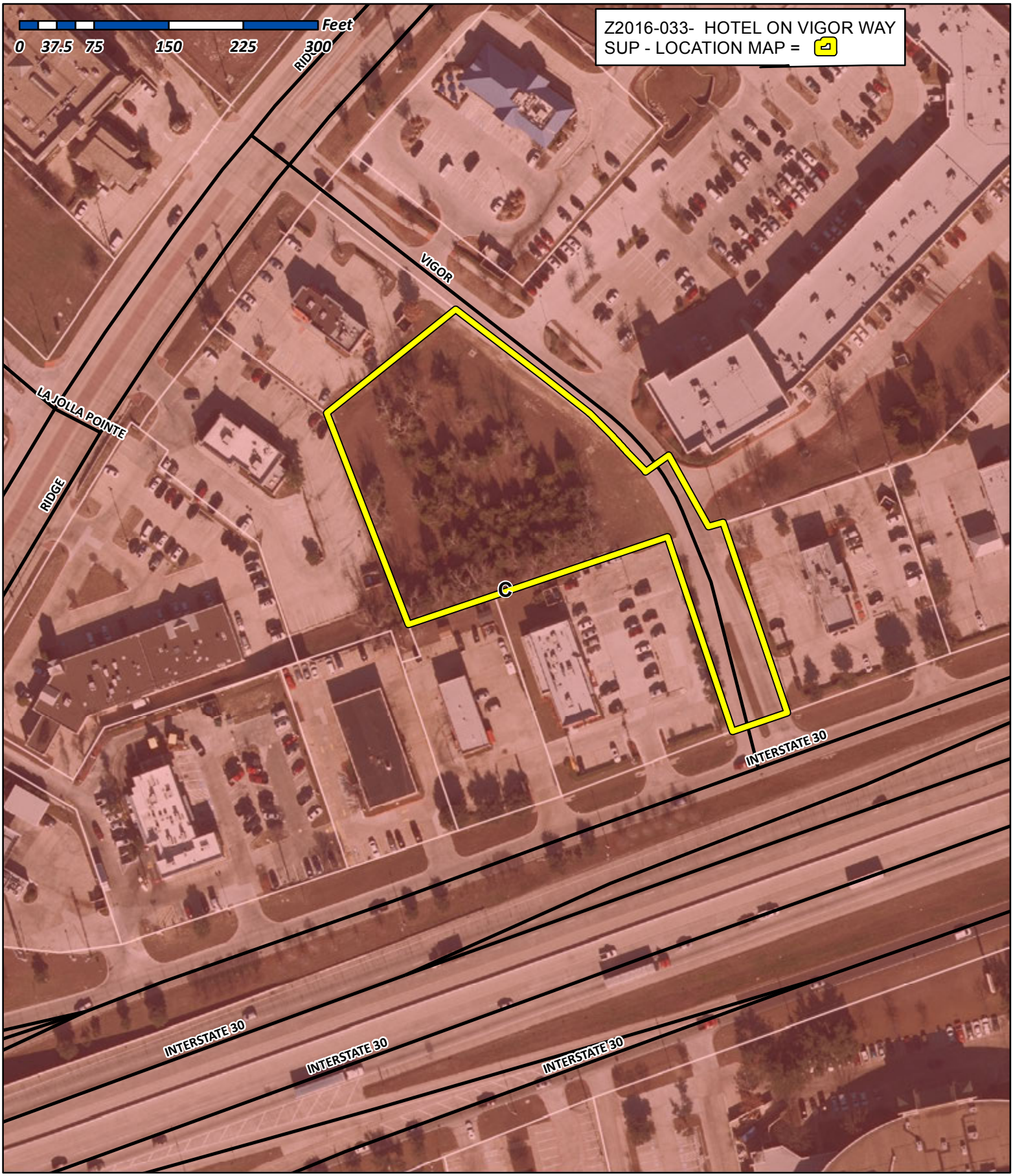
Site Address	**City, State Zip**	**Zoning**
VIGOR WAY	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	APPROVED W/ CONDITIONS	Condition
(10/18/2016 8:21 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

Z2016-033 SUP: Hotel on Vigor Way Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-033) in the lower right hand corner of all pages on future submittals.
M.4 Please provide North, East, South, and West Elevations
M.5 The original SUP states that a “Residence Hotel” is prohibited. Please provide a unit mix of suites vs. non suites.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.
I.7 The City Council meeting date and subsequent approval for this SUP is November 21, 2016 [1st Reading] and December 5, 2016 [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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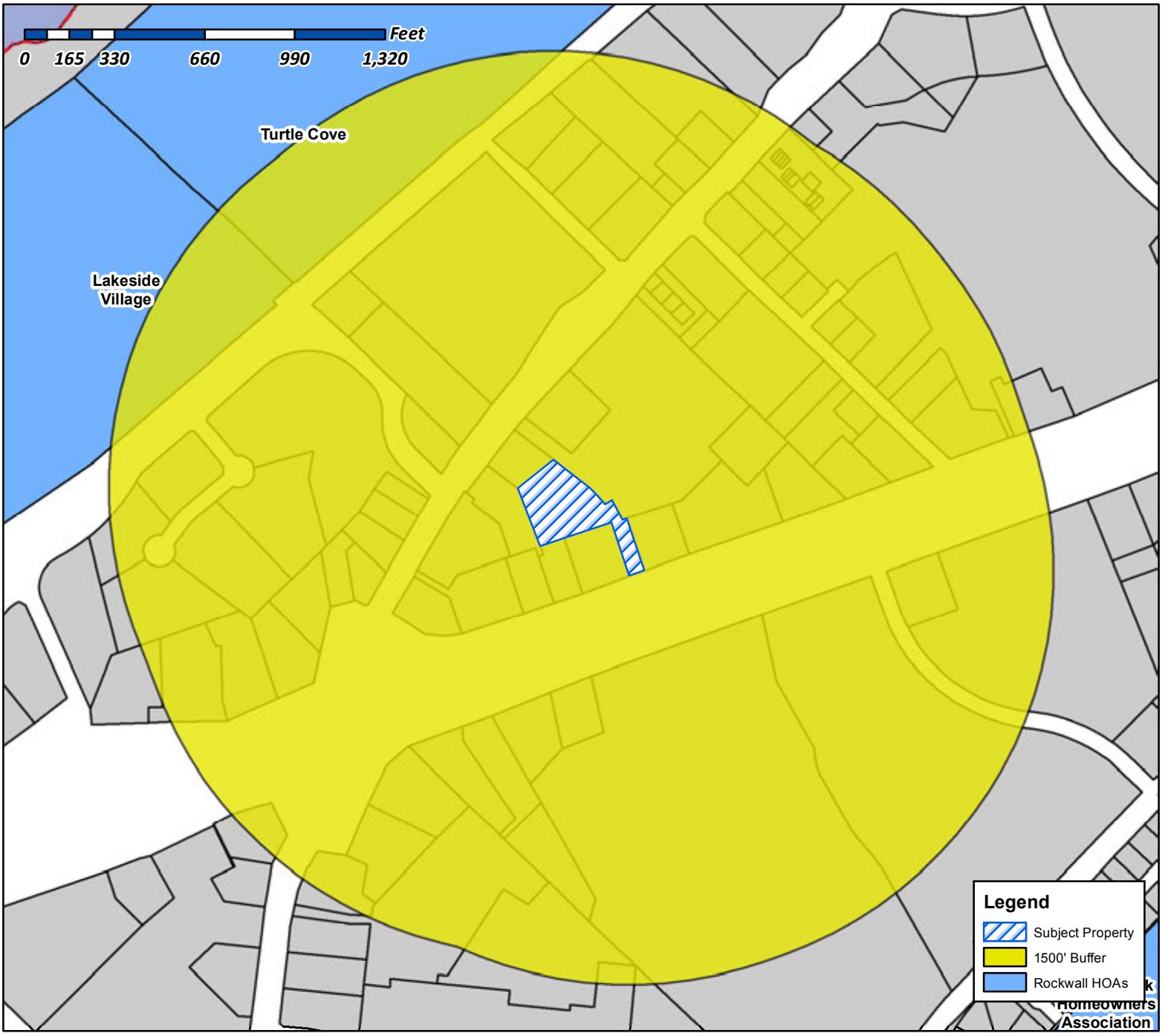
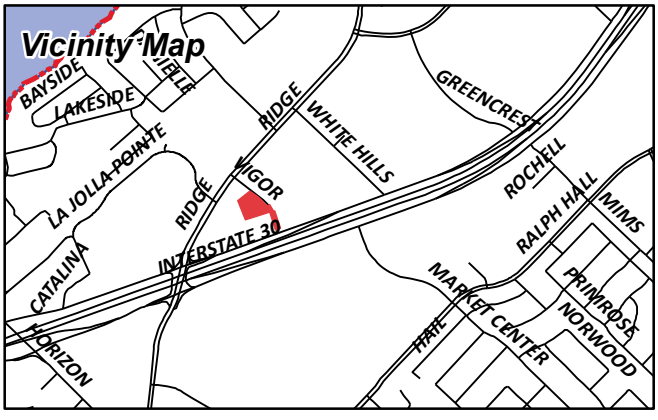


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/16/2016

For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:03:30 PM
Attachments: Z2016-033 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-033- Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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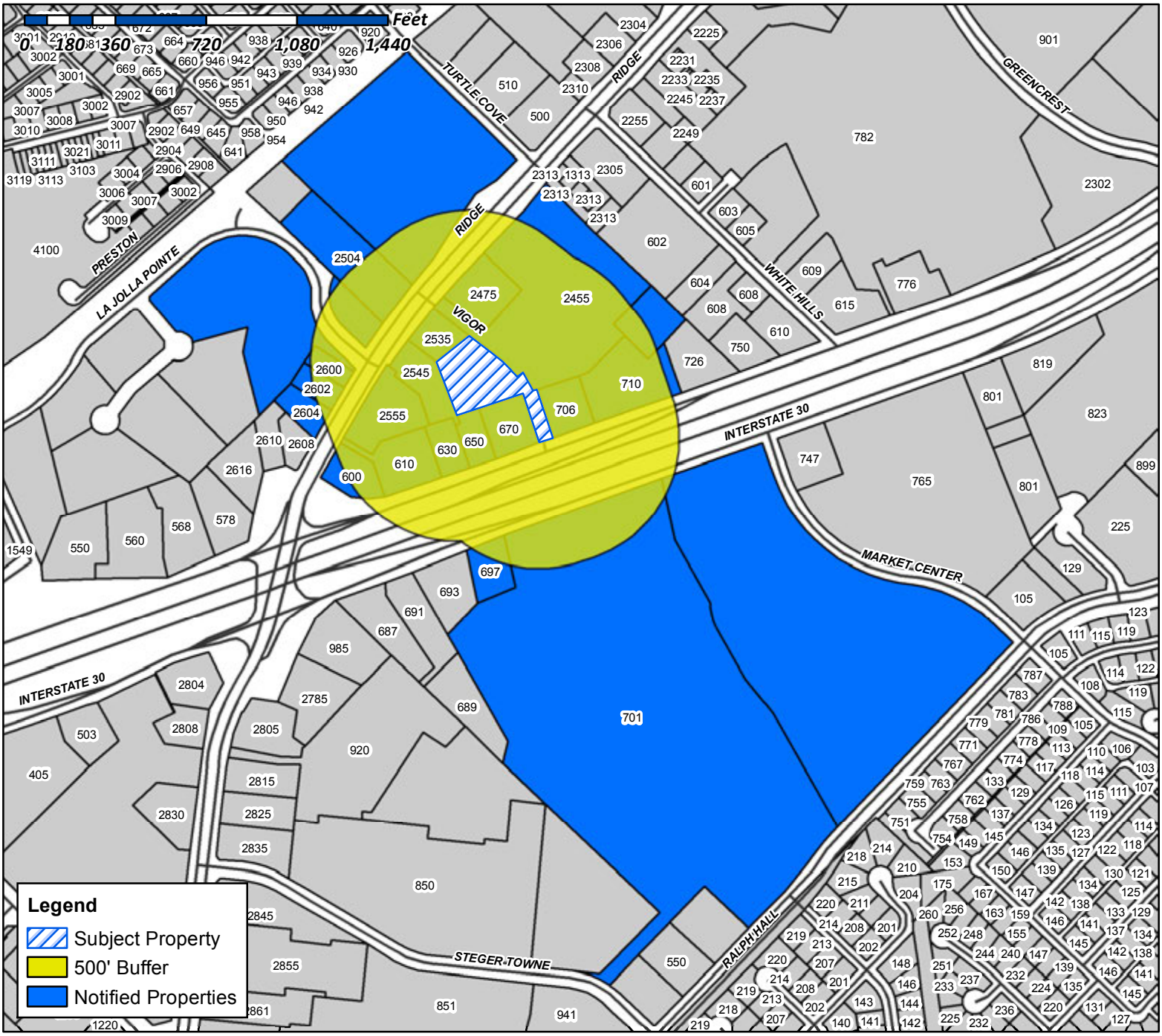
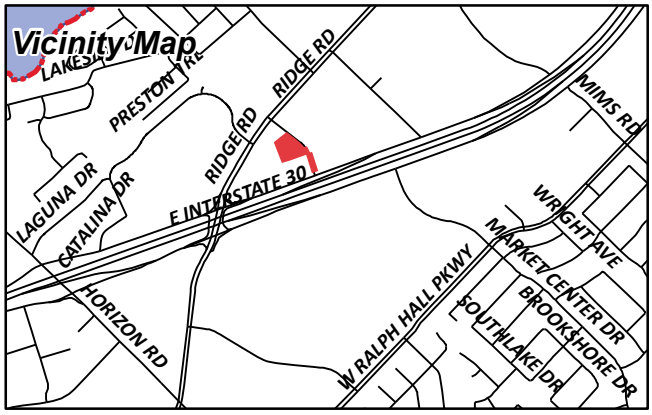


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/14/2016
For Questions on this Case Call (972) 771-7745

WENDY'S INTERNATIONAL INC
ATTN:PROPERTY TAX
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

MUZNA REAL ESTATE INC
3405 SPECTRUM BOULEVARD
RICHARDSON, TX 75082

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
670 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
697 I30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-033: Residence Hotel on Vigor Way

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-033: Residence Hotel on Vigor Way

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Opposed to Residence Facilities. We already have that type of facility and don't need to encourage hotels as long term housing solutions.
Not opposed to hotel without residence facility

Name: John Wardell / Lake Pointe

Address: 701 Interstate 30, Rockwall, TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CONCEPT SITE PLAN
NEW HOTEL

ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4

E.P.G. CHISUM SURVAY, A-64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec. , a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec. , a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

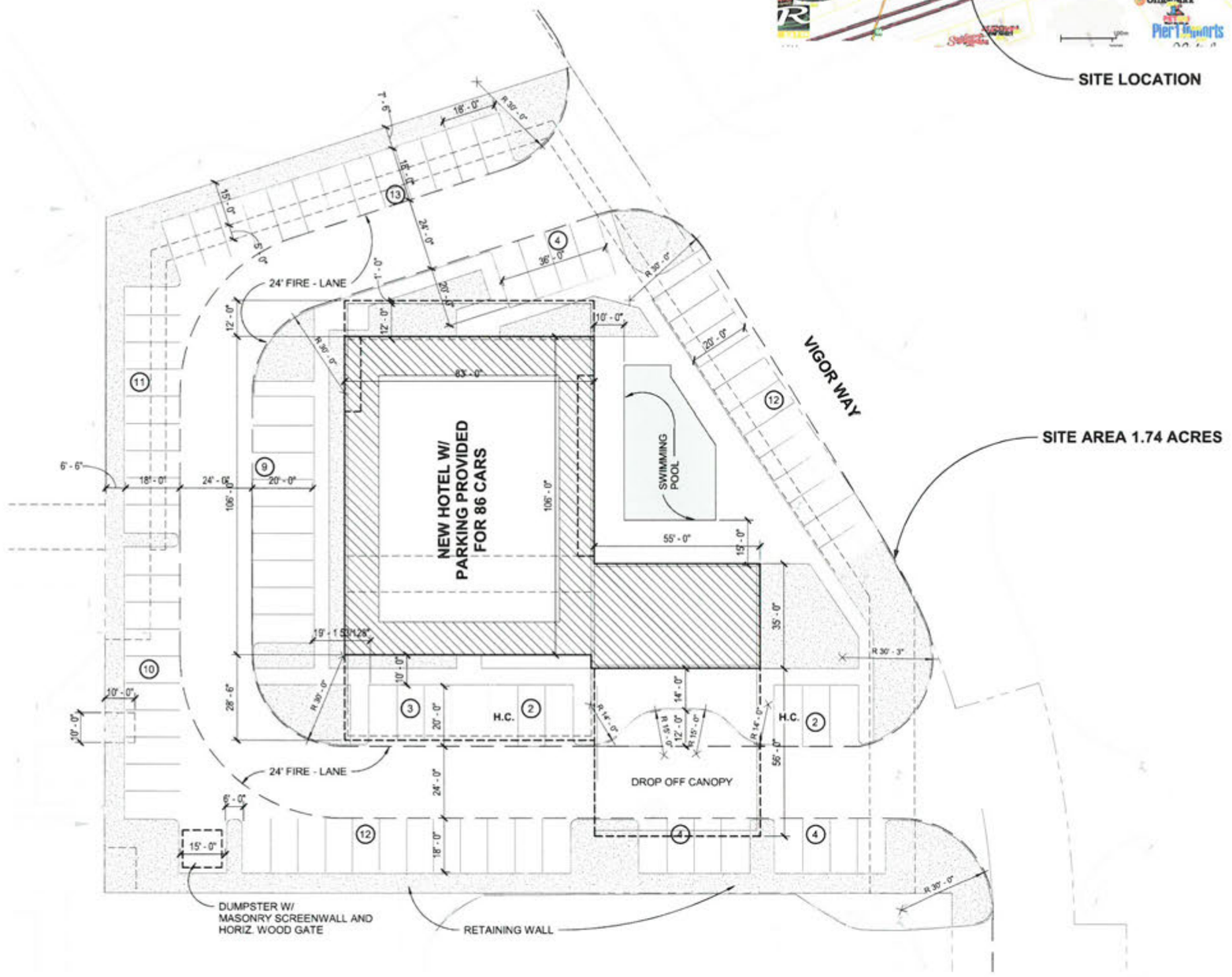
THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 8, Block A, and continuing along the Southeast line of said Lot 8, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.





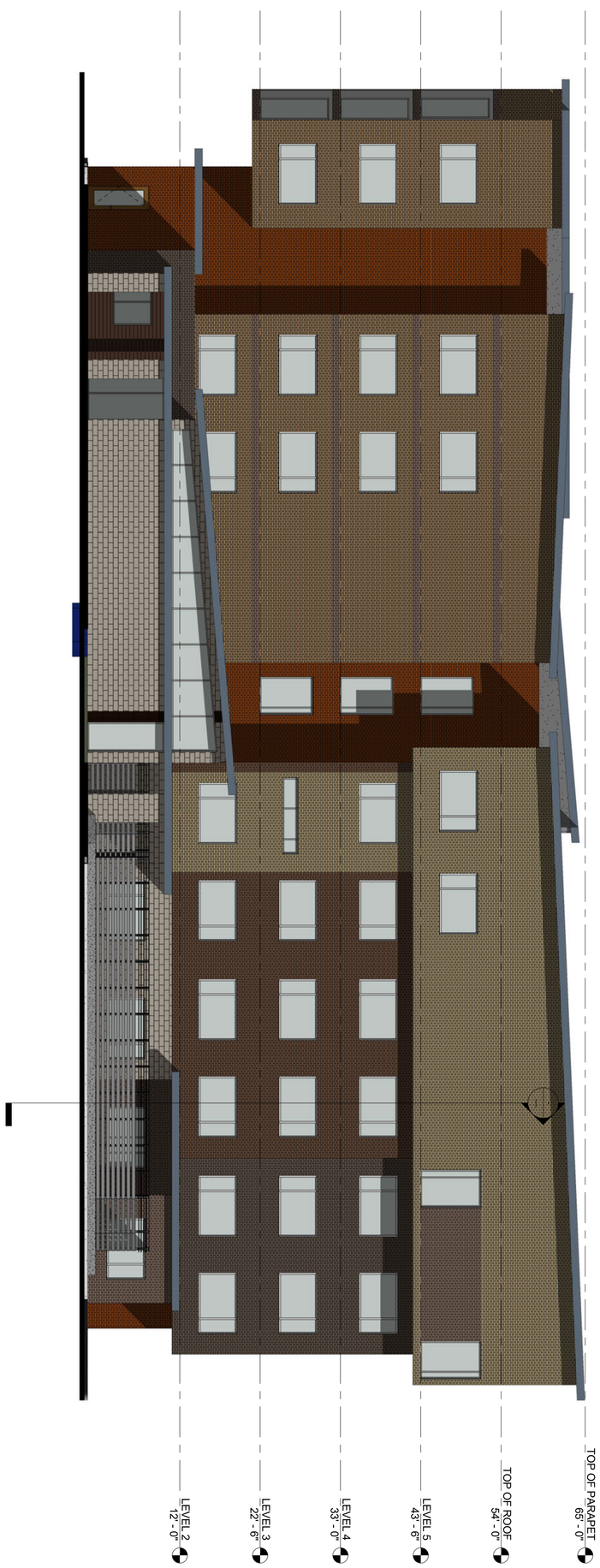
PROPOSED MAX. HT = 60'-0"

1 **CONCEPT SITE PLAN**
1" = 20'-0"

10/14/2016 7:52:18 AM

ROCKWALL HOTEL

11/11/2016 9:34:15 AM



1 ELEVATION FRONT
1/8" = 1'-0"



2 ELEVATION BACK
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

E1

ROCKWALL HOTEL
VIGOR WAY
ROCKWALL TEXAS 75087

Project number 2016-140 Date 10/14/2016

ELEVATIONS

Scale: 1/8" = 1'-0"

#	Revision Date	Revision Description

REVISION

CRADDOCK ARCHITECTURE

750 E. Interstate 30 Ste. 160 Rockwall, TX 75087 214-952-0527

ROCKWALL HOTEL
VIGOR WAY
ROCKWALL TEXAS 75087

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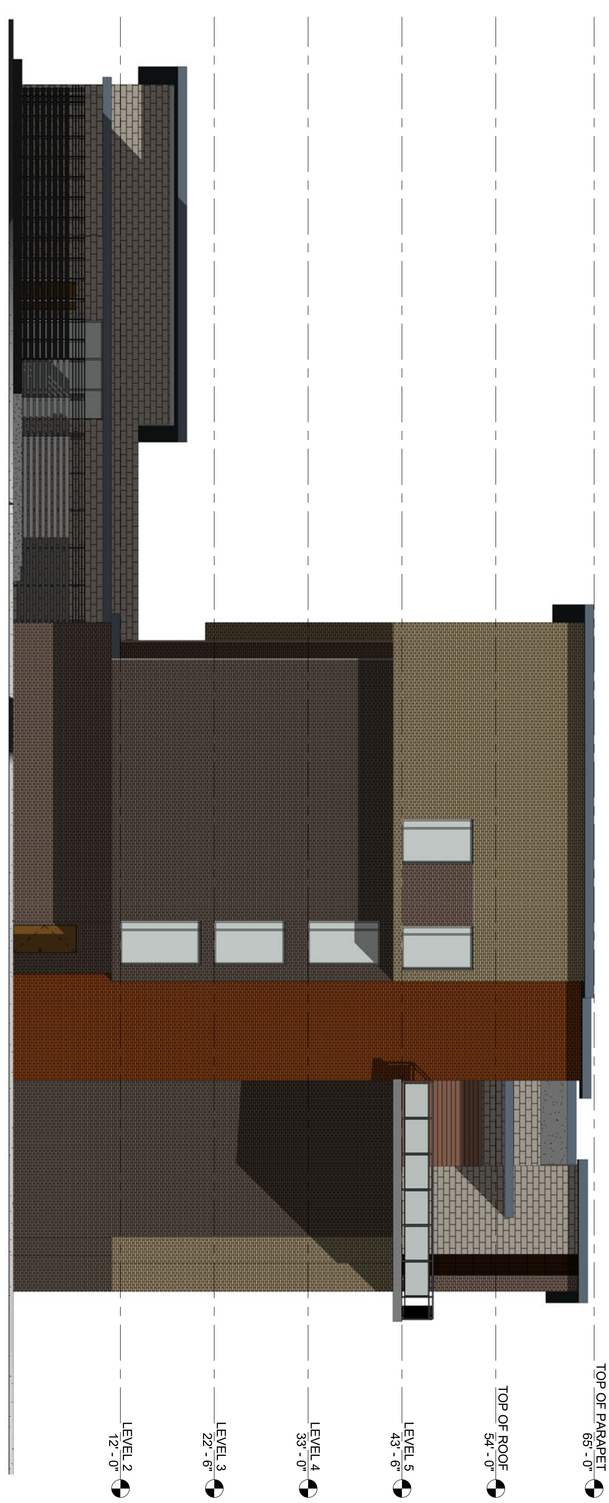
CRADDOCK ARCHITECTURE

11/11/2016 9:34:22 AM

1 ELEVATION LEFT
1/8" = 1'-0"



2 ELEVATION RIGHT
1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

E2

ROCKWALL HOTEL
VIGOR WAY
ROCKWALL TEXAS 75087

Project number 2016-140 Date 10/14/2016

ELEVATIONS

Scale: 1/8" = 1'-0"

#	Revision Date	REVISION Revision Description

CRADDOCK ARCHITECTURE

750 E. Interstate 30 Ste. 160 Rockwall, TX 75087 214-952-0527

ROCKWALL HOTEL
VIGOR WAY
ROCKWALL TEXAS 75087

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CRADDOCK ARCHITECTURE

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.783-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TOWNE CENTER, PHASE 4, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Phillip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.783-acre parcel of land being described as Lot 8, Block A, Rockwall Towne Center, Phase 4, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and the IH-30 Overlay (IH-30 OV) Districts, addressed as 700 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-55 [*Ordinance No. 08-37*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 08-37*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8,*

DRAFT ORDINANCE 10.05.16

Scenic Overlay (SOV) District, of Article V, District Development Standards, Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.

2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).

3) The building shall be no more than 65-feet in height.

4) Freestanding signage associated with this development shall be limited to a monument sign (i.e. no pole sign shall be allowed).

5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2016.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 12.05.16

APPROVED AS TO FORM:

_____

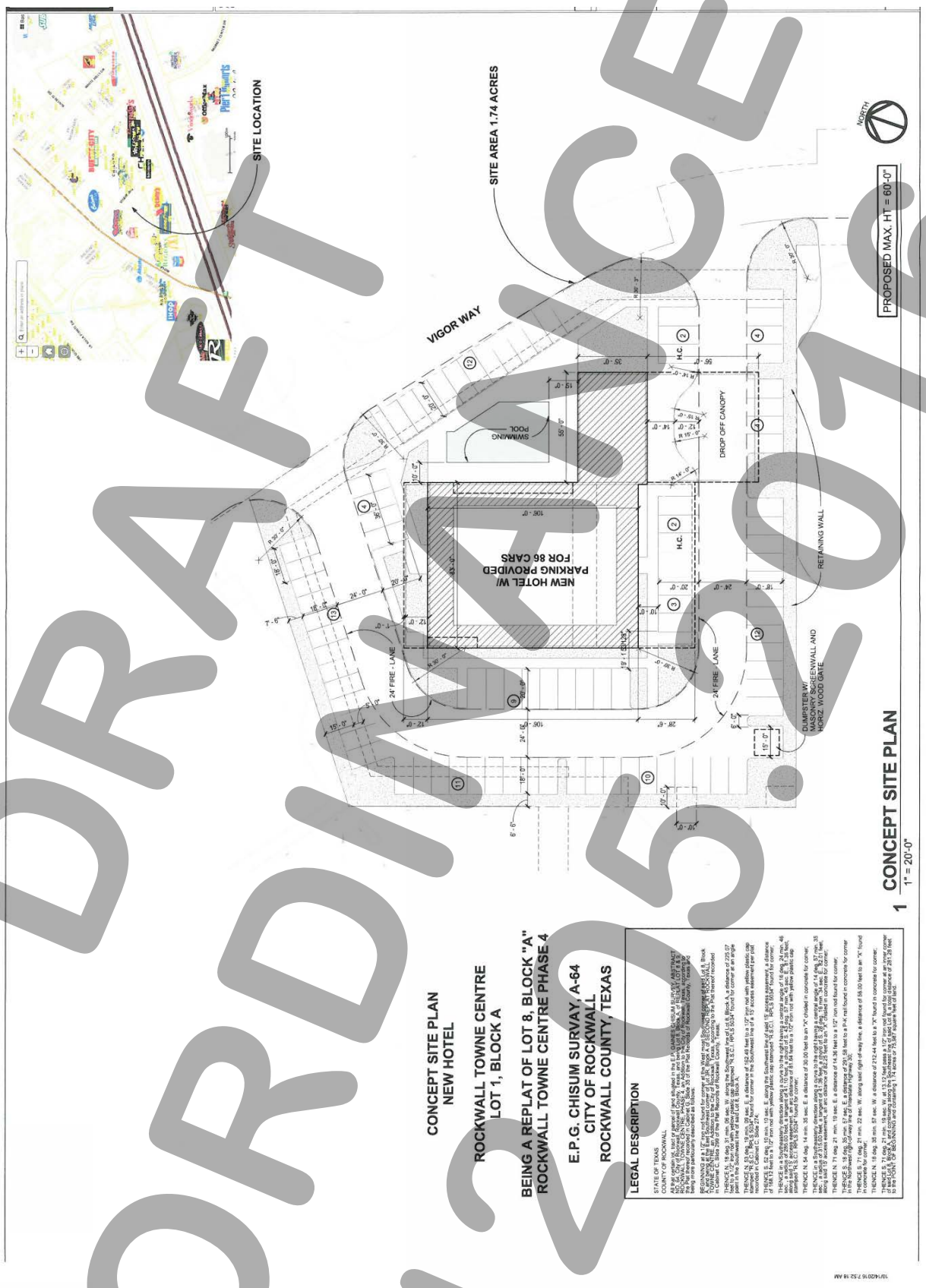
Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2016*

2nd Reading: *December 5, 2016*

DRAFT ORDINANCE 12.05.2016

Exhibit 'A':
Site Plan



DRAFT
ORDINANCE
12.5.2016

Exhibit 'B':
Building Elevations



DRAFT
ORIGINAL
12.15.2016

Exhibit 'B':
Building Elevations



DRAFT ORDINANCE 12.05.2016

CITY OF ROCKWALL
PLANNING AND ZONING MEMO

AGENDA DATE: 11/15/2016

APPLICANT: David Palmer of *Cencor Acquisition Co., Inc.*

AGENDA ITEM: **Z2016-034**; N.W. Corner FM-549 & SH-205 (*AG to C*)

SUMMARY:

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 7.1692-acre tract of land generally located on the northwest corner of FM-549 and SH-205 and is adjacent to the Oaks of Buffalo Way Subdivision. The *subject property* was annexed into the City on May 19, 1986 (*Ordinance No. 86-37*) and zoned Agricultural (AG) District. The applicant is requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Commercial (C) District. The subject property is within the SH-205 Overlay (*SH-205 OV*) District and if approved, is subject to the development standards of such district.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family residence situated on a 4.99-acre tract of land zoned Agricultural (AG) District.

South: Directly south of the subject property is a 7.32-acre tract of land zoned General Retail (*GR*) District that currently has an office facility and two (2) practice baseball in-fields. A portion of the property has been granted an SUP for a retail store with gasoline sales.

East: Directly east of the subject property is a 45.4871-acre vacant tract of land zoned Commercial (C) District.

West: Directly west of the subject property is the Oaks of Buffalo Way Subdivision zoned Single-Family Estate (SFE-1.5) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Commercial* land uses, which is in conformance with the Comprehensive Plan and the applicants request for the zoning change to Commercial (C) District.

NOTIFICATION:

On October 27, 2016, staff mailed 17 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Oaks of Buffalo Way Homeowner's Associations (*HOA*), which is the only HOA located within 1,500 feet of the subject property and participating in the notification program. Additionally, staff posted a sign along SH-205, adjacent to the *subject property* as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received two (2) notices against the zoning change request.

City of Rockwall

Project Plan Review History

Project Number	Z2016-034	**Owner**	HOME, BOY ENTERPRISES INC	**Applied**	10/14/2016 LM
Project Name	Home Boy Enterprise SWC SH-205 FM549	**Applicant**	CENCOR ACQUISITION CO., INC	**Approved**	
Type	ZONING (A to C)			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

Site Address	**City, State Zip**	**Zoning**
FM205 & FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
OAKS OF BUFFALO WAY	10-1	NULL	10-1	0080-0000-0010-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:22 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

General Planning Comments to be addressed:

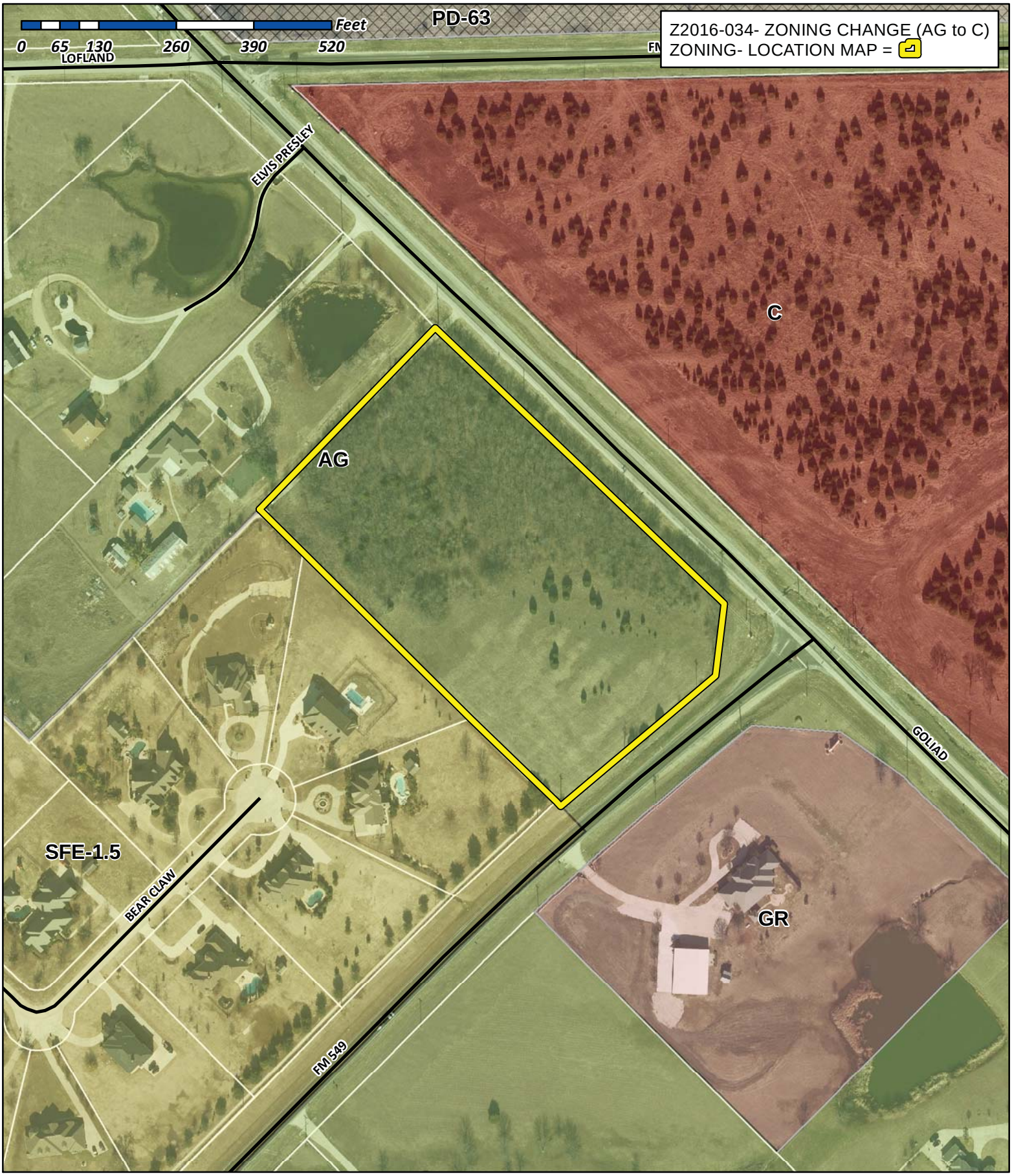
1. On all revised plan submittals please include the Case Number (Z2016-034) in the lower right hand corner.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning change request. Most importantly, be sure tha you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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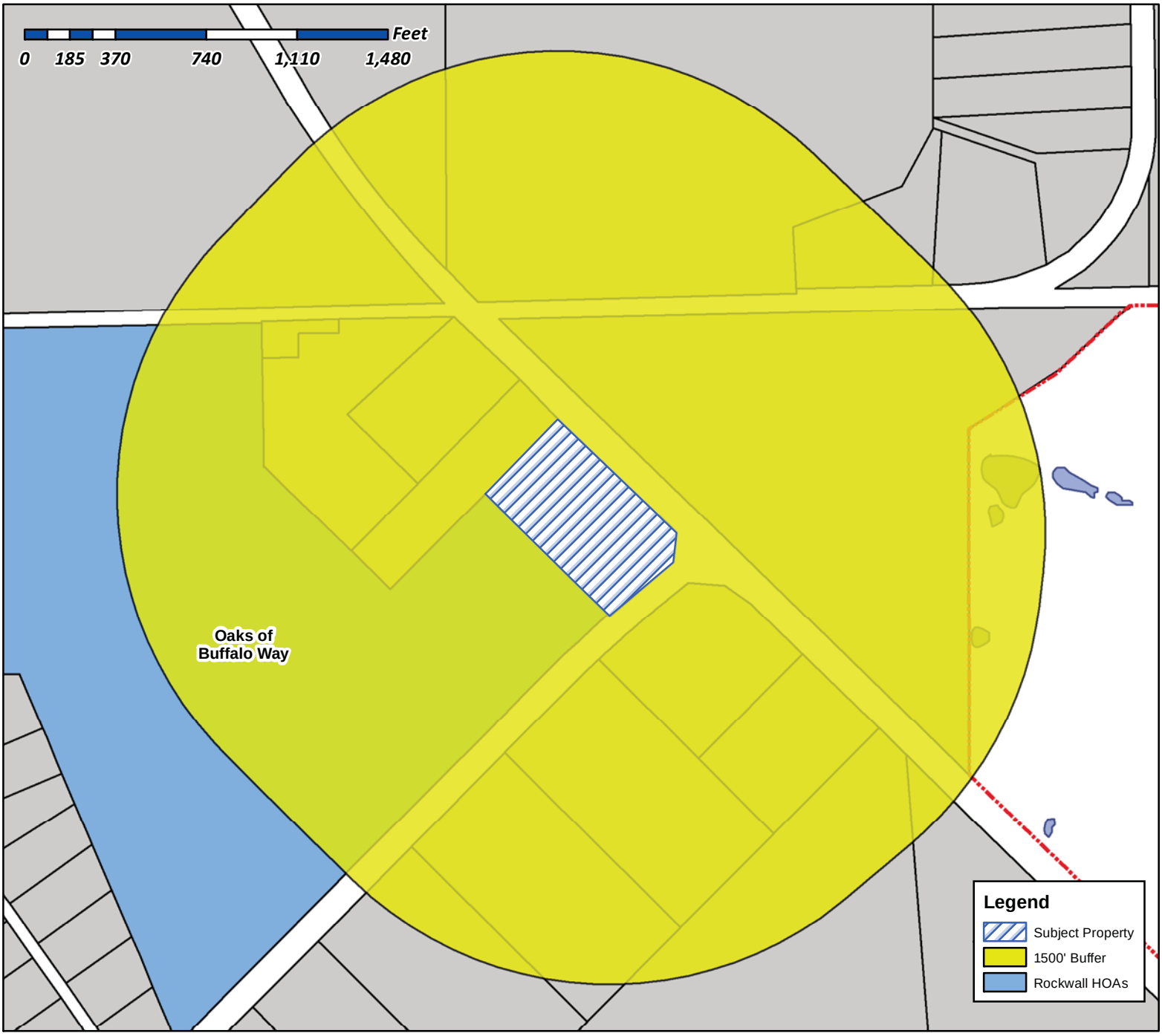
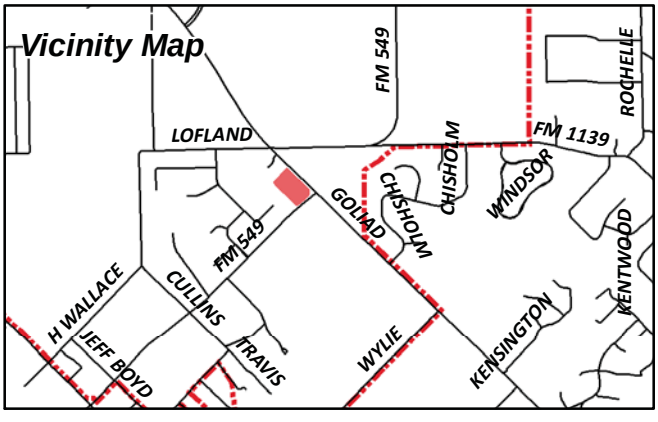


Case Number: Z2016-034
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of SH-205 & FM549

Date Created: ***10/16/2016***

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"oaksofbwpres@gmail.com"
Cc:	Miller, Ryan; Brooks, Korey; Gonzales, David
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, October 26, 2016 4:07:19 PM
Attachments:	Z2016-034 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-034-Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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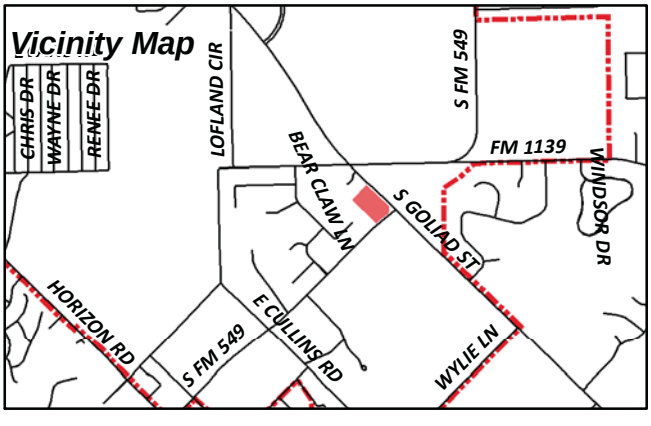
Case Number: Z2016-034
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: NWC of SH-205 & FM549

Date Created: ***10/16/2016***

For Questions on this Case Call (972) 771-7745



IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LANE
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 S FM549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

HOUSER WILLIAM D & STACEY B
4768 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

BALEY ROBIN E
5135 BEAR CLAW LANE
ROCKWALL, TX 75032

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

CURRENT RESIDENT
5155 BEAR CLAW LN
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
5606 POLO RD
COLLEGE STATION, TX 77845

GROOM ROGER
PO BOX 1150
MABANK, TX 75147

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-034: Zoning Change (AG to C)

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-034: Zoning Change (AG to C)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Planning
Sent: Wednesday, November 02, 2016 8:34 AM
To: Gonzales, David; Miller, Ryan
Subject: FW: Case no. 22016-034 (Zoning Change)

From: Greg Shockley [redacted]
Sent: Tuesday, November 01, 2016 5:39 PM
To: Planning
Subject: Case no. 22016-034 (Zoning Change)

David,

I just bought the house at 5155 Bear Claw Lane, so, I did not know about the zoning issue, and my submittal will therefore be late.
Needless to say, I would not have purchased the house, had I known that the city was planning on putting a gas station in my backyard, and, I am OPPOSED to the request to change the zoning.

I have 3 small children, so having a gas station in my backyard will endanger my children, as transients will be loitering around the station.
The station will cause noise pollution, and harm my family.
The station will cause air pollution and harm my family.
The construction and station will disrupt the school bus routes.

It is my intent to hire a lawyer to represent my family in opposition to this zoning change.

Please be advised.

Greg Shockley

Gonzales, David

From: Gonzales, David
Sent: Tuesday, November 01, 2016 3:54 PM
To: 'From Burzair'; Miller, Ryan; Brooks, Korey; Morales, Laura
Subject: RE: ZONING CHANGE REQUEST

Ms. Burzair,

Thank you for taking time to write this e-mail and participating in the zoning process. Your e-mail will be forwarded to the Planning and Zoning Commission and City Council in their information packets for consideration of the request (*during the public hearing process*). You are also welcome to express your concerns during the public participation process of one or both meeting(s).

Please let me know if you have any additional questions or concerns.

Thank you,

DAVID GONZALES, AICP
SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
CITY OF ROCKWALL INTERACTIVE MAPS

From: From Burzair [redacted]
Sent: Monday, October 31, 2016 1:54 PM
To: Miller, Ryan; Gonzales, David; Brooks, Korey; Morales, Laura
Subject: Re: ZONING CHANGE REQUEST

To: Ryan Miller, David Gonzales, Korey Brooks, Laura Morales:

In regards to the zoning change request (as listed below) that lies within 1500 feet of the boundaries of the neighborhood in which we live, Oaks of Buffalo Way, we wanted to reach out to you formally via email to express our concern and opposition. As involved, supportive, and invested residents of the community of Rockwall, we think it is imperative for the benefit of all Rockwall residents, that well-established and well-regarded neighborhoods be protected from commercial zoning within such close proximity.

Not only is there concern that a commercial venue within such close proximity will lessen the value of our individual properties, we are also concerned that this change would bring an increase in traffic, noise, activity level, light pollution and safety issues to our neighborhood. The traffic at the intersection in question, (205 & 549) during prime hours of travel, is already a problem... adding a commercial venue at that intersection, located right next door to our neighborhood, will increase the traffic issues, devalue the worth of our homes, and negatively impact the quality of our lives and the welfare of our families.

We value your time and consideration regarding this matter and would appreciate a confirmation that this email has been received and will be formally noted in regards to the upcoming hearings scheduled for November 15th and 21st.

Best Regards,
Marcia Carroll Burzair and Edward Burzair
Oaks of Buffalo Way residents for 15 years

214-725-2999

****

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Current Development Cases - Planning and Zoning Department

sites.google.com

The following are the current development cases for the City of Rockwall. Included are the dates of the public meetings as well as links to location maps, property ...

Z2016-034-Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

City of Rockwall

www.rockwall.com

Location: City of Rockwall 385 S. Goliad Street Rockwall , Texas 75087 : Business Hours: Monday – Friday 8:00 a.m. to 5:00 p.m. Phone: (972) 771-7745

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438

CENCOR REALTY SERVICES

David C. Palmer
Executive Vice President

dpalmer@cencorrealty.com

October 12, 2016

Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: NWC 205 & 549 - Rockwall, TX
Zoning Change

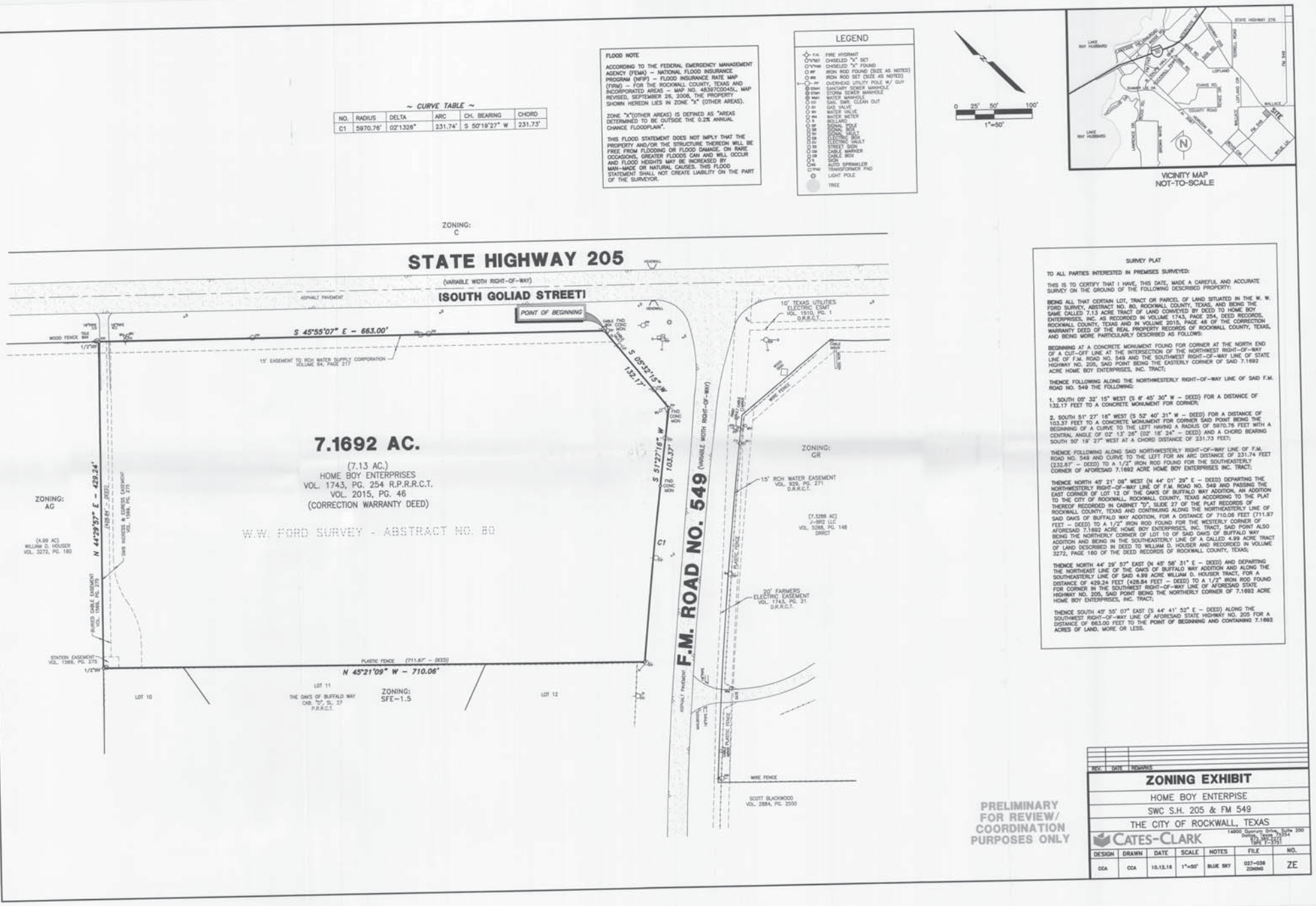
Dear Mr. Miller:

The applicant desires to change the zoning on the referenced seven acre tract from Agricultural to Commercial. With property frontage on 205, and the planned extension of 549, the site is most suited to commercial development. The Future Land Use Map designates the site as Commercial.

Specific uses and a site plan have not yet been determined. Having the proper zoning in place is necessary to effectively market the property to potential users.

Sincerely,

David C. Palmer.
Executive Vice President


~ CURVE TABLE ~
NO. | RADIUS | DELTA | ARC | CH. BEARING | CHORD
C1 | 5970.76' | 02°13'26" | 231.74' | S 50°19'27" W | 231.73'
FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48397C0045L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
LEGEND
F.H. FIRE HYDRANT
CHISELED "X" SET
CHISELED "X" FOUND
IRF IRON ROD FOUND (SIZE AS NOTED)
IRS IRON ROD SET (SIZE AS NOTED)
PP OVERHEAD UTILITY POLE W/ GUY
SSMH SANITARY SEWER MANHOLE
STMH STORM SEWER MANHOLE
WMH WATER MANHOLE
SSI SAN. SWR. CLEAN OUT
GV GAS VALVE
WV WATER VALVE
WM WATER METER
BOLLARD
SP SIGNAL POLE
SB SIGNAL BOX
SV SIGNAL VAULT
EB ELECTRIC BOX
EV ELECTRIC VAULT
SS STREET SIGN
CM CABLE MARKER
CB CABLE BOX
SIGN
AS AUTO SPRINKLER
TRANSFORMER PAD
LIGHT POLE
TREE
0 25' 50' 100'
1"=50'
VICINITY MAP
NOT-TO-SCALE
ZONING: C
STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)
(SOUTH GOLIAD STREET)
ASPHALT PAVEMENT
POINT OF BEGINNING
S 45°55'07" E – 663.00'
15' EASEMENT TO RCH WATER SUPPLY CORPORATION VOLUME 64, PAGE 217
S 05°32'15" W 132.17'
S 51°27'16" W 103.37'
7.1692 AC.
(7.13 AC.)
HOME BOY ENTERPRISES
VOL. 1743, PG. 254 R.P.R.R.C.T.
VOL. 2015, PG. 46
(CORRECTION WARRANTY DEED)
W.W. FORD SURVEY - ABSTRACT NO. 80
F.M. ROAD NO. 549 (VARIABLE WIDTH RIGHT-OF-WAY)
ZONING: AG
(4.99 AC) WILLIAM D. HOUSER VOL. 3272, PG. 160
N 44°29'57" E – 429.24' (428.84' – DEED)
BURIED CABLE EASEMENT VOL. 1566, PG. 275
STATION EASEMENT VOL. 1566, PG. 275
N 45°21'09" W – 710.06'
PLASTIC FENCE (711.97' – DEED)
LOT 10
LOT 11
THE OAKS OF BUFFALO WAY CAB. "D", SL. 27 P.R.R.C.T.
ZONING: SFE-1.5
LOT 12
ZONING: GR
10' TEXAS UTILITIES ELECTRIC ESMT VOL. 1510, PG. 1 D.R.R.C.T.
15' RCH WATER EASEMENT VOL. 929, PG. 271 D.R.R.C.T.
(7.3286 AC) J-BR2 LLC VOL. 5268, PG. 148 DRRCT
20' FARMERS ELECTRIC EASEMENT VOL. 1743, PG. 21 D.R.R.C.T.
WIRE FENCE
SCOTT BLACKWOOD VOL. 2884, PG. 2550
SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME CALLED 7.13 ACRE TRACT OF LAND CONVEYED BY DEED TO HOME BOY ENTERPRISES, INC. AS RECORDED IN VOLUME 1743, PAGE 254, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND IN VOLUME 2015, PAGE 46 OF THE CORRECTION WARRANTY DEED OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT FOUND FOR CORNER AT THE NORTH END OF A CUT-OFF LINE AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 549 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 205, SAID POINT BEING THE EASTERLY CORNER OF SAID 7.1692 ACRE HOME BOY ENTERPRISES, INC. TRACT;
THENCE FOLLOWING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID F.M. ROAD NO. 549 THE FOLLOWING:
1. SOUTH 05° 32' 15" WEST (S 6° 45' 30" W – DEED) FOR A DISTANCE OF 132.17 FEET TO A CONCRETE MONUMENT FOR CORNER;
2. SOUTH 51° 27' 16" WEST (S 52° 40' 31" W – DEED) FOR A DISTANCE OF 103.37 FEET TO A CONCRETE MONUMENT FOR CORNER SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5970.76 FEET WITH A CENTRAL ANGLE OF 02° 13' 26" (02° 18' 24" – DEED) AND A CHORD BEARING SOUTH 50° 19' 27" WEST AT A CHORD DISTANCE OF 231.73 FEET;
THENCE FOLLOWING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 549 AND CURVE TO THE LEFT FOR AN ARC DISTANCE OF 231.74 FEET (232.87' – DEED)) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF AFORESAID 7.1692 ACRE HOME BOY ENTERPRISES INC. TRACT;
THENCE NORTH 45° 21' 09" WEST (N 44° 01' 29" E – DEED) DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 549 AND PASSING THE EAST CORNER OF LOT 12 OF THE OAKS OF BUFFALO WAY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 27 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID OAKS OF BUFFALO WAY ADDITION, FOR A DISTANCE OF 710.06 FEET (711.97 FEET – DEED) TO A 1/2" IRON ROD FOUND FOR THE WESTERLY CORNER OF AFORESAID 7.1692 ACRE HOME BOY ENTERPRISES, INC. TRACT, SAID POINT ALSO BEING THE NORTHERLY CORNER OF LOT 10 OF SAID OAKS OF BUFFALO WAY ADDITION AND BEING IN THE SOUTHEASTERLY LINE OF A CALLED 4.99 ACRE TRACT OF LAND DESCRIBED IN DEED TO WILLIAM D. HOUSER AND RECORDED IN VOLUME 3272, PAGE 160 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;
THENCE NORTH 44° 29' 57" EAST (N 45° 58' 31" E – DEED) AND DEPARTING THE NORTHEAST LINE OF THE OAKS OF BUFFALO WAY ADDITION AND ALONG THE SOUTHEASTERLY LINE OF SAID 4.99 ACRE WILLIAM D. HOUSER TRACT, FOR A DISTANCE OF 429.24 FEET (428.84 FEET – DEED) TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 205, SAID POINT BEING THE NORTHERLY CORNER OF 7.1692 ACRE HOME BOY ENTERPRISES, INC. TRACT;
THENCE SOUTH 45° 55' 07" EAST (S 44° 41' 52" E – DEED) ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 205 FOR A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.1692 ACRES OF LAND, MORE OR LESS.
PRELIMINARY FOR REVIEW/ COORDINATION PURPOSES ONLY
REV. DATE REMARKS
ZONING EXHIBIT
HOME BOY ENTERPISE
SWC S.H. 205 & FM 549
THE CITY OF ROCKWALL, TEXAS
CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
(972) 387-4777
TBPE F-3751
DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO.
CCA | CCA | 10.12.15 | 1"=50' | BLUE SKY | 027-036 ZONING | ZE

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 7.1692-ACRE TRACT OF LAND IDENTIFIED AS TRACT 10-1 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Palmer of Cencor Acquisition Co., Inc. on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A',* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial* (*C*) *District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses", Section 4.5, "Commercial* (*C*) *District", and Section 6.7, "SH-205 Overlay (SH-205 OV) District"* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall

be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF DECEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

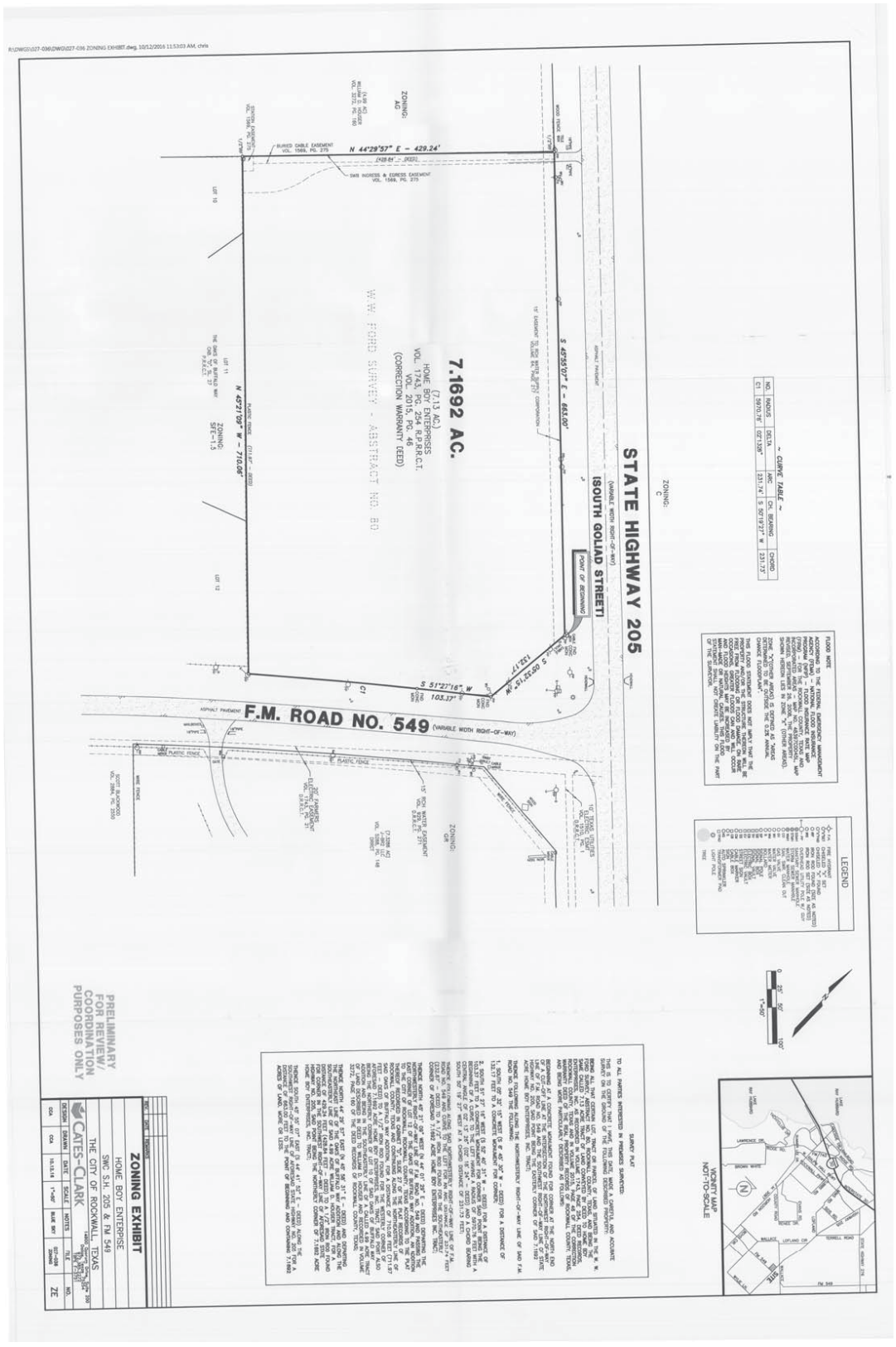
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2016*

2nd Reading: *December 5, 2016*

DRAFT

Exhibit 'A':
Legal Description & Zoning Exhibit



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Robert Howman of *Glenn Engineering Corp.*

AGENDA ITEM: **Z2016-035;** RISD - CCA (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (*RISD*) for the approval of a Specific Use Permit (*SUP*) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (*AG*) District, situated within the SH-205 Bypass Corridor Overlay (*205 BY-OV*) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

BACKGROUND INFORMATION:

The applicant is requesting approval of a Specific Use Permit (*SUP*) for the purpose of allowing a *Public School* in an Agricultural (*AG*) District. The property is located east of the intersection of John King Boulevard and Trial View Drive, and is adjacent to and south of the Lofland Farms Addition. The proposed public school facility will be located on a 24.209-acre portion of a larger 173.0-acre tract of land that is situated within the SH-205 By-Pass Corridor Overlay (*205 BY-OV*) District.

As part of the Specific Use Permit (*SUP*) submittal, the applicant has submitted a conceptual site plan indicating the proposed layout (*building footprint, parking, access, etc*.) of the Rockwall - CCA [*College and Career Academy*]. The site will provide two (2) primary points of access along John King Boulevard and one (1) secondary access point from Sugar Valley Drive (*Lofland Farms Addition*). If approved, the applicant will be required to submit a site plan and replat the property.

Included in your packet is the applicant's concept plan indicating the location of the proposed site in relation to the overall boundary of the property. As a note, a request for an *SUP* is a discretionary decision for the Planning and Zoning Commission and the City Council.

NOTIFICATION:

Staff mailed 102 notices to property owners and residents within 500-feet of the subject property. Staff also notified four (*4*) HOA/Neighborhood Organization's (*Lofland Farms, Meadow Creek Estates, Hickory Ridge, and Hickory Ridge East*) that are within 1,500 feet of the *subject property* and participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code *(UDC).* At the time this report was drafted, staff has not received any notices for or against the zoning change request.

RECOMMENDATIONS:

Should the Specific Use Permit be approved, staff would offer the following conditions:

1. The development must meet all Fire Department, Building Inspections, and Engineering standards.

2. Submittal and approval of a site plan and final plat are required prior to the issuance of a building permit.

3. Expansion of the approximately 173-acre site will require a Specific Use Permit for each additional phase of the development.

4. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.

5. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-035	**Owner**	ROCKWALL, INDEPENDENT SCHOOL DISTRICT	**Applied**	10/14/2016 LM
Project Name	Rockwall CCA-RISD	**Applicant**	GLENN ENGINEERING CORP.	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	P&Z HEARING			**Status**	11/11/2016 DG

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HICKORY RIDGE PH 4	7-1	NULL	7-1	0025-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:23 AM AW) Must meet all engineering standards and requirements Pay all pro-ratas							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a Public School in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 1, 2016. Please provide three (3) large copies [24" X 36" FOLDED] of the Conceptual Site Plan and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-035) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

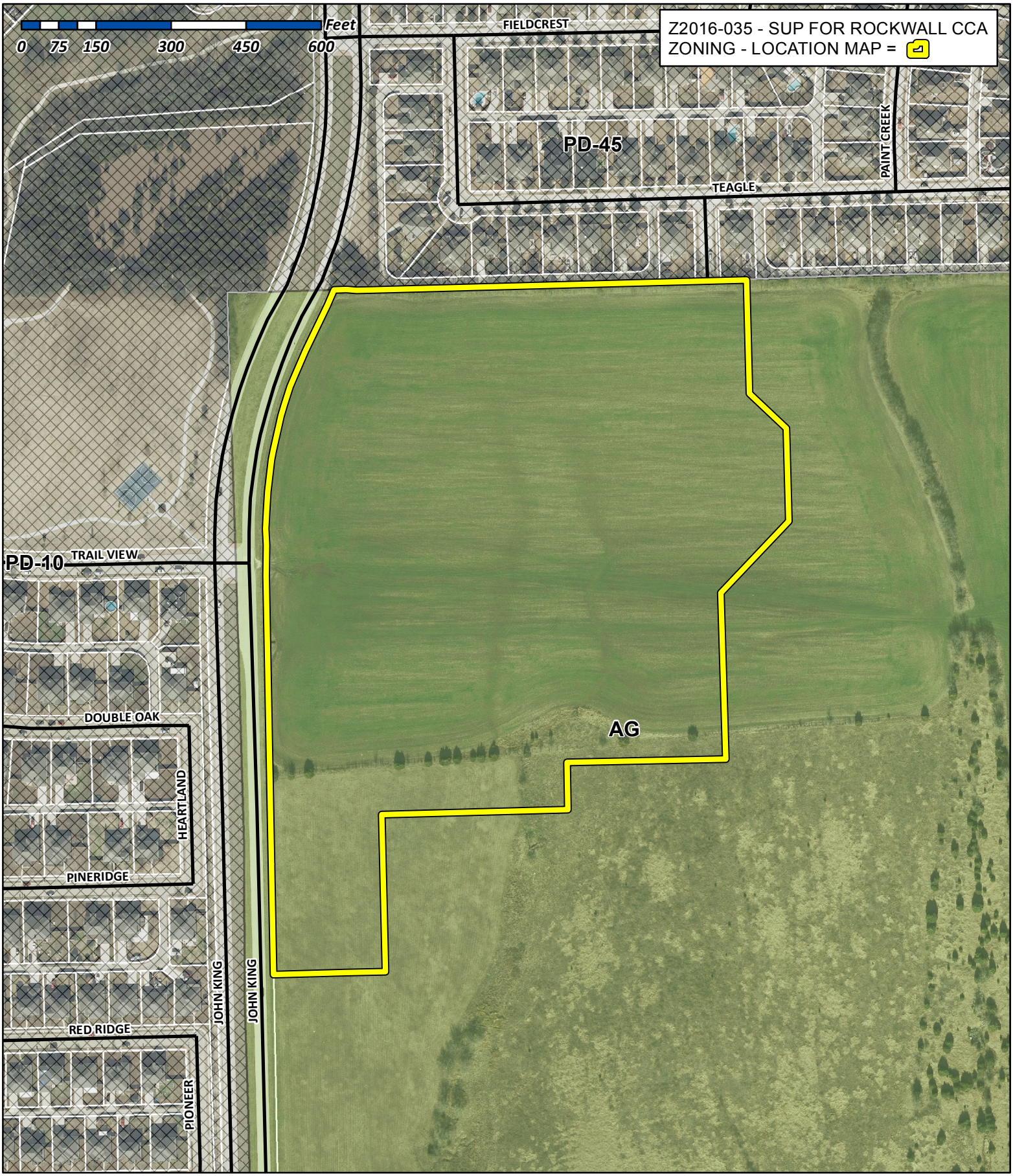
1. The development must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a site plan and final plat (mylars in house for filing purposes) are required prior to the issuance of a building permit.
3. Future expansion of the approximately 173 acre site requires a Specific Use Permit (SUP) [or amendment] for each additional phase of the development.
4. Relabel document title to read: Zoning Exhibit - Conceptual Site Plan.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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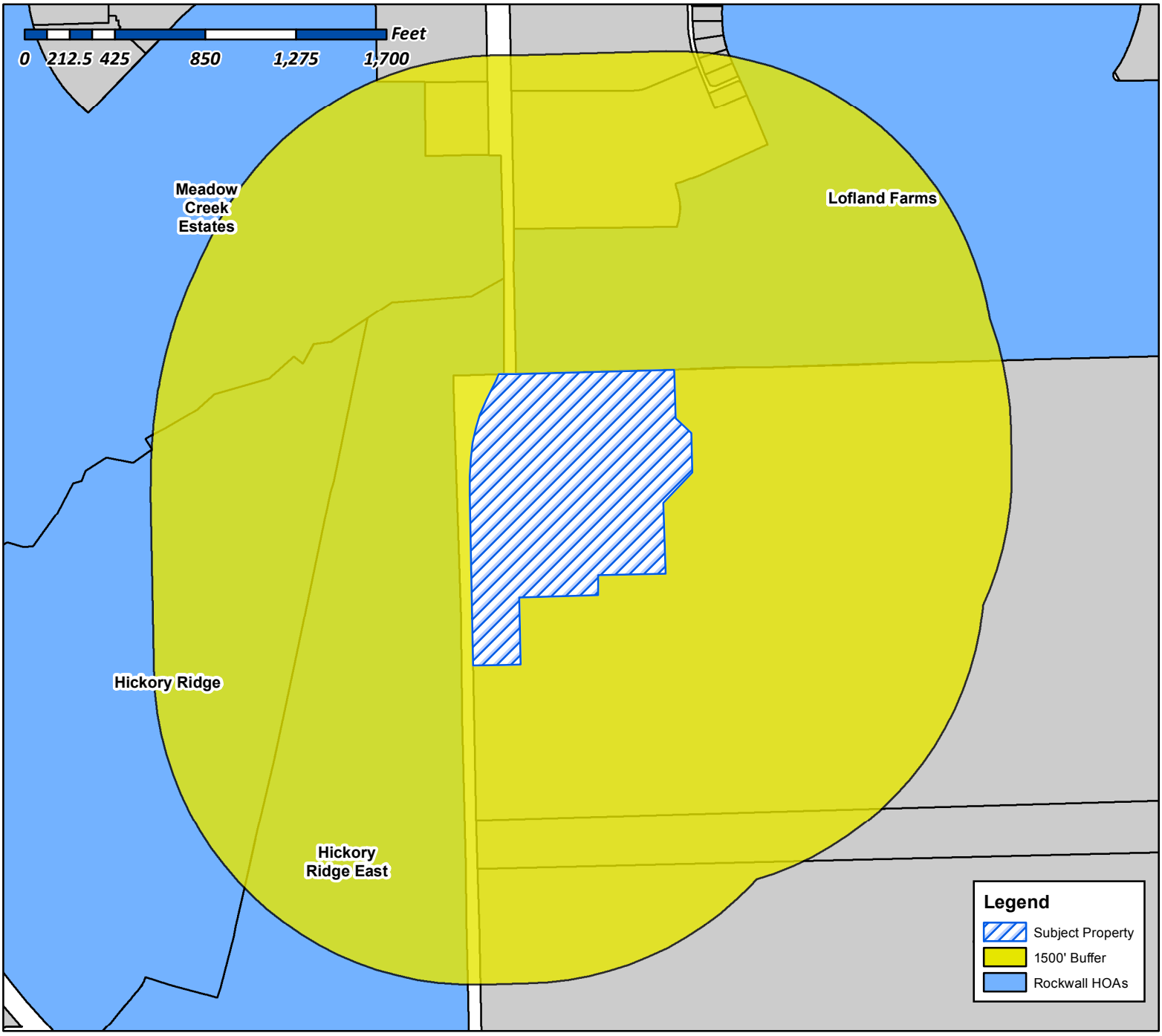
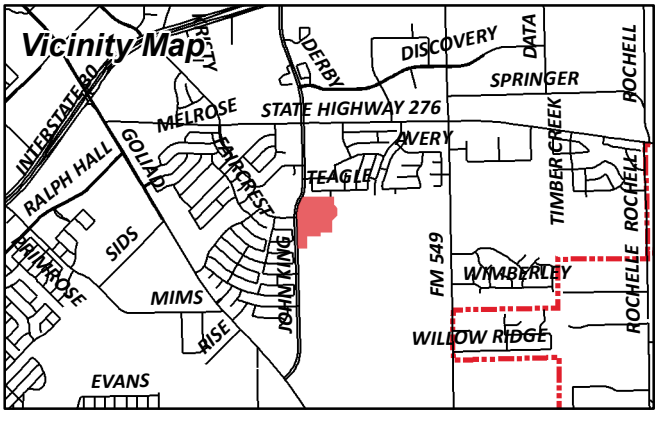


Case Number: Z2016-035
Case Name: SUP for Public School in AG Disctirct
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the Intersection of John King Blvd and Trail View Dive

Date Created: *10/25/2016*

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"; "dbmeyer@cmamanagement.com"; "mdoemeny@principal-mgmt.com"; "jcomerford@principal-mgmt.com"
Cc:	Miller, Ryan; Brooks, Korey; Gonzales, David
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, October 26, 2016 4:13:02 PM
Attachments:	Z2016-035 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-035-Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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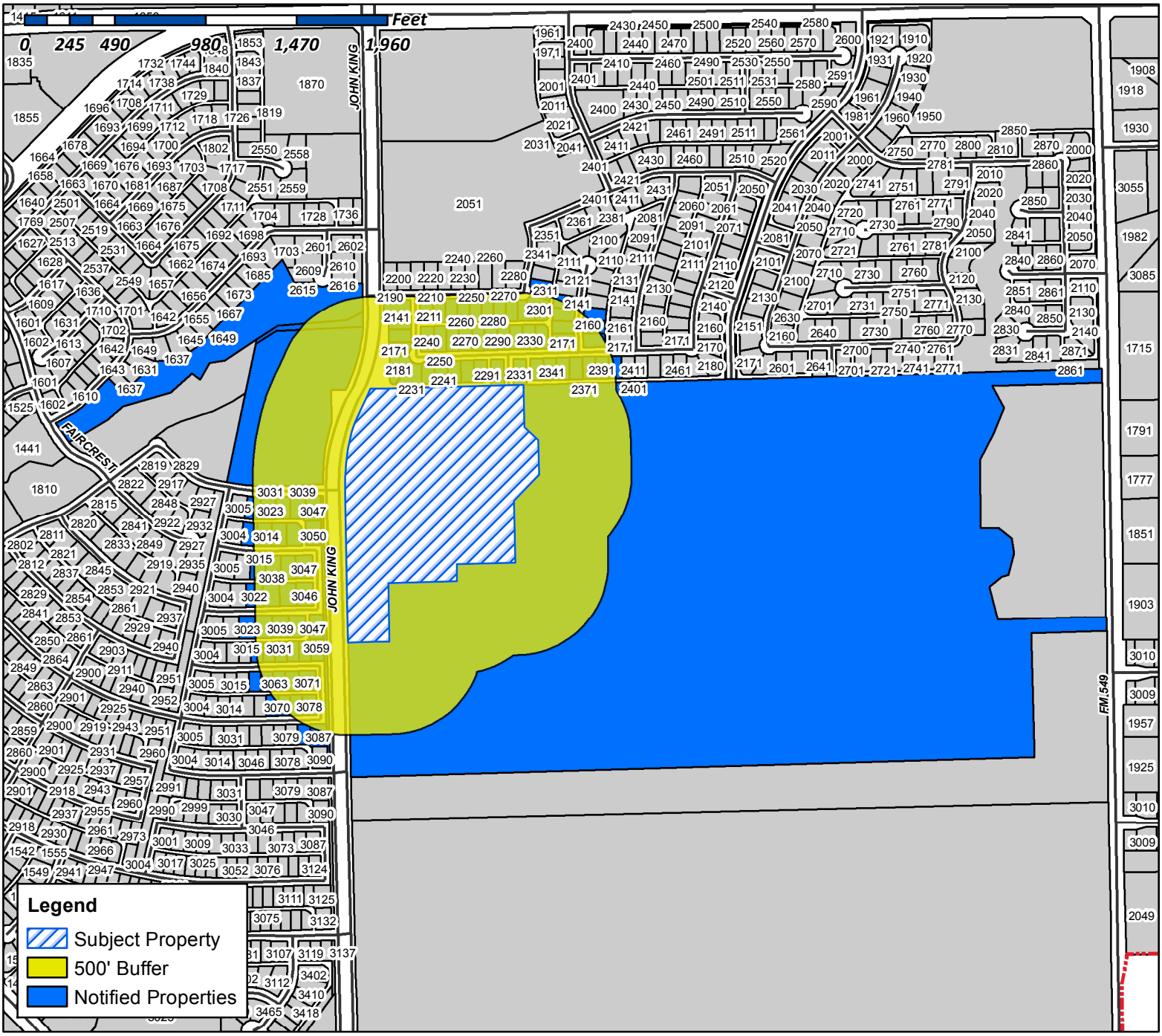
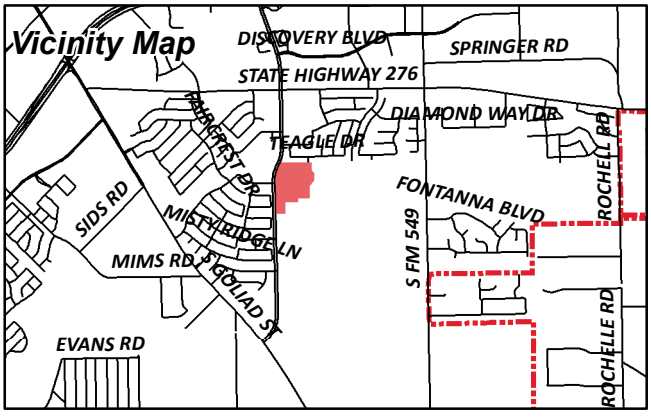


Case Number: Z2016-035
Case Name: SUP for a Public School in AG District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the intersection of John King Blvd and Trail View Drive

Date Created: 10/25/2016

For Questions on this Case Call (972) 771-7745



ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

DRUMMOND LYNNE B
16 EASTVIEW RD
HIGHLAND MILLS, NY 10930

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

HANDS TOM & SUSAN
2150 PAINT CREEK
ROCKWALL, TX 75032

HALL DEREK R
2151 PAINT CREEK CT
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DENTON JOSHUA & ASHLEY
2160 PAINT CREEK COURT
ROCKWALL, TX 75032

MYERS JAMES R & KARLA SUE
2161 PAINT CREEK CT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
2170 PAINT CREEK CT
ROCKWALL, TX 75032

CURRENT RESIDENT
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
2171 TEAGLE DR
ROCKWALL, TX 75032

SMITH ALLISON L & DANIEL J
2181 TEAGLE DR
ROCKWALL, TX 75032

ERICKSON STEPHEN R & KRISTIN L
2211 FIELDCREST DR
ROCKWALL, TX 75032

TRUJILLO SIMON AND NALLELY
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

NEWBERRY RANDY F
2231 TEAGLE DR
ROCKWALL, TX 75032

VO LIEN THI
2240 TEAGLE DRIVE
ROCKWALL, TX 75032

GOLDSMITH MATTHEW R/COURTNEY
2241 FIELDCREST DR
ROCKWALL, TX 75032

KING RYAN G & AMBER S
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

MCDONALD KRISTOPHER MICHAEL & LYDIANNE PARDON
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2261 FIELDCREST DR
ROCKWALL, TX 75032

MARINO STEFANO & GLORIA E
2261 TEAGLE DR
ROCKWALL, TX 75032

BAKER TIMOTHY M &
2270 TEAGLE DR
ROCKWALL, TX 75032

HAYES SHARON B
2271 FIELDCREST DRIVE
ROCKWALL, TX 75032

HUDGEONS BRIAN M & LAUREN A
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2281 FIELDCREST DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

LANGFORD ROBERT S & JAIME D
2290 TEAGLE DR
ROCKWALL, TX 75032

GUTIERREZ J FRANCISCO ALVAREZ
2291 FIELDCREST DR
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

SIEMS PAMELA
2311 FIELDCREST DR
ROCKWALL, TX 75032

MARTIN LYNDA
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

SWINSON RODNEY B
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2350 TEAGLE DR
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

DURAN EMILIO & BARBARA
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2391 TEAGLE DR
ROCKWALL, TX 75032

AGUIRRE MICHAEL & ANGELA
2401 TEAGLE DR
ROCKWALL, TX 75032

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

KERSEY KELLI KRISTINE AND
3 PEREGRINE CIR
ROCKWALL, TX 75032

TERRY KENNETH W & DANA L
3014 DOUBLE OAK DR
ROCKWALL, TX 75032

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

MWIYA NAWA & CATHERINE
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

CEDANO MARIO ROMERO
3022 PINE RIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
3030 PINE RIDGE DR
ROCKWALL, TX 75032

FLORES MARTIN AND DEBORAH
3031 DOUBLE OAK DR
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3038 DOUBLE OAK DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

WHITE JOSHUA DAVID
3038 RED RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3039 RED RIDGE DR
ROCKWALL, TX 75032

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
3039 PINE RIDGE DR
ROCKWALL, TX 75032

THE WANDA S MITCHELL & SHARON C JOHNSON
REVOCABLE LIVING TRUST
3039 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3046 RED RIDGE DR
ROCKWALL, TX 75032

LARKIN CHRISTOPHER TODD
3046 PINE RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3047 RED RIDGE DR
ROCKWALL, TX 75032

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

RODRIGUEZ ERACIO ET UX
3050 DOUBLE OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3054 DEER RIDGE DR
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

ROBINSON CHRISTY
3059 PINE RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

CURRENT RESIDENT
3062 RED RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3070 DEER RIDGE DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
3078 RED RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

EVANS ERIC C & BRANDI A
5280 E MADISON
FRESNO, CA 93727

TARBERT LLC
5507 LOUETTA RD SUITE C
SPRING, TX 77379

BIRT DAVID D TRUST
68540 TORTUGA RD
CATHEDRAL CITY, CA 92234

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

HILL HEATH TRUSTEE
8301 LAKEVIEW PKWY STE 111-202
ROWLETT, TX 75088

GOMEZ ISMAEL & LAURA
PO BOX 472665
GARLAND, TX 75047

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-035: SUP for Rockwall CCA

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a Public School in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-035: SUP for Rockwall CCA

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

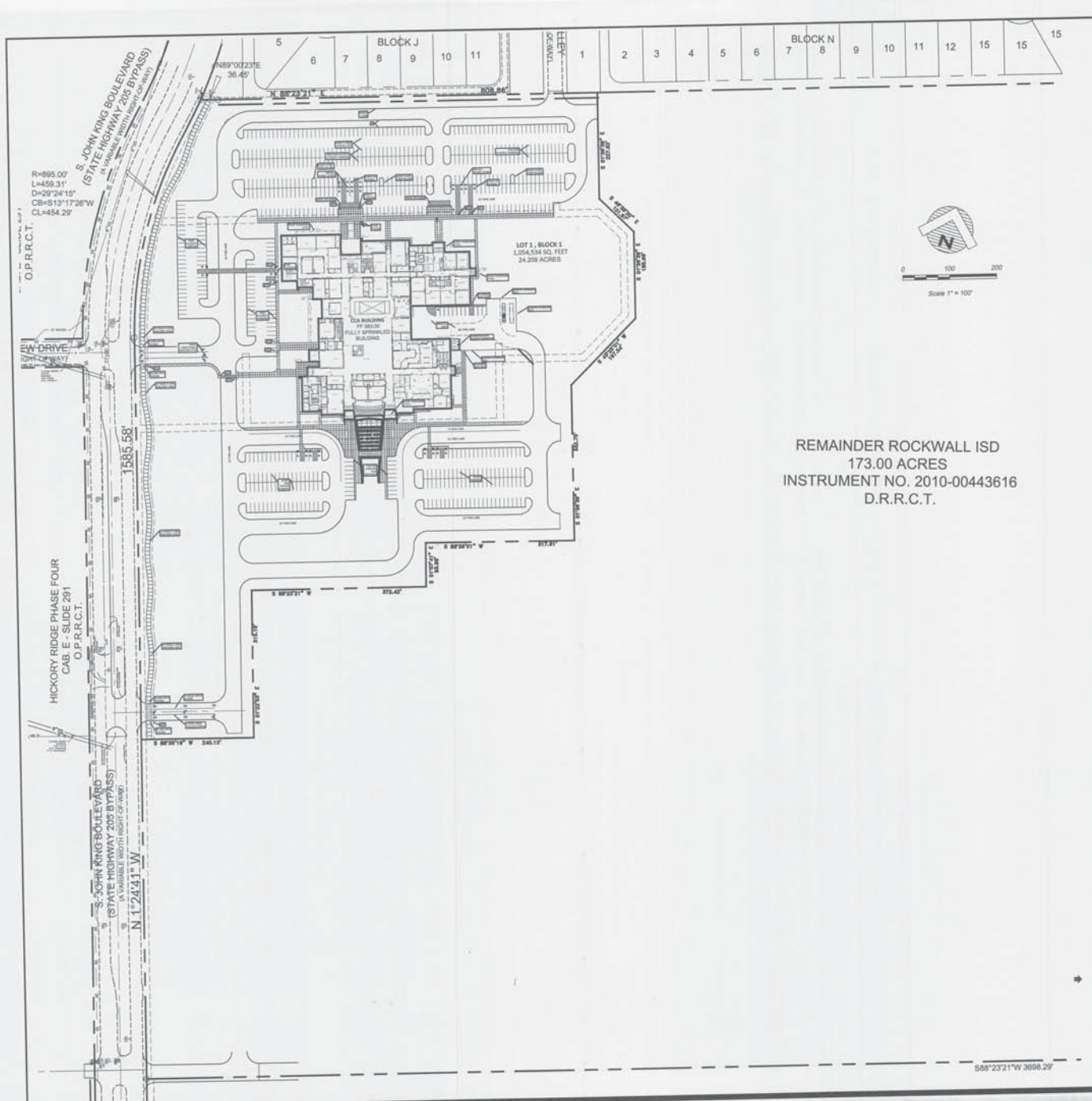
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





Location Map

PROPERTY DESCRIPTION

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 28, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 187-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 808.88 FEET TO A POINT FOR CORNER;

THENCE GENERALLY IN A SOUTHERLY DIRECTION AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01° 36' 39" EAST, A DISTANCE OF 227.62 FEET TO A POINT FOR CORNER;
SOUTH 46° 36' 20" EAST, A DISTANCE OF 101.67FEET TO A POINT FOR CORNER;
SOUTH 01° 36' 39" EASTT, A DISTANCE OF 185.96 FEET TO A POINT FOR CORNER;
SOUTH 43° 25' 01" EAST, A DISTANCE OF 197.54 FEET TO A POINT FOR CORNER;
SOUTH 01° 36' 39" EAST, A DISTANCE OF 332.75 FEET TO A POINT FOR CORNER;
SOUTH 88° 38' 01" EAST, A DISTANCE OF 317.81 FEET TO A POINT FOR CORNER;
SOUTH 01° 07' 41" EAST, A DISTANCE OF 83.96 FEET TO A POINT FOR CORNER;
SOUTH 88° 23' 21" WEST, A DISTANCE OF 372.42 FEET TO A POINT FOR CORNER;
SOUTH 01° 22' 53" EAST, A DISTANCE OF 315.19 FEET TO A POINT FOR CORNER;
SOUTH 88° 38' 19" WEST, A DISTANCE OF 240.13 FEET TO A POINT FOR CORNER;
SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 859.75 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 09' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.209 ACRES OF COMPUTED LAND.

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Revision /	Date
DD PRICING SET	08/03/2016
95% CHECK SET	09/28/2016

Project:
ROCKWALL CCA
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON October 13, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062

SUP
SITE PLAN
VOLUME

Job. No.	Sheet No.
1606-02-03	CS
Drawn By: RAH	1.0
Date: 10-13-2016	

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PUBLIC SCHOOL ON A 24.209-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 173.0-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT, AND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Robert A. Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (*SUP*) to allow for a *Public School* on a 24.209-acre tract land being a portion of a larger 173.0-acre tract of land, zoned Agricultural (AG) District, and identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ord. No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ord. No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (*SUP*) to allow for a *Public School* within an Agricultural (AG) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ord. No. 04-38*] for the *Subject Property;* and,

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (*SUP*) ordinance granted herein and shall be subject to the conditions set forth in *Article V, Section 2.1, Agricultural (AG) District Standards of the Unified Development Code* [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this Specific Use Permit (*SUP*), and as may be amended in the future; and,

Section 3. That the *Subject Property* shall be developed only in the manner and for the purposes described in this Specific Use Permit (*SUP*) ordinance granted herein and shall be subject to the conditions set forth in *Article V, Section 4.5, Commercial (C) District Standards and Section 6.10, 205 By-Pass Corridor Overlay (205 BY-OV) District Standards of the Unified Development Code* [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this Specific Use Permit (*SUP*), and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 Conditions for Operation and Development of a Public School.

The following conditions pertain to the operation and development of a *Public School* on the *Subject Property*, and conformance to these development conditions is required for continued operations:

1) Prior to the issuance of a building permit, submittal and approval of a site plan and final plat shall be approved by the Planning & Zoning Commission and the City Council (*if applicable*); and,

2) Expansion of the approximately 173-acre site will require approval of a Specific Use Permit (SUP) for each additional phase of the development; and,

3) The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF December, 2016.

DRAFT

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____

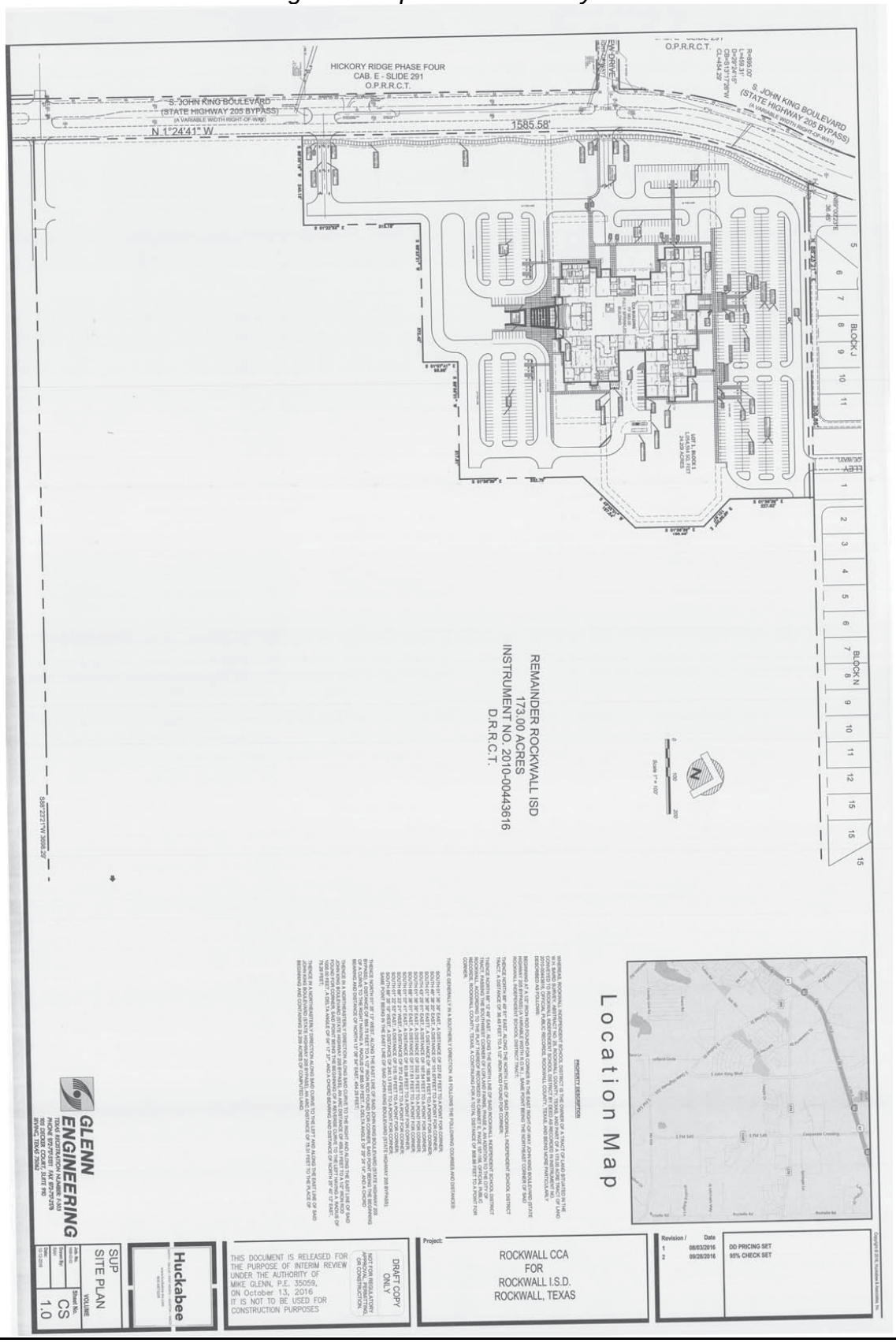
Frank J. Garza, City Attorney

1st Reading: November 21, 2016

2nd Reading: December 5, 2016

DRAFT

Exhibit 'A':
Legal Description & Boundary



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: David Gonzales, *Senior Planner*

DATE: November 15, 2016

SUBJECT: Z2016-036; *Amendment to PD-79 (Saddle Star Estates South)*

On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034*], which rezoned the 45.292-acre *subject property* from an Agricultural (AG) District to a Planned Development District establishing a single-family residential subdivision consisting of 113 single-family lots. In May of this year, the applicant voluntarily annexed an additional 11.121-acre tract of land [*A2016-001*] and amended PD-79 [*Z2016-015*], incorporating this property into the subdivision. The annexation created a 55.413-acre tract of land for the Saddle Star Estates South development. The amendment to PD-79 increased the lot count from 113 to 138 lots. At the time of this proceeding, the applicant requested and was granted a maximum of 50% of the garages to be oriented in a front entry configuration (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

According to the applicant, David Weekly and Highland Homes will be the builders for the subdivision. During the work session held on October 25, 2016 the applicant indicated that the builders do not have a traditional swing (*or j-swing*) product and because of this he was requesting 100% front entry configuration. Since this meeting, the applicant has modified his request to allow for a minimum of 20% of the garages to be oriented in a traditional swing (*or j-swing*) configuration, thereby allowing for up to 80% front entry garage configuration [flush with the front façade (*or optional 5-foot off-set*) of the primary structure]. The purpose of the garage orientation requirements in the UDC (*i.e. 20-ft setback from the front façade*) is intended to provide variation and articulation to the front façade of the proposed home where the development is not alley served.

It should be noted that if approved, the remainder of the PD ordinance will not be affected by this request; however, it is at the discretion of the Planning and Zoning Commission and City Council to approve the applicant's requrest. Staff has provided a *Draft Ordinance* indicating the proposed changes [i.e. Exhibit 'C', Section 4 (c)]. Should the Planning and Zoning Commission and City Council have any questions concerning the request staff will be available at the meeting.

Staff mailed three (3) notices to property owners and residents within 500-feet, and notified the Stoney Hollow and Stone Creek Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this memo was drafted, staff received one (1) notice from the Skorburg Companies comprising two (2) properties that are *"opposed to"* the zoning change request. The notice constitutes a protest from more than 20% of the property owners within 200-ft of the proposed property and will require a super-majority vote by the City

Council for approval of the PD Amendment. A super-majority vote is ¾ of all Council members present.

Gonzales, David

From: Miller, Ryan
Sent: Tuesday, November 08, 2016 5:03 PM
To: Gonzales, David
Subject: FW: SADDLE STAR SOUTH

FYI ...

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

-----Original Message-----
From: Kirk Atkins [redacted]]
Sent: Tuesday, November 08, 2016 4:39 PM
To: Miller, Ryan
Subject: RE: SADDLE STAR SOUTH

Ryan, As requested by Commission at our October 25, 2016 meeting we further discussed with our Builders , Highland and David Weekly Homes Garage orientation . We can amend our request from 100% Front Flush Garages to 80% Front Flush and 20% J-Swing and option Front Entry with a 5' offset from main structure.

Sincerely

Pat Atkins Director of Land Development and Acquisitions Saddle Star Land Development L.L.C.
3076 Hays Ln.
Rockwall,Texas 75087
972-388-6383
[redacted]

On Tue, 10/18/16, Miller, Ryan <RMiller@rockwall.com> wrote:

Subject: RE: SADDLE STAR SOUTH
To: "'Kirk Atkins'" <[redacted]>
Date: Tuesday, October 18, 2016, 7:06 AM

Pat ... I already have
plans for lunch today, but should be available from 1:00 PM
- 2:00 PM to meet. I pretty much have meetings from 2:00 PM on. Let me know what works for you. Thanks.

RYAN C.

1

City of Rockwall

Project Plan Review History

Project Number	Z2016-036	**Owner**	R, & R HANCE INVESTMENTS LP	**Applied**	10/14/2016 LM
Project Name	Amendment to PD-79	**Applicant**	SADDLE STAR LAND DEVELOPMENT LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	ZONING ORD. AMD			**Expired**	
Status	P&Z HEARING			**Status**	11/11/2016 DG

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-3	NULL	2-3	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:24 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

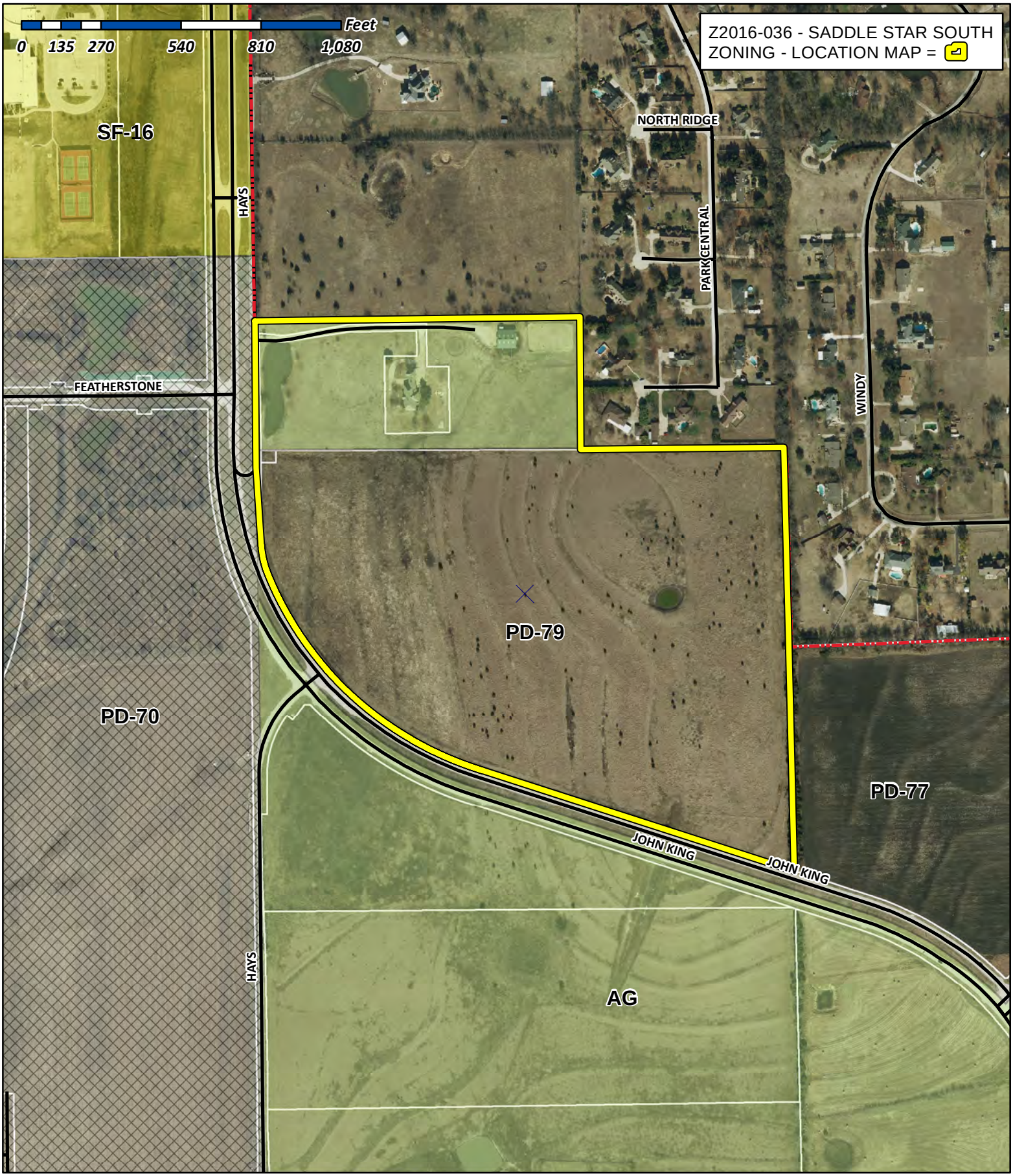
Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free tc contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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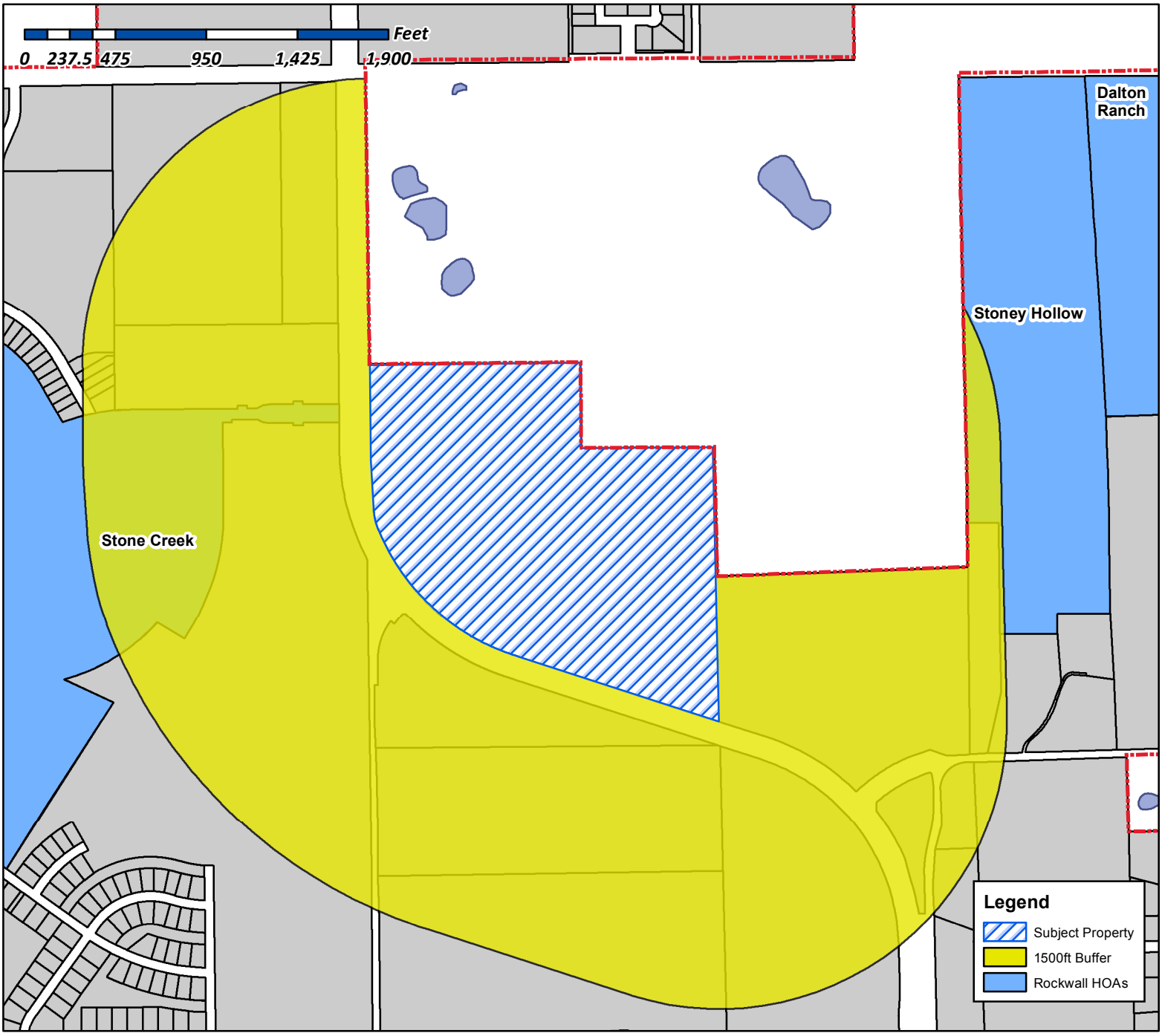
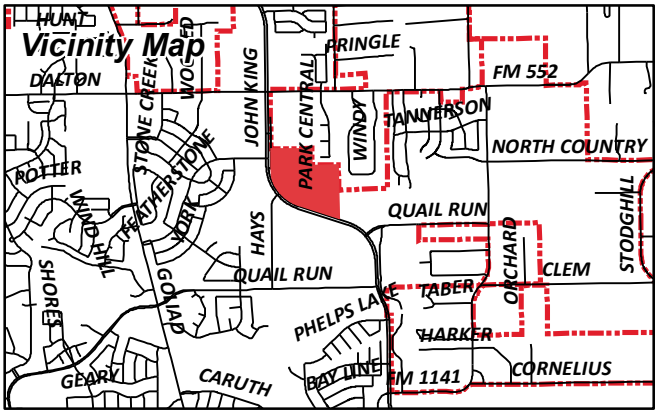


Case Number: Z2016-036
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: *10/17/2016*

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"ahilton@nmitx.com"; "bharrington@lonestarmanagement.com"; "sswan@lonestarmanagement.com"
Cc:	Miller, Ryan; Brooks, Korey; Gonzales, David
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, October 26, 2016 4:22:04 PM
Attachments:	Z2016-036 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-036-Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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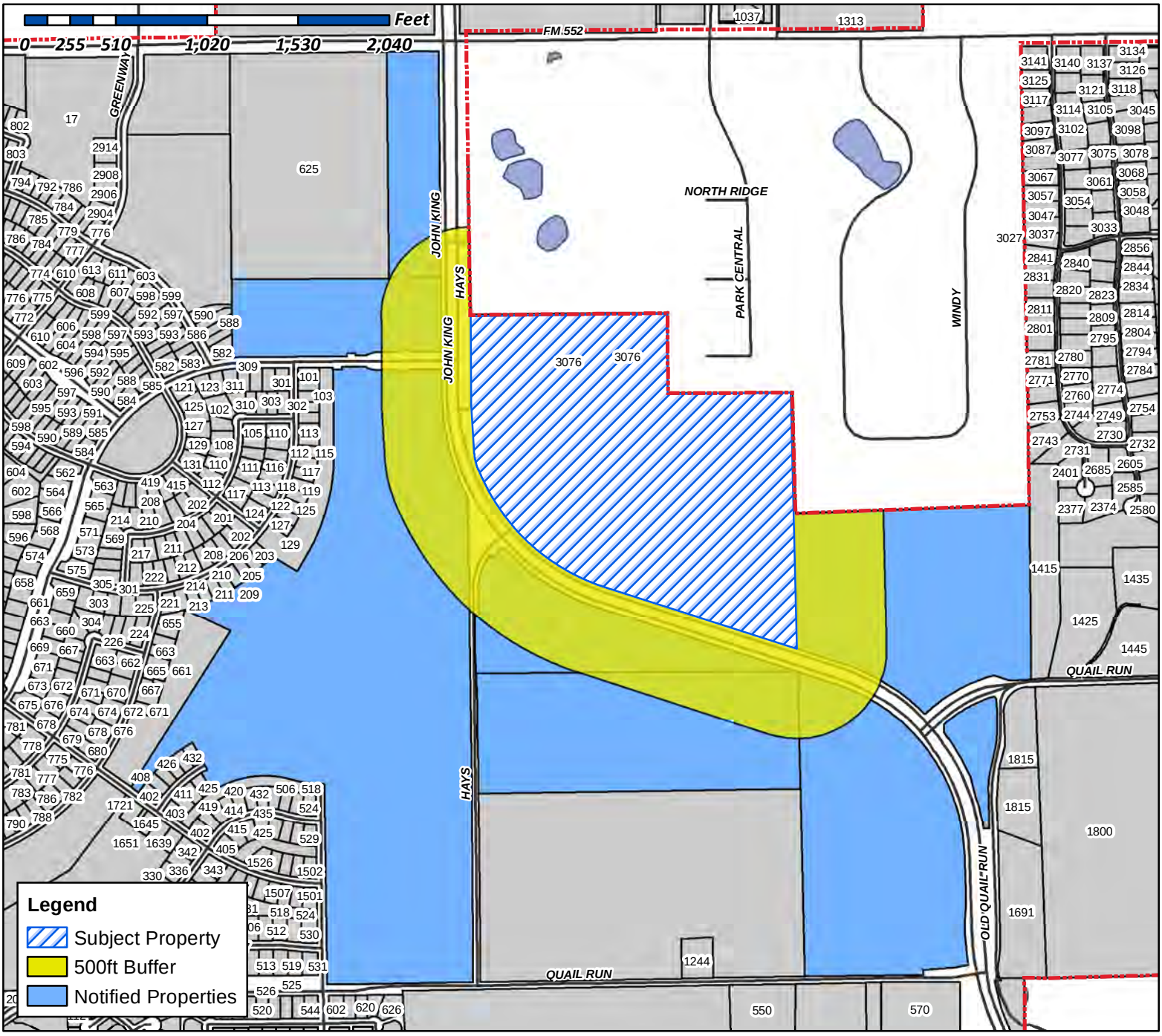
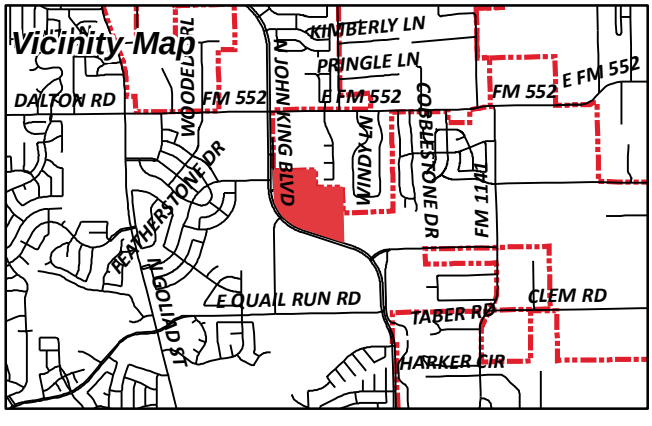


Case Number: Z2016-036
Case Name: Saddle Star South
Case Type: Zoning
Zoning: Amendment to PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: *10/17/2015*

For Questions on this Case Call (972) 771-7745



R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

Current Resident
3076 HAYS RD
Rockwall, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-036: Amendment to PD-79

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-036: Amendment to PD-79

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
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PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2016-036: Amendment to PD-79

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Front entry only garages have not been allowed in Stone Creek nor in the Gideon Grove PDs. If allowed for this property, it should be allowed in Stone Creek and Gideon Grove.

Name: Gideon Grove, Ltd & Stone Creek Balance, Ltd.

Address: 8214 Westchester Drive, Suite 710, Dallas, TX 75225

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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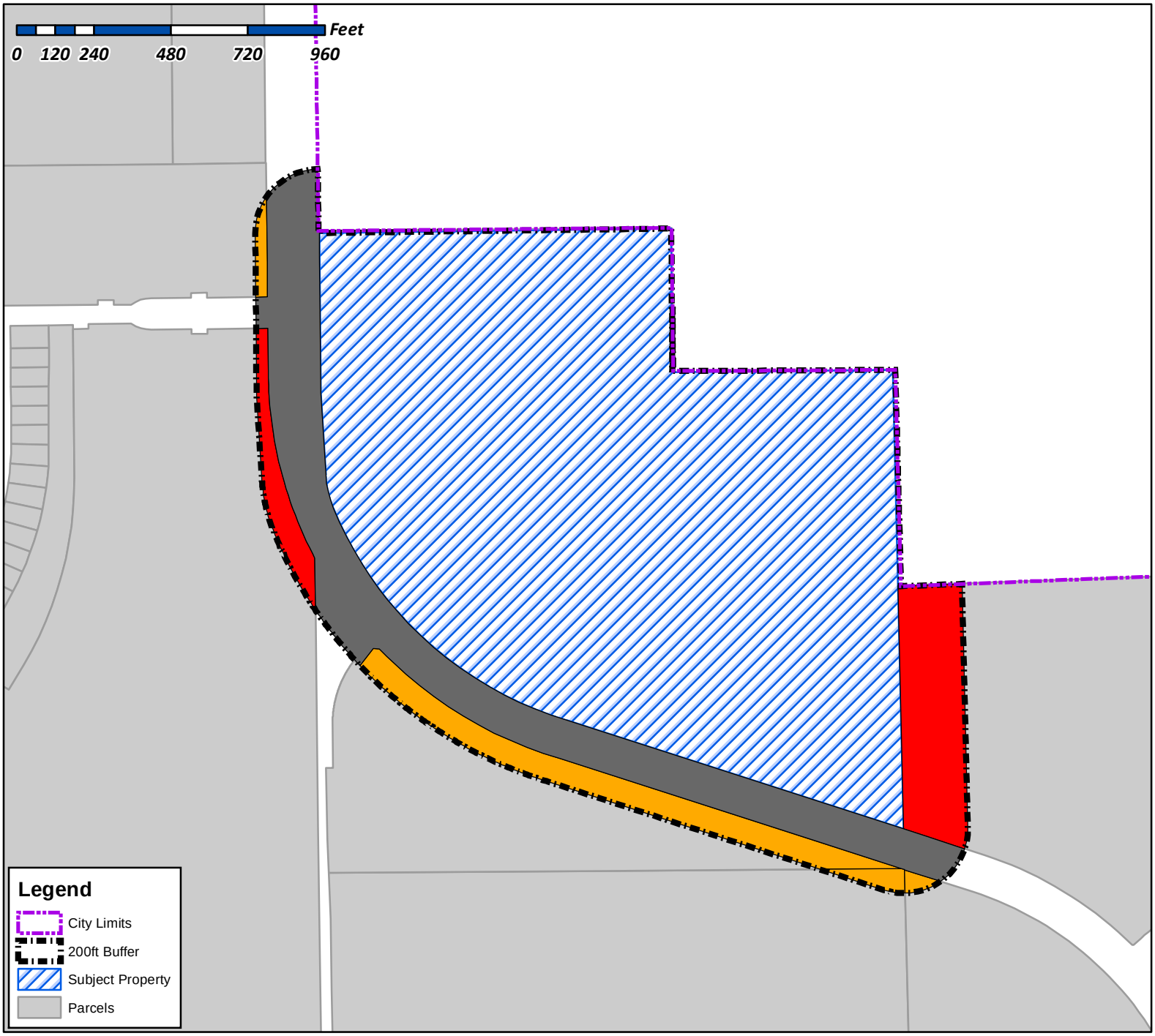
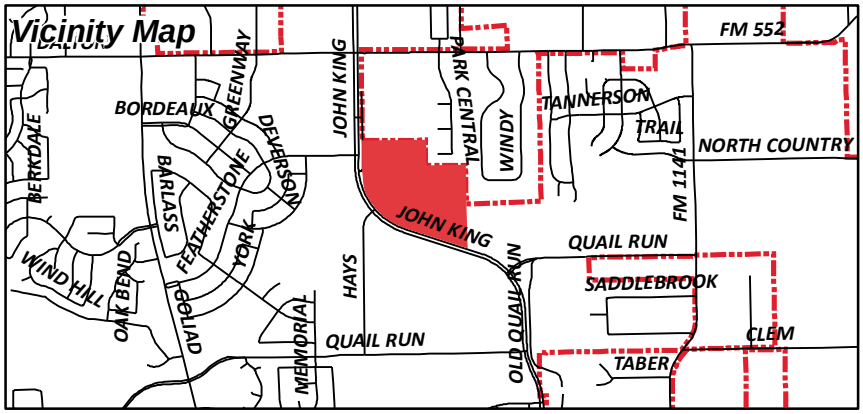


Z2016-036 - Saddle Star South

- AGAINST 24.62%
- FOR 0.0%
- NO RESPONSE 19.18%
- ROW 56.20%

Date Created: 11/11/2016

For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-39*] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS TO ALLOW FOR FRONT ENTRY GARAGES FOR A 55.413-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddle Star Land Development, LLC. on behalf of the owners Randa Hance of R&R Hance Investment, LP and Gwen Reed for the approval of an amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the Development Standards to allow for front entry garages for 55.413-acre tract of land, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with

the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF DECEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2016*

2nd Reading: *December 5, 2016*

DRAFT

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Wind mill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially

along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John King Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Joh n King Boulevard, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

Exhibit 'A':
Legal Description and Survey

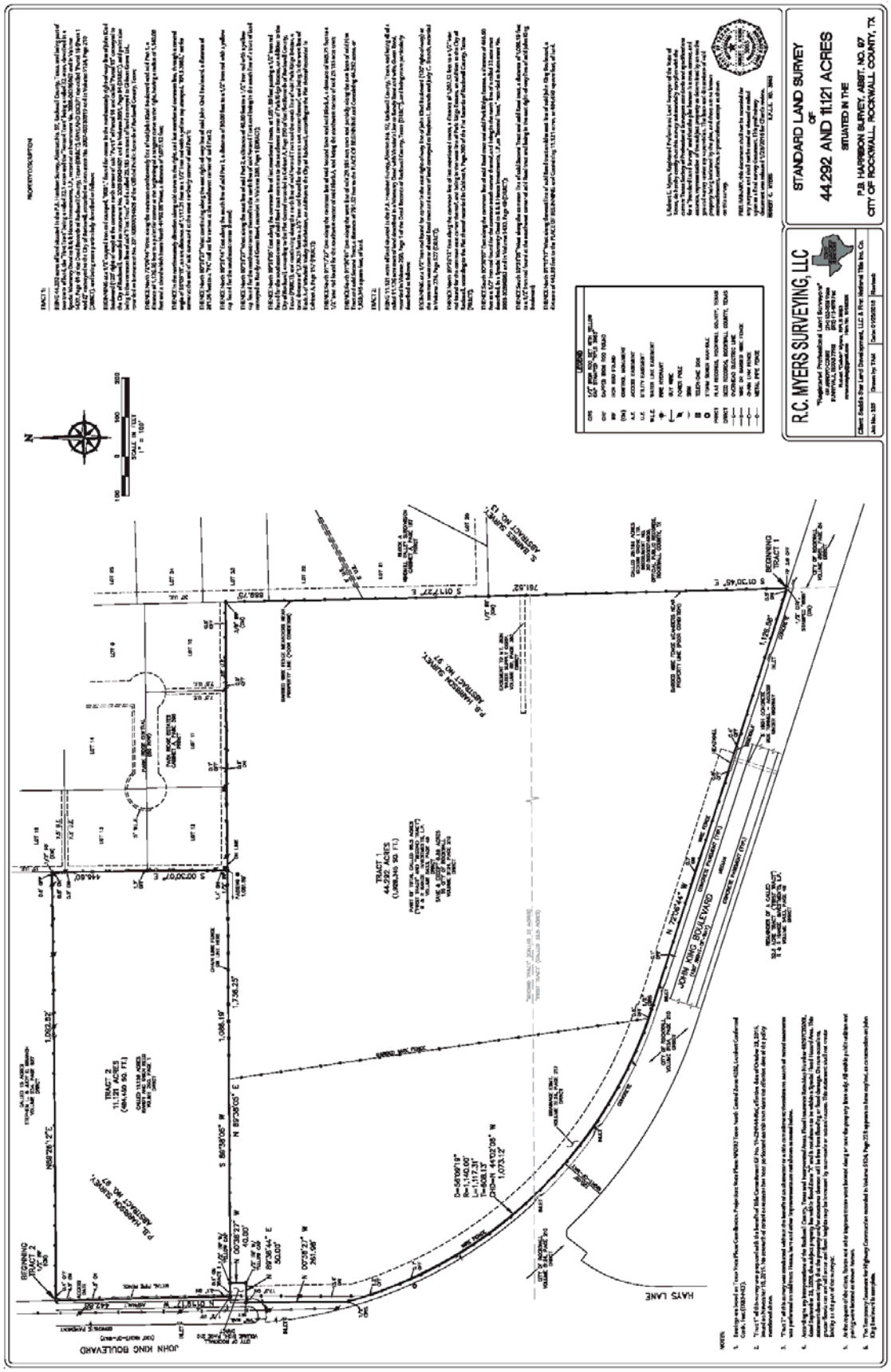


Exhibit 'B':
Concept Plan

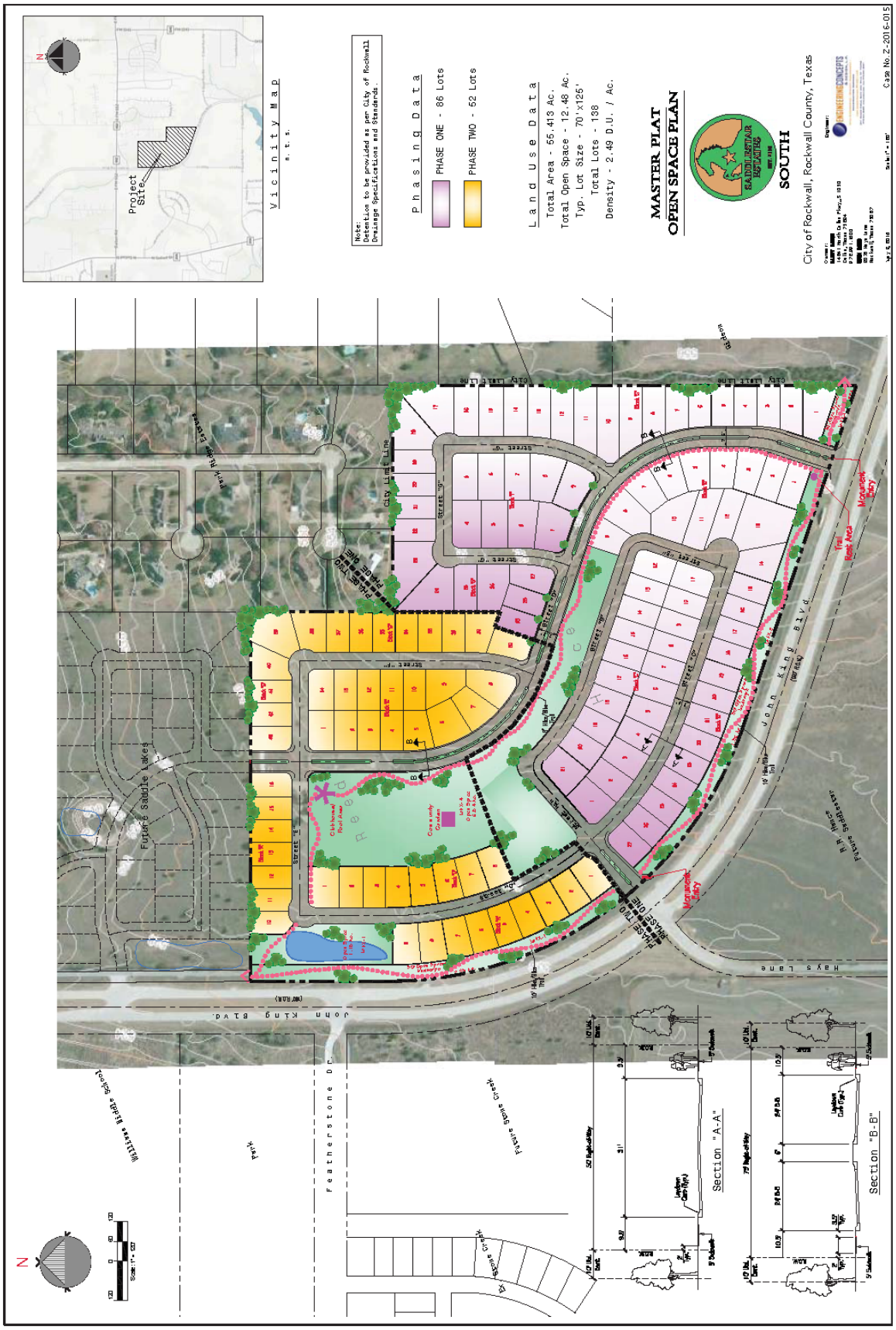


Exhibit 'C':
Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~TEXT TO BE REMOVED FROM THE ORDINANCE~~

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	138	100.00%
		Maximum Permitted Units:	*138*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.49* dwelling units per gross acre of land; however, in no case should the proposed development exceed *138* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback [2] & [5]	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'
Minimum Length of Driveway Pavement	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback [4]	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks [5]	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

4. *Building Standards.* All development shall adhere to the following building standards:

   (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

   (b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

   ~~*(c)*~~ *Garage Orientation.* A minimum of **~~50%~~ 20%** of garages shall be oriented in a *traditional swing* (or *j-swing*) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (*e.g. a porch, sunroom, etcetera*) allowed in *Table 2* above. **~~All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.~~**

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 120'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

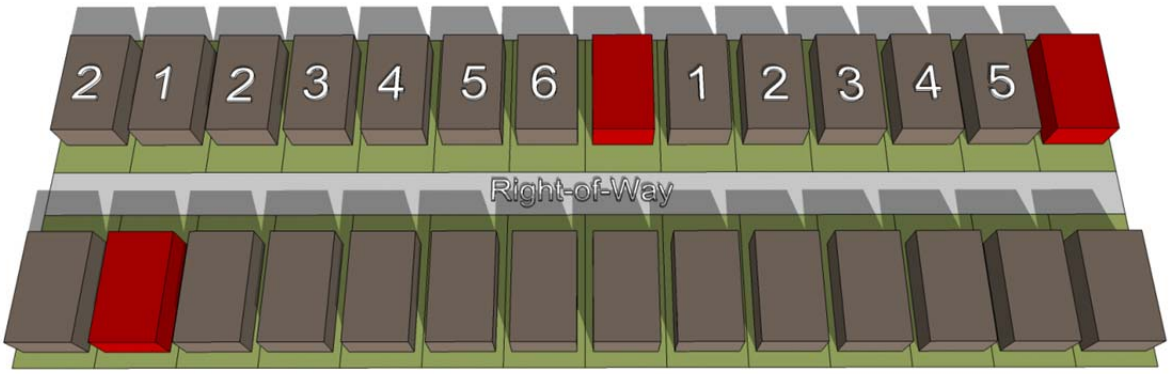
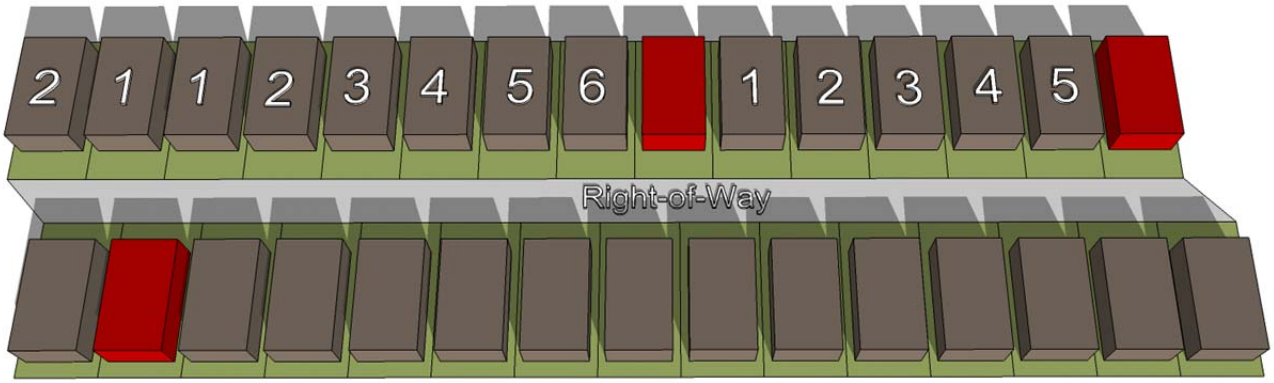


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Wood Fences*. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or

tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 11.29-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

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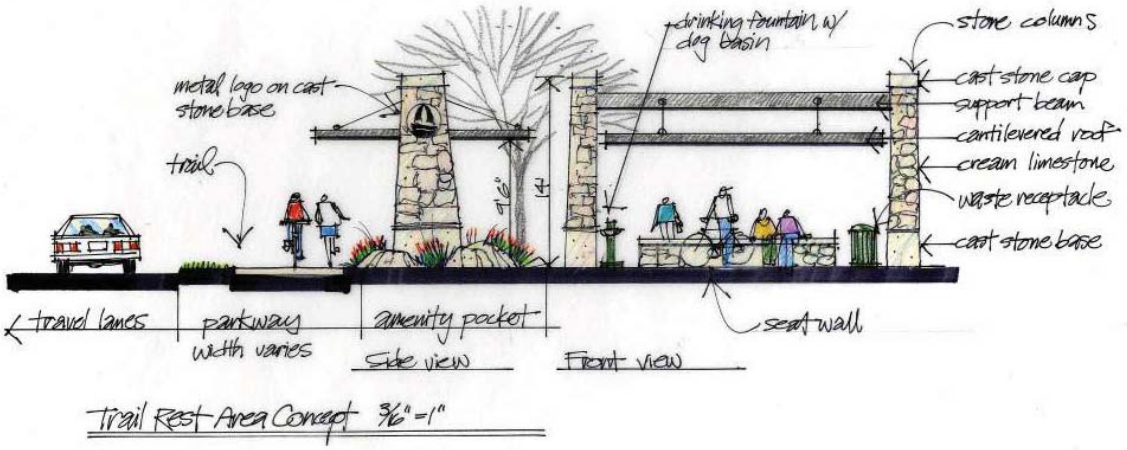
13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Drainage Standards.* The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (*approved in August 2003 and updated in October 2007*). The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

17. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL
PLANNING AND ZONING MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Douglas F. DeMarco

AGENDA ITEM: **Z2016-037**; 2922 S. Goliad Street *(AG to C)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 23.27-acre tract of land generally located on the west side of SH-205, is adjacent to and south of the development along National Drive, and is addressed as 2922 S. Goliad Street. The *subject property* was annexed into the City on March 22, 2004 by *Case No. A2003-002* (*Ordinance No. 04-20*), and was zoned Agricultural (AG) District. Currently, an existing sporting complex, also known as the Rockwall Indoor Sports Expo (*RISE*), is situated on the *subject property*. The applicant is requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Commercial (C) District for the purpose of installing light poles adequate to serve the outdoor baseball complex for usage at night. It should be noted that the outdoor lighting of the baseball complex will require the approval of a Specific Use Permit (*SUP*) once the zoning has been established as a Commercial (C) District.

Additionally, the property being in existence prior to the adoption of the Unified Development Code (UDC) is considered to be a Lot of Record, "…or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance [*1983*] from which this [the] Unified Development Code [UDC] is derived which has not been divided since recording."

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a Heavy Commercial (HC) District with several parcels of land that have a majority of uses and buildings considered to be legal non-conforming (*National Drive*).

South: Directly south of the subject property is a 4.0-acre vacant tract of land zoned Agricultural (AG) District. PD-75 (*Lake Rockwall Estates*) is adjacent to and west of this vacant tract of land.

East: Directly east of the subject property are two (2) vacant tracts of land (i.e. 7.0 acres & 15.276-acres) zoned Agricultural (AG) District.

West: Directly west of the subject property is a 5.0-acre vacant tract of land zoned Agricultural (AG) District and was annexed into the City in 1999. PD-75 (*Lake Rockwall Estates*) is adjacent to and west of this vacant tract of land.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Commercial/Industrial* land uses. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Commercial/Industrial* designation to a *Commercial* designation.

NOTIFICATION:

On October 27, 2016, staff mailed 56 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Hickory Ridge and Hickory Ridge East Homeowner's Associations (*HOA*), which are the only HOA's located within 1,500 feet of the subject property and participating the in the notification program. Additionally, staff posted a sign along SH-205, adjacent to the *subject property* as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received one (1) notice in favor of the zoning change request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial/Industrial* designation to a *Commercial* designation; and,

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-037	**Owner**	J, & S EXPO LIMITED	**Applied**	10/14/2016 LM
Project Name	2922 S. Goliad (AG to C)	**Applicant**	DOUGLAS F. DEMARCO	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	P&Z HEARING			**Status**	11/11/2016 DG

Site Address	**City, State Zip**	**Zoning**
2922 S HWY205	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL 205 BUSINESS PARK	2-28	NULL	2-28	0128-0000-0002-28-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
(10/18/2016 8:25 AM AW) Must meet all engineering standards and requirements on any improvement or expansion							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

General Planning Comments to be addressed:

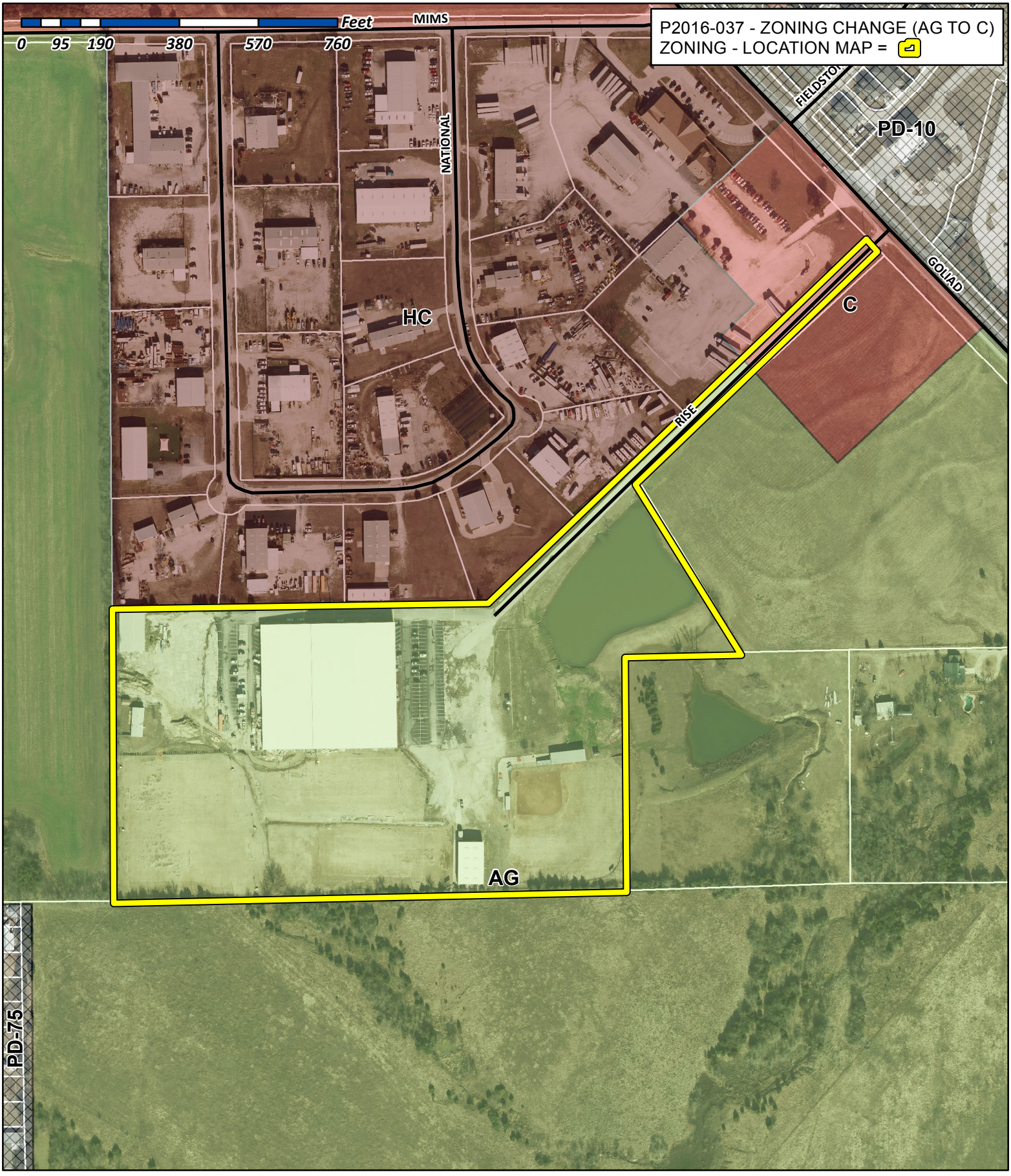
1. On all revised plan submittals please include the Case Number (Z2016-037) in the lower right hand corner.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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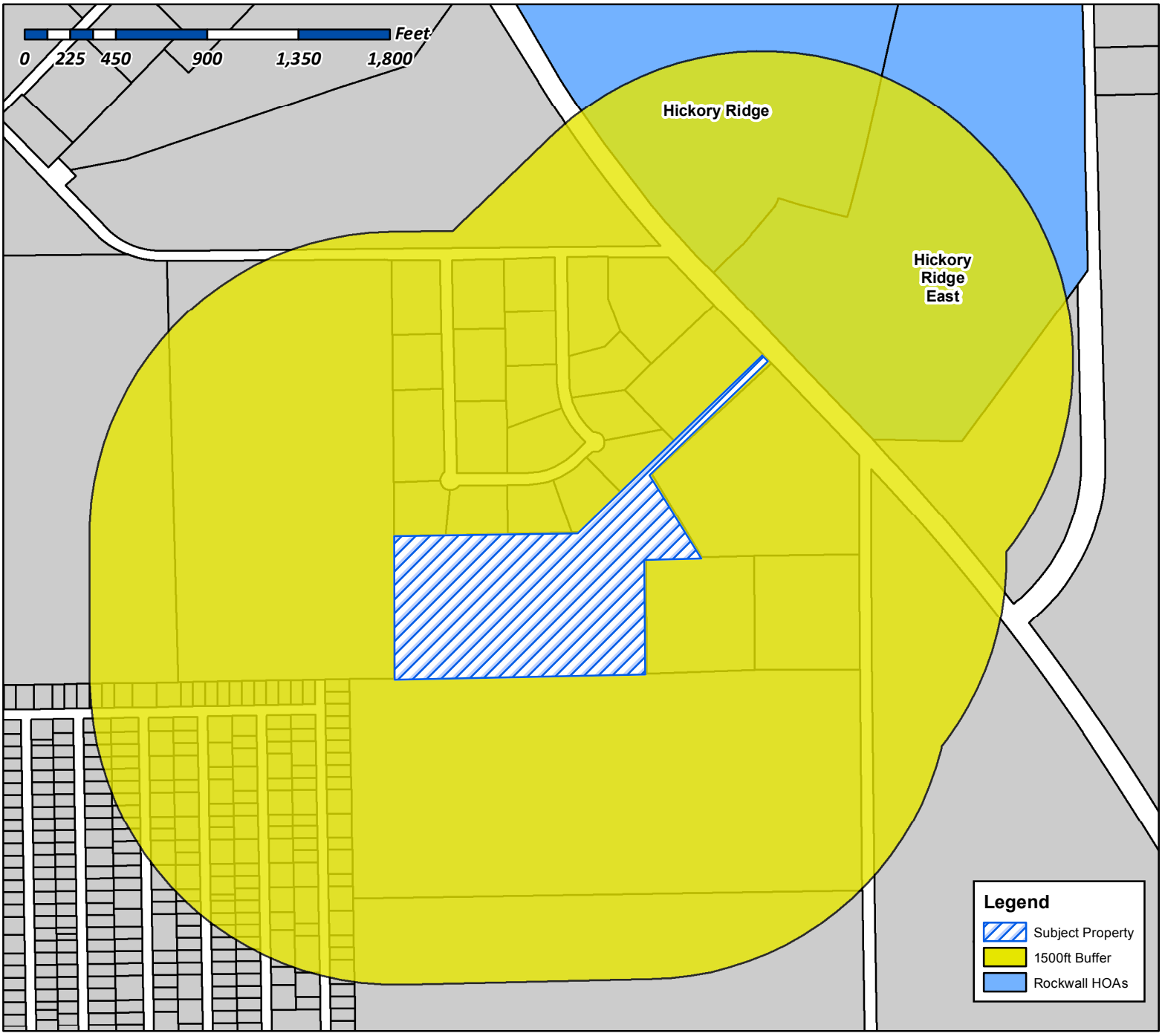
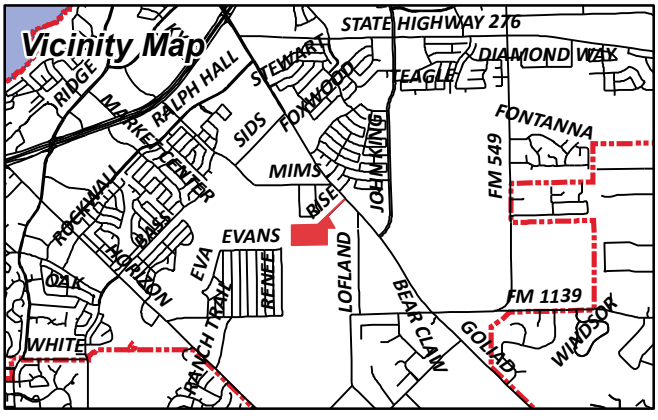


Case Number: Z2016-037
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2292 S Goliad St



Date Created: ***10/17/2016***

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	"hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"
Cc:	Miller, Ryan; Brooks, Korey; Gonzales, David
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, October 26, 2016 4:18:40 PM
Attachments:	Z2016-037 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-037-Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [*SH-205*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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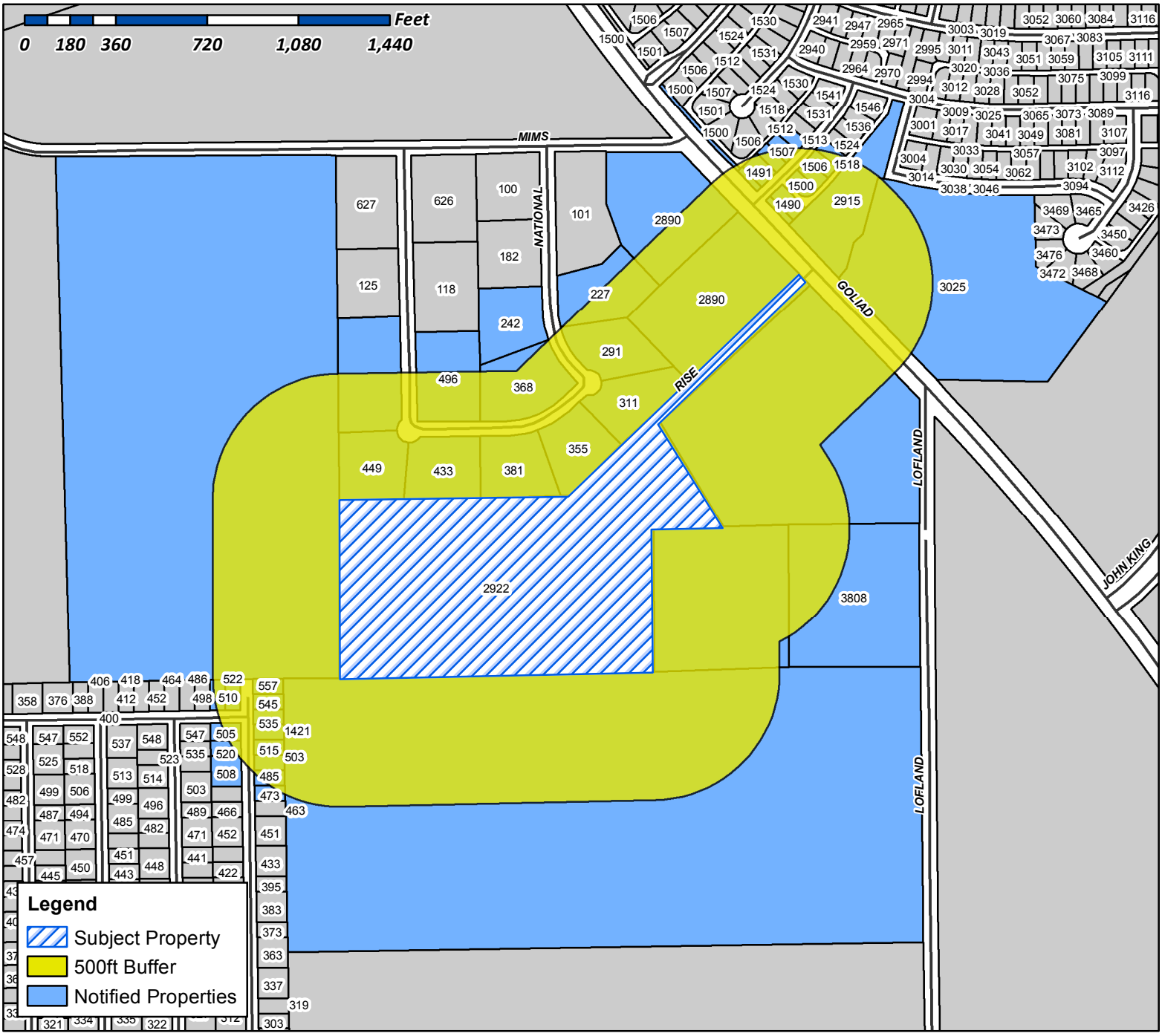
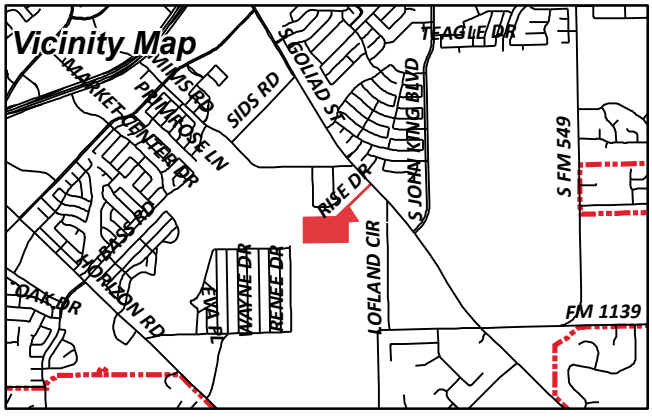


Case Number: Z2016-037
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2292 S Goliad St



Date Created: 10/17/2015

For Questions on this Case Call (972) 771-7745

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

VALDEZ JOSE G
10296 CR 2440
ROYSE CITY, TX 75189

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1421 RENEE DR
ROCKWALL, TX 75032

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILLIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD 0
DALLAS, TX 75252

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD 0
PLANO, TX 75093

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
242 NATIONAL DR
ROCKWALL, TX 75032

NABORS CHERYL ELAINE
264 VICTORY LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O TEXAS STAR EXPRESS
2890 S GOLIAD ST
ROCKWALL, TX 75032

CURRENT RESIDENT
291 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2915 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

CURRENT RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
311 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
355 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
368 NATIONAL DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

WOOD BROTHERS INVESTMENTS PARTNERSHIP
381 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
433 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
449 NATIONAL DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
496 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

CURRENT RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
510 EVANS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
522 EVANS RD
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
535 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
545 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

CLARK DAVID R
601 TATUM PL
HEATH, TX 75032

SIERRA ZACARIAS RAMIREZ
701 T L TOWNSEND DR
ROCKWALL, TX 75087

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY 0
DALLAS, TX 75243

J & S EXPO LIMITED
941 FM 1139
ROCKWALL, TX 75032

SEYMORE TIM & RAY SEYMORE
PO BOX 1900
ROCKWALL, TX 75087

MEADE JAMES W & ROBIN N
PO BOX 2107
MCLENDON-CHISHOLM, TX 75087

FARRAR SECURITY SYSTEMS INC
PO BOX 2199
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

FRAUSTO MICKEY & LISA L
PO BOX 928
ROYSE CITY, TX 75189

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-037: Zoning Change (AG to C)

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-037: Zoning Change (AG to C)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2016-037: Zoning Change (AG to C)

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Laura N. Zarras

Address: 433 National Dr. Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Cheryle deMarco <[redacted]>
Sent: Monday, October 17, 2016 4:25 PM
To: Gonzales, David
Cc: 'douglas demarco'
Subject: FW: Re-zoning request for Rockwall Indoor Sports Expo

David,

Rockwall Indoor Sports Expo ("RISE") requests to have its property rezoned from the current Agriculture designation to a Commercial designation. The only purpose for this modification is to allow for a Special Use Permit (SUP) permitting installation and use of 60 foot light posts and lights for our baseball complex. The addition of these lights would provide RISE the opportunity to better serve the baseball community. RISE currently provides a low cost alternative to more expensive private facilities. These lights would allow RISE to provide our outdoor baseball facilities after dark, thereby increasing the hours of usage on a daily basis. This would also allow for sanctioned baseball tournaments. RISE would fully adhere to light pollution restrictions and curfews. Our baseball complex once had 30 foot lights which were lost in a storm. It's been determined that 60 foot light replacements are the only safe alternative because shorter lights are blinding to the players and not sanctioned. We respectfully request that Rockwall city allow us the opportunity to serve the community in a more efficient manner.

P.S. David, would it be more efficient for the SUP to be adjudicated in parallel with the zoning request. This would speed the process and provide context to the zoning request for those charged in this determination.

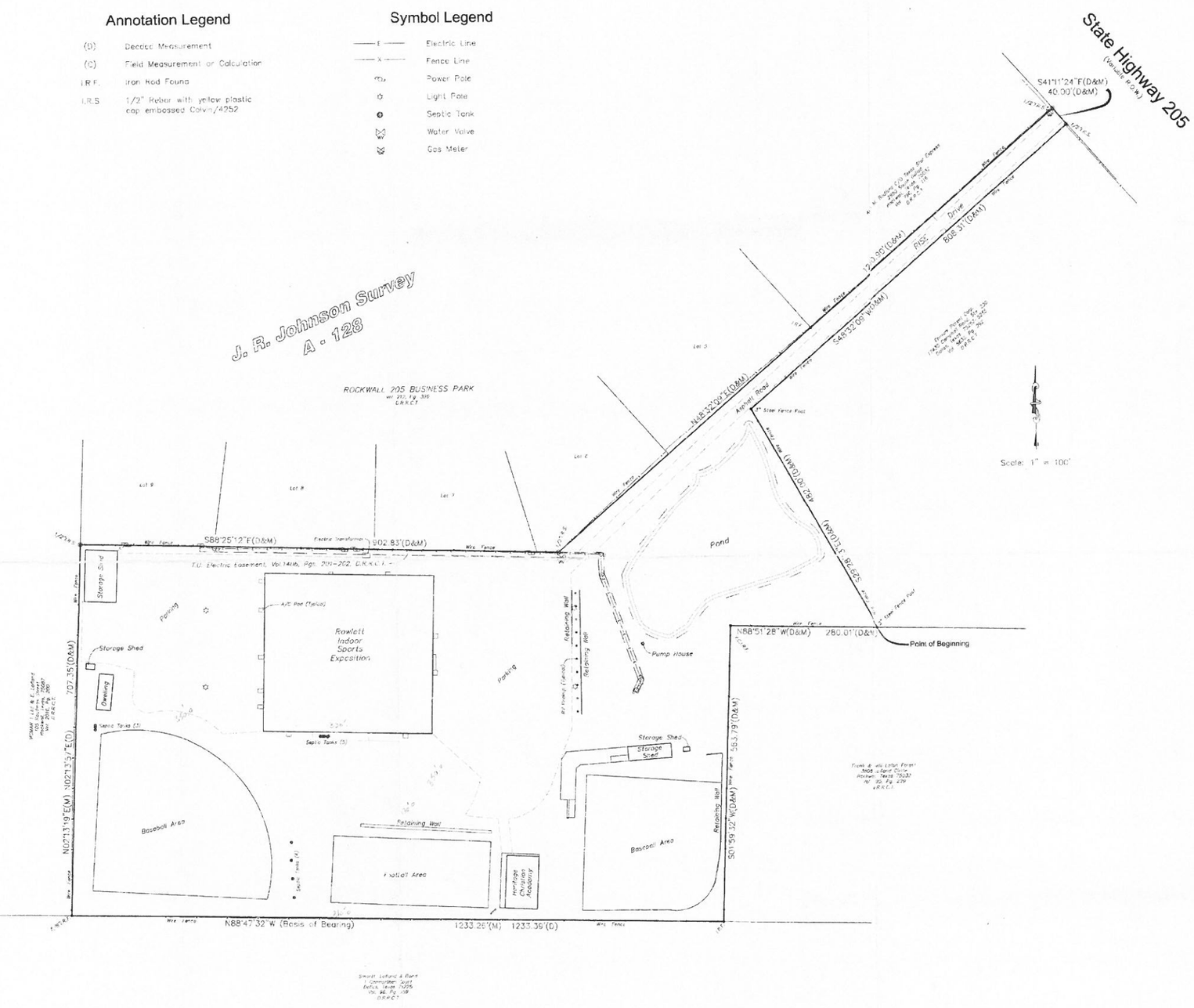
Thank you for your consideration.
Cheryle deMarco
Owner/operator of RISE

Annotation Legend

(D)	Deeded Measurement
(C)	Field Measurement or Calculation
I.R.F.	Iron Rod Found
I.R.S.	1/2" Rebar with yellow plastic cap embossed Colvin/4252

Symbol Legend

—E—	Electric Line
—X—	Fence Line
	Power Pole
	Light Pole
	Septic Tank
	Water Valve
	Gas Meter



State Of Texas
County of Rockwall

Field Notes:

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, Rockwall County, Texas, and also being a part of a called 38.044 acres conveyed to Max Scheid, recorded in Volume 120, Page 530, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3" iron pipe fence corner found for corner in the North line of a called 7.0 acre tract of land, said point being North 89 degrees 43 minutes 17 seconds West, 537.06 feet and North 88 degrees 51 minutes 28 seconds West, 260.00 feet from the most easterly Southeast corner of said called 38.044 acre tract, same being the Northeast corner of a called 2.0 acre tract of land conveyed to Max Anderson recorded in Volume 570, Page 001, and being in the centerline of Lofland Road;

THENCE North 88 degrees 51 minutes 28 seconds West, a distance of 280.01 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 degrees 59 minutes 32 seconds West, a distance of 563.79 feet to a ½ inch iron rod found for corner, said point being in the North line of a called 60.0 acre tract conveyed to Smartt, Lofland, and Bond, recorded in Volume 98, Page 759;

THENCE North 88 degrees 47 minutes 32 seconds West, along the North line of said 60.0 acre tract, a distance of 1233.39 feet to a 5/8 inch iron rod found for corner;

THENCE North 02 degrees 13 minutes 57 seconds East, a distance of 707.35 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 25 minutes 12 seconds East, a distance of 902.83 feet to a ½ inch iron rod set for corner;

THENCE North 48 degrees 32 minutes 09 seconds East, a distance of 1260.90 feet to a ½ inch iron rod set for corner, said point being in the Southwest line of State Highway 205;

THENCE South 41 degrees 11 minutes 24 seconds East along said Southwest line a distance of 40.00 feet to a ½ inch iron rod set for corner;

THENCE South 48 degrees 32 minutes 09 seconds West, a distance of 808.31 feet to a 3" iron pipe fence post found for corner;

THENCE South 28 degrees 28 minutes 12 seconds East, a distance of 482.0 feet to the PLACE OF BEGINNING and containing 23.27 acres of land.

I, William M. Colvin, do hereby certify that on this date I made a survey on the premises herein described and the results of said survey, to the best of my knowledge, information, belief and in my professional opinion are true and correct. The results of said survey are as shown on this plat of survey.

William M. Colvin, Texas RPLS No. 4252

STATE OF TEXAS · REGISTERED · WILLIAM M. COLVIN · 4252 · PROFESSIONAL · LAND SURVEYOR

Plat of Survey

2922 State Highway 205

23.27 Acres of Land in the

J. R. Johnson Survey, Abstract No. 128

Rockwall County,
Texas

Project No.:	RISE
Date:	4-8-2009
Scale:	1"=100'
Drawn By:	UAB
Checked By:	WMC
Sheet	1 of 1

CSC Colvin Surveying Company
Registered Professional Land Surveyors
3814 Cavalier Drive, Cortland, Texas 75047 Ph: 972.372.9479 fax: 972.272.7315

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 23.27-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-28 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Douglas F. DeMarco on behalf of John G. Robertson for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A',* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial* (*C*) *District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses", Section 4.5, "Commercial* (*C*) *District", and Section 6.7, SH-205 Overlay (SH-205 OV) District* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall

be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF DECEMBER, 2016.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

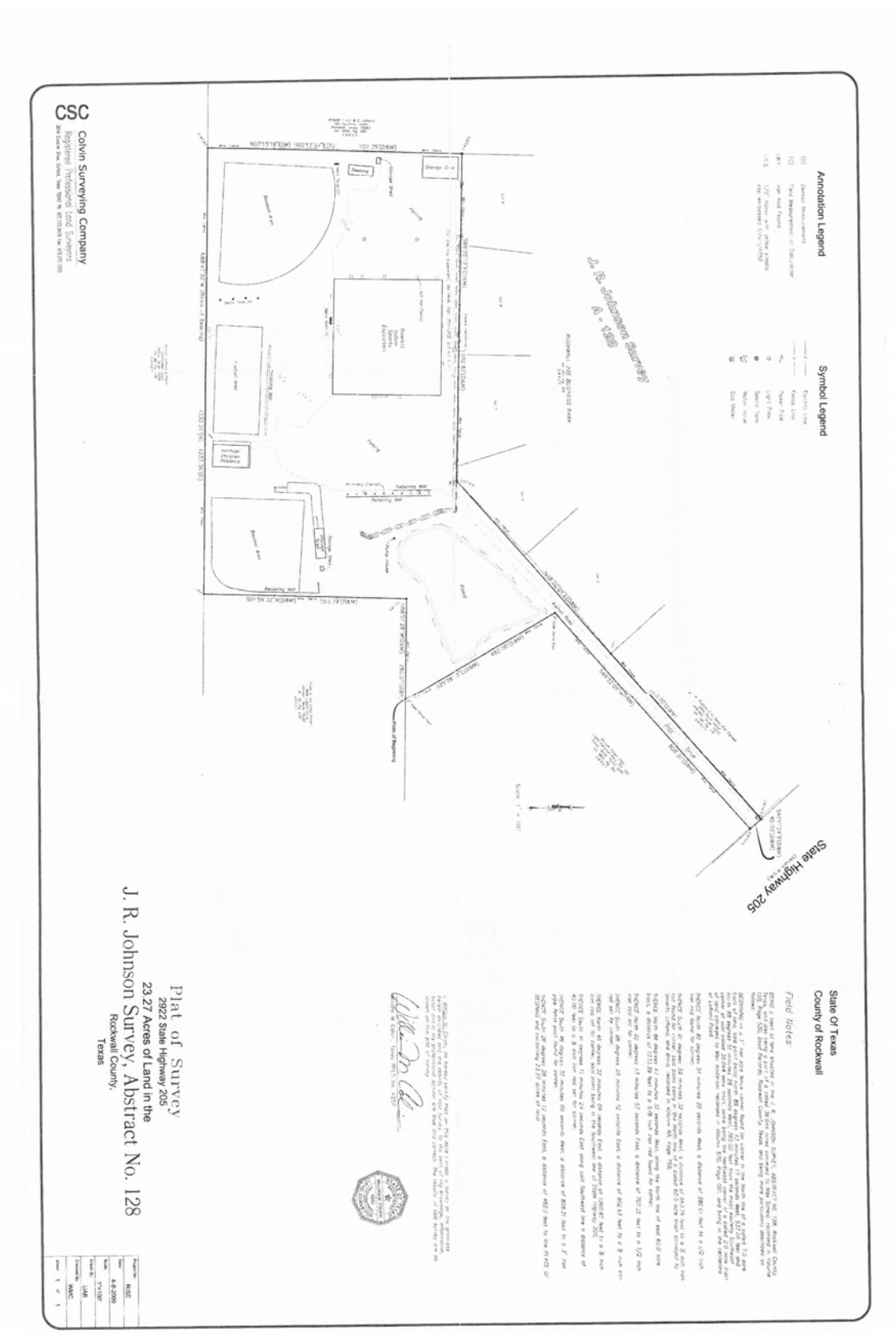
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2016*

2nd Reading: *December 5, 2016*

DRAFT

Exhibit 'A':
Legal Description & Zoning Exhibit



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Chase Finch, *Corwin Engineering, Inc.*

AGENDA ITEM: **SP2016-024**; *Ridgecrest Subdivision*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

PURPOSE:

The Ridgecrest Subdivision will consist of 45 single-family lots on 29.541-acres of land. The development will incorporate a rural street cross-section and larger front yard setback (i.e 40-feet) to give the appearance of a rural neighborhood. The development will also incorporate 6-acres (i.e. 20%) of open space. The residential subdivision will be composed of 45 single-family lots on 29.541-acres of land, and be broken down per the lot mix indicated in Planned Development District 81 (PD-81) and shown in *Table 1* below.

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	80' x 100'	15,000 SF	45	100.00%
	Average Lot Size:	15,000 SF		
		Maximum Permitted Units:	*45*	*100.00%*

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan conforms to the technical requirements contained in the Unified Development Code (UDC) for properties located in Planned Development District 81 (PD-81). The maximum permissible density for the Subject Property shall not exceed 1.52 dwelling units per gross acre of land and in no case shall the proposed development exceed 45 units. A summary of the density and dimensional requirements of the subject property is as follows.

Table 2: Lot Dimensional Requirements

Minimum Lot Width/Frontage [(1)]	*80'*
Minimum Lot Depth	*100'*
Minimum Lot Area	*15,000 SF*
Minimum Front Yard Setback [(2)]	*40'*

Minimum Side Yard Setback	*5'*
Minimum Side Yard Setback (Adjacent to a Street)	*10'*
Minimum Length of Driveway Pavement	*20'*
Maximum Height	*36'*
Minimum Rear Yard Setback	*10'*
Minimum Area/Dwelling Unit (SF)	*1,800 SF*
Maximum Lot Coverage	*65%*

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

In accordance with the requirements of Ordinance No. 16-46 the applicant has indicated an approximate six (6) acre park that will remain privately owned and maintained by the Homeowner's Association (HOA). The inclusion of this parkland satisfies all parkland dedication for this development. *See the Park Board Recommendations section below for further detail concerning the private park.*

A *Tree Mitigation Plan [Case No. MIS2016-009]* approved on October 11, 2016 indicates the removal of 580-caliper inches of tree with a total mitigation requirement of 547.35-caliperinches. Of the trees being removed, five (5) of the trees [totaling 32.65-caliper inches] are Cedar trees. According to the Unified Development Code (UDC) Cedar trees that are eleven (11) inches dbh or larger shall be replaced at fifty (50) percent the total caliper inches being removed. Therefore, the applicant is only required to mitigate for 16.325-caliper inches of Cedar trees. Staff has determined that the required mitigation is more than satisfied by the landscaping plan provided by the applicant.

PARKS BOARD RECOMMENDATIONS:

On November 1, 2016 the Parks Board reviewed the *final plat* and *site plan* and made the following recommendations:

1) The developer pay the pro-rata equipment fees required in the amount of $54,180 [i.e. 45 Lots @ $1,204.00 Per Lot].

2) The developer pay the cash-in-lieu of land fees required for in the amount of $41,985 [i.e. 45 Lots @ $933.00 Per Lot].

3) The shade structure presented in the plan be changed to a play structure.

4) The 6-acre open space and drainage easement remain as HOA maintained and not accepted as a public park.

NOTE: This condition has been added to the conditions of approval below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *Site Plan* for the *Ridgecrest Subdivision* staff would recommend the following conditions:

1) The *Site Plan* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments. Specifically, the *Site Plan* should meet the following conditions:

2) A *Final Plat* shall be required to be submitted prior to the issuance of any building permits for this project;

3) The development shall conform to the recommendations made by the Parks Board for the *Final Plat (Case No. P2016-045);* and,

4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-024	**Owner**	Ridgecrest SF, LTD	**Applied**	10/20/2016 KB
Project Name	Ridgecrest Subdivision	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/20/2016 KB

Site Address	**City, State Zip**	**Zoning**
AIRPORT RD	ROCKWALL, TX 75087	

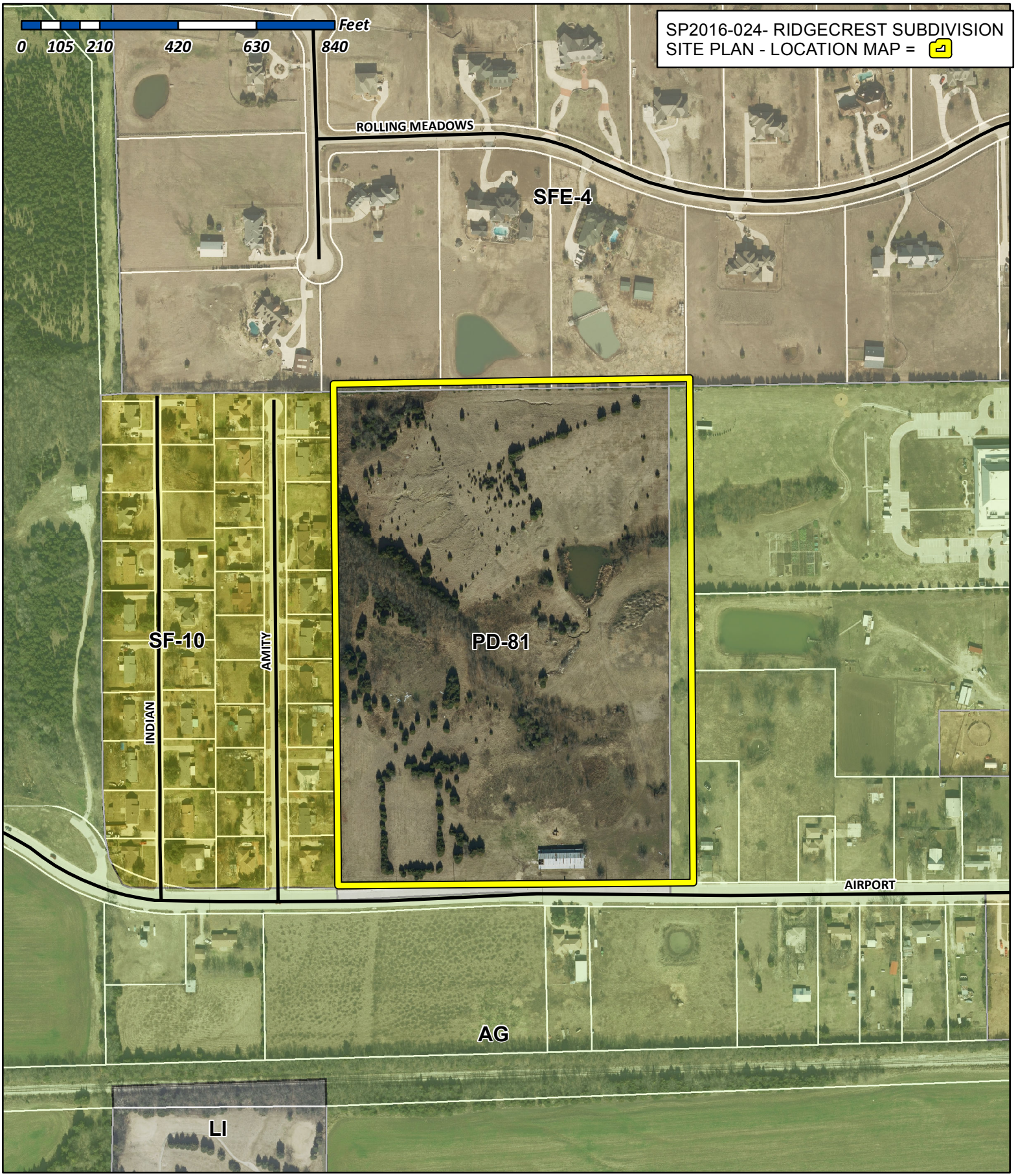
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROLLING MEADOWS ESTATES	2	A	2	4861-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/20/2016	10/27/2016	10/21/2016	1	APPROVED	
ENGINEERING	Amy Williams	10/20/2016	10/27/2016				
FIRE	Ariana Hargrove	10/20/2016	10/27/2016				
GIS	Lance Singleton	10/20/2016	10/27/2016				
PLANNING	Korey Brooks	10/20/2016	10/27/2016	10/21/2016	1	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(10/21/2016 9:40 AM KB)
SP2016-024 Ridgecrest Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-024) in the lower right hand corner of all pages on future submittals.
I.4 This site plan in being reviewed concurrently with a Tree Mitigation Plan [MIS2016-009] and a Final Plat [P2016-045]
M.5 Please show water and sewer easements. Also, please do this on the Tree Mitigation Plan.
M.6 Please remove all trees that are in the 15' Water and Sewer Easements and add to your landscaping for mitigation. Also, please do this on the Tree Mitigation Plan. Once these trees are identified, we will be able to determine if these are feature trees that require P&Z approval.
M.7 Please add an additional "Concept Landscape Plan" but change the title to Site Plan. This way, the set will include a "Site Plan", "Landscape Plan", Tree Preservation Plan", and "Tree Preservation Data"
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

PLANT_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	FIELD5	FIELD6	QTY
	EXISTING TREE TO BE REMOVED							
	Existing Tree To Remain							
	Juniperus virginiana / Eastern Red Cedar	B & B		8' MIN.	SYMMETRICAL	MATCHING	FULL	64
	Pistacia chinensis / Chinese Pistache	30 GAL	3"	10'-12'	SYMMETRICAL	MATCHING	FULL	6
	Quercus shumardii / Shumard Red Oak	30 GAL	3"	10'-12'	SYMMETRICAL	MATCHING	FULL	6
	Quercus virginiana / Southern Live Oak	30 GAL	3"	10'-12'	SYMMETRICAL	MATCHING	FULL	16

LANDSCAPE TABULATIONS:

TOTAL LANDSCAPE AREA PROVIDED	1,2936,36 SF (29.7 AC)
AIRPORT ROAD TREES REQUIRED 1/50 LF: 853 LF	17 TREES
AIRPORT ROAD TREES PROVIDED:	17 NEW TREES
	1 EXISTING TREE
TOTAL MITIGATION CALIPER INCHES:	581.95 CALIPER INCHES (194 TREES)
TOTAL MITIGATION CALIPER INCHES PROVIDED:	582 CALIPER INCHES (194 TREES)
	17 TREES AIRPORT ROAD
	64 SCREENING TREES
	11 TREES NEAR POND
	2 TREES PER RESIDENTIAL LOT
	4 TREES PER CORNER RESIDENTIAL LOT

SPECIAL NOTE:

1. L L
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INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

RIDGECREST
Rockwall, Texas

CONCEPT LANDSCAPE PLAN

090 1 17

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Architect DREW J. DUBOCQ
L.A. No. 3141 Date 10/20/2016

SHEET NO.
L-1.0

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 29, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2016-050** **(Korey)**
   Discuss and consider a request by Joel Wells on behalf of Tom Walker for the approval of a replat for Lots 3 & 4, Block A, Walker Addition being a 1.10-acre tract of land currently identified as Lot 1, Block A, Walker Addition and Tract 28 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) & Single Family 10 (SF-10) District, addressed as 1301 S. Alamo Road and 1020 Ridge Road, and take any action necessary.

2. **P2016-051** **(Korey)**
   Discuss and consider a request by Annalyse Olson on behalf of Ronald Valk for the approval of a replat for Lots 4 & 5, Block A, Platinum Storage Addition being a 5.549-acre tract of land currently identified as Lots 2 & 3, Block A, Platinum Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1450 T. L. Townsend Drive, and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

4. Appointment with Terry W. Gwin of SWBC Real Estate, LLC to consider a request to submit a new zoning application for a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary. **(Ryan)**

ACTION ITEMS

5. **MIS2016-010** **(Ryan)**
   Discuss and consider a request by Marc Camacho for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.259-acre parcel of land identified as Lot 14, Block C, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 306 Harborview Drive, and take any action necessary.

DISCUSSION ITEMS

6. **Z2016-038** **(David)**
   Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

7. **Z2016-039** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [*N. SH-205*] and N. Lakeshore Drive, and take any action necessary.

8. **Z2016-040** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [*S. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

9. **Z2016-041** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

10. **Z2016-042** **(Ryan)**
    Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

11. **SP2016-025** **(Korey)**
    Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

12. **SP2016-026** **(David)**
    Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.

13. **SP2016-027** **(David)**
    Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

14. **SP2016-028** **(David)**
    Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

15. **SP2016-029** **(David)**
    Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

16. SP2016-030 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

17. SP2016-031 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

18. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-045: Final Plat for the Ridgecrest Subdivision [*Approved*]
- ✓ P2016-046: Final Plat for Breezy Hill, PH VII [*Approved*]
- ✓ P2016-047: Final Plat for Somerset Park Subdivision [*Approved*]
- ✓ P2016-048: Final Plat for Lot 3, Road Runner Addition [*Approved*]
- ✓ P2016-049: Final Plat for Lot 22, Block A, Presbyterian Hospital Addition [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Postponed*]
- ✓ Z2016-034: Zoning Change (AG to C) FM-549 & SH-205 (*1st Reading*) [*Approved*]
- ✓ Z2016-035: SUP for the CCA (*1st Reading*) [*Approved*]
- ✓ Z2016-036: Amendment to PD-79 (*1st Reading*) [*Approved*]
- ✓ Z2016-037: Zoning Change (AG to C) 2922 S. Goliad Street (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of November, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 29, 2016
5:00 P.M.

ACTION ITEMS

1. **SP2016-027** **(David)**
   Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

2. **SP2016-029** **(David)**
   Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

3. **SP2016-030** **(David)**
   Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

4. **SP2016-031** **(David)**
   Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of November, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/29/2016

APPLICANT: Joel Wells

AGENDA ITEM: **P2016-050;** *Lots 3 & 4, Block A, Walker Addition*

SUMMARY:

Discuss and consider a request by Joel Wells on behalf of Tom Walker for the approval of a replat for Lots 3 & 4, Block A, Walker Addition being a 1.10-acre tract of land currently identified as Lot 1, Block A, Walker Addition and Tract 28 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) & Single Family 10 (SF-10) District, addressed as 1301 S. Alamo Road and 1020 Ridge Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of the request is to replat one (1), 1.10-acre tract of land *[Lot 1, Block A, Walker Addition*] into two (2), lots [*Lots 3 & 4, Block A, Walker Addition*] for the purpose of subdividing one (1) lot into two (2) lots.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 3 & 4, Block A, Walker Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2016-050	**Owner**	PICKENS, LOUISE MRS	**Applied**	11/18/2016 LM
Project Name	Lots 3 & 4, Block A, Walker Addition	**Applicant**	JOEL AND SHOLANA WELLS	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2016 LM

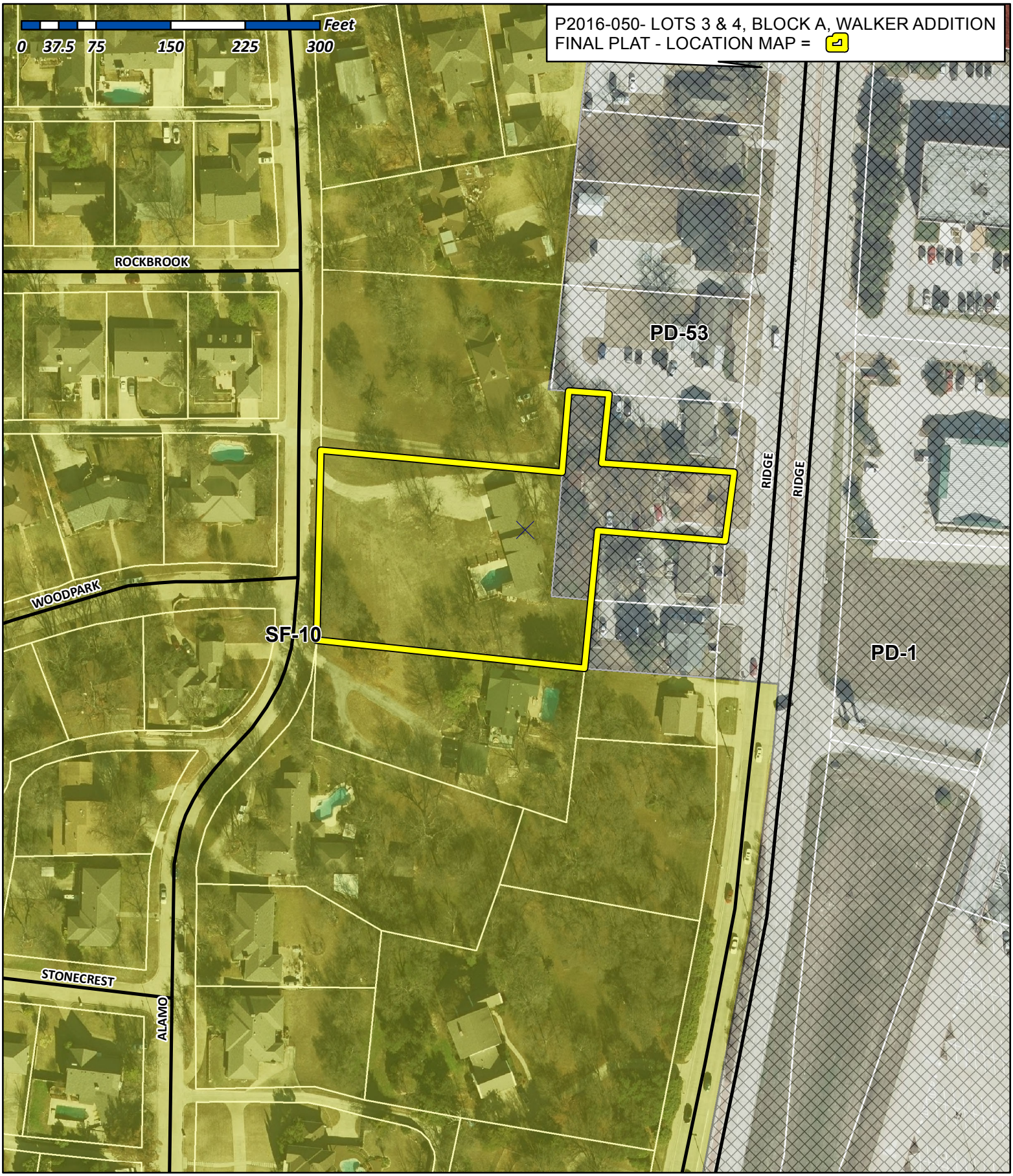
Site Address	**City, State Zip**	**Zoning**
1303 ALAMO RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RIDGE ROAD VILLAGE	28	NULL	28	0255-0000-0028-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/18/2016	11/25/2016				
ENGINEERING	Amy Williams	11/18/2016	11/25/2016				
FIRE	Ariana Hargrove	11/18/2016	11/25/2016				
GIS	Lance Singleton	11/18/2016	11/25/2016				
PLANNING	Korey Brooks	11/18/2016	11/25/2016	11/23/2016	5	COMMENTS	Comments

(11/23/2016 8:39 AM KB)
P2016-050 Walker Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Joel Wells on behalf of Tom Walker for the approval of a replat for Lots 3 & 4, Block A, Walker Addition being a 1.10-acre tract o land currently identified as Lot 1, Block A, Walker Addition and Tract 28 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) & Single Family 10 (SF-10) District, addressed as 1301 S. Alamo Road and 1020 Ridge Road, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2016-050) in the lower right hand corner of all pages on future submittals.
M.4 Please provide the second page (with legal description) of the plat.
M.5 Please provide 4 paper copies of the plat.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 6, 2016. The Planning & Zoning date for this case will be November 29, 2016.
I.7 The projected City Council meeting date and subsequent approval for this plat is December 5, 2016

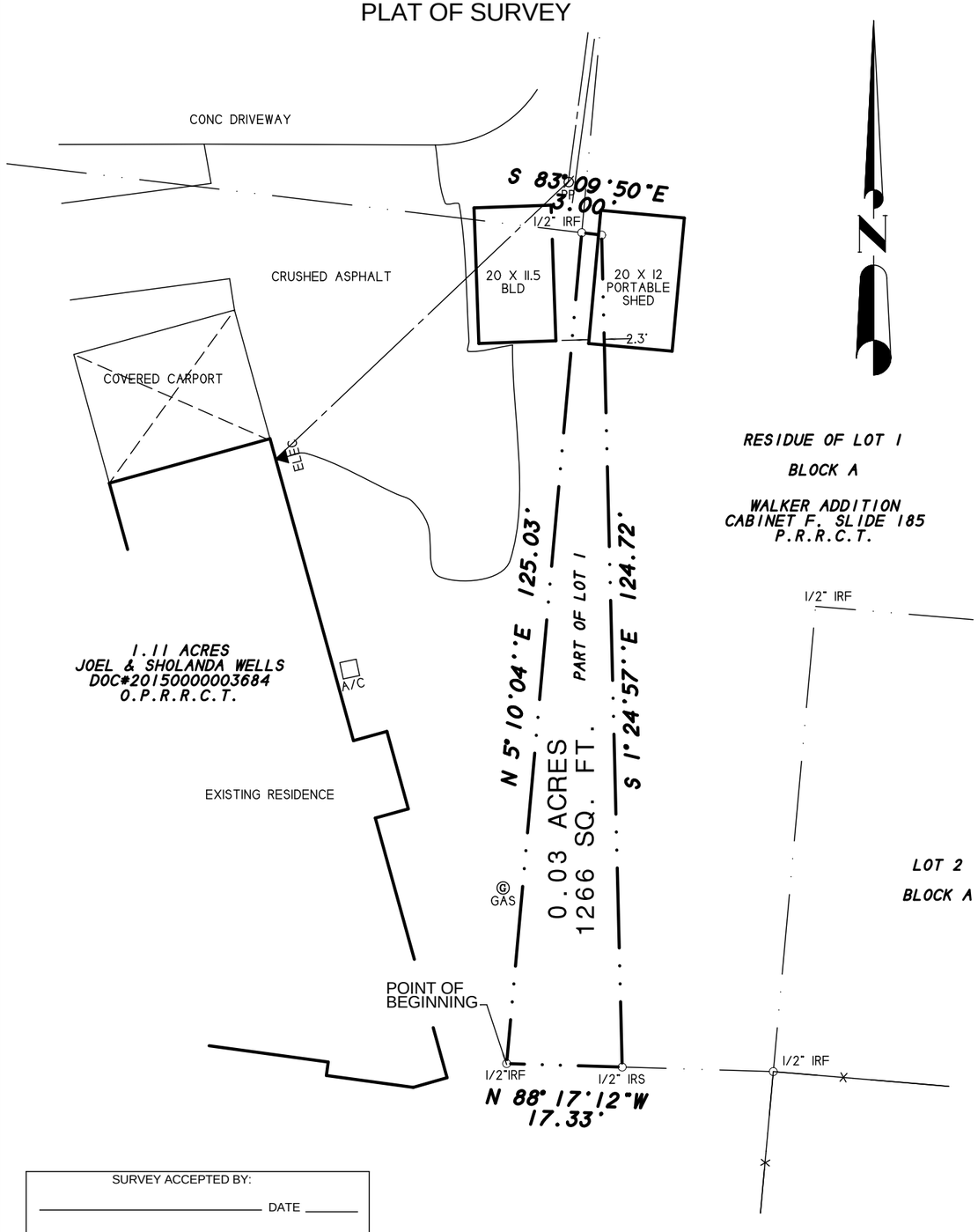


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

PLAT OF SURVEY



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block A, Walker Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 185 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of Lot 1, Block A, and being at the inner "L" corner in the east line of a tract of land as described in a Warranty deed from John P. Chance Investments, LLC to Joel A. Wells and Sholana K. Wells, dated March 17, 2015 and being recorded in Document no. 20150000003684, of the Official Public Records of Rockwall County, Texas;

THENCE N. 05 deg. 10 min. 04 sec. E. along the west line of Lot 1, Block A and the east line of said Wells tract, a distance of 125.03 feet to a 1/2" iron rod found for corner at the northeast corner of Wells tract;

THENCE S. 83 deg. 09 min. 50 sec. E. a distance of 3.00 feet to a point for corner under a shed;

THENCE S. 01 deg. 24 min. 57 sec. E. across Lot 1, Block A, a distance of 124.72 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south boundary line of Lot 1, Block A;

THENCE N. 88 deg. 17 min. 12 sec. W. along the south line of Lot 1, a distance of 17.33 feet to the POINT OF BEGINNING and containing 1,266 square feet or 0.03 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Joel and Sholana Wells at 1303 South Alamo Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 26th day of October, 2016.

Harold D. Fetty III, R.P.L.S. No. 5034

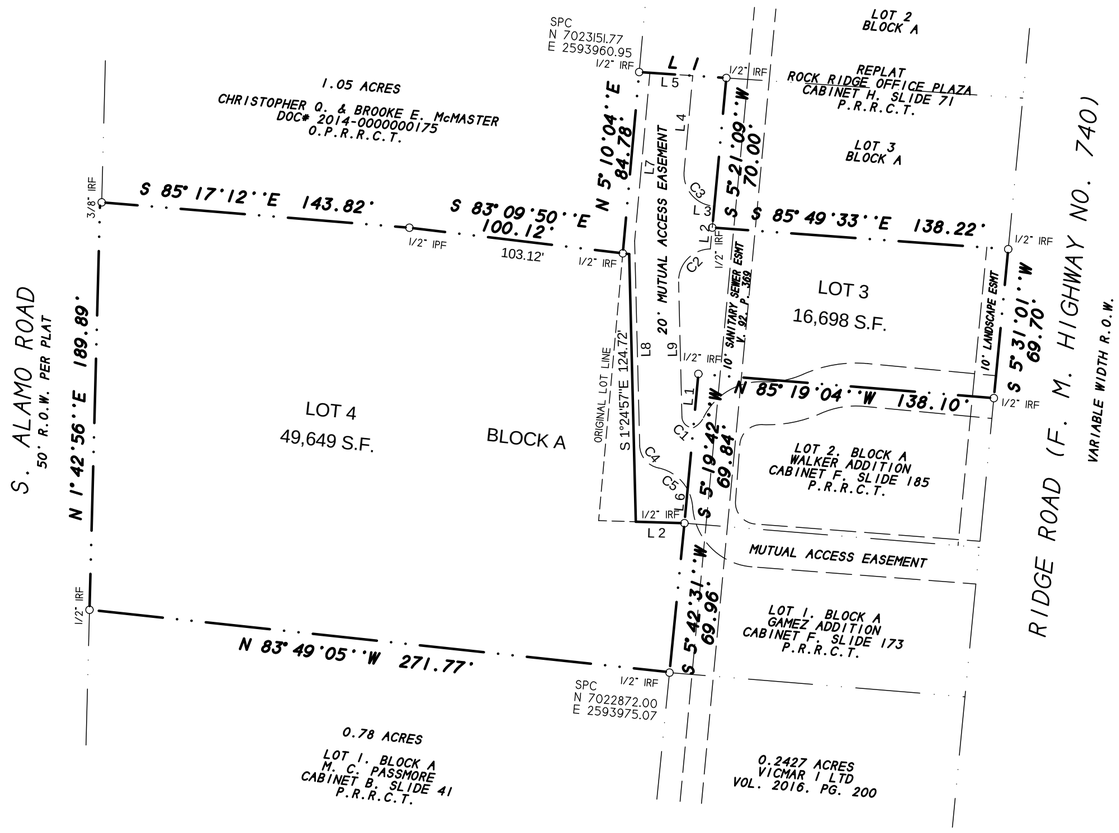
STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

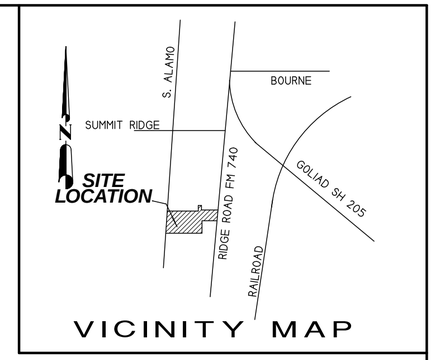
SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROP PROPANE TANK

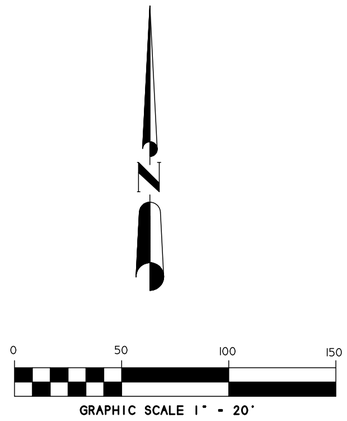
SURVEY DATE OCTOBER 26, 2016
SCALE 1" = 20' FILE # 20041074-1
CLIENT WELLS GF # NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com





VICINITY MAP



GRAPHIC SCALE 1" = 20'

BOUNDARY LINE TABLE

Line	Bearing	Distance
1	S 86°06'58"E	40.68'
2	S 88°17'12"E	22.67'

ACCESS ESMT LINE TABLE

Line	Bearing	Distance
1	S 5°19'42"W	25.16'
2	N 5°21'09"E	20.00'
3	N 84°56'09"W	0.45'
4	N 5°10'04"E	44.65'
5	N 86°06'58"W	20.01'
6	S 5°19'42"W	15.73'
7	S 5°10'50"W	78.72'
8	S 1°24'57"E	95.30'
9	N 1°24'57"W	62.86'

ACCESS ESMT CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	90°00'00"	5.20	8.17	5.20	7.35	N 46°23'49"W
2	90°29'01"	15.00	23.69	15.13	21.30	N 43°53'11"E
3	90°05'27"	15.00	23.59	15.02	21.23	N 39°53'26"W
4	77°04'27"	10.89	14.65	8.67	13.57	S 39°57'09"E
5	50°03'23"	20.00	17.47	9.34	16.92	S 53°27'42"E

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

WALKER ADDITION
LOTS 3 AND 4, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A
WALKER ADDITION AND A 1.11 ACRES
TRACT OF LAND BEING IN THE
B.J.T. LEWIS SURVEY, ABST. 255

1.52 ACRES OR 6,6348 S.F.
(2 LOTS)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
JOEL AND SHOLANA WELLS
1303 SOUTH ALAMO STREET
ROCKWALL, TEXAS 75087

OWNER:
TOM AND SUE ANN WALKER
902 LAKE MEADOWS
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

SYMBOL LEGEND

TV CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE OCTOBER 31, 2016
SCALE 1" = 50' FILE # 20041074RP
CLIENT WELLS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/29/2016

APPLICANT: Annalyse Olson

AGENDA ITEM: **P2016-051;** *Lots 4 & 5, Block A, Platinum Storage Addition*

SUMMARY:

Discuss and consider a request by Annalyse Olson on behalf of Ronald Valk for the approval of a replat for Lots 4 & 5, Block A, Platinum Storage Addition being a 5.549-acre tract of land currently identified as Lots 2 & 3, Block A, Platinum Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1450 T. L. Townsend Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of the request is to replat two (2) parcels of land *[Lots 4 & 5, Block A, Platinum Storage Addition*] for the purpose of establishing necessary fire lane and easements.

- ☑ On December 21, 2015, City Council granted a variance to the minimum street frontage requirement for Lot 4. This parcel of land is accessible from a cross-access easement that extends from T.L. Townsend Drive and through the CostCo Wholesale Center's property to SH-276.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 4 & 5, Block A, Platinum Storage Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

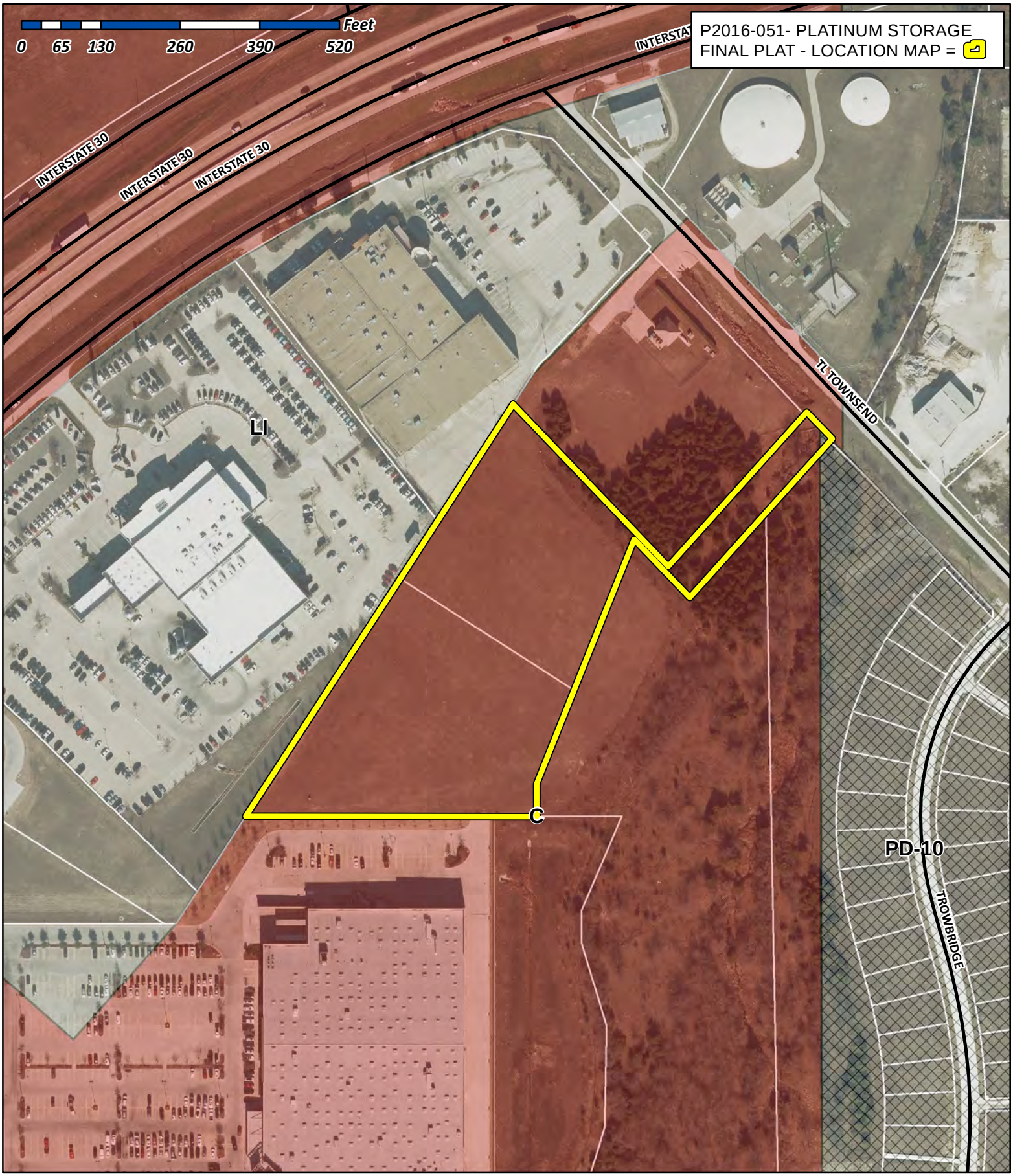
Project Plan Review History

Project Number	P2016-051	**Owner**	RONALD VALK	**Applied**	11/21/2016 LM
Project Name	Platinum Storage	**Applicant**	ANNALYSE OLSON	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	11/21/2016 LM

Site Address	**City, State Zip**	**Zoning**
1450 S TL Townsend Dr	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/21/2016	11/28/2016	11/21/2016		APPROVED	
ENGINEERING	Amy Williams	11/21/2016	11/28/2016	11/21/2016		COMMENTS	See Comments
(11/21/2016 11:06 AM AW) Need to label the drainage easement with bearing and distances (see markup) Need to label the existing fire lane access easement and FEC easement Townsend Road escrow due =$8,871.27							
FIRE	Ariana Hargrove	11/21/2016	11/28/2016				
GIS	Lance Singleton	11/21/2016	11/28/2016				
PLANNING	Korey Brooks	11/21/2016	11/28/2016	11/22/2016	1	COMMENTS	Comments
(11/22/2016 11:01 AM KB) P2016-051 Platinum Storage Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Annalyse Olson on behalf of Ronald Valk for the approval of a replat for Lots 4 & 5, Block A, Platinum Storage Addition being a 5.549-acre tract of land currently identified as Lots 2 & 3, Block A, Platinum Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1450 T. L. Townsend Drive. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (P2016-051) in the lower right hand corner of all pages on future submittals. M.4 Please correct the lot numbers in title block. See markups. I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 6, 2016. The Planning & Zoning date for this case will be November 29, 2016. I.6 The projected City Council meeting date and subsequent approval for this plat is December 5, 2016							



City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75032
(P): (972) 771-7745
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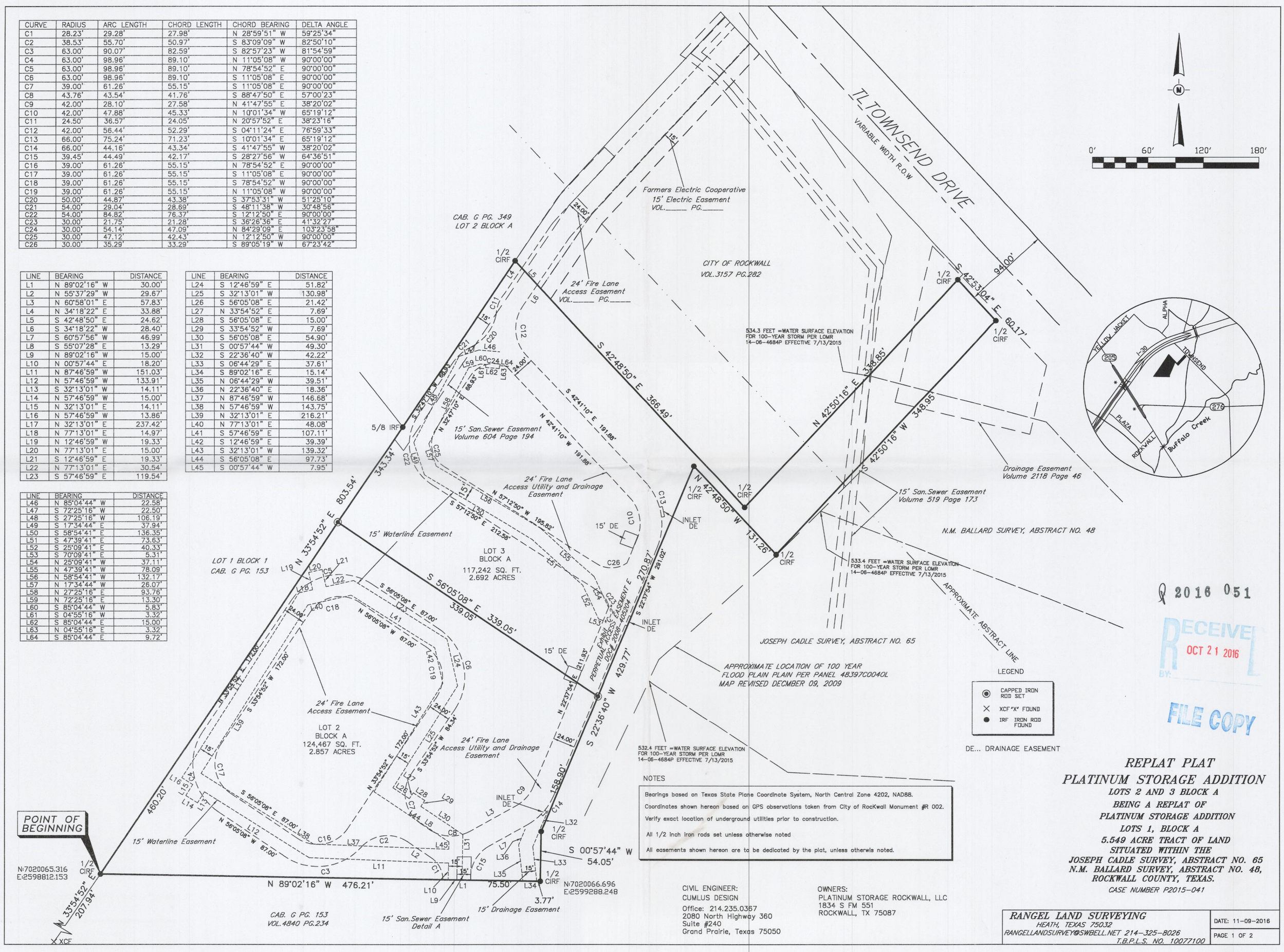
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.23'	29.28'	27.98'	N 28°59'51" W	59°25'34"
C2	38.53'	55.70'	50.97'	S 83°09'09" W	82°50'10"
C3	63.00'	90.07'	82.59'	S 82°57'23" W	81°54'59"
C4	63.00'	98.96'	89.10'	N 11°05'08" W	90°00'00"
C5	63.00'	98.96'	89.10'	N 78°54'52" E	90°00'00"
C6	63.00'	98.96'	89.10'	S 11°05'08" E	90°00'00"
C7	39.00'	61.26'	55.15'	S 11°05'08" E	90°00'00"
C8	43.76'	43.54'	41.76'	S 88°47'50" E	57°00'23"
C9	42.00'	28.10'	27.58'	N 41°47'55" E	38°20'02"
C10	42.00'	47.88'	45.33'	N 10°01'34" W	65°19'12"
C11	24.50'	36.57'	24.05'	N 20°57'52" E	38°23'16"
C12	42.00'	56.44'	52.29'	S 04°11'24" E	76°59'33"
C13	66.00'	75.24'	71.23'	S 10°01'34" E	65°19'12"
C14	66.00'	44.16'	43.34'	S 41°47'55" W	38°20'02"
C15	39.45'	44.49'	42.17'	S 28°27'56" W	64°36'51"
C16	39.00'	61.26'	55.15'	N 78°54'52" E	90°00'00"
C17	39.00'	61.26'	55.15'	S 11°05'08" E	90°00'00"
C18	39.00'	61.26'	55.15'	S 78°54'52" W	90°00'00"
C19	39.00'	61.26'	55.15'	N 11°05'08" W	90°00'00"
C20	50.00'	44.87'	43.38'	S 37°53'31" W	51°25'10"
C21	54.00'	29.04'	28.69'	S 48°11'38" W	30°48'56"
C22	54.00'	84.82'	76.37'	S 12°12'50" E	90°00'00"
C23	30.00'	21.75'	21.28'	S 36°26'36" E	41°32'27"
C24	30.00'	54.14'	47.09'	N 84°29'09" E	103°23'58"
C25	30.00'	47.12'	42.43'	N 12°12'50" W	90°00'00"
C26	30.00'	35.29'	33.29'	S 89°05'19" W	67°23'42"

LINE	BEARING	DISTANCE
L1	N 89°02'16" W	30.00'
L2	N 55°37'29" W	29.67'
L3	N 60°58'01" E	57.83'
L4	N 34°18'22" E	33.88'
L5	S 42°48'50" E	24.62'
L6	S 34°18'22" W	28.40'
L7	S 60°57'56" W	46.99'
L8	S 55°07'28" E	13.29'
L9	N 89°02'16" W	15.00'
L10	N 00°57'44" E	18.20'
L11	N 87°46'59" W	151.03'
L12	N 57°46'59" W	133.91'
L13	S 32°13'01" W	14.11'
L14	N 57°46'59" W	15.00'
L15	N 32°13'01" E	14.11'
L16	N 57°46'59" W	13.86'
L17	N 32°13'01" E	237.42'
L18	N 77°13'01" E	14.97'
L19	N 12°46'59" W	19.33'
L20	N 77°13'01" E	15.00'
L21	S 12°46'59" E	19.33'
L22	N 77°13'01" E	30.54'
L23	S 57°46'59" E	119.54'

LINE	BEARING	DISTANCE
L24	S 12°46'59" E	51.82'
L25	S 32°13'01" W	130.98'
L26	S 56°05'08" E	21.42'
L27	N 33°54'52" E	7.69'
L28	S 56°05'08" E	15.00'
L29	S 33°54'52" W	7.69'
L30	S 56°05'08" E	54.90'
L31	S 00°57'44" W	49.30'
L32	S 22°36'40" W	42.22'
L33	S 06°44'29" E	37.61'
L34	S 89°02'16" E	15.14'
L35	N 06°44'29" W	39.51'
L36	N 22°36'40" E	18.36'
L37	N 87°46'59" W	146.68'
L38	N 57°46'59" W	143.75'
L39	N 32°13'01" E	216.21'
L40	N 77°13'01" E	48.08'
L41	S 57°46'59" E	107.11'
L42	S 12°46'59" E	39.39'
L43	S 32°13'01" W	139.32'
L44	S 56°05'08" E	97.73'
L45	S 00°57'44" W	7.95'

LINE	BEARING	DISTANCE
L46	N 85°04'44" W	22.58'
L47	S 72°25'16" W	22.50'
L48	S 27°25'16" W	106.19'
L49	S 17°34'44" E	37.94'
L50	S 58°54'41" E	136.35'
L51	S 47°39'41" E	73.63'
L52	S 25°09'41" E	40.33'
L53	S 70°09'41" E	5.31'
L54	N 25°09'41" W	37.11'
L55	N 47°39'41" W	78.09'
L56	N 58°54'41" W	132.17'
L57	N 17°34'44" W	26.07'
L58	N 27°25'16" E	93.76'
L59	N 72°25'16" E	13.30'
L60	S 85°04'44" W	5.83'
L61	S 04°55'16" W	3.32'
L62	S 85°04'44" E	15.00'
L63	N 04°55'16" E	3.32'
L64	S 85°04'44" E	9.72'



LEGEND

- CAPPED IRON ROD SET
- XCF "X" FOUND
- IRF IRON ROD FOUND

DE... DRAINAGE EASEMENT

NOTES

Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD88.

Coordinates shown hereon based on GPS observations taken from City of RocKwall Monument #R 002.

Verify exact location of underground utilities prior to construction.

All 1/2 inch iron rods set unless otherwise noted

All easements shown hereon are to be dedicated by the plat, unless otherwis noted.

CIVIL ENGINEER:
CUMLUS DESIGN
Office: 214.235.0367
2080 North Highway 360
Suite #240
Grand Prairie, Texas 75050

OWNERS:
PLATINUM STORAGE ROCKWALL, LLC
1834 S FM 551
ROCKWALL, TX 75087

Q 2016 051

RECEIVED
OCT 21 2016
BY:

FILE COPY

REPLAT PLAT
PLATINUM STORAGE ADDITION

LOTS 2 AND 3 BLOCK A
BEING A REPLAT OF
PLATINUM STORAGE ADDITION
LOTS 1, BLOCK A
5.549 ACRE TRACT OF LAND
SITUATED WITHIN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
N.M. BALLARD SURVEY, ABSTRACT NO. 48,
ROCKWALL COUNTY, TEXAS.
CASE NUMBER P2015-041

RANGEL LAND SURVEYING
HEATH, TEXAS 75032
RANGELLANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 11-09-2016

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS PLATINUM STORAGE ROCKWALL, LLC. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 5.549 acre of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65 and the N.M. BALLARD SURVEY, ABSTRACT NO. 48, in the City of Rockwall, Rockwall County, Texas and being a portion of a 65.96 acre tract of land recorded in Volume 4663, Page 281 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

Point of Beginning at a 5/8 inch iron rod found for the northerly northwest corner of Lot 1,Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153–155 of the Plat Records of Rockwall County, Texas, from which a found score X bears S 33°54' 52" W a distance of 207.94 feet;

THENCE N 33°54'52" E with said southeasterly line and passing a 5/8 inch iron at 585.86 feet and continuing a total distance of 803.54 feet to a set 1/2 iron rod with cap in the west line of City of Rockwall tract according to deed recorded in Volume 3157, Page 282 of the Official Public Records of Rockwall County, Texas;

THENCE S 42°48'50" E with said tract, a distance of 366.49 feet to a set 1/2 iron rod with cap from which a iron rod bears S 59°51'53" E, a distance of 3.02 feet;

THENCE N 42°50'16" E, a distance of 338.85 feet to a set 1/2 iron rod with cap from which a iron rod bears N 58°19 '35" E, a distance of 8.64 feet found in the south line of Townsend Road a variable width right of way;

THENCE S 42°53'04" E, a distance of 60.17 feet to a set 1/2 iron rod with cap;

THENCE S 42°50'16" W, a distance of 348.95 feet a set 1/2 iron rod with cap;

THENCE N 42°48'50" W, a distance of 131.26 feet a set 1/2 iron rod with cap;

THENCE S 22°36'40" W, a distance of 429.77 feet a set 1/2 iron rod with cap;

THENCE S 00°57'44" W, a distance of 54.05 feet a set 1/2 iron rod with cap in the north line of the aforementioned Lot 1 Block 1from which a 5/8 inch iron found for corner bears S 88°50'40E, a distance of 139.33 feet;

THENCE N 89°02'16" W, a distance of 476.21 feet to the POINT OF BEGINNING containing 241,709 square feet or 5.549 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the _____ subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the_____ subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Development Process Guidelines (Updates 2012) Page 99 of 154 Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

REPRESENTATIVE _____

OWNERS:
PLATINUM STORAGE ROCKWALL, LLC
1834 S FM 551
ROCKWALL, TX 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____,

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

_____
Signature of Party with Mortgage or Lien Interest

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, RUDY RANGEL, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____ DATE: _____
RUDY RANGEL
REGISTERED PUBLIC SURVEYOR NO.5664

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____,

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

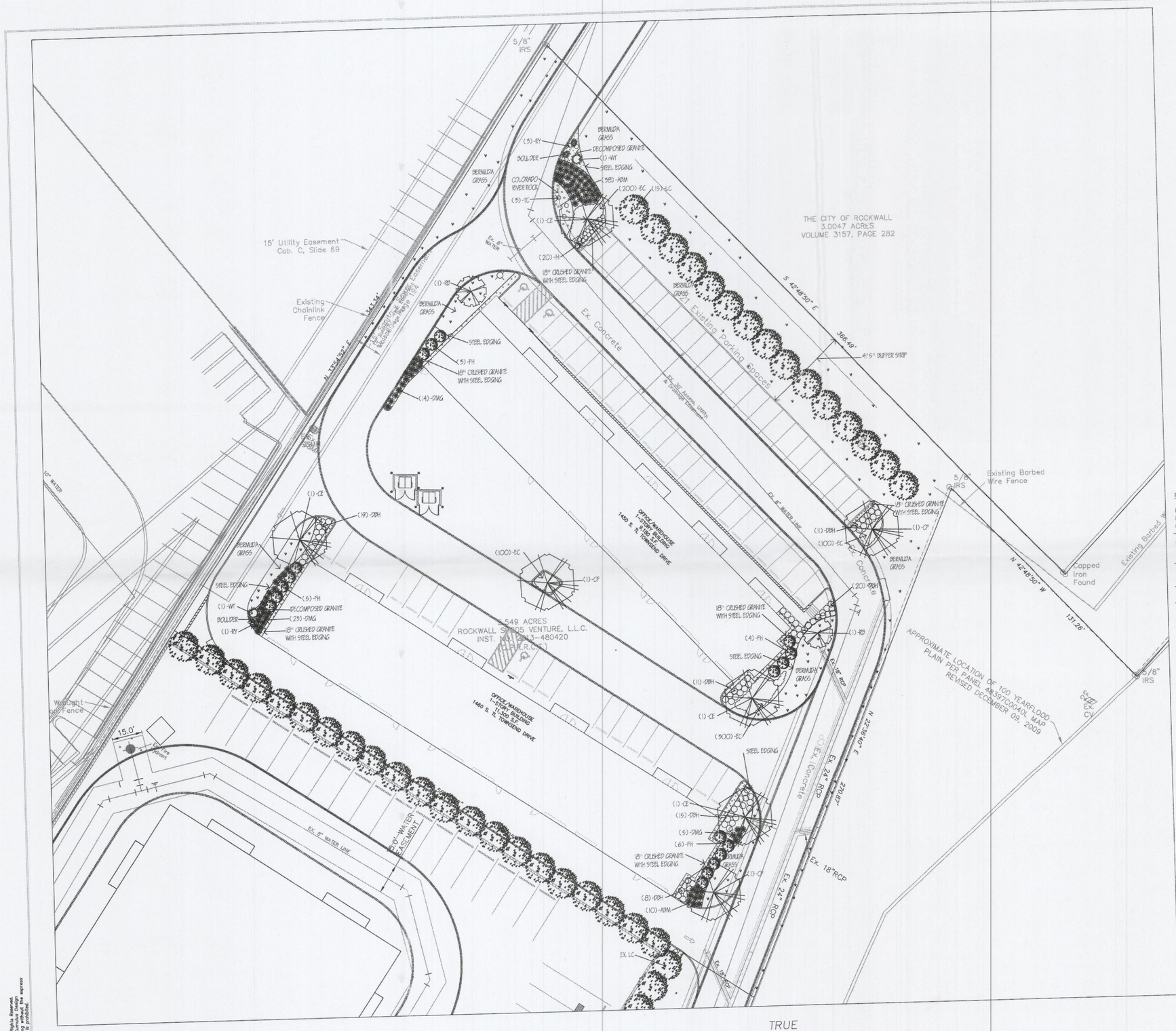
WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor City of Rockwall City Secretary City Engineer

REPLAT PLAT
PLATINUM STORAGE ADDITION
LOTS 2 AND 3 BLOCK A
BEING A REPLAT OF
PLATINUM STORAGE ADDITION
LOTS 1, BLOCK A
5.549 ACRE TRACT OF LAND
SITUATED WITHIN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
N.M. BALLARD SURVEY, ABSTRACT NO. 48,
ROCKWALL COUNTY, TEXAS.
CASE NUMBER P2015–041

RANGEL LAND SURVEYING
HEATH, TEXAS 75032
RANGELLANDSURVEY@SWBELL.NET 214–325–8026
T.B.P.L.S. NO. 10077100

DATE: 11–09–2016



PLANT MATERIAL LIST

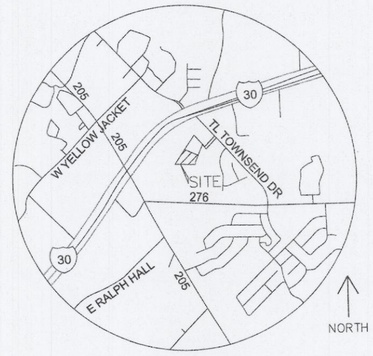
KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	4	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL. MIN. 4' SPREAD, MIN. 12 FT.
CP	3	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL. MIN. 4' SPREAD, MIN. 10 FT.
LC	15	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	30 GAL., 5 FT. HT., 3 FT. SPREAD
RB	2	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	2" CAL., 8' HT., 3' SPREAD
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DBH	84	ILEX BURFORDII 'NANA' DF. BURFORD HOLLY	5 GAL., MIN. 24" HT., 24" O.C.
IH	20	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 24" HT., 24" O.C.
FH	18	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., MIN. 5' HT., 3' SPREAD, FULL TO GD.
WT	2	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 15" HT.,
RY	4	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.,
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	700	EUONYMUS COLORATUS FORTUNEI PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**BLOOMING COLOR DESCRIPTION**	**SIZE**
TC	3	MALVAISCUS ARBOREUS V. DRUMMONDII TURKS CAP	1 GAL., FULL PLANT 16" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	48	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 15" O.C.
DMG	42	MISCANTHUS SINENSIS 'ADAGIO' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

SUP NO. S-121

OFFICE / WAREHOUSE BUILDING - 2.692 AC.

REQUIREMENTS	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL - 15% @ 117,242 SF. = 17,586 SF. REQUIRED AND 15% OPEN SPACE REQUIRED	41,978 SF., LANDSCAPE AREA PROVIDED, 36% PERVIOUS OPEN SPACE PROVIDED
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 5% OR 200 SF., WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING. = 17,586 SF. @ 5% = 879 SF.	1,644 SF., LANDSCAPE AREA PROVIDED
PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF., ONE TREE FOR EVERY 10 PARKING SPACES. 59,175 SF. @ 99 SPACES = 6 TREES	(6) TREES PROVIDED
NO PARKING SPACE SHALL BE FURTHER THAN 80 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 80 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF THE BUILDINGS LANDSCAPE REQUIREMENTS = 17,586 SF. @ 50% = 8,793 SF.	LANDSCAPE PROVIDED = 12,290 SF.
ONE ROW OF LEYLAND CYPRESS TO BE INSTALLED ALONG NORTHERN PROPERTY LINE IN ACCORDANCE WITH SUP #S-121	(15) LEYLAND CYPRESS PROVIDED
IRRIGATION TO BE AN UNDERGROUND AUTOMATIC SYSTEM AND WILL MEET THE REQUIREMENTS OF THE UDC.	AUTOMATIC SYSTEM PROVIDED AND MEETS THE REQUIREMENTS OF THE UDC.
IMPERVIOUS PAVING NOT TO EXCEED 85% @ 59,175 SF.	IMPERVIOUS PAVING = 59,175 SF. OR 49% PROVIDED
STREET LANDSCAPE BUFFER ALONG TOWNSEND DRIVE - 10 FT. ALONG ENTIRE LENGTH OF PROPERTY.	STREET LANDSCAPE BUFFER PROVIDED ALONG TOWNSEND DRIVE = 41'5"



VICINITY MAP

NTS

SUP2014-033

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

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G:\BACKUP 112814\CD-SELF STORAGE-ROCKWALL 14\LBASE 14111.DWG

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

LANDSCAPE PLAN

OFFICE PARK ON TOWNSEND DRIVE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, #262
ALLEN, TEXAS 75002
214-509-4036

PLOT DATE	06/28/16
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD15034
SHEET NUMBER	L1.01

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 29, 2016

SUBJECT: Change of Request Letter by SWBC Real Estate, LLC

On August 15, 2016, the City Council denied a request to change the zoning of a 42.50-acre tract of land located along Discovery Boulevard (*see attached location map*) from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex [*Case No. Z2016-019*]. Since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (*§8.3.B, Article II*). This motion restricts the ability to submit a zoning application for any portion of the subject property -- *unless the application is for a more restrictive, less intense use or development (§8.3.B, Article II)* -- for a period of one (1) year from the date of denial. In accordance with Section 8.3.D, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code the applicant submitted a written request to the Director of Planning on November 18, 2016 seeking approval from the Planning and Zoning Commission to refile a zoning change requesting a Planned Development District for a multi-family apartment complex. As part of the written request, the applicant has submitted a concept plan, unit breakdown and rendering of the proposed building elevations. In addition, the applicant has stated that this request does represent a substantial change in the density, unit count, average unit size, and amenities provided. The following is a side-by-side comparison of the previous project and the applicant's proposal:

	Z2016-019	*Proposed*
Maximum Density	*18 Units/Acre*	*15.5 Units/Acre*
Maximum Number of Units	*750 Units*	*650 Units*
Average Unit Size	*1,000 SF*	*981 SF*
Minimum Unit Size	*680 SF*	*650 SF*
Number of Phases	*2*	*2*

Staff has determined that the proposed changes to the original request are substantial enough to bring forward to the Planning and Zoning Commission. The Commission is tasked with determining if the changes that the applicant has submitted represent 1) a more restrictive or less intense use or development, and/or 2) if there is an actual change in conditions relating to zoning principles of the tract or parcel of land or the property surrounding it.

The applicant and staff will be available at the meeting to answer any questions.

SWBC®
Real Estate, LLC

Terry W. Gwin

President

SWBC Real Estate, LLC
5949 Sherry Lane, Suite 750
Dallas, TX 75225
(Office) 214-987-0700
(Fax) 214-987-0708
tgwin@swbc.com

November 18, 2016

Mr. Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad, Rockwall Texas, 75087

Dear Mr. Miller:

SWBC Real Estate, LLC, respectfully requests consideration to file a new zoning application regarding the property described as a 42.50-acre tract within Tract 1-4 of the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and located east of the intersection of Discovery Boulevard and John King Boulevard. Our company, SWBC Real Estate, LLC, is currently under contract with the property owner to purchase the land with the intent of developing a high quality multi-family community. The following points represent what are the significant changes from the previous zoning application:

- Maximum density is proposed to be 15.5 units per acre
- Maximum number of units to be 650
- Average unit size will be 981 sf and minimum unit size will be 650 sf
- Development will be constructed in two phases with the same mix of units, the same average unit size and minimum unit size for both phases
- Both phases will be separate properties with each having its own individual clubhouse and upgraded amenities
- Exterior architecture will be a more traditional design
- A new conceptual plan will be submitted

Please review this proposal and forward our request to the Planning & Zoning Commission for their consideration at the next scheduled meeting.

Sincerely,

Terry W. Gwin
President

Unit Tabulation

Project Name: SWBC Rockwall

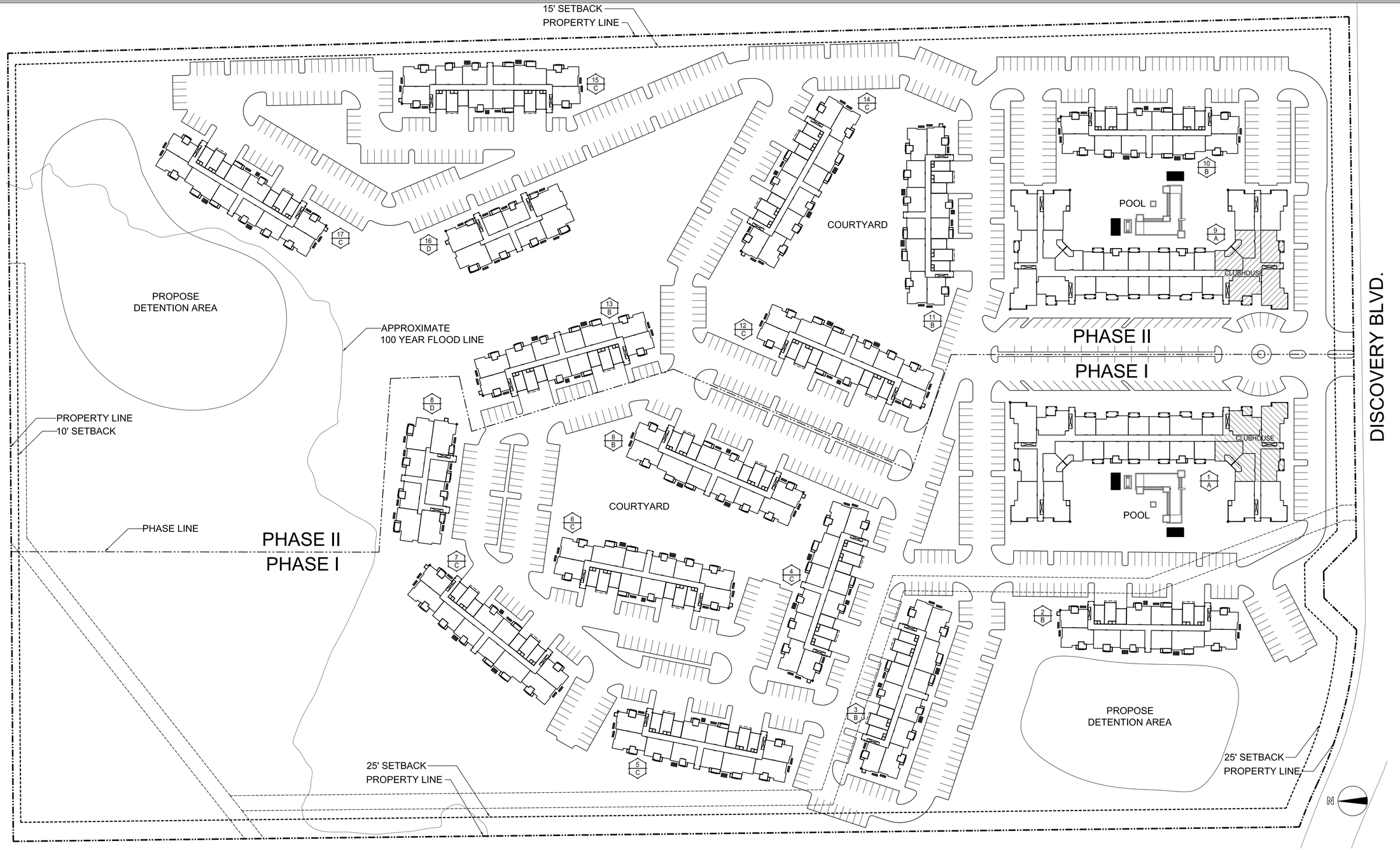
Project Number: Schematic

11/17/2016

Unit Type	Square Footage	Quantity	Percentage	Total Net SF
A1	650	24	7.38%	15,600
A2	725	42	12.92%	30,450
A3	775	40	12.31%	31,000
A4	825	21	6.46%	17,325
A5	950	39	12.00%	37,050
A6	1,000	27	8.31%	27,000
B1	1,100	42	12.92%	46,200
B2	1,150	37	11.38%	42,550
B3	1,250	27	8.31%	33,750
C1	1,460	26	8.00%	37,960

Totals	Average SF	Quantity	Percentage	Net SF
	981	325	100.00%	318,885

Total Percentage of Efficiency Bedroom Units	0.00%	0
Total Percentage of One Bedroom Units	59.38%	193
Total Percentage of Two Bedroom Units	32.62%	106
Total Percentage of Three Bedroom Units	8.00%	26
		325



UNIT TABULATION

TYPE	# UNITS	MARKET NET S.F.	MARKET NET TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	24	650	15,600
A2 - ONE BEDROOM, ONE BATH	42	725	30,450
A3 - ONE BEDROOM, ONE BATH	40	775	31,000
A4 - ONE BEDROOM, ONE BATH	21	825	17,325
A5 - ONE BEDROOM, ONE BATH	39	950	37,050
A6 - ONE BEDROOM, ONE BATH	27	1,000	27,000
B1 - TWO BEDROOM, TWO BATH	42	1,100	46,200
B2 - TWO BEDROOM, TWO BATH	37	1,150	42,550
B3 - TWO BEDROOM, TWO BATH	27	1,250	33,750
C1 - THREE BEDROOM, TWO BATH	26	1,460	37,960
TOTAL	325		318,885

SITE DATA

PHASE I

21.25 ACRES
325 UNITS
15.29 UNITS PER ACRE

PHASE II

21.3 ACRES
325 UNITS
15.26 UNITS PER ACRE

42.55 TOTAL ACRES

PARKING REQUIRED (PHASE I):

A1 UNITS:	1.5/UNITS	290
B1 UNITS:	2.0/UNITS	212
C1 UNITS:	2.5/UNITS	65
CLUB:	1/300 S.F.	24
TOTAL:		591

PARKING REQUIRED (PHASE II):

A1 UNITS:	1.5/UNITS	290
B1 UNITS:	2.0/UNITS	212
C1 UNITS:	2.5/UNITS	65
CLUB:	1/300 S.F.	24
TOTAL:		591

PARKING TABULATION (PHASE I)

PARKING PROVIDED:	
GARAGE:	42
TANDEM:	42
UNCOVERED:	500
CLUBHOUSE:	24
TOTAL PARKING PROVIDED:	608

PARKING TABULATION (PHASE II)

PARKING PROVIDED:	
GARAGE:	42
TANDEM:	42
UNCOVERED:	564
CLUBHOUSE:	24
TOTAL PARKING PROVIDED:	672

GRAPHIC SCALE
0 30' 60' 120'
(IN FEET)
1 inch = 60 ft.

01 SITE PLAN
1" = 60'-0"

SWBC ROCKWALL

ROCKWALL, TEXAS

NOVEMBER 2016

Cross architects



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/29/2016

APPLICANT: Marc Camacho

AGENDA ITEM: **MIS2016-010**; *Masonry Exception (306 Harborview Drive)*

SUMMARY:

Discuss and consider a request by Marc Camacho for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.259-acre parcel of land identified as Lot 14, Block C, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 306 Harborview Drive, and take any action necessary.

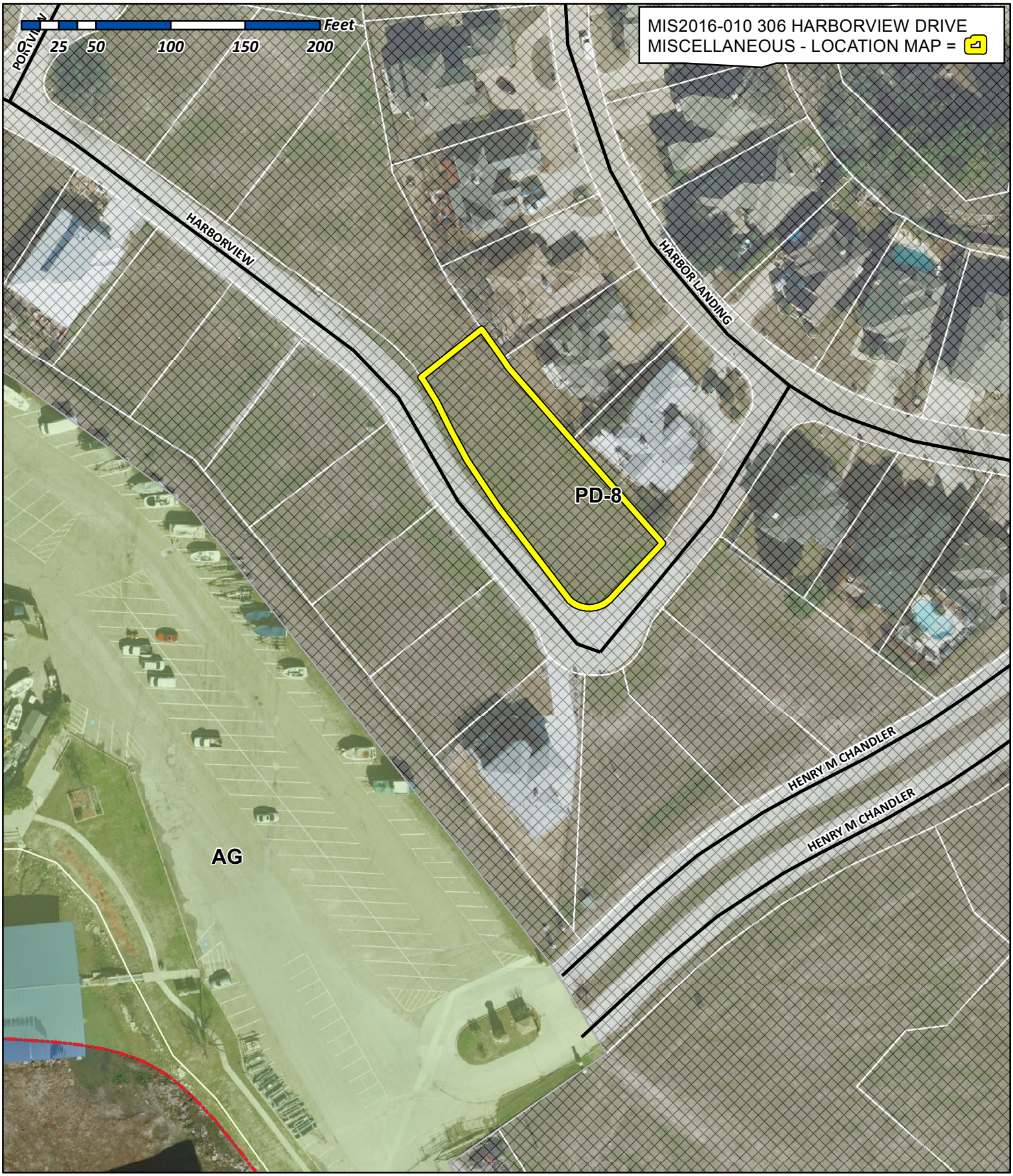
CHARACTERISTICS OF REQUEST:

The applicant, Marc Camacho, is requesting an exception to the masonry requirements for the purpose of constructing a 4,999 SF single-family home. According to the applicant's letter to staff, the single-family home will utilize a mixture of fiber cement board [74%] (*i.e. HardiBoard*), stone masonry [12%], concrete panels [9%] and clear red cedar [5%]. According to Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code the minimum masonry (*i.e. brick, stone -- natural, cast or cultured -- glass block, tile and/or CMU*) requirement for exterior walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank®, stucco or a similar cementaceous material. Additionally, the code states that, "(e)xceptions to these requirements … may be permitted on a case-by-case basis by the [*city*] council upon submission and approval of elevation drawings of the subject structure, and materials samples." The applicant has submitted building elevations/renderings, a set of construction drawings showing the proposed single-family home, and has stated in the letter submitted to staff that the Chandler's Landing Homeowner's Association (HOA) has approved the proposed elevations. The subject property is located in Chandler's Landing Subdivision off Harborview Drive, which is east of Henry M. Chandler Drive. The property is addressed as 306 Harborview Drive.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

Miller, Ryan

To: Gonzales, David
Subject: RE: Request for Exception to Exterior Material Requirement - 306 Harborview Dr

From: Marc Camacho [redacted]
Sent: Friday, November 18, 2016 3:22 PM
To: Gonzales, David
Cc: Jarita Green
Subject: Request for Exception to Exterior Material Requirement - 306 Harborview Dr

Mr. Gonzales,

This letter represents a formal request for exception to exterior material requirement for a new residential construction at 306 Harborview Dr, Rockwall 75032.

The proposed building finishes are as follows:
- 74% Fiber Cement Cladding (white and dark gray, integrally colored)
- 12% Stone Masonry
- 9% Concrete Panels (white, integrally colored)
- 5% Clear Red Cedar

I have attached the drawings as well as some exterior renderings for you perusal.

The Chandlers Landing HOA has already approved our proposed exterior finishes. However, we do not have an official letter from them just yet; at the end of our meeting with the HOA committee they communicated a conditional approval subject to receipt of city permit.

We were granted our building permit by the city yesterday.

Please let me know if you need anything else.

Respectfully,
Marc Camacho



DESIGN RENDERING

FOR ILLUSTRATION ONLY NO SCALE

PROJECT NOTES

GENERAL NOTES:

ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL & BUILDINGS CODES, AS APPLICABLE, AND SHALL BE IN ACCORDANCE WITH ANY ADDITIONAL REQUIREMENTS OF THE STATE OF TEXAS, CITY OF ROCKWALL, AND CHANDLERS LANDING ASSOCIATION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE CONTRACTOR SHALL VERIFY THAT SITE AND BUILDING CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. WORK PERFORMED SHALL ALSO MEET THE WORKMANSHIP AND METHODOLOGY GUIDELINES AS RECOMMENDED BY THE RESPECTIVE GOVERNING BODY.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTORS SHALL VERIFY AND ARE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB. CAMACHO ENGINEERING SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF QUESTIONS ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLUMBING, HVAC AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE FOR THE PROPER FUNCTION THE RESPECTIVE SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER WITH ANY PLAN CHANGES OR BUILDING/FRAMING MODIFICATIONS REQUIRED FOR PROPER INSTALLATION AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.

CAMACHO ENGINEERING WILL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, ACTS, OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY INCONSISTENCY OR IRREGULARITY DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF CAMACHO ENGINEERING BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL CONFIRM RECEIPT OF WRITTEN NOTICE AND SHALL ALLOW REASONABLE TIME FOR ISSUE TO BE ADDRESSED PRIOR TO COMMENCING WORK AND ENACTING MODIFICATIONS. THE BURDEN OF COST AND LIABILITY FROM DEFECTIVE OR SUBSTANDARD WORK, OR WORK THAT DOES NOT SATISFY THE PLANS AND SPECS WILL REST UPON THE CONTRACTOR.

FOUNDATION, PATIOS, TERRACES, AND GARAGE AREAS ARE NOT INCLUDED IN LIVING AREA. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ROOF SURFACES SHALL NOT TO THROUGH-FASTENED, CUT, OR PENETRATED FOR ANY REASON, OR USED FOR EQUIPMENT SUPPORT/INSTALLATION; UNLESS INDICATED OTHERWISE IN THE CONSTRUCTION DOCUMENTS, OR UNLESS PROVIDED WITH WRITTEN CONSENT AND OVERSIGHT FROM CAMACHO ENGINEERING. ALL PLUMBING AND FLUE VENTS SHALL BE ROUTED THROUGH A SIDEWALL AND EXTENDED ABOVE THE EAVE ELEVATION AS REQUIRED. SEE ROOF NOTES FOR ADDITIONAL INFORMATION AND DETAILS.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

RENDERINGS:

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

BUILDING CODES & PERFORMANCE NOTES:

MUNICIPALITY:

CITY OF ROCKWALL - 385 S. GOLIAD STREET, ROCKWALL, TEXAS 75087

CODE INFO:

2015 INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
2014 NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS

STRUCTURAL ENGINEER:

MARC A. CAMACHO, TEXAS PE# 114209

ARCHITECTURAL DESIGNER:

MARC CAMACHO - CAMACHO ENGINEERING
MCAMACHO@CAMACHOENGINEERING.COM

BUILDER:

CAMACHO ENGINEERING, TX FIRM# F16426

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER, INTEGRALLY SHORED, AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS (VIA SIDEWALL ACCESS) DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL, OR ALTERNATIVE DOCUMENTATION/ IDENTIFICATION CONFIRMING CODE CONFORMANCE.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

CONTRACTORS TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, DETAILS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

DISCLAIMER:

THESE DRAWINGS AND ILLUSTRATIONS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF CAMACHO ENGINEERING. DEVELOPED FOR THE EXCLUSIVE USE OF CAMACHO ENGINEERING AND ITS CLIENT(S). USE, REPRODUCTION, OR DISTRIBUTION OF THE DRAWINGS, DESIGNS, AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CAMACHO ENGINEERING IS PROHIBITED AND WILL SUBJECT YOU TO A CLAIM FOR DAMAGES.

PROJECT DETAILS:

HOME OWNER:	JARITA & MARC CAMACHO
PROJECT ADDRESS:	306 HARBORVIEW DR. ROCKWALL, TX 75032
LEGAL:	LOT 14, BLOCK C
MAX ROOF HEIGHT:	479'
FIRE DISTRICT:	ROCKWALL FIRE DEPARTMENT
WATER DISTRICT:	NORTH TEXAS MUNICIPAL
STORM WATER#:	_____
BLDG PERMIT#:	_____

PROJECT STATISTICS:

LOT SIZE:		12,151 SQ. FT.
BUILDING AREAS:		
	FLOOR 1 (CONDITIONED SPACE) :	3,286 SQ. FT.
	FLOOR 2 (CONDITIONED SPACE):	1,713 SQ. FT.
	FLOOR 2 (NON-CONDITIONED):	61 SQ. FT.
	VEHICLE GARAGE:	676 SQ. FT.
	UTILITY GARAGE:	110 SQ. FT.
	LIVABLE AREA:	4,999 SQ. FT.
FLATWORK AREAS:		
	RESIDENCE FOUNDATION:	3,465 SQ. FT.
	GARAGE FOUNDATION:	706 SQ. FT.
	DRIVEWAY SLAB:	1,514 SQ. FT.
	CONCRETE PADS:	84 SQ. FT.
ROOF AREA:		5,018 SQ. FT.
PROPOSED MAX ROOF HEIGHT:		478.9 FT.

REFER TO ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL NOTES FOR ADDITIONAL CRITERIA.

ABBREVIATIONS:

ACP	ARCHITECTURAL CLADDING PANEL (INT. COLORED QUARTZ/ FIBER CEMENT MATRIX)
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
CAM ENG	CAMACHO ENGINEERING
CLCA	CHANDLERS LANDING COMMUNITY ASSOCIATION
CLR	CLEAR
CONC	CONCRETE
COR	CITY OF ROCKWALL
EA	EACH
FUR	FURRING
GA	GAUGE
GL	GLASS
LIMS	LIMESTONE
PCP	PRECAST CONCRETE PANEL
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TOC	TOP OF CONCRETE
TYP	TYPICAL
W/	WITH
W/O	WITHOUT
WWF	WELDED WIRE FABRIC

INDEX OF DRAWINGS:

SHEET	TITLE	PAGE NO.
G-001	COVER PAGE	1
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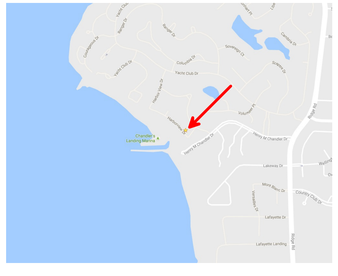
S-101	FOUNDATION PLAN	3
A-101	FIRST FLOOR PLAN	4
A-102	SECOND FLOOR PLAN	5
A-104	ROOF PLAN	6
A-203	EXTERIOR ELEVATIONS	7
P-101	PLUMBING PLAN	8
M-101	MECHANICAL PLAN	9
E-101	ELECTRICAL PLAN	10

SITE LOCATION MAP:





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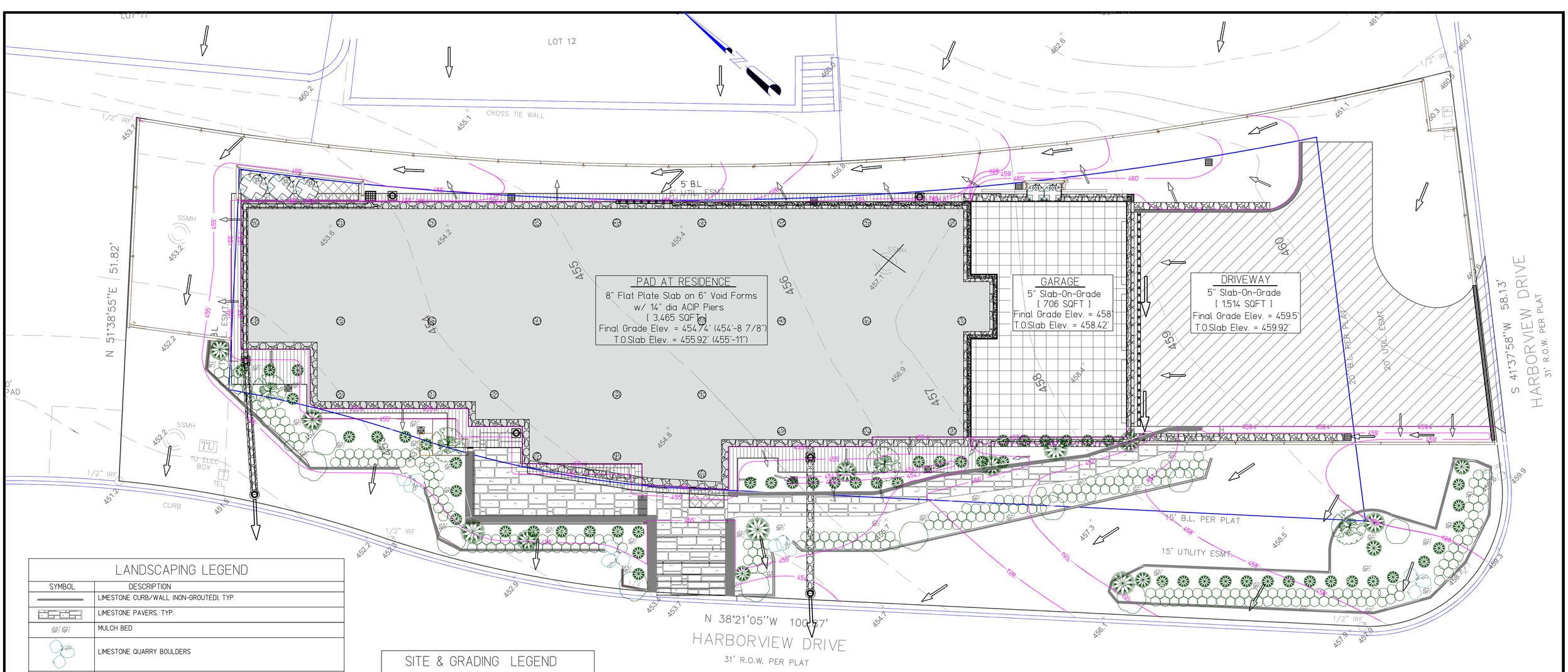
MCAMACHO@CAMACHOENGINEERING.COM—832.671.5724—ROWLETT, TX

PROJECT:
306 HARBORVIEW
306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:
COVER PAGE

ISSUE DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/8/16	HOA REVIEW SET
11/14/16	PERMIT SET

ISSUE DATE: 11/14/16
SCALE: PER PLAN
DESIGNED BY: M.A.C.
SHEET: G-001
COVER PAGE



LANDSCAPING LEGEND

SYMBOL	DESCRIPTION
	LIMESTONE CURB/WALL (NON-GROUTED). TYP.
	LIMESTONE PAVERS, TYP.
	MULCH BED
	LIMESTONE QUARRY BOULDERS
	MINIATURE ORNAMENTAL GRASS/ GROUND COVER/ PERENNIALS/ ANNUALS, TYP. (18" MAX CULTIVAR) MONDO GRASS, BLUE FESCUE, CREEPING JUNIPER, SILVERY SUNPROOF LILYTUFT, BIG BLUE LILYTURF, PERENNIALS, ANNUALS
	LARGE ORNAMENTAL GRASS/ BUSH/ TYP. RED YUCCA, PAMPAS, PURPLE FOUNTAIN GRASS, PINK MUHLY GRASS, FEATHER REED GRASS, HYDRANGEA, ROSE BUSH, DWARF CRAPE MYRTLE, VARIEGATED JUNIPER
	HEDGE/ EVERGREEN SHRUB, TYP. (36" MAX CULTIVAR) AMERICAN BOXWOOD, DWARF YAUPON HOLLY, DWARF JAP. HOLLY, CALIFORNIA PRIVET, VARIEGATED JUNIPER
	EVERGREEN TREE, TYP. TOWER BOXWOOD, JUNIPER BLUE POINT, JUNIPER HOLLYWOOD, YAUPON HOLLY, LEYLAND CYPRESS, ITALIAN CYPRESS, ARBORVITAE GREEN SPLENDOR, ARBORVITAE GREEN GIANT, CEDAR ATLAS, CEDAR DEODORA
	DECIDUOUS TREE, TYP. AUTUMN BLAZE MAPLE, JAPANESE MAPLE, CRAPE MYRTLE, WHITE OAK, SPRUCE, BALD CYPRESS

SITE & GRADING LEGEND

SYMBOL	DESCRIPTION
	14" FOUNDATION PIER
	5 1/2" CONCRETE WALL
	8" FLAT PLATE SLAB @ RESIDENCE
	SLAB-ON-GRADE @ GARAGE
	5" SLAB-ON-GRADE AT DRIVEWAY
	CONCRETE PAD
	ROOF OVERHANG
	PROPOSED ELEVATION CONTOUR
	EXISTING ELEVATION CONTOUR
	6' CEDAR FENCE WITH INTERIOR METAL POSTS AND OUTSIDE TOP TRIM
	AUTOMATIC DRIVEWAY GATE
	FLOW DIRECTION

DRAINAGE LEGEND

SYMBOL	DESCRIPTION
	FRENCH DRAIN WITH 4" PERFORATED CORRUGATED PIPE
	FRENCH DRAIN WITH 6" PERFORATED CORRUGATED PIPE
	5" TRENCH DRAIN
	6"-10" CATCH BASIN (ATRIUM GRATE)
	8"-12" CATCH BASIN (SQUARE GRATE)
	18" CATCH BASIN (SQUARE GRATE)
	6" POP-UP EMITTER
	CLEAN-OUT
	ENCLOSED WATER TANKS, TYP. SCREEN WALL MATERIAL & FINISH TO MATCH WALLS OF STRUCTURE, TYP.

PROJECT STATISTICS

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BUILDING AREAS:	FLOOR 1 (CONDITIONED SPACE) :	3,286 SQ. FT.
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	FLOOR 2 (NON-CONDITIONED):	61 SQ. FT.
	VEHICLE GARAGE:	676 SQ. FT.
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FLATWORK:	RESIDENCE FOUNDATION:	3,465 SQ. FT.
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	CONCRETE PADS:	84 SQ. FT.
ROOF AREA:		5,018 SQ. FT.
PROPOSED MAX ROOF HEIGHT:		478.9 FT.

SITE / GRAIDING/ DRAINAGE PLAN

SCALE: 5/32" = 1'

CAMACHO ENGINEERING

STRUCTURAL ENGINEERING—MODERN ARCHITECTURAL DESIGN—BUILDING INFORMATION MODELING

MCAMACHO@CAMACHOENGINEERING.COM—832.671.5724—ROWLETT, TX

STATE OF TEXAS — MARC A. CAMACHO — 114209 — REGISTERED — ENGINEER

11-14-16
CAMACHO ENGINEERING
F16426

PROJECT:

306 HARBORVIEW

306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:

SITE / GRADING / DRAINAGE PLAN

ISSUE DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/9/16	HOA REVIEW SET
11/14/16	PERMIT SET

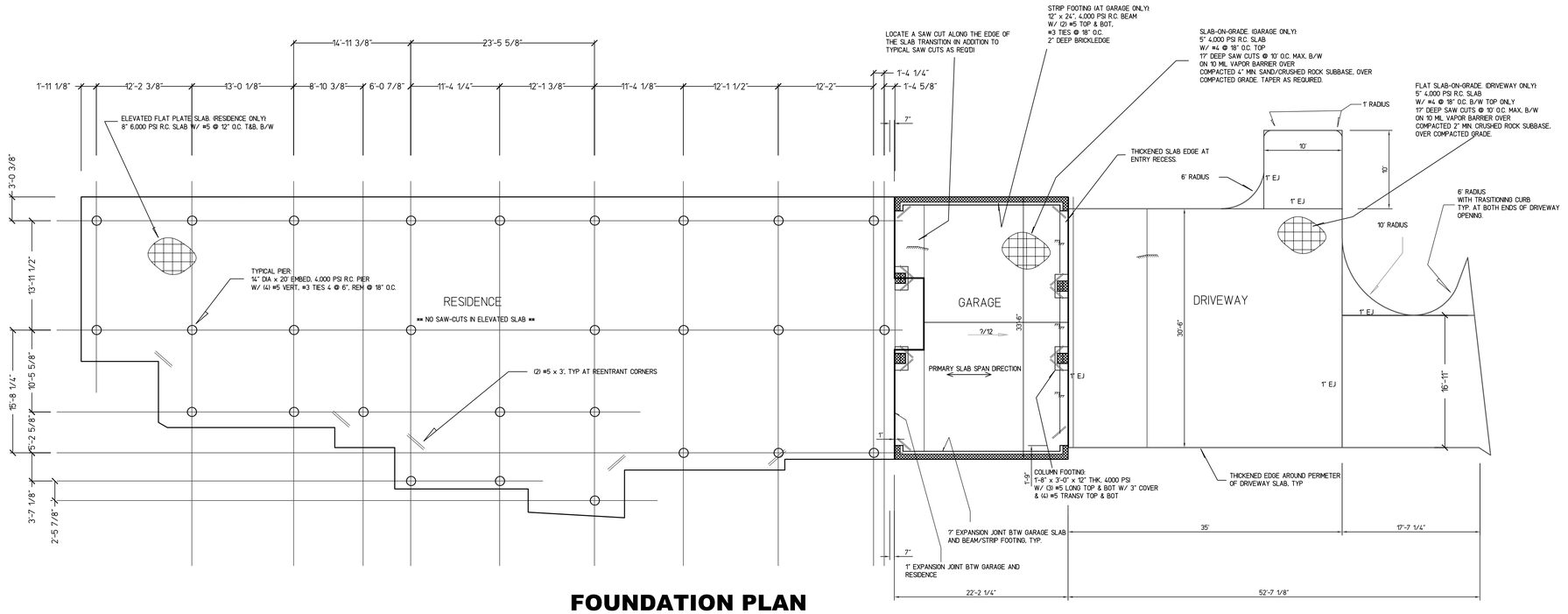
ISSUE DATE: 11/14/16

SCALE: PER PLAN

DESIGNED BY: M.A.C.

SHEET: G-101

SITE / GRADING / DRAINAGE PLAN



FOUNDATION PLAN

SCALE: 1/8"

CONCRETE NOTES:

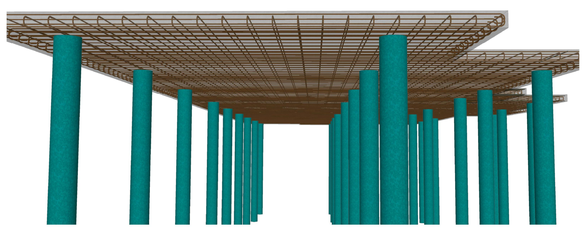
1. CRUSHED ROCK AGGREGATE MAXIMUM SIZE = 1?"
2. OVERLAP VAPOR BARRIER SEAMS 6", AND TAPE SEAL
3. MAX WATER-CEMENT RATIO = 0.5 WITH 4" MAX SLUMP. SUPER-PLASTICIZER ADDITIVES MAY BE INCLUDED IN THE ORIGINAL MIX, HOWEVER, WATER ADDITION IS NOT ALLOWED ON SITE.
4. PROVIDE 6% AIR-ENTRAINMENT IN ALL CONCRETE
5. PROVIDE 1? LB FIBER REINFORCEMENT IN ALL CONCRETE
6. ALL CONCRETE MUST BE PLACED WITHIN 90 MINS OF BATCH
7. STOP REBAR 3" SHORT ON EITHER SIDE OF SAW CUTS AND EXPANSION JOINTS
8. PROVIDE SLAB SAW CUTS AT SLABS-ON-GRADE USING EARLY-ENTRY DRY-CUT SAWS WITHIN 1-4 HOURS OF CONC. PLACEMENT. MAX ASPECT RATIO = 1.5
9. FILL SAW CUT JOINTS WITH SEMI-RIGID EPOXY O POLYUREATHANE SEALANT
10. FILL EXPANSION JOINT GAPS WITH NEOPRENE OR FIBERBOARD, OR APPROVED FILLER.
11. CURING BLANKETS SHALL BE USED FOR CURING OF ALL CONCRETE

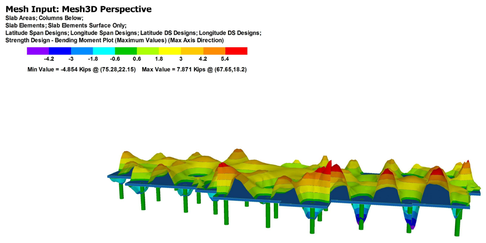
REBAR NOTES:

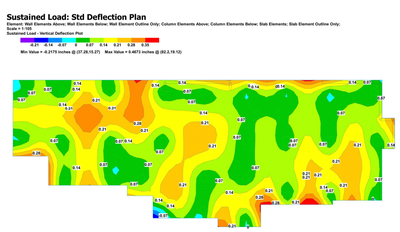
1. ALL REBAR SHALL BE 60 KSI
2. REBAR CONCRETE COVER: SLAB- 3/4" AT TOP BARS
   1?" AT BOTTOM BARS
   BEAM- CLEAR @ STIRRUPS: 1?" SIDES & BOT, 1 3/4" TOP
   PIERS- 3"
3. THE UPPER BARS OF THE TOP MAT, AND THE LOWER BARS OF THE BOTTOM MAT SHALL BE THE BARS ALIGNED IN THE DIRECTION OF SLAB SPAN.
4. THE TOP MAT SLAB REBAR SHALL BE LOCATED ABOVE THE GRADE BEAM REBAR.
5. POST-TENSION TENDONS SHALL BE 7-STRAND.

GENERAL NOTES:

1. "EQUAL" SUBSTITUTIONS MUST BE APPROVED BY CAMACHO ENG. PRIOR TO/WITHIN CONTRACT AGREEMENT, OTHERWISE CONTRACTOR WILL BE REQUITRED TO PROVIDE AS SPECIFIED.







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DRAWING TITLE:

FOUNDATION PLAN

ISSUE DATE	DESCRIPTION
8/14/15	50% SCHEMATIC DESIGN
9/21/15	75% SCHEMATIC DESIGN
10/7/16	HOA REVIEW SET
11/14/16	PERMIT SET

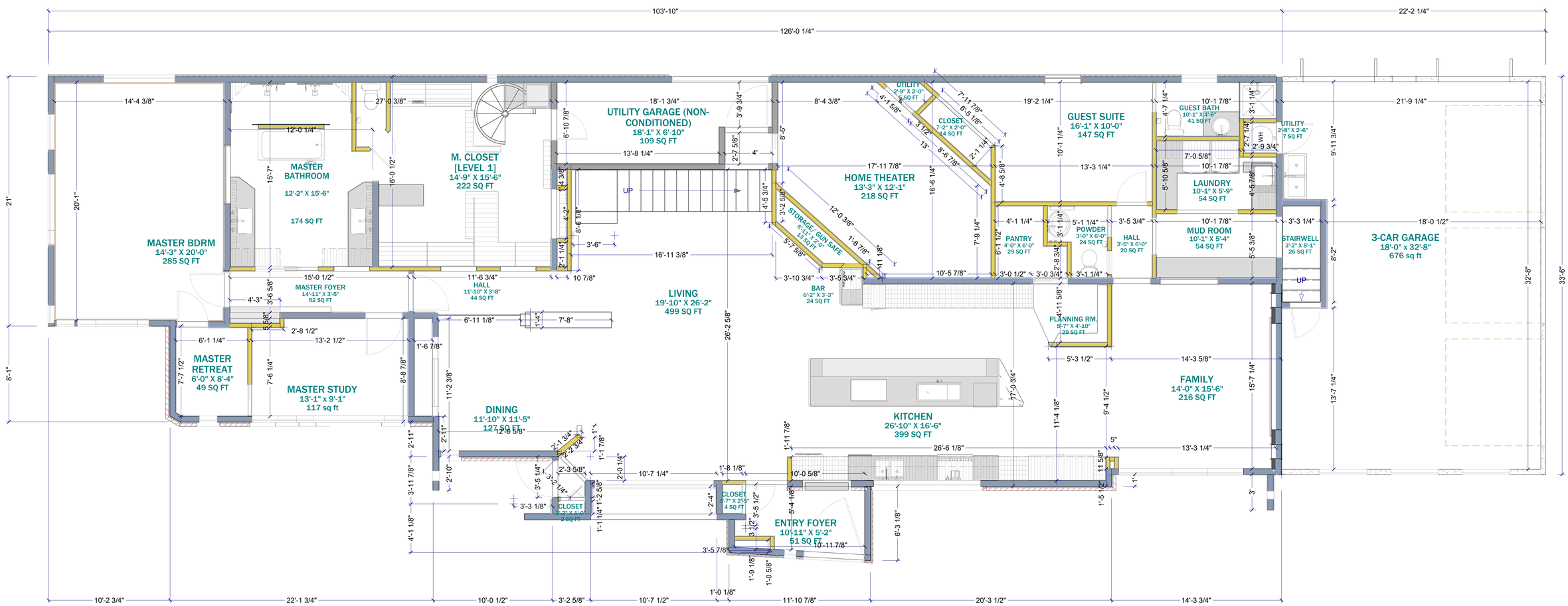
ISSUE DATE: 11/14/16

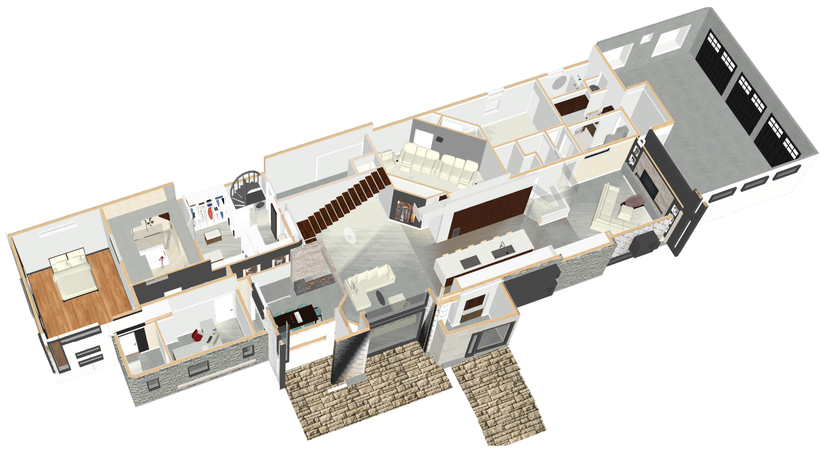
SCALE: PER PLAN

DESIGNED BY: M.A.C.

SHEET: **S-101**

FOUNDATION PLAN





FIRST FLOOR PLAN

SCALE: 1/4

LIVING AREA
3287 SQ FT

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

MISCELLANEOUS NOTES:

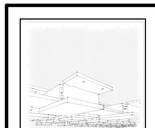
EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.



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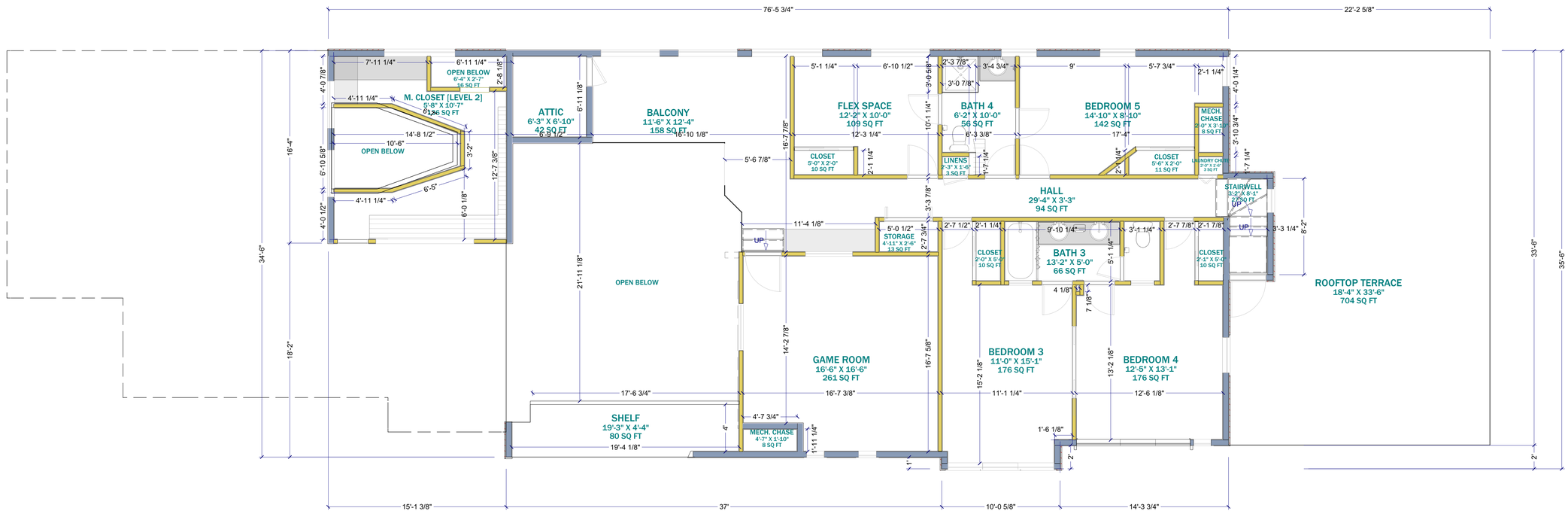
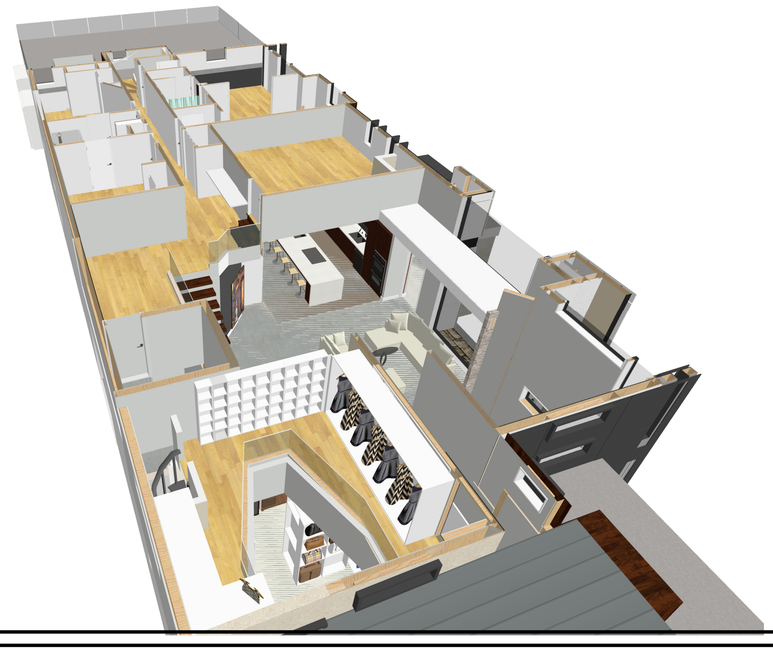
FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/4

LIVING AREA
1712 SQ FT



FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

CAMACHO ENGINEERING

STRUCTURAL ENGINEERING—MODERN ARCHITECTURAL DESIGN—BUILDING INFORMATION MODELING

MCAMACHO@CAMACHOENGINEERING.COM—832.671.5724—ROWLETT, TX

PROJECT:

306 HARBORVIEW

306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:

SECOND FLOOR PLAN

ISSUE	
DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/3/16	HOA REVIEW SET
11/14/16	PERMIT SET

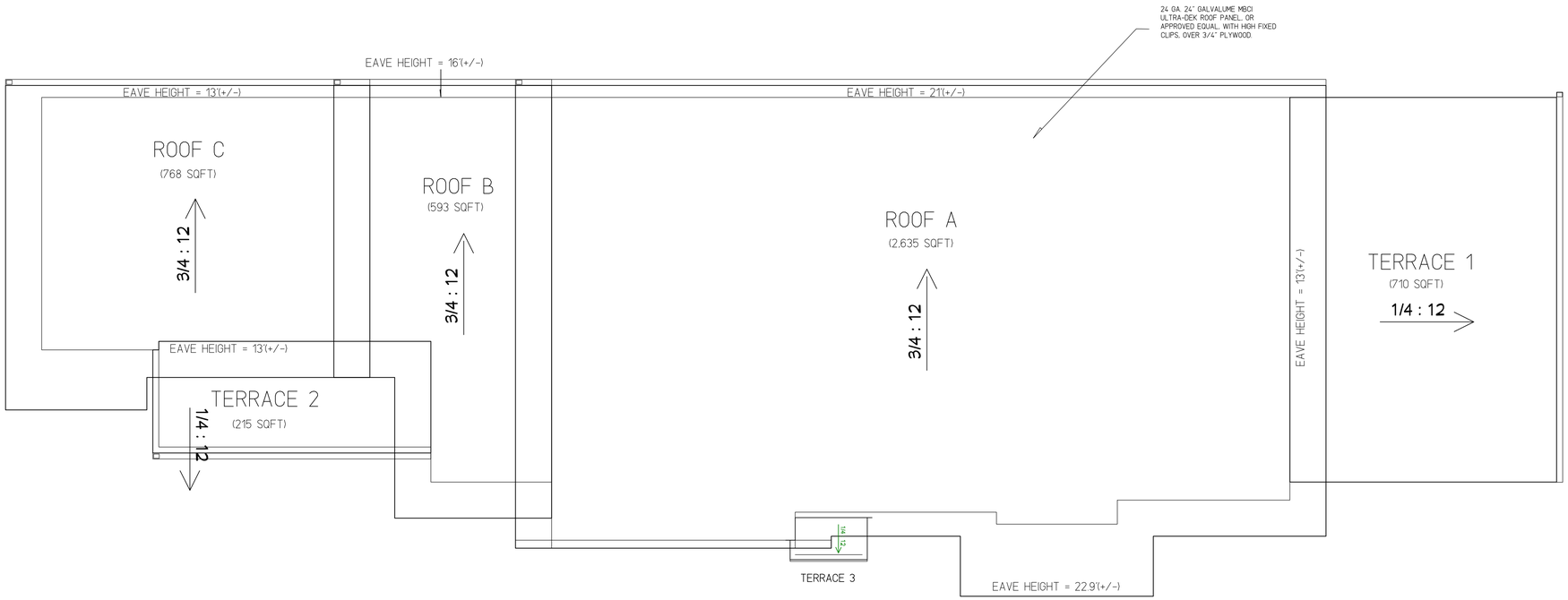
ISSUE DATE: 11/14/16

SCALE: PER PLAN

DESIGNED BY: M.A.C.

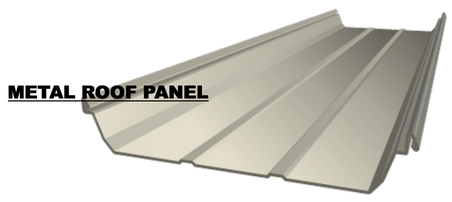
SHEET: A-102

SECOND FLOOR PLAN



ROOF LAYOUT

NOT TO SCALE



METAL ROOF PANEL

ROOF NOTES:

1. ALL ROOF PANELS AND ROOF DECK SHALL BE CONTINUOUS FROM EAVE TO EAVE. NO PANEL END LAPS.
2. ALL GUTTERS & DOWNSPOUTS SHALL BE SIZED BY THE CONTRATOR AS REQ'D PER IRC/IBC 2015.
3. ROOF DIMENSIONS ON THIS PAGE ARE TO OUTSIDE FACE OF FASCIA.
4. ROOF PANEL SHALL BE EXTENDED MIN. 2" PAST THE FASCIA ALONG THE LOW EAVE, TYP.
5. SEE PLAN FOR ADDNL INFO.

GENERAL NOTES:

1. "EQUAL" SUBSTITUTIONS MUST BE APPROVED BY CAM. ENG. PRIOR TO/WITHIN CONTRACT AGREEMENT, OTHERWISE CONTRACTOR WILL BE REQUITRED TO PROVIDE AS SPECIFIED.

2. ROOFING, FLASHING & TRIM, CONCRETE AND REBAR QUANTITIES ARE TO BE DETERMINED BY THE CONTRACTOR AS REQUIRED. CONTRACTORS ARE RESPONSIBLE FOR DETERMINING THE NECESSARY MATERIAL QUANTITIES FOR BID, AREAS INDICATED HERIN REPRESENT THE "FLAT" AREA, AND ARE PROVIDED ONLY AS A GUIDE.



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306 HARBORVIEW

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— CHANDLERS LANDING —

DRAWING TITLE:

ROOF PLAN

ISSUE	
DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/9/16	HOA REVIEW SET
11/14/16	PERMIT SET

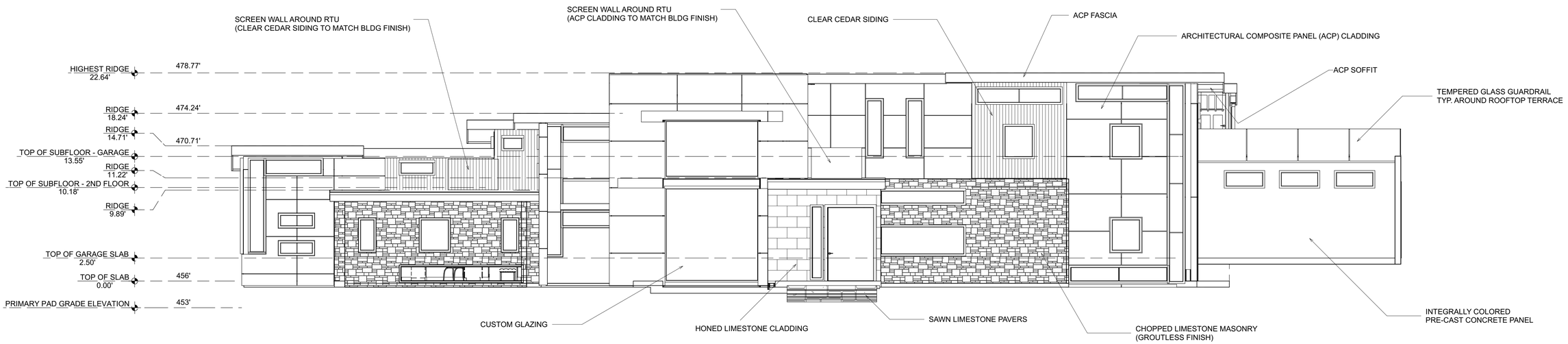
ISSUE DATE: 11/14/16

SCALE: PER PLAN

DESIGNED BY: M.A.C.

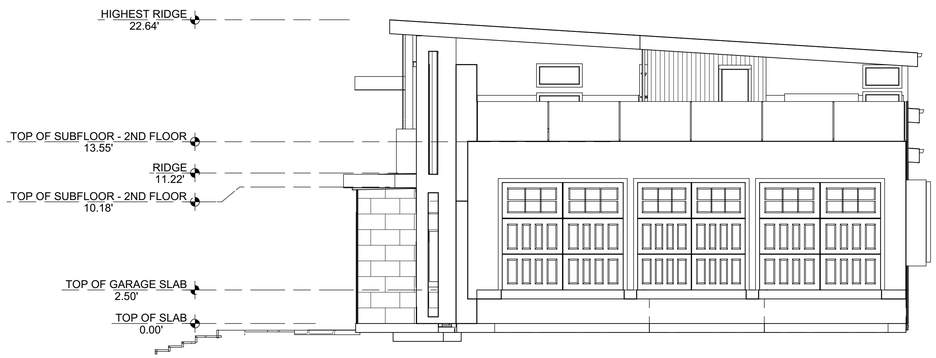
SHEET: A-104

ROOF PLAN



FRONT ELEVATION

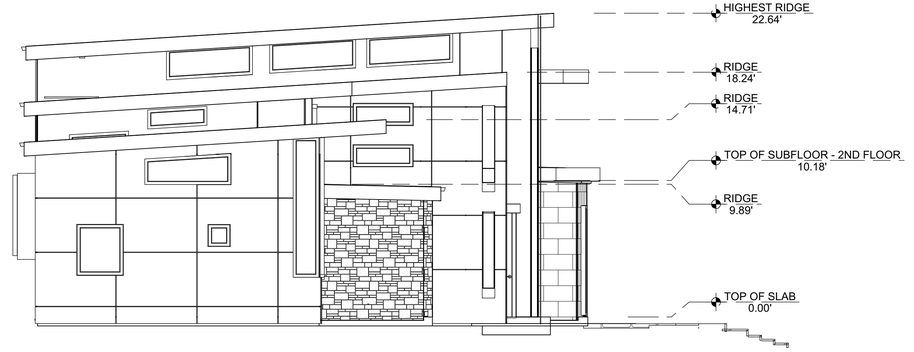
SCALE: 3/16



EXTERIOR WALL FINISHES SUMMARY:

+/- 74% ACP (ARCHITECTURAL CLADDING PANEL)
+/- 12% LIMESTONE
+/- 9% INTEGRALLY COLORED CONCRETE TILT-WALL PANELS
+/- 5% CLEAR RED CEDAR (VERTICAL WOOD SIDING)

NOTE:
VARIANCE REQUEST TO BE SUBMITTED TO CITY OF ROCKWALL FOR EXTERIOR WALL FINISHES

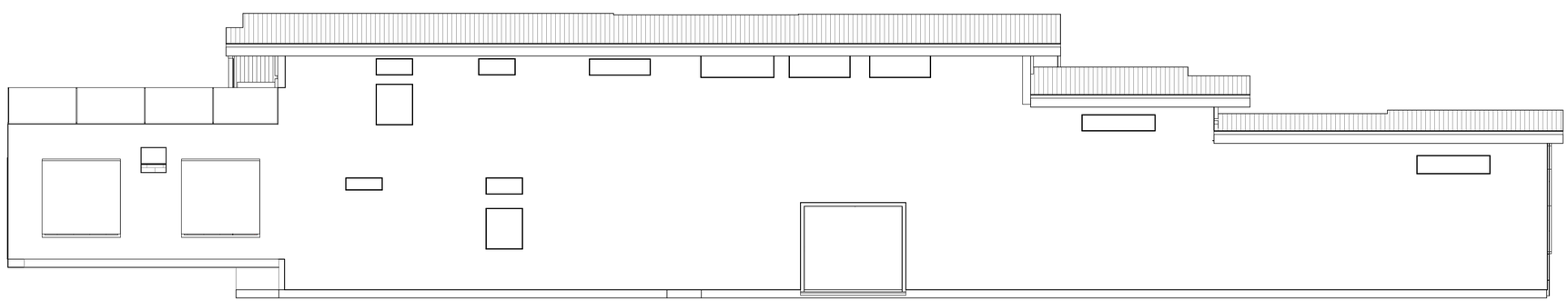


RIGHT ELEVATION

SCALE: 3/16

LEFT ELEVATION

SCALE: 3/16



REAR ELEVATION

SCALE: 3/16"

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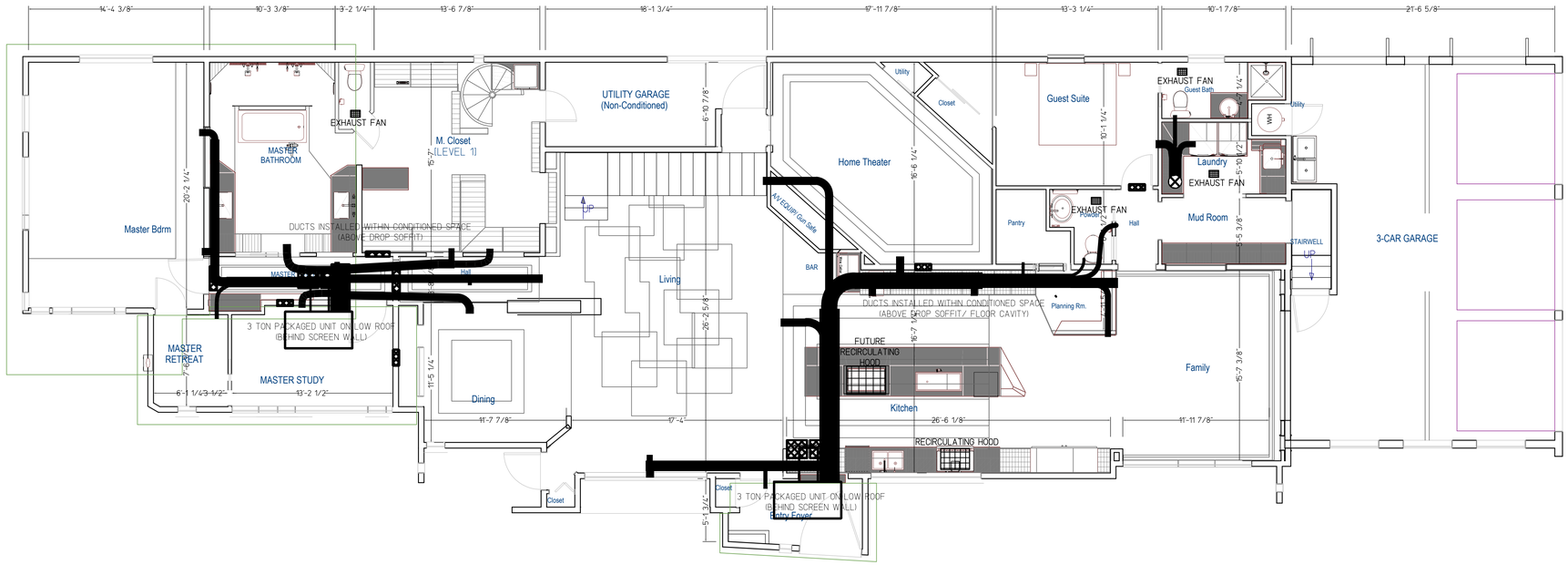
306 HARBORVIEW
306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:
EXTERIOR ELEVATIONS

ISSUE DATE	ISSUE DESCRIPTION
3/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/9/16	HOA REVIEW SET
11/14/16	PERMIT SET

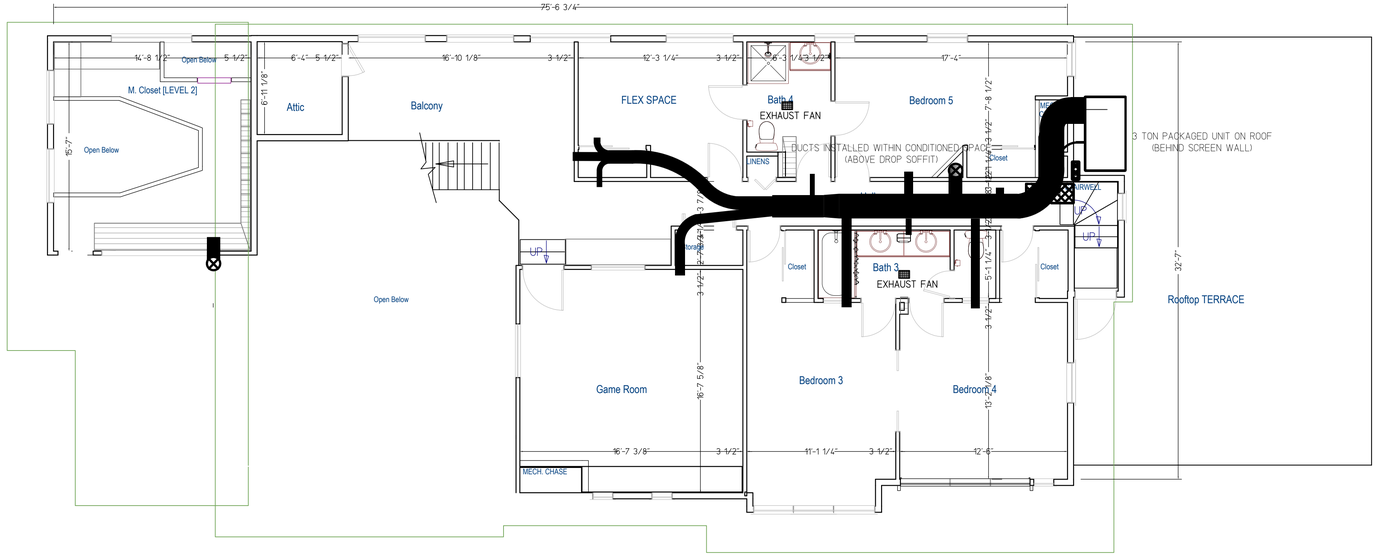
ISSUE DATE: 11/14/16
SCALE: PER PLAN
DESIGNED BY: M.A.C.

SHEET: A-203
EXTERIOR ELEVATIONS



FIRST FLOOR MECHANICAL PLAN

SCALE: 3/16"



SECOND FLOOR MECHANICAL PLAN

SCALE: 3/16"

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PROJECT:

306 HARBORVIEW

306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:

MECHANICAL PLAN

ISSUE	
DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/3/16	HOA REVIEW SET
11/14/16	PERMIT SET

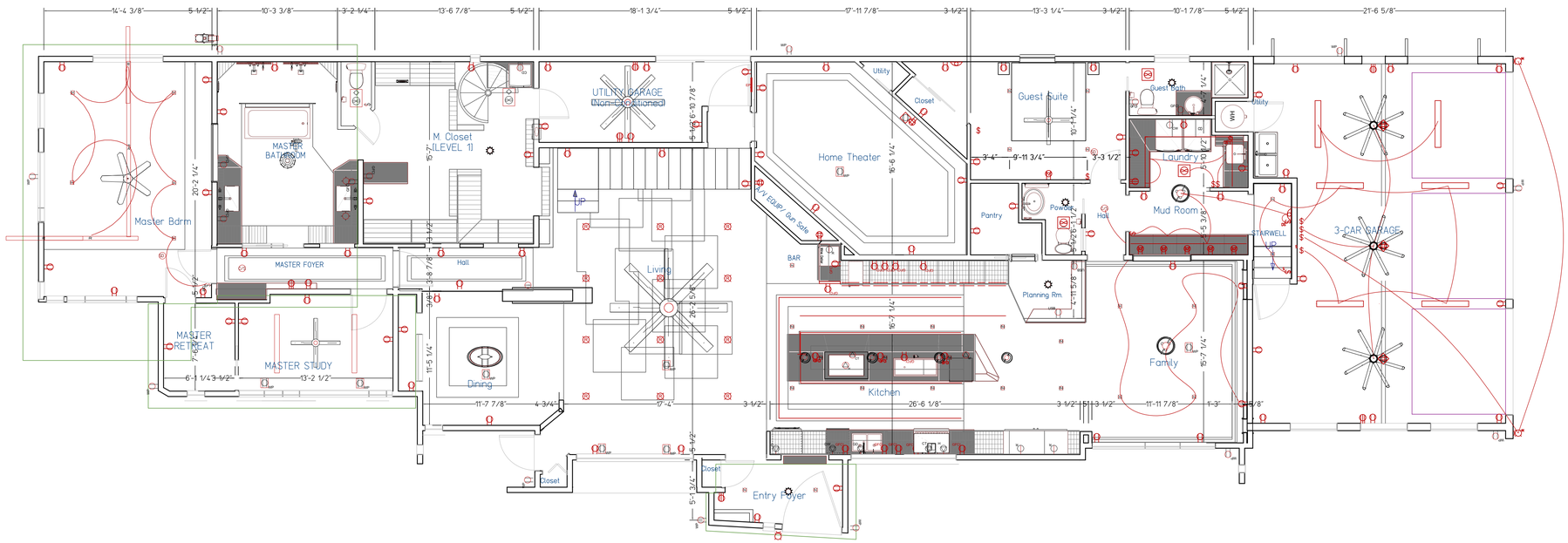
ISSUE DATE: 11/14/16

SCALE: PER PLAN

DESIGNED BY: M.A.C.

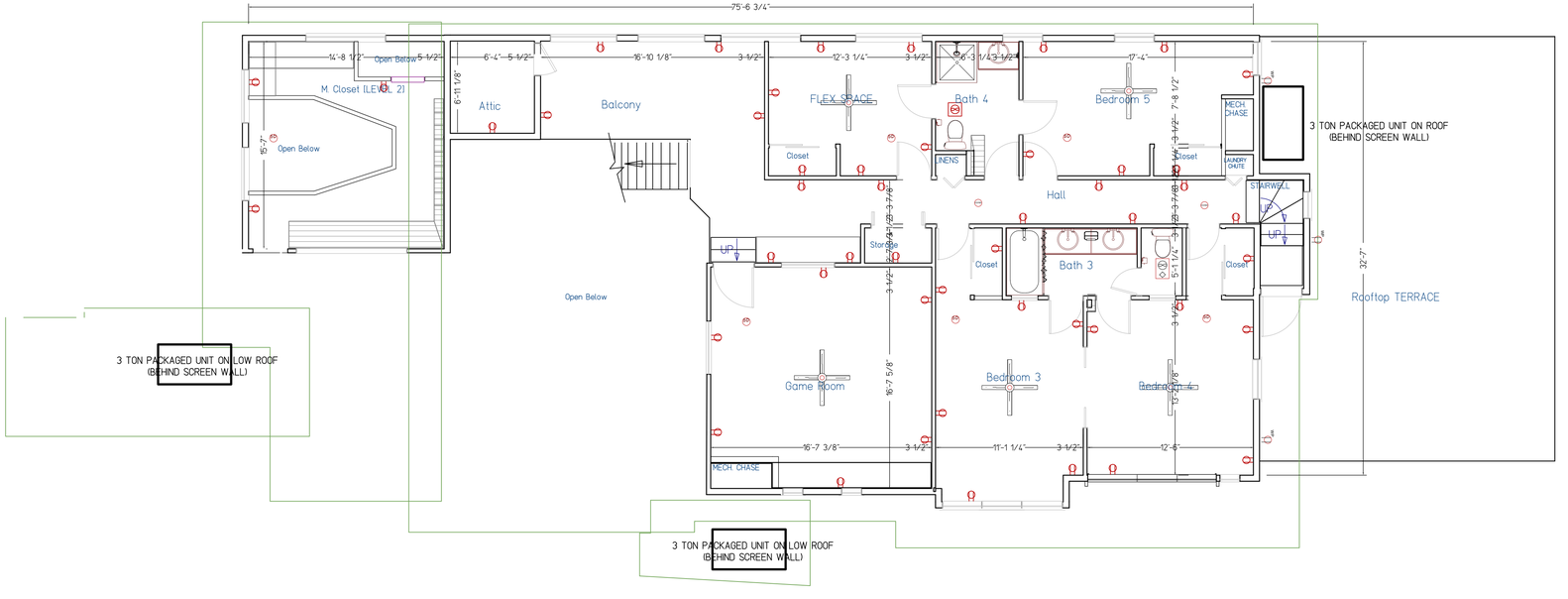
SHEET: M-101

MECHANICAL PLAN



FIRST FLOOR MECHANICAL PLAN

SCALE: 3/16"



SECOND FLOOR MECHANICAL PLAN

SCALE: 3/16"

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans Ceiling Mounted ‖ Wall Mounted
	Ceiling Mounted Light Fixtures Surface ‖ Pendant ‖ 6" Recessed ‖ 4" Recessed
	Wall Mounted Light Fixtures Flush Mounted ‖ Wall Sconce ‖ Motion Sensing Security Light
	Chandelier Light Fixture Small ‖ Medium ‖ Large
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles : Duplex, Quadruplex, Weather Proof, GFCI, Ceiling Mounted Duplex/Quad (Note: All kitchen outlets to be 20amp GFCI hard wired circuits)
	110V Receptacles (con't) Soffit Mounted WP ‖ Ground Mounted WP (Yard) ‖ Floor Mounted WP (Pop-Up) ‖ Counter Mounted GFCI/WP (Pop-Up)
	Hard Wired Hard Wired: Double Oven ‖ Dishwasher ‖ Cook Top ‖ Hood ‖ USB Outlet
	Switches: Switches: Single Pole (Double/Tripple Combination where applicable), Weather Proof, 3-Way, 4-Way
	Switches (con't) Switches: Dimmer, Dimmer with Remote, SensorMotion/Occupancy/Daylight Sensor + Timer, TYP.), Dimmer with Sensor
	Smoke Detectors (Ceiling Mounted/ Wall Mounted ‖ Combo Carbon Monoxide/ Smoke Detectors
	Electrical Breaker Panel
	Tankless Water Heater

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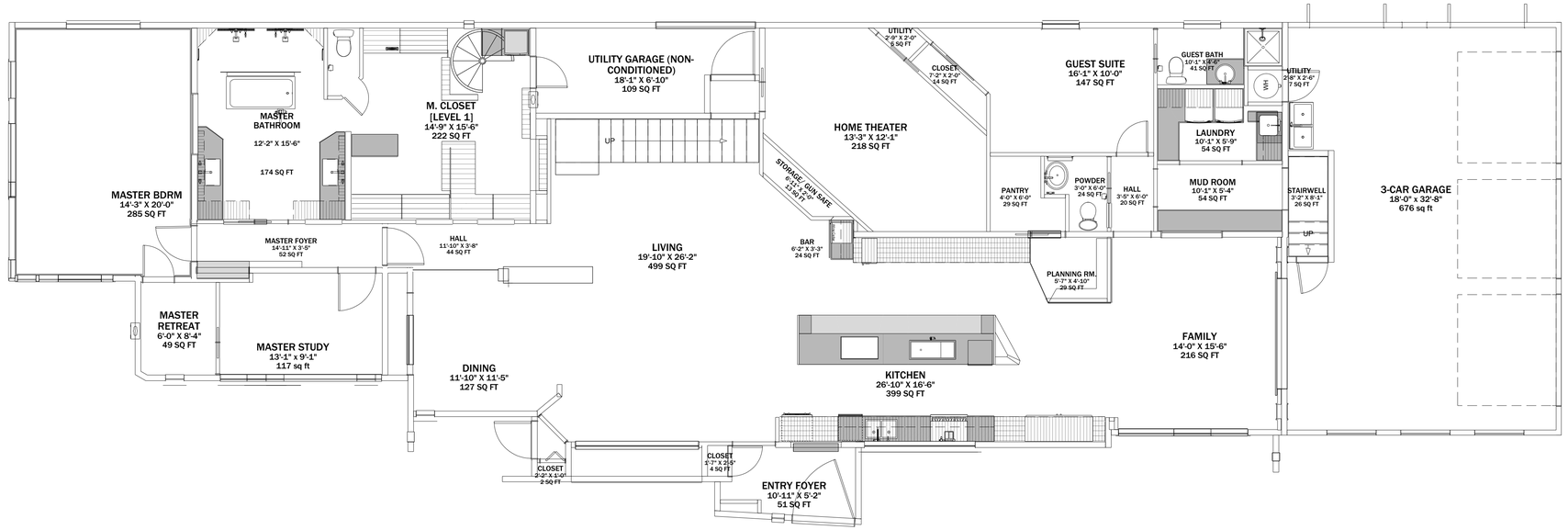
PROJECT:
306 HARBORVIEW
306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:
ELECTRICAL PLAN

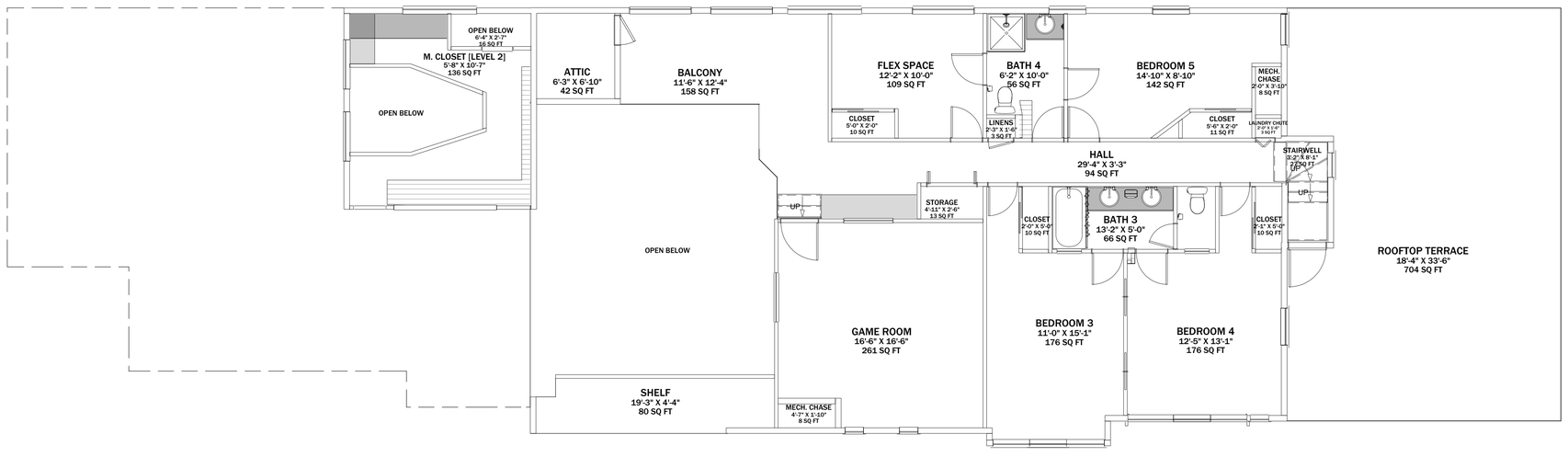
ISSUE DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/8/16	HOA REVIEW SET
11/14/16	PERMIT SET

ISSUE DATE: 11/14/16
SCALE: PER PLAN
DESIGNED BY: M.A.C.
SHEET: E-101
ELECTRICAL PLAN



FIRST FLOOR FIXTURE LAYOUT

SCALE: 3/16"



SECOND FLOOR FIXTURE LAYOUT

SCALE: 3/16"

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PROJECT:

306 HARBORVIEW

306 HARBORVIEW DR., ROCKWALL, TEXAS 75032
— CHANDLERS LANDING —

DRAWING TITLE:

PLUMBING PLAN

ISSUE DATE	DESCRIPTION
5/14/15	50% SCHEMATIC DESIGN
5/21/15	75% SCHEMATIC DESIGN
9/9/16	HOA REVIEW SET
11/14/16	PERMIT SET

ISSUE DATE: 11/14/16

SCALE: PER PLAN

DESIGNED BY: M.A.C.

SHEET: P-101

PLUMBING PLAN









City of Rockwall

Project Plan Review History

Project Number	Z2016-038	**Owner**	SCOTT, MICHAEL C & DOROTHY	**Applied**	11/17/2016 LM
Project Name	SUP for 1950 Copper Ridge Circle	**Applicant**	SCOTT, MICHAEL C & DOROTHY	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2016 LM

Site Address	City, State Zip	Zoning
1950 COPPER RIDGE CIR	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
STERLING FARMS ADDITION	16	B	16	5069-000B-0016-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016				
ENGINEERING	Amy Williams	11/17/2016	11/24/2016				
FIRE	Ariana Hargrove	11/17/2016	11/24/2016				
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/22/2016	5	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.22.2016

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 6, 2016. Please provide three (3) copies and one PDF version fo a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-038) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

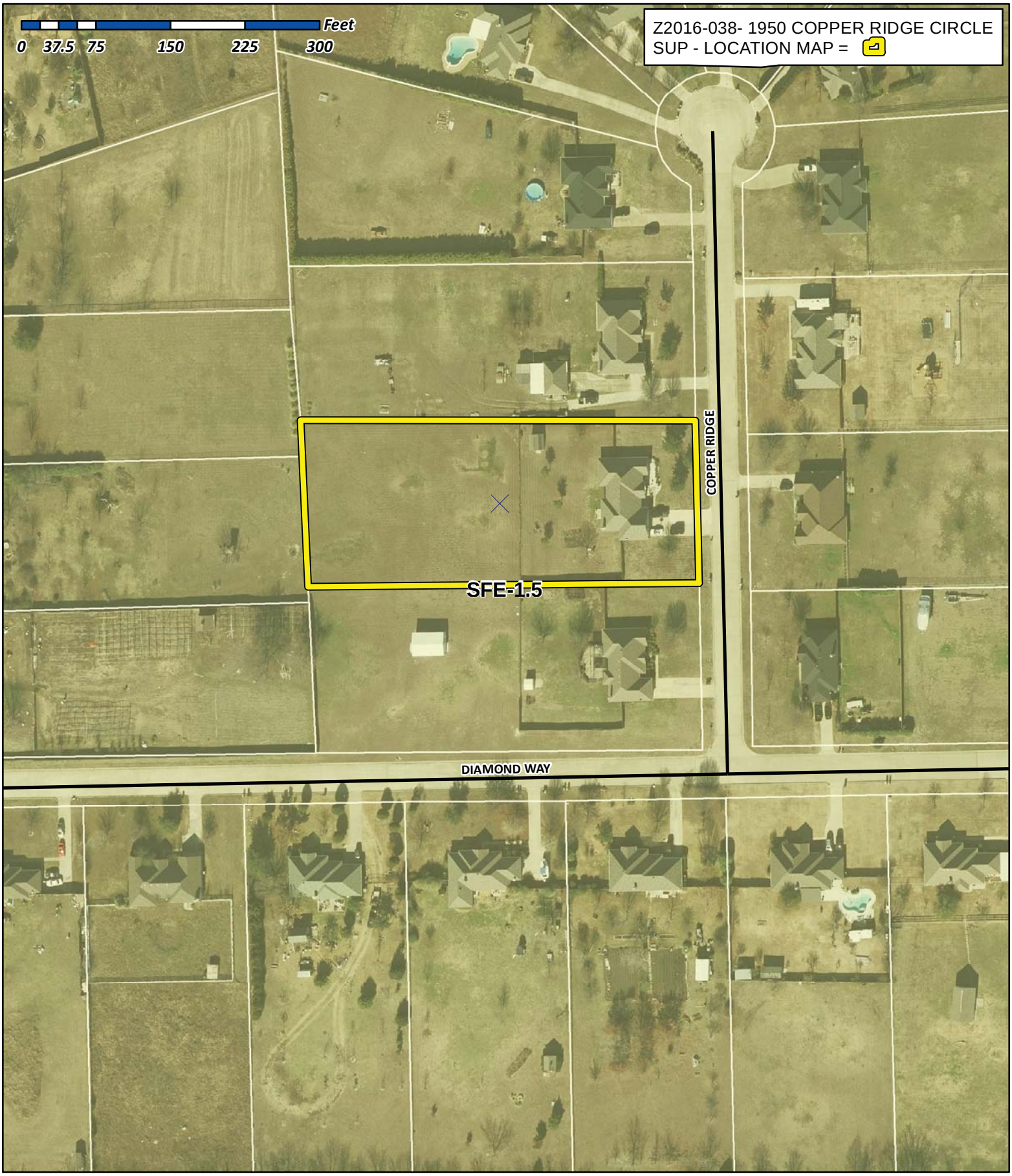
1. The development must meet all Fire Department, Building Inspections, and Engineering standards.
2. The accessory structure is generally not to exceed a maximum area of 1250 sq. ft.
3. The accessory structure is generally not ot exceed an maximaum overall height of 15-ft.
4. The accessroy structure is to generally be comprised of 100% metal paneling.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/o enforced by the state and federal government.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free t contact David Gonzales,AICP with the Planning Department at 972-771-7745 or e-mail at dgonzales@rockwall.com.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00 p.m.) [The applicant to present case to P&Z]
Planning - Public Hearing: December 13, 2016 (6:00 p.m.) [The applicant/representative required to be present for the public hearing process]

City Council - Public Hearing: December 19, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 [If approved during 1st reading of ordinance (2nd Reading of Ordinance)] [6:00 p.m.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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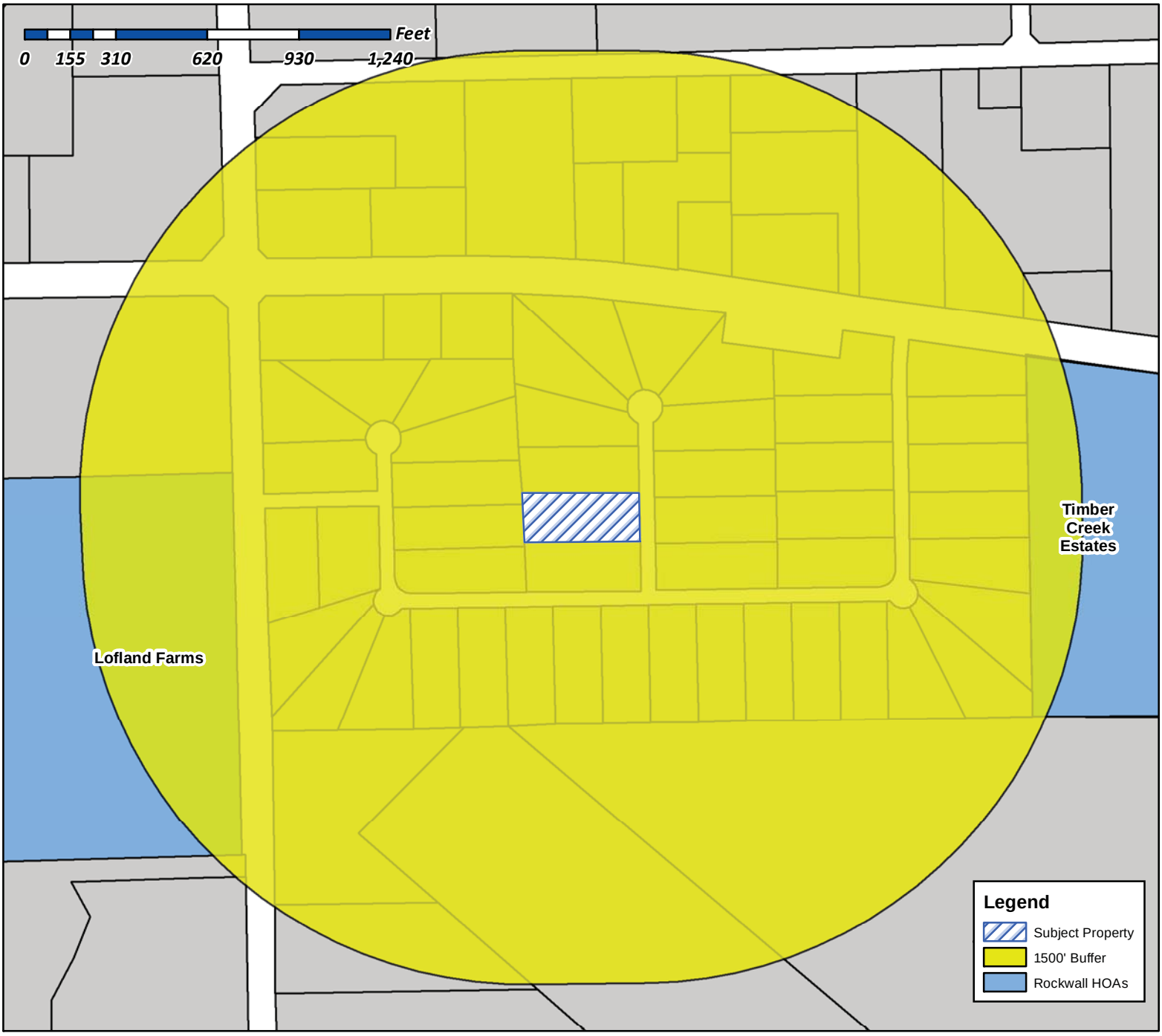
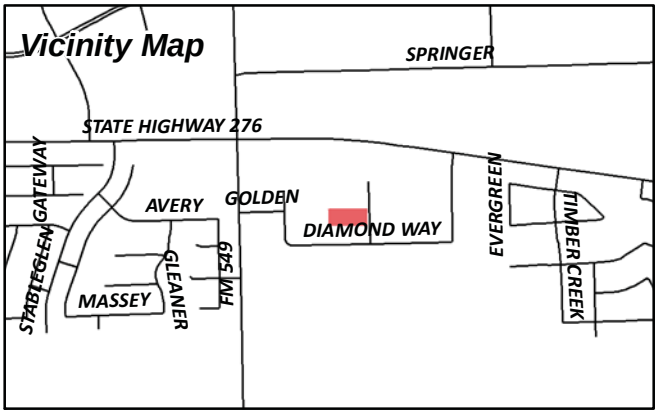


Case Number: Z2016-038
Case Name: SUP for 1950 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1950 Copper Ridge Circle



Date Created: *11/17/2016*
For Questions on this Case Call (972) 771-7745

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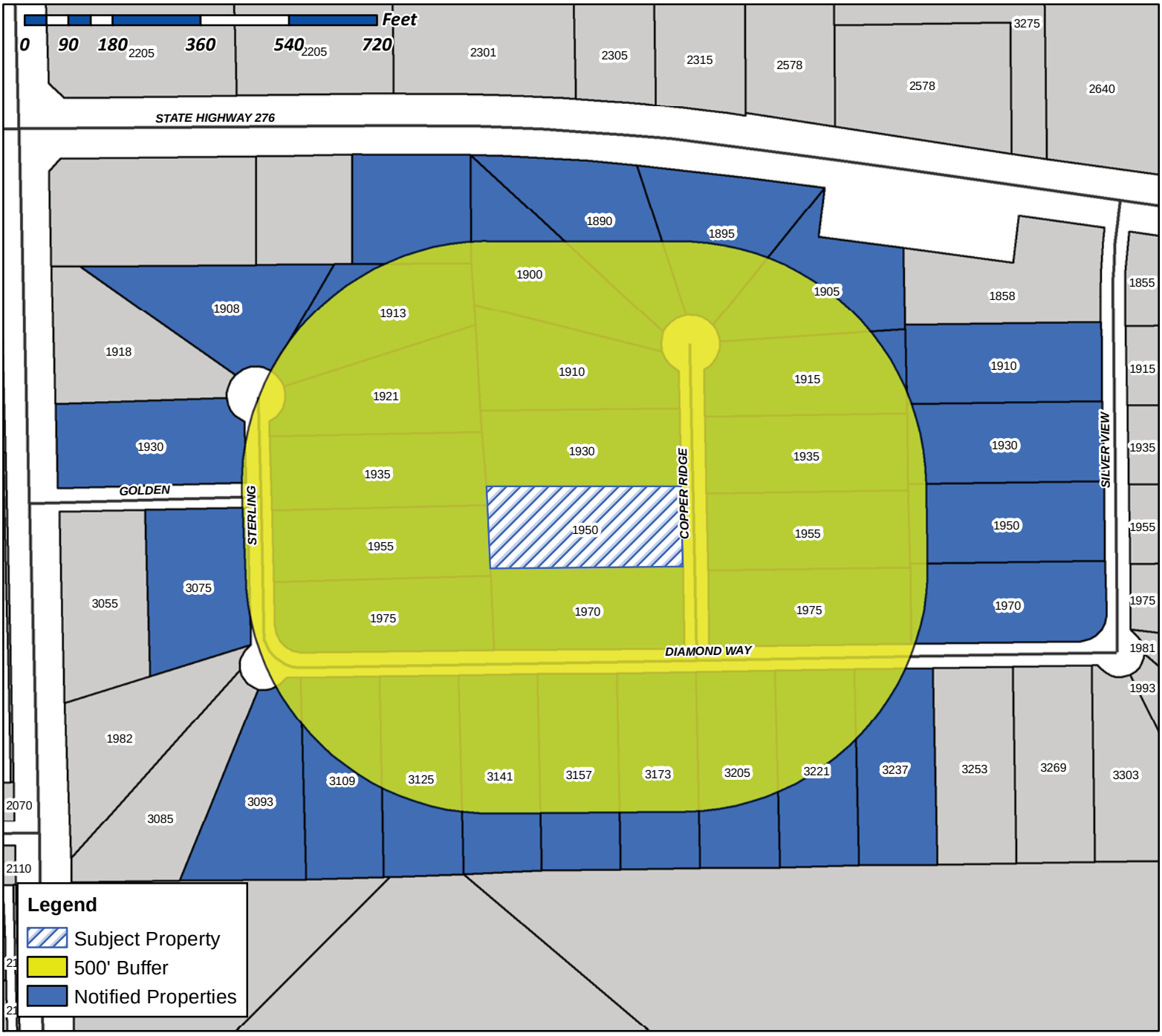

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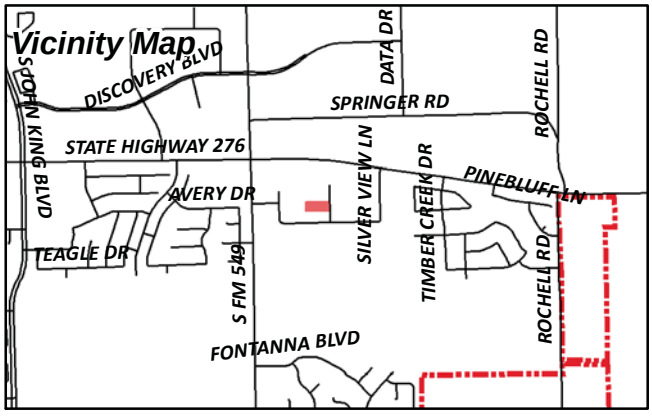


Date Created: 11/17/2016

For Questions on this Case Call (972) 771-7745

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1900 GRAND FAIRWAY DR
WYLIE, TX 75098

MCDOUGLE RONNIE D & DEBORAH J
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

SHAW JAMES EDWARDS JR
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

HALL RICHARD N JR AND ELIZABETH A
1913 STERLING CT
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

PHILLIPS JEFFREY A
1930 STERLING COURT
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1970 SILVER VIEW LN
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

TABESTAN ENTERPRISES LLC
206 WESTWIND DRIVE
COPPELL, TX 75019

AMH 2014-1 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

CURRENT RESIDENT
3075 GOLDEN TR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

FOWLER DONALD D & MICHELLE
3136 MARBLE FALLS LN
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

purpose

The purpose of this development application for Specific Use Permit for Property located at 1950 Copper Ridge Circle Rockwall, TX 75032.

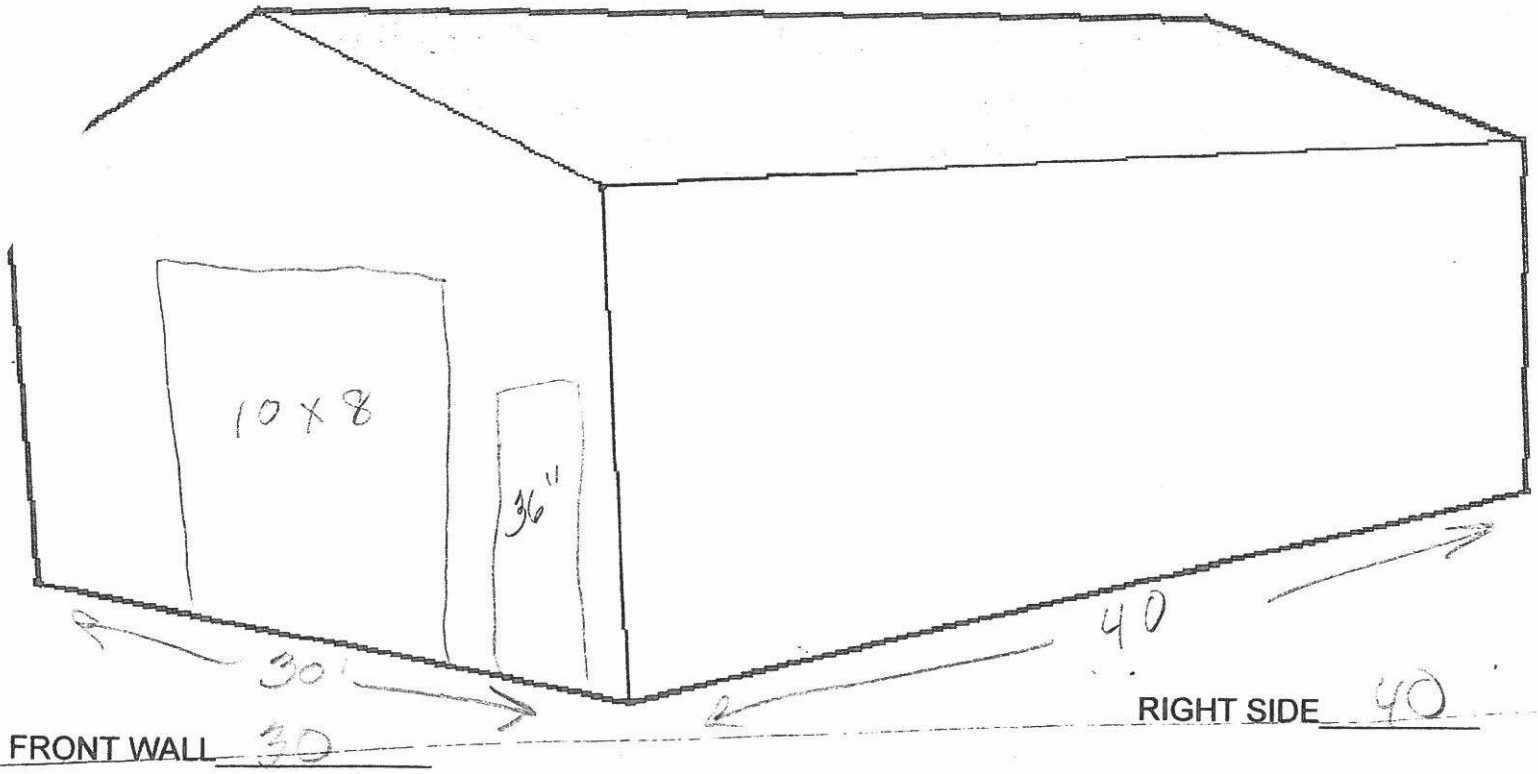
The purpose is to build an accessory building consisting of a detached garage. This building will be used as storage and for hobby purposes.

legal description

Legal Description of Property for SUP Development Application for Michael C. Scott

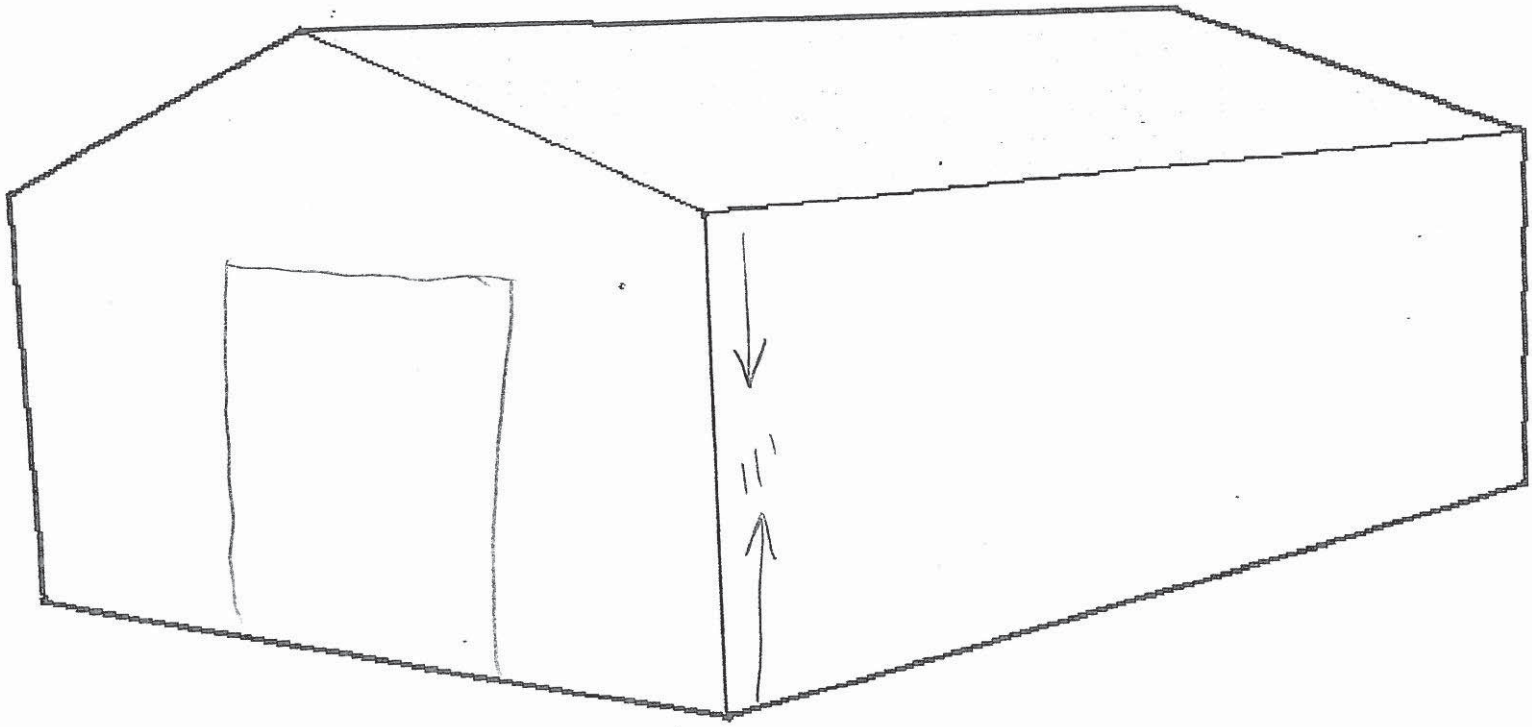
Lot 16, Block B of Sterling Farms addition subdivision, an addition in Rockwall County, Texas, according to the plat thereof recorded in cabinet C, slide 395, plat records of Rockwall County, Texas.

Which has the address of 1950 Copper Ridge Circle, Rockwall Texas 75032



FRONT WALL 30

RIGHT SIDE 40



BACK WALL 30

LEFT SIDE 40

COLORS:
ROOF Stone
WALLS Red
TRIM Stone
COLONIAL

LEG HEIGHT 11

SHEET METAL
____29 GAUGE
____26 GAUGE

ROLL UP 10 x 8 # 2
WALK ____ #____
WINDOWS ____ #____

Certified

PLEASE DRAW IN DOORS AND WINDOWS
WITH MEASUREMENTS.

CUSTOMER:_____ DATE_____

TEXWIN CARPORTS
1501 Goodnight Blvd. Wills Point, TX 75169
903-873-3545 or 800-636-4700
Fax 903-873-8762

Dealer: Forney/Cox County: Kaufman Phone: 972-564-9768 Date: 10-7-16

Buyer Name: Mike & Dorothy Scott

Buyer Address: 1950 Copper Ridge Circle City: Rockwall State: TX Zip: 75032

Phone (Day): 972-772-5145 (Cell): 972-672-9063 (Email): scott4331@sbcglobal.net

Unit Location (If different from above): _____ Tax Rate: 8.25%

Description	Width	Frame Length	Overall Length	Leg Height	Price
	30'	40'	40'	11'	
N/A	N/A		30x41 Vert		$ 5,395.00
Leg Height	11' Legs (41' Long)				$ 850.00
Close Side(s)	Both	11' Tall (41' Long)			$ 1,180.00
Vertical Side(s)	None	None			$ 0.00
Close End(s)	Both	11' Tall (30' Wide)			$ 3,210.00
Vertical End(s)	None	None			$ 0.00
Gable End(s)	None	None			$ 0.00
Window(s)		None			$ 0.00
Walk-In Door(s)	1	48"			$ 225.00
Roll-Up Door(s)	2	10'x8'			$ 900.00
Screw In Mobil Home Anchor(s)					$ 0.00
Storm Braces (recommended for 8' legs and taller)	None				$ 0.00
Extra Panel(s)		None			$ 0.00
Frame Out(s)		None			$ 0.00
12 Gauge Frame	Yes ☐	No ☐	None		$ 0.00
Certified Unit	Yes ☑	No ☐	41' Long		$ 1,050.00
Expedite Service? (Delivered and installed within 14 business days)	☐ Yes	☐ No			$ 0.00
Other					

Color:	Roof:	Choose Color	Side(s):	Choose Color	Installation:	☐	Ground	☑ Cement
	End(s):	Choose Color	Trim:	Choose Color	Other(Specify)			
Permits:	☑	Yes Required	☐	Not Required	Electricity:	☑	Yes	☐ No

Total Sale:	$ 12,810.(
Tax:	$ 1,056.8
Total:	$ 13,866.8
Deposit:	
Balance Due Upon Completion	$ 13,866.8

Please pay Installer balance due upon completion

10 YEAR LMITED WARRANTY
See Limited Warranty Details on next page.

If accepted below by Texwin Carports, a division of Texwin Construction, Inc. (Seller) at its office in Wills Point, Tx, this order becomes a contract between Seller and Buyer named below as follows: subject to the terms above and subject to the terms and conditions on the reverse side, Seller and Buyer agree that the Seller will sell to Buyer the metal building (Unit) described above and install it at the address stated above and that Buyer will obtain all required permits, prepare the site for installation, purchase the unit and pay the Price stated above.

1. All required permits must be in hand prior to installation.
2. Site must be prepared, level, and free of obstacles prior to installation.

SELLER WILL HOLD 10% OF RETAIL PRICE ON ANY ORDER CANCELED AFTER 72 HOURS FOR LIQUIDATED DAMAGES TO OFFSET MATERIAL COSTS ORDERED FOR THE UNIT PURCHASED

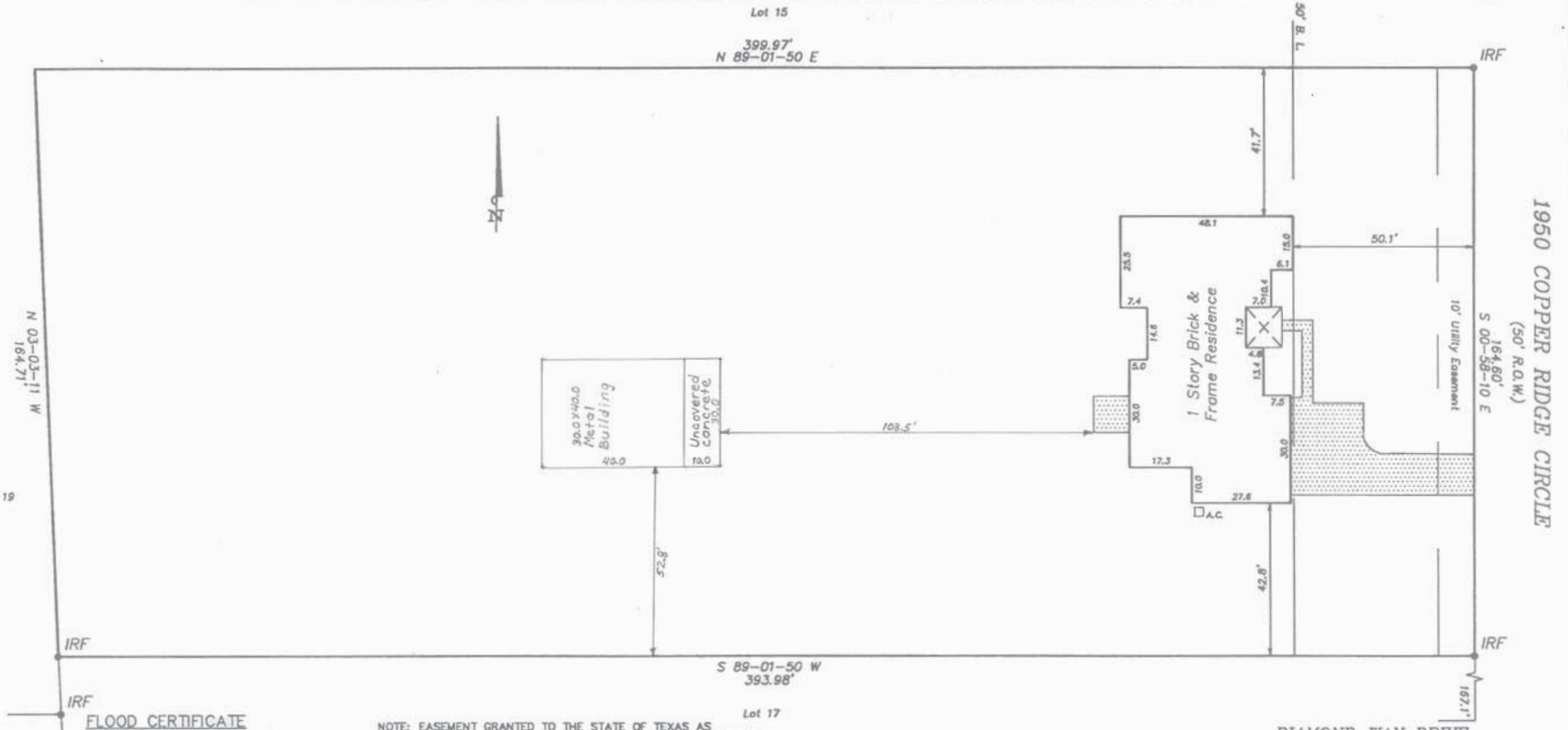
BUYER(S) DEALER/WITNESS:

DATE: ACCEPTED:

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at 1950 COPPER RIDGE CIRCLE, in Rockwall County, Texas, and being Lot 16, Block B, of STERLING FARMS ADDITION SUBDIVISION, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 395, Plat Records of Rockwall County, Texas.



FLOOD CERTIFICATE

According to the Flood Insurance Rate Maps, Panel No. 480543 00458, effective date SEPT. 17, 1980, this property is NOT IN a flood prone area, Zone C

NOTE: EASEMENT GRANTED TO THE STATE OF TEXAS AS RECORDED IN VOL. 46, PG. 197 DOES NOT AFFECT SUBJECT LOT. EASEMENT GRANTED TO BLACKLAND WATER SUPPLY CORP. AS RECORDED IN VOL. 75, PG. 583 DOES NOT AFFECT SUBJECT LOT. EASEMENT GRANTED TO TP & L AS RECORDED IN VOL. 113, PG. 35 DOES NOT AFFECT SUBJECT LOT.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, and the distance from the nearest intersecting street or road is indicated on said plat. There are no apparent visible encroachments, conflicts, or protrusions except as shown. All easements shown are as per referenced plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

G.F. No.: 97017448C
COMMONWEALTH LAND TITLE COMPANY

By: Steve Donaldson
Steve Donaldson, Registered Professional Land Surveyor No. 4004

STATE OF TEXAS
REGISTERED
STEVE DONALDSON
4004
PROFESSIONAL
LAND SURVEYOR

BEARINGS BASED ON RECORDED PLAT UNLESS NOTED OTHERWISE

NOT FOR CONSTRUCTION

Scale: 2" = 30'

Date: 06-26-1997

Job No.: 6636

PURCHASER: SCOTT

LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
DENOTES CONC. PVMT

CARMAN-DONALDSON SURVEYING
12989 JUPITER RD., SUITE 205
DALLAS, TEXAS 75238
214-349-8885 FAX 340-3603

Reduced Copy

Project Details

Project Number Z2016-039
As of 11/22/2016

Type / Subtype
ZONING / PD

Project Name
Amendment to PD-65 (Lakeshore Commons)

Planner
Ryan Miller

Status
STAFF REVIEW

Site Address
LAKESHORE DR

City, State Zip
ROCKWALL, TX 75087

Application Date 11/17/2016 LM
Approval Date
Date Closed
Expiration Date
Status Date 11/17/2016 LM

Site APN
0124-0000-0008-04-0R

Description
Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [N. SH-205] and N. Lakeshore Drive, and take any action necessary.

Conditions

Additional Sites

APN	Address
No Additional Sites	

Chronology Actions

Type of Action	Action Date	Action By
No Activity		

Contacts

Contact Type	Name	Address	City, State, Zip	Phone	Fax	Email
OWNER	ARKOMA, DEVELOPMENT LL		ROCKWALL TX 75087			
APPLICANT	MOORE WORTH INVESTMEN	8445 FREEPORT PARKWA	Irving TX 75063	(214) 415-9993		WRW@TEAMWWP.(

Fees

Description of Fee	Date Paid	Quantity	Amount	Paid By	Pay Method	Account
ZONING	11/21/2016					

CRW SYSTEMS

	$940.25	WR OPERATING LLC	CHECK	01-4280

Inspections

Type of Inspection Inspector	Scheduled Date Result	Completed Date Remarks
No Activity		

Reviews

Type of Review Contact	Date Sent Status	Date Due Remarks	Date Received
BUILDING John Shannon	11/21/2016 APPROVED	11/28/2016	11/21/2016
PLANNING Ryan Miller	11/17/2016 APPROVED	11/24/2016 See Comments	11/18/2016

Notes: Z2016-039 (Amendment to PD-65): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

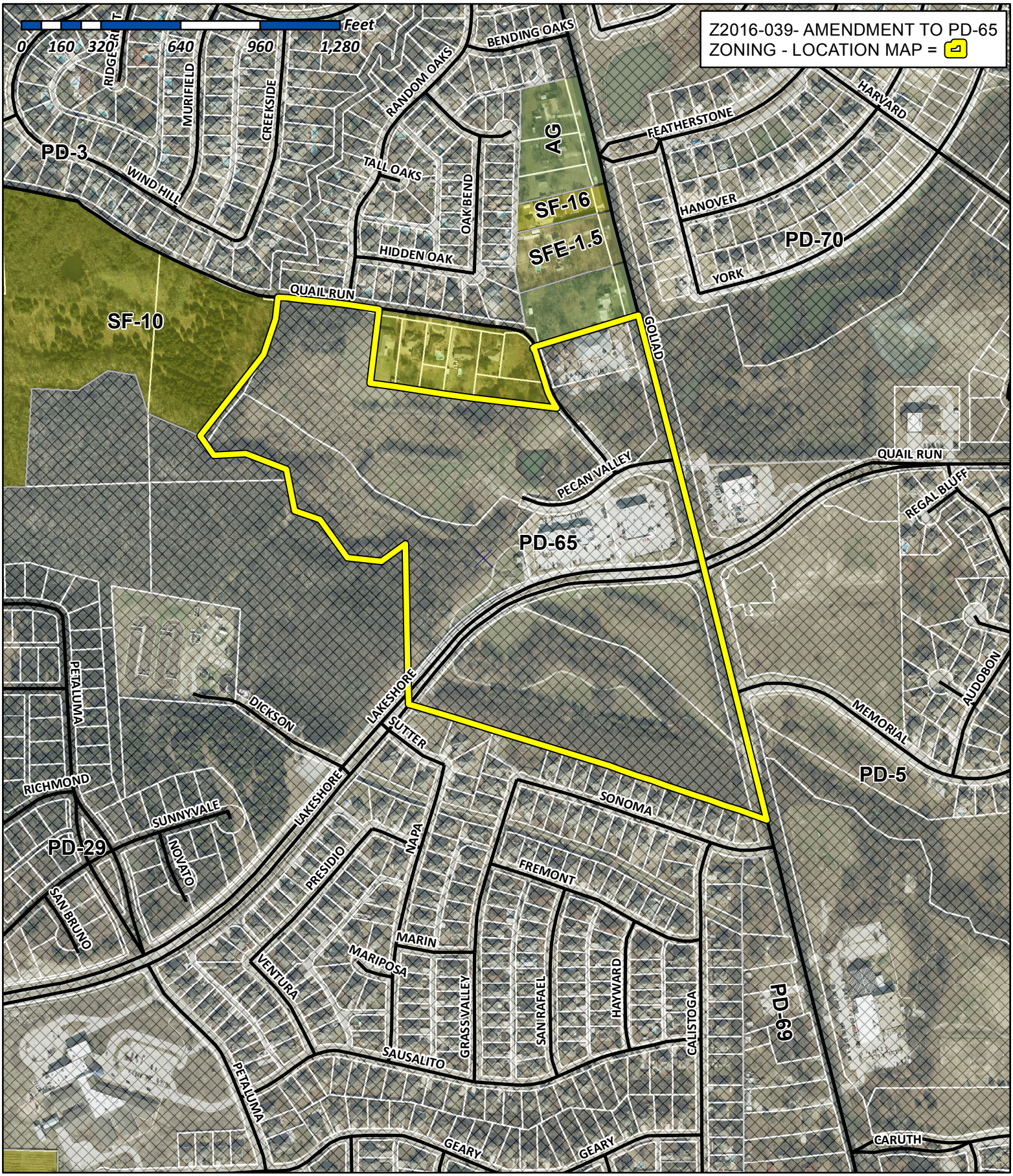
I.1 Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [N. SH-205] and N. Lakeshore Drive, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-039) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on December 13, 2016.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on December 6, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2016 Planning & Zoning Meeting.
I.6 The projected City Council dates for this case are project to be: 1) December 19, 2016 [1st Reading], and 2) January 3, 2017 [2nd Reading].

ENGINEERING Amy Williams	11/17/2016 APPROVED	11/24/2016 See Comment	11/21/2016

Notes: (11/21/2016 10:38 AM AW)
Must meet all engineering requirements

FIRE Ariana Hargrove	11/17/2016	11/24/2016

CRW SYSTEMS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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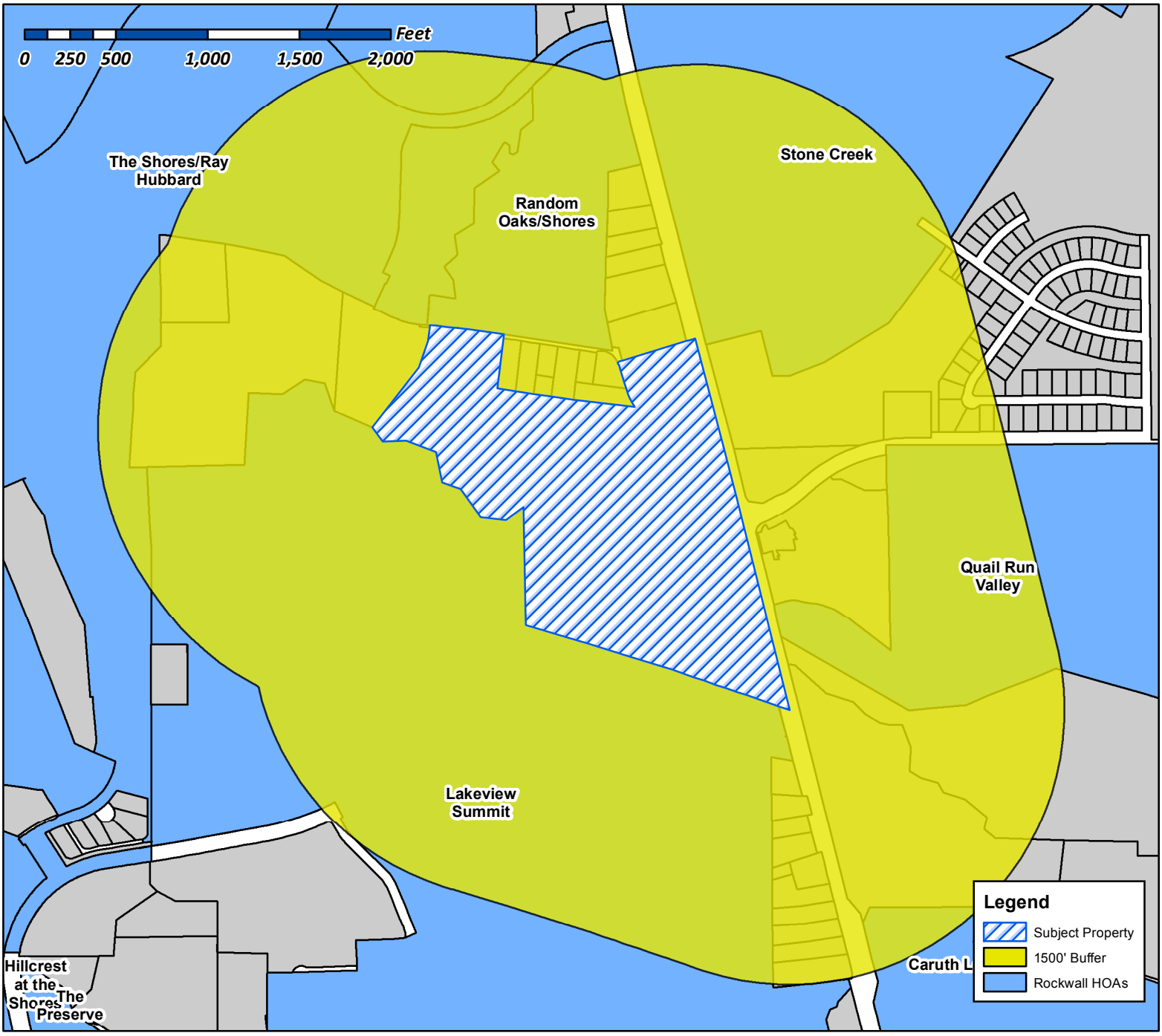
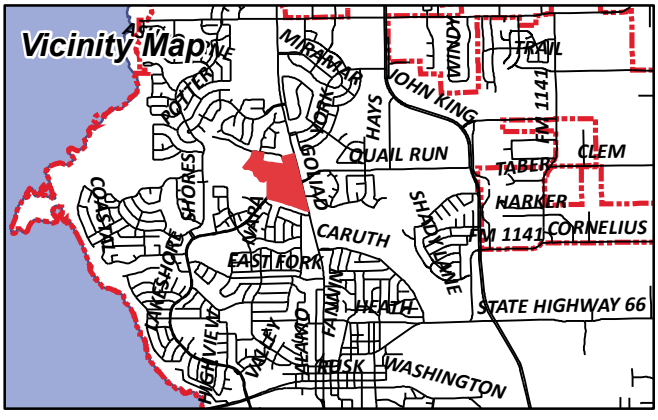


Case Number: Z2016-039
Case Name: Lakeshore Commons
Case Type: Zoning
Zoning: Amendment to PD-65
Case Address: West side of N. Goliad Street and N. Lakeshore Drive

Date Created: *11/21/2016*

For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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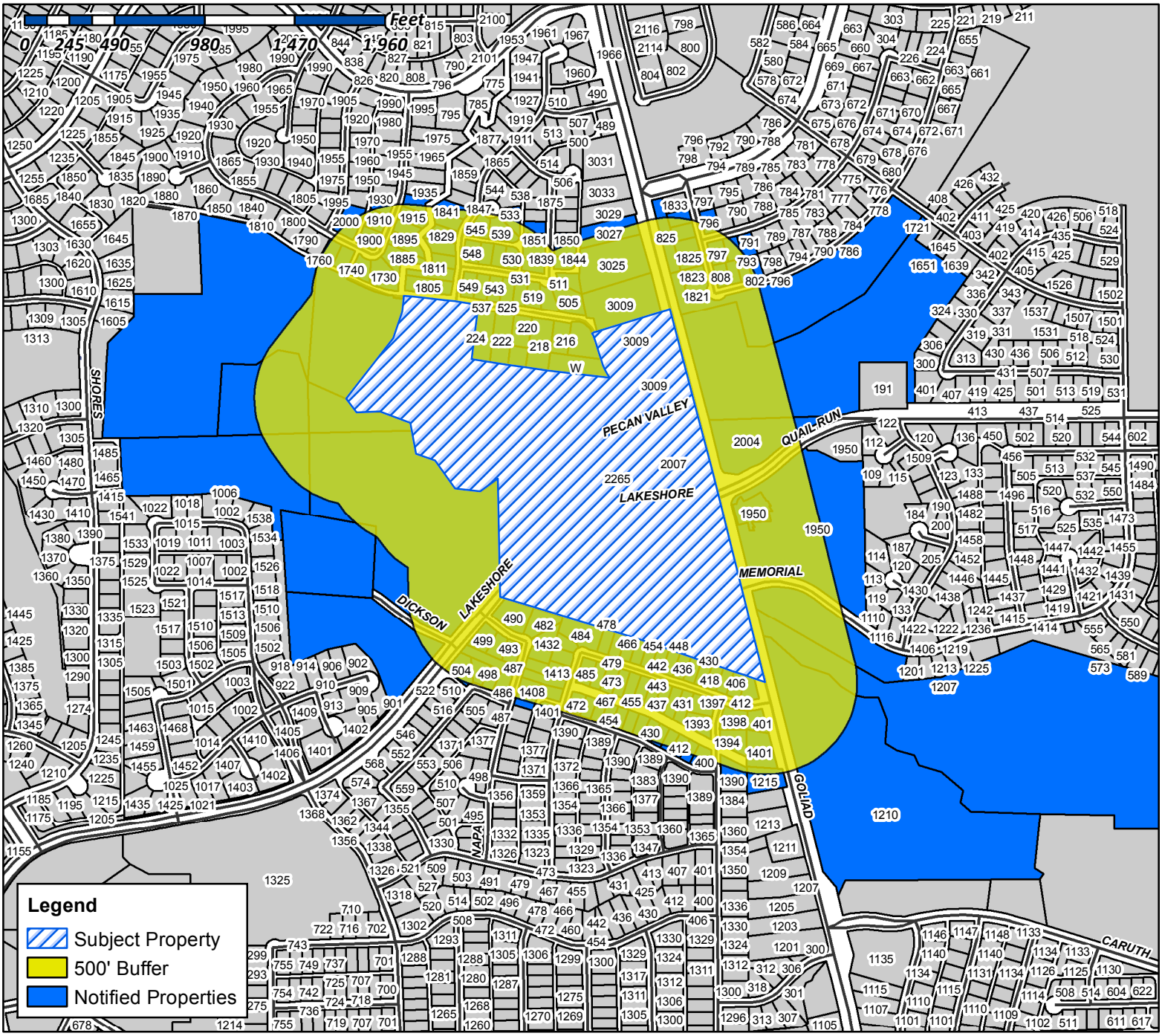
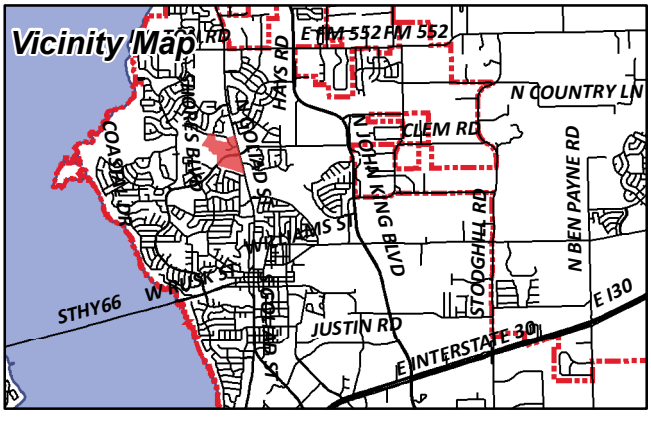


Case Number: Z2016-039
Case Name: Lakeshore Commons
Case Type: Zoning
Zoning: Amemdment to PD-65
Case Address: West side of N. Goliad Street and N. Lakeshore Drive

Date Created: *11/18/2016*

For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

PULERA JOHN TRUST
JOHN PULERA TRUSTEE
110 AGAVE
LAKE FOREST, CA 92630

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

CURRENT RESIDENT
1210 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 GOLIAD
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

TAYEM ALEXANDER G & CINDY SIKES
1245 WALES DR
ROCKWALL, TX 75032

VU THONG H
12913 ELROND DR
OKLAHOMA CITY, OK 73170

CRAIG JONATHAN P
1390 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1393 CALISTOGA DR
ROCKWALL, TX 75087

OLOYA MARIANNE M
1394 CALISTOGA DR
ROCKWALL, TX 75087

RICH SANDY & MARVIN D
1395 GRASS VALLEY DRIVE
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE
1397 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 GOLIAD ST
ROCKWALL, TX 75087

BARTHOLOMEW HARRY D &
BEATRICE W
1401 GRASS VALLEY DR
ROCKWALL, TX 75087

LATIMER RICHARD C & SHELLY D
1402 NAPA DR
ROCKWALL, TX 75087

MOSES TIMOTHY MICKEY & SHEILA BRUMLEVE
1408 NAPA DR
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

GIBBS CHARLES D & CATHERINE T
1413 GRASS VALLEY DRIVE
ROCKWALL, TX 75087

JOLLEY JULIE M
1419 GRASS VALLEY DR
ROCKWALL, TX 75087

SEYOUM BETHLEHEM
1420 NAPA DR
ROCKWALL, TX 75087

MERAZ BELINDA
1425 GRASS VALLEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 NAPA DR
ROCKWALL, TX 75087

GRAY JAMES & MEGAN B
1432 NAPA DR
ROCKWALL, TX 75087

PETTINGER WESLEY & HEDWIG A
1501 BANBURY CT
RICHARDSON, TX 75082

YMCA OF DALLAS
1621 W WALNUT HILL LN
IRVING, TX 75038

STARK ROBERT JR & KIMBERLY A
1730 WIND HILL RD
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O SPECTRUM ASSOCIATION MGT.
17319 SAN PEDRO SUITE #318
SAN ANTONIO, TX 78232

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

HORST JOCELYNE AND ELMER
1740 WIND HILL RD
ROCKWALL, TX 75087

JORDAN GORDON AND ANNE-MARIE
1760 WIND HILL RD
ROCKWALL, TX 75087

CUTLER STEVEN R
1770 WIND HILL RD
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1823 HAINSWORTH DR
ROCKWALL, TX 75087

NICHOLS MONTE C & SHERRI E
1823 RANDOM OAKS DR
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

DUNLOP FRANK W & CHERYL L AUSTIN DUNLOP
1829 RANDOM OAKS DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

BOBACK STEPHEN P & DONNA A
1835 RANDOM OAKS DR
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

WEBB JENNIFER & SCOTT
1841 RANDOM OAKS DR
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE
1851 OAK BEND DR
ROCKWALL, TX 75087

RILEY JORI
1857 OAK BEND DR
ROCKWALL, TX 75087

JACKSON GARY & NICHOLE L
1885 CREEKSIDE DR
ROCKWALL, TX 75087

RHYNER KENNETH R & VALERIE L
1895 CREEKSIDE DR
ROCKWALL, TX 75087

VALFRE JONATHAN B
1900 CREEKSIDE DRIVE
ROCKWALL, TX 75087

VARNON JIM HR AND JULIA A
1905 CREEKSIDE DR
ROCKWALL, TX 75087

PEARRE CHARLES W & JANET L
1915 CREEKSIDE DR
ROCKWALL, TX 75087

GUILFOYLE JOANNE AND HENRY PASTERCZYK
1920 CREEKSIDE DR
ROCKWALL, TX 75087

CAGLE CHRISTOPHER
1925 CREEKSIDE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 GOLIAD
ROCKWALL, TX 75087

ALBERS STEPHEN
1965 CLUBLAKE
ROCKWALL, TX 75087

BENNETT BYRON R & STACEY L
1990 MURIFIELD AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 MURIFIELD AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI
227 BRANDON LN
MURPHY, TX 75094

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O LONE STAR ASSOC MANAGEMENT
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

FARAH NICOLAS & SIMONE
3402 ANTHONY CIRCLE
ROWLETT, TX 75088

LOK JAMES S H & JANE F L TRUSTEES
LOK FAMILY TRUST
3926 KINGRIDGE DR
SAN MATEO, CA 94403

BONNER THOMAS LANCE & RACHEL LEA
400 FREMONT DRIVE
ROCKWALL, TX 75087

NEAL DEMETRIA J
401 SONOMA DR
ROCKWALL, TX 75087

SMITH W MARK & RENE M
406 FREMONT DR
ROCKWALL, TX 75087

LEDBETTER TOM E & LYLY K
406 SONOMA DR
ROCKWALL, TX 75087

SEUBERT ELIZABETH A
412 FREMONT DR
ROCKWALL, TX 75087

SEARS BRUCE A & MICHELLE R
418 FREMONT DR
ROCKWALL, TX 75087

KANUTH KATE E & ROBERT G
418 SONOMA DR
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

MORRIS JANNA
424 FREMONT DR
ROCKWALL, TX 75087

BRAHIMAJ SHABAN A
424 SONOMA DR
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN
430 SONOMA DRIVE
ROCKWALL, TX 75087

INGALLS MICHELE
431 SONOMA DRIVE
ROCKWALL, TX 75087

MCCAW TUCKER
436 FREMONT DR
ROCKWALL, TX 75087

MILLER TOBY M &
TAMY J STIVES
436 SONOMA DR
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON
437 SONOMA DRIVE
ROCKWALL, TX 75087

BARTON ADELAIDE
442 FREMONT DR
ROCKWALL, TX 75087

RENICK TINA NEILE
442 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
443 SONOMA DR
ROCKWALL, TX 75087

DUFFY WAYNE T & JO ELLEN
448 FREMONT DR
ROCKWALL, TX 75087

TOMASINO JUAN C &
DEIDRA LOVEJOY
448 SONOMA DR
ROCKWALL, TX 75087

KLEINSCHMIDT DUSTIN AND STACY
449 SONOMA DR
ROCKWALL, TX 75087

PLESSINGER RICHARD W & JANE C
454 FREMONT DR
ROCKWALL, TX 75087

BAXTER LINDA E
454 SONOMA DR
ROCKWALL, TX 75087

GIPSON JAMES G & JOAN M
455 SONOMA DR
ROCKWALL, TX 75087

RHODES JOHN AND ANGKANA
460 FREMONT DR
ROCKWALL, TX 75087

LOVEJOY LARRY S & MELISSA L
460 SONOMA DR
ROCKWALL, TX 75087

SOSANYA AKINTOLA & TITILAYO
461 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
466 SONOMA DR
ROCKWALL, TX 75087

ELLIOTT DEBRA LYNN
466 FREMONT DRIVE
ROCKWALL, TX 75087

MARCOE STEVEN J AND SUSAN M
467 SONOMA DR
ROCKWALL, TX 75087

WALLIS NANCY
472 FREMONT DR
ROCKWALL, TX 75087

SIMMONS DUSTAN LEE & FAYE E
472 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
473 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
478 SONOMA DR
ROCKWALL, TX 75087

TYSON ANNETTE L
479 SONOMA DR
ROCKWALL, TX 75087

ROECKER EDWARD A JR
482 SUTTER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
484 SONOMA DR
ROCKWALL, TX 75087

DELCORE LISA LOFLAND
4849 FRANKFORD RD APT 1113
DALLAS, TX 75287

GEIGER TIMOTHY J & HEIDI
485 SONOMA DRIVE
ROCKWALL, TX 75087

CHAW GLORY &
TIMOTHY AULBAUGH
486 PRESIDIO DR
ROCKWALL, TX 75087

CONFIDENTIAL
487 SUTTER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
490 SUTTER DR
ROCKWALL, TX 75087

JONES KELLEY
492 PRESIDIO DR
ROCKWALL, TX 75087

BARRON FREIDA & ESTUS
493 SUTTER DR
ROCKWALL, TX 75087

SMITH JENNIE C & LAWRENCE TRAVIS
498 PRESIDIO DRIVE
ROCKWALL, TX 75087

LUU THU
499 SUTTER DR
ROCKWALL, TX 75087

TAYLOR JAREN
502 ROBIN RIDGE
SUNNYVALE, TX 75182

YEAGER TODD & TONI
504 PRESIDIO DR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

HANKINS ANGELA &
MICHAEL ELDON WHIPPLE
531 HIDDEN OAK LN
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

KLEMM OTTO H & MERY
667 SANCTUARY GOLF PLACE
APOPKA, FL 32712

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

CURRENT RESIDENT
825 GOLIAD ST
ROCKWALL, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
DALLAS, TX 75019

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
DALLAS, TX 75019

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX 75087

Moore Worth Investments

November 3, 2016

Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Letter of Explanation for Zoning Request to Amend Ordinance 06-02 for Parcel 5 and Parcel 3.

Dear Ryan:

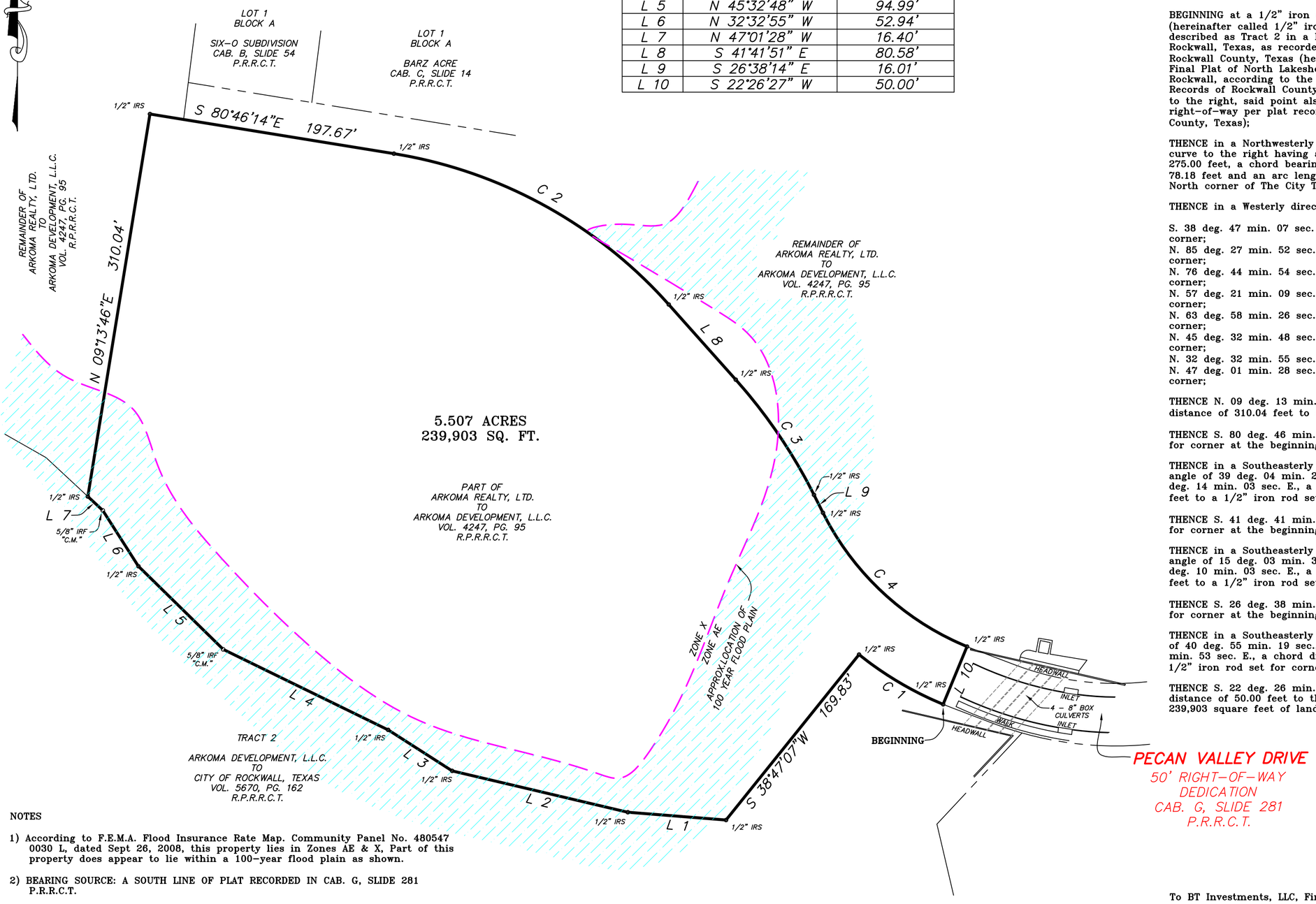
Please accept this letter as formal request to amend the above referenced Ordinance to delete Section 4.7 and 4.8 for Parcel 3 in their entirety and delete Section 6.9 and 6.10 for Parcel 5 in their entirety. This request is being made on behalf of our proposed tenants who include Chick-fil-A, Wells Fargo Bank, Starbucks and 7-Eleven. All tenants have their own unique prototypical buildings, which include a flat *not* pitched roof. The flat roof is an essential feature and integral part their "brand identity". In addition, we would like to transfer the ability to have a maximum of six (6) dispensers that could accommodate twelve (12) vehicles for a retail/gas store from Parcel 5 to Parcel 3 and will agree to waive the right to have retail/gas store as a permitted use on Parcel 5. Thank you in advance for your time and consideration concerning our request and we look forward to hearing from you.

Sincerely,

Worth Williams

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	78.45'	16°20'41"	78.18'	N 59°23'12" W
C 2	375.00'	255.73'	39°04'23"	250.81'	S 61°14'03" E
C 3	425.00'	111.71'	15°03'37"	111.39'	S 34°10'03" E
C 4	225.00'	160.70'	40°55'19"	157.31'	S 47°05'53" E

Course	Bearing	Distance
L 1	N 85°27'52" W	78.82'
L 2	N 76°44'54" W	144.35'
L 3	N 57°21'09" W	60.80'
L 4	N 63°58'26" W	146.84'
L 5	N 45°32'48" W	94.99'
L 6	N 32°32'55" W	52.94'
L 7	N 47°01'28" W	16.40'
L 8	S 41°41'51" E	80.58'
L 9	S 26°38'14" E	16.01'
L 10	S 22°26'27" W	50.00'



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.H.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T. (xxv) VOL. 3828, PG. 49 R.P.R.R.C.T. (xvi) VOL. 3228, PG. 31 D.R.R.C.T. (xvii) VOL. 2817 PG. 70, D.R.R.C.T. (xviii) VOL. 2563, PG. 37 D.R.R.C.T. (xix) VOL. 45, PG. 516 D.R.R.C.T. (xxx) VOL. 81, PG. 97 D.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in a North line of that tract of land described as Tract 2 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas (hereinafter called The City Tract), at a West corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas, said point also being at the beginning of a curve to the right, said point also being at the Southwest corner of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas);

THENCE in a Northwesterly direction with a North line of The City Tract and with said curve to the right having a central angle of 16 deg. 20 min. 41 sec., a radius of 275.00 feet, a chord bearing of N. 59 deg. 23 min. 12 sec. W., a chord distance of 78.18 feet and an arc length of 78.45 feet to a 1/2" iron rod set for corner at a North corner of The City Tract;

THENCE in a Westerly direction with the North line of The City Tract the following:

S. 38 deg. 47 min. 07 sec. W. a distance of 169.83 feet to a 1/2" iron rod set for corner;
N. 85 deg. 27 min. 52 sec. W. a distance of 78.82 feet to a 1/2" iron rod set for corner;
N. 76 deg. 44 min. 54 sec. W. a distance of 144.35 feet to a 1/2" iron rod set for corner;
N. 57 deg. 21 min. 09 sec. W. a distance of 60.80 feet to a 1/2" iron rod set for corner;
N. 63 deg. 58 min. 26 sec. W. a distance of 146.84 feet to a 5/8" iron rod found for corner;
N. 45 deg. 32 min. 48 sec. W. a distance of 94.99 feet to a 1/2" iron rod set for corner;
N. 32 deg. 32 min. 55 sec. W. a distance of 52.94 feet to a 5/8" iron rod found;
N. 47 deg. 01 min. 28 sec. W. a distance of 16.40 feet to a 1/2" iron rod set for corner;

THENCE N. 09 deg. 13 min. 46 sec. E. leaving the North line of The City Tract, a distance of 310.04 feet to a 1/2" iron rod set for corner;

THENCE S. 80 deg. 46 min. 14 sec. E. a distance of 197.67 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with said curve to the right having a central angle of 39 deg. 04 min. 23 sec., a radius of 375.00 feet, a chord bearing of S. 61 deg. 14 min. 03 sec. E., a chord distance of 250.81 feet and an arc length of 255.73 feet to a 1/2" iron rod set for corner;

THENCE S. 41 deg. 41 min. 51 sec. E. a distance of 80.58 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with said curve to the right having a central angle of 15 deg. 03 min. 37 sec., a radius of 425.00 feet, a chord bearing of S. 34 deg. 10 min. 03 sec. E., a chord distance of 111.39 feet and an arc length of 111.71 feet to a 1/2" iron rod set for corner;

THENCE S. 26 deg. 38 min. 14 sec. E. a distance of 16.01 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction with said curve to the left having a central angle of 40 deg. 55 min. 19 sec., a radius of 225.00 feet, a chord bearing of S. 47 deg. 05 min. 53 sec. E., a chord distance of 157.31 feet and an arc length of 160.70 feet to a 1/2" iron rod set for corner at a Northwest corner of Pecan Valley Drive;

THENCE S. 22 deg. 26 min. 27 sec. W. with the West line of Pecan Valley Drive a distance of 50.00 feet to the POINT OF BEGINNING and containing 5.507 acres or 239,903 square feet of land.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTSA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

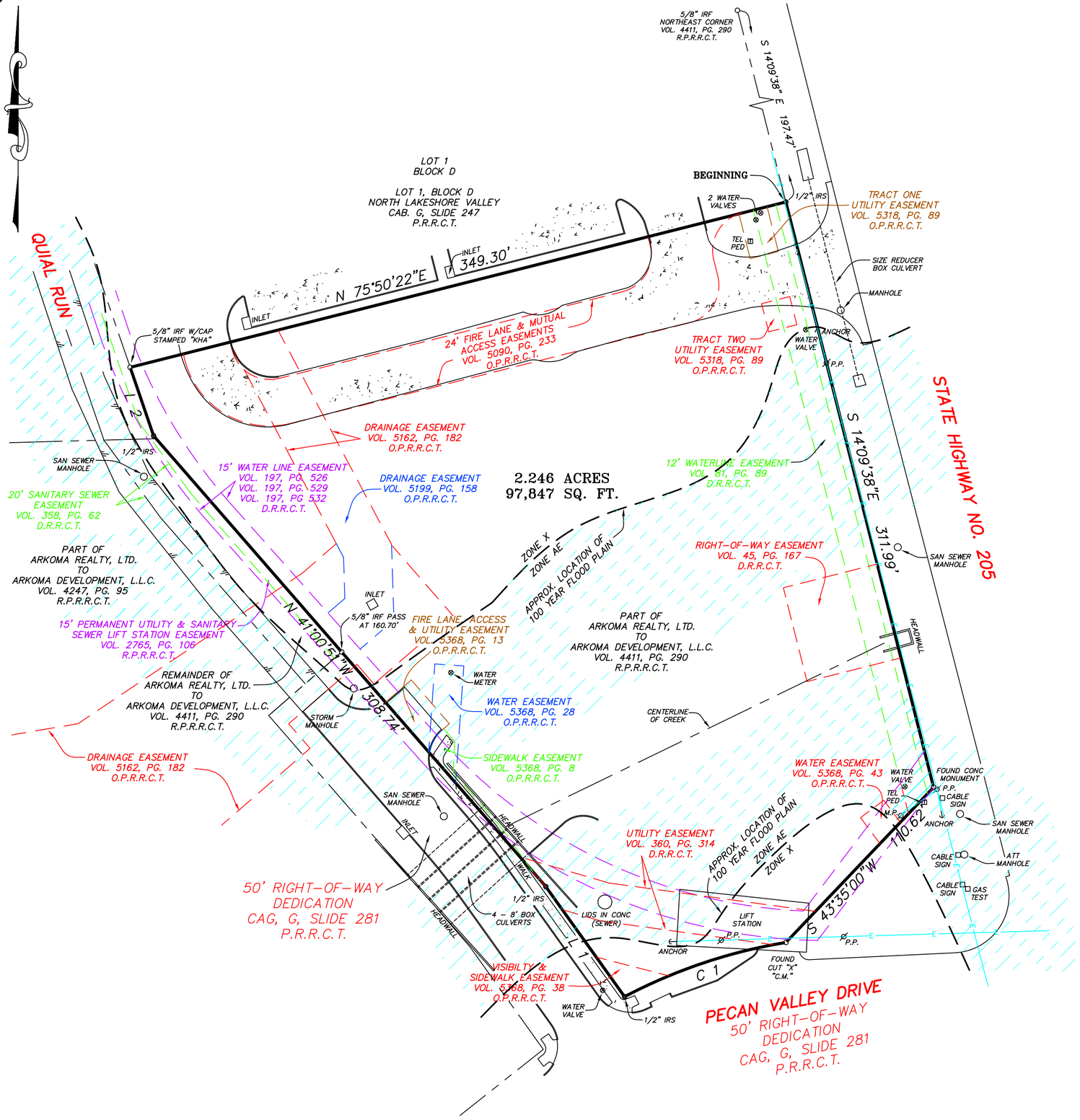
STOVALL & ASSOCIATES — SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

● GAS GAS METER	○ I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
▼ ELEC ELECTRIC METER	● I.R.S. IRON ROD SET	E ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 60' DATE: AUG. 31, 2015
JOB NO. 150270-B GF NO.
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

DESCRIPTION

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2' iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat, passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 66, PG. 612, D.R.R.C.T. (ii) VOL. 358, PG. 62, R.P.R.R.C.T. (iii) VOL. 258, PG. 820, R.P.R.R.C.T. (iv) VOL. 5368, PG. 23, O.P.R.R.C.T. (v) VOL. 5583, PG. 183, O.P.R.R.C.T. (vi) VOL. 3828, PG. 49 R.P.R.R.C.T. (vii) VOL. 3228, PG. 31 D.R.R.C.T. (viii) VOL. 2817 PG. 70, D.R.R.C.T. (ix) VOL. 2563, PG. 37 D.R.R.C.T. (x) VOL. 45, PG. 516 D.R.R.C.T. (xi) VOL. 81, PG. 97 D.R.R.C.T.

7) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (i) VOL. 63, PG. 263 D.R.R.C.T. (ii) VOL. 38, PG. 98 D.R.R.C.T. (iii) VOL. 33, PG. 611 D.R.R.C.T.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTSA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

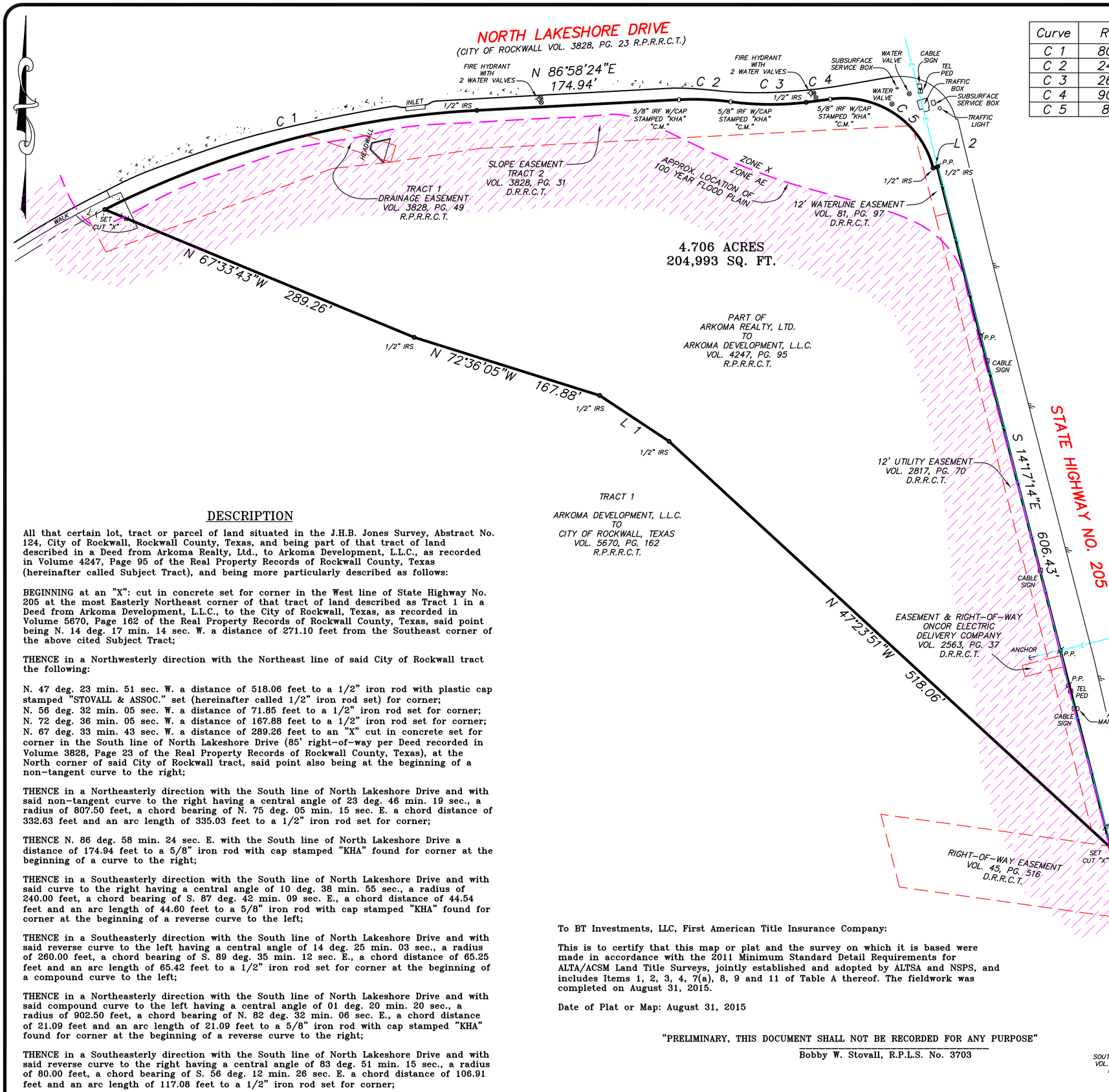
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

● GAS GAS METER	○ I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
▼ ELEC ELECTRIC METER	● I.R.S. IRON ROD SET	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 40' DATE: AUG. 31, 2015
JOB NO. 150270-C GF NO.
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.H.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X": cut in concrete set for corner in the West line of State Highway No. 205 at the most Easterly Northeast corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point being N. 14 deg. 17 min. 14 sec. W. a distance of 271.10 feet from the Southeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 518.06 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;
N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to a 1/2" iron rod set for corner;
N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;
N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of said City of Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec., a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E., a chord distance of 44.54 feet and an arc length of 44.60 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec., a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E., a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 01 deg. 20 min. 20 sec., a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E., a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec., a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 75 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No, 205 a distance of 606.43 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTSA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

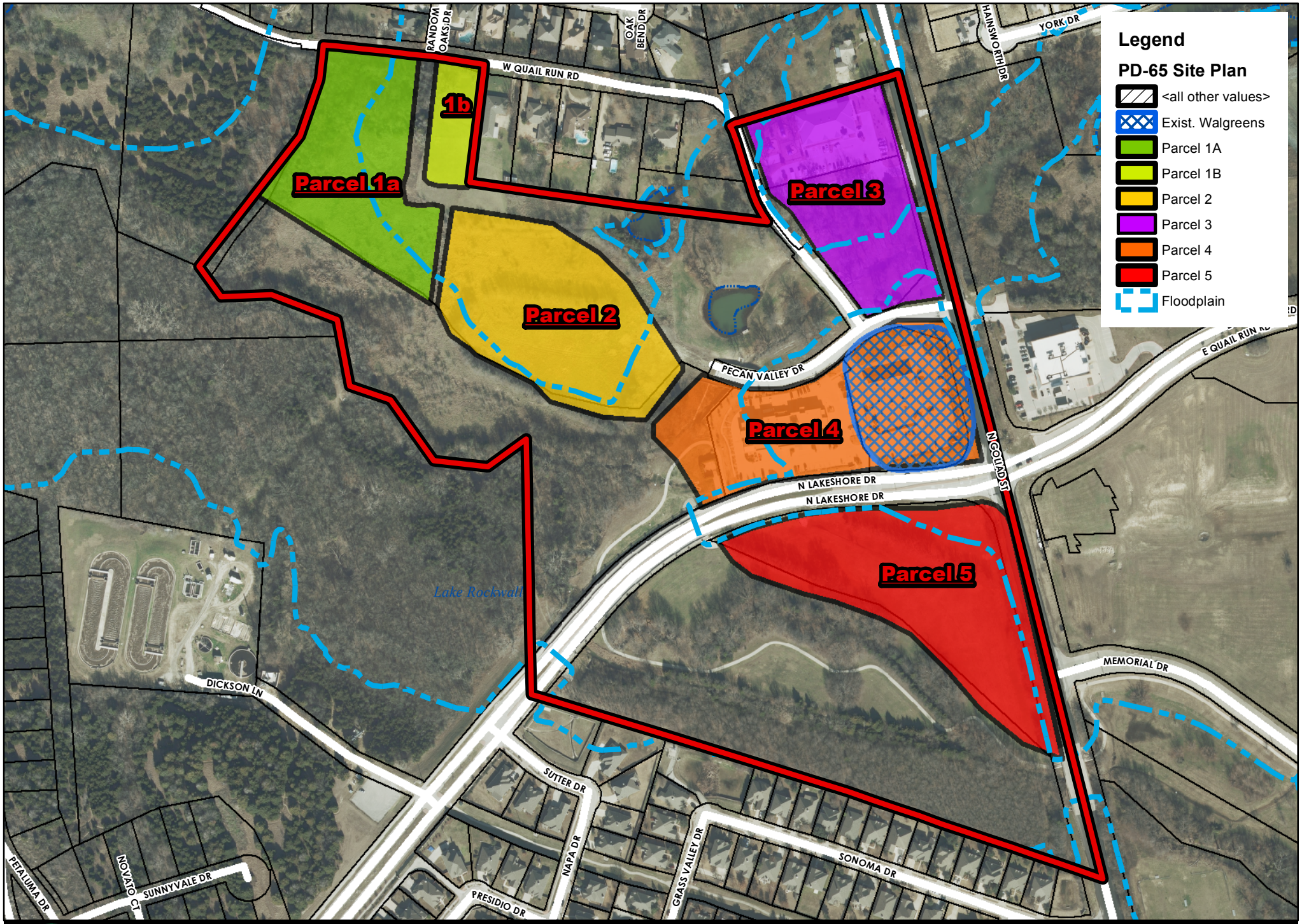
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

GAS METER	IRF. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
ELEC ELECTRIC METER	IRS. IRON ROD SET	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 60' DATE: AUG. 31, 2015
JOB NO. 150270-A GF NO.
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



City of Rockwall

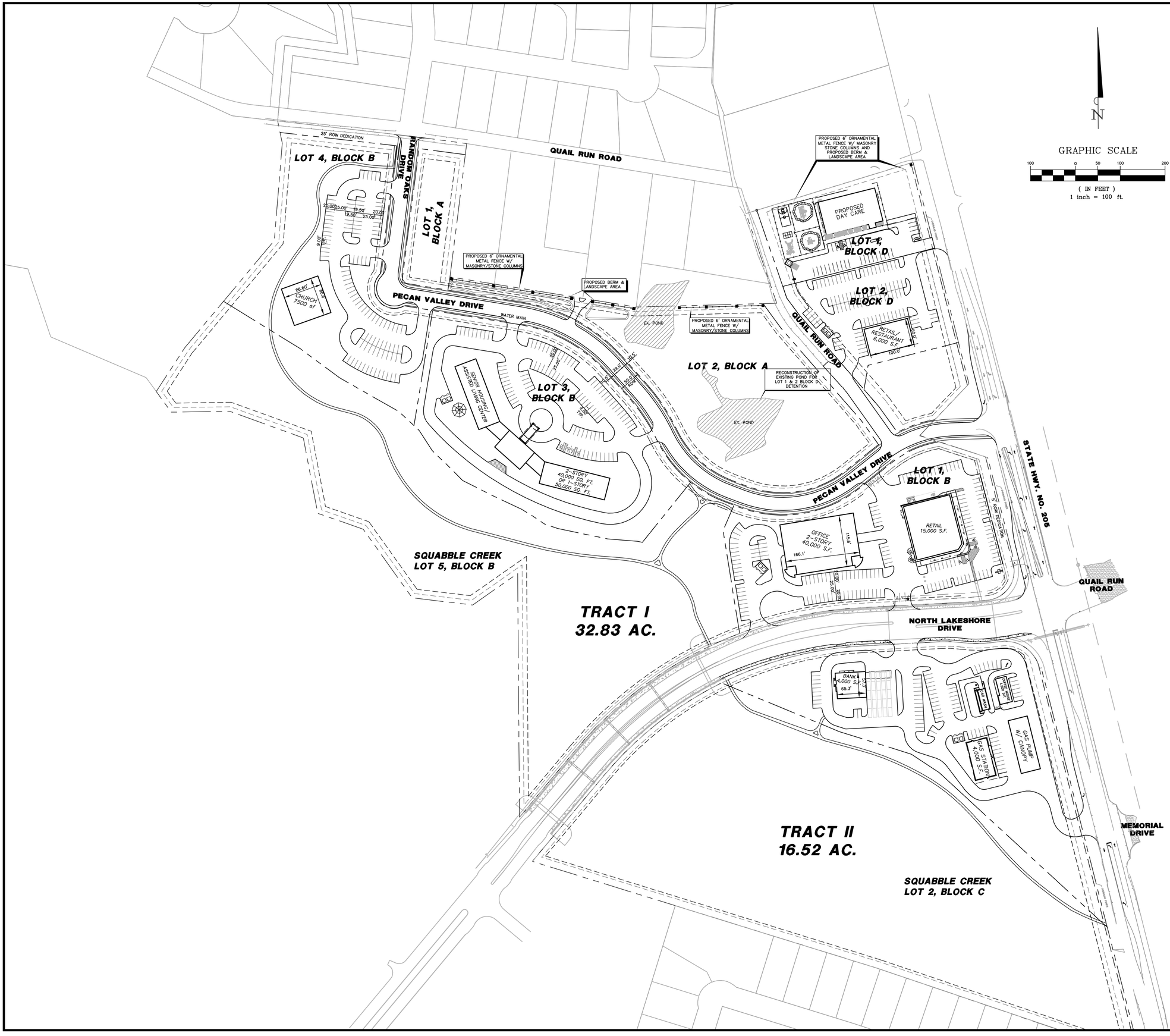
N

Date: 11/18/2016

0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PD65

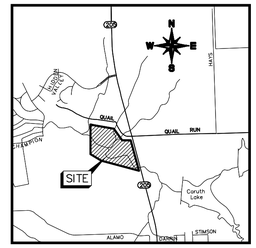


N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.


N
W
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SITE
QUAIL
QUAIL RUN
Lavon Lake
Ovilla
Rockett
Forney
Terrell
Crandall
Combine
Kaufman
Seagoville
Balch Springs
Mesquite
Garland
Rowlett
Sachse
Wylie
Lavon
Farmersville
Princeton
Celina
Prosper
Frisco
Plano
Richardson
Allen
McKinney
Melissa
Anna
Van Alstyne
Howe
Tioga
Gunter
Pilot Point
Denton
Aubrey
Krum
Sanger
Lake Dallas
Corinth
Hickory Creek
Lake Cities
Carrollton
Farmers Branch
Addison
Coppell
Irving
Grand Prairie
Cedar Hill
Duncanville
Lancaster
Hutchins
Wilmer
Desoto
Glenn Heights
Ferris
Red Oak
Ennis
Waxahachie
Midlothian
Cedar Hill
Grand Prairie
Arlington
Mansfield
Kennedale
Dalworthington Gardens

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO AMEND *ORDINANCE NO. 06-02, 08-02 & 10-28*, BEING IDENTIFIED AS A 49.35-ACRE TRACT OF LAND SITUATED WITHIN THE S. KING SURVEY, ABSTRACT NO. 131 AND THE J. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) for the purpose of amending *Ordinance No.'s 06-02, 08-02 & 10-28* being identified as a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 1 (PD-1) [*Ordinance No.'s 06-02, 08-02 & 10-28*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 06-02, 08-02 & 10-28*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Location Map/Area Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORD. 2016

Section 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

DRAFT ORDINANCE 10.29.16

Exhibit 'A':
Legal Description

Tract One: 32.83-Acres

BEING of a tract of land out of the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, in the City of Rockwall, Rockwall County, Texas, being part of the 46.81 tract of land described in deed to Arkoma Realty, recorded in *Volume 2279, Page 273* of the *Deed of Record* of Rockwall County, Texas, being part of the 6.40 acre tract of land described in deed to Granville Davis recorded in Volume 69, Page 595 of the Deed of Record of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for the intersection of the northwest right-of-way line of North Lakeshore Drive (*85-feet ROW at this point*) with the southerly most west line of said 46.81-acre tract;

THENCE with the west lines of said 46.81-acre tract, the following courses and distances to wit:

North 00°26'38" West, a distance of 543.18-feet to a point for corner;
South 54°58130" West, a distance of 122.35-feet to a point for corner;
North 83°16'59" West, a distance of 136.00-feet to a point for corner;
North 35°30'59" West, a distance of 188.00-feet to a point for corner;
North 70°43'59" West, a distance of 107.50-feet to a point for corner;
North 10°45159" West, a distance of 171.00-feet to a point for corner;
North 70°07'59" West, a distance of 175.00-feet to a point for corner;
South 89°07'01" West, a distance of 130.00-feet to a point for corner;
North 36°05159" West, a distance of 56.87-feet to a point for corner;
North 33°07'21" East, a distance of 116.67-feet to a point for corner;
North 39°50'57"' East, a distance of 311.65-feet to a point for corner;
North 04°37'55" East, a distance of 217.53-feet to a point for corner;
North 11°37'41" West, a distance of 50.53-feet to a point in Quail Run Road;

THENCE along said Quail Run Road, the following courses and distances to wit:

South 83°27'28" East, a distance of 295.32-feet to a point for corner;
South 82°32'17'' East, a distance of 129.27-feet to a point for corner;

THENCE leaving said Quail Run Road and with the west line of *Six-0 Subdivision*, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet B, Page 54* of the *Plat Records* of Rockwall County, Texas part of the way, South 07°07'49" West, a distance of 299.69-feet to a point for corner;

THENCE with the south line of said *Six-0 Subdivision*, the south line of Barz Acres, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet C, Page 14* of the *Plat Records* of Rockwall County, Texas, the south line of Wilson Addition, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet A, Page 275* of the *Plat Records* of Rockwall County, Texas and the south line of a 0.49 acre tract of land described in deed to Dean Lanty recorded in *Volume 349, Page 4* of the Deed Records of Rockwall County, Texas, South 80°48'3711 East, a distance of 420.59-feet to a point for corner;

THENCE continuing with the south line of said 0.49-acre tract, North 88°281 17" East, a distance of 313.50-feet to a point in the centerline of Quail Run Road;

THENCE with said centerline, North 18°54'05" West, a distance of 211.45-feet to a point for corner;

THENCE leaving said centerline, North 72°55'01" East, a distance of 389.63-feet to a point for corner in the west right-of-way line of State Highway 205 (variable width ROW);

THENCE with said west right-of-way line, the following courses and distances to wit:

South 14°09'38" East, a distance of 509.46-feet to a point for corner;
South 43°34'59" West, a distance of 158.82-feet to a point for corner;
South 71°57'06" East, a distance of 159.25-feet to a point for corner;

DRAFT ORDINANCE 10.25.2016

South 14°17'14" East, a distance of 243.88-feet to a point in the north right-of-way line of said North Lakeshore Drive;

THENCE with said north right-of-way line, the following courses and distances to wit:

South 75°56'40" West, a distance of 3.43 feet to a point for the beginning of a non-tangent curve to the right with a radius of 65.00-feet, a central angle of 96°44'10" and a chord bearing and distance of South 34°18'46" West, 97.17-feet;

Southwesterly, with said curve, an arc distance of 109.74-feet to a point for the beginning of a compound curve to the right with a radius of 807.50-feet, a central angle of 4°17'33" and a chord bearing and distance of South 84°49'37" West, 60.48-feet;

Southwesterly, with said curve, an arc distance of 60.50-feet to a point for corner; South 86°58'24" West, a distance of 225.10-feet to a point for the beginning of a tangent curve to the left with a radius of 892.50-feet, a central angle of 47°07'08", and a chord bearing and distance of South 63°24'50" West, 713.47-feet;

Southwesterly, with said curve, an arc distance of 733.97-feet to a point for corner;

THENCE South 39°51'16" West, a distance of 192.14-feet to the *POINT OF BEGINNING* and containing 32.83-acres of land.

DRAFT ORDINANCE 10.29.2016

Exhibit 'A':
Legal Description

Tract Two: 16.52-Acres

BEING of a tract of land out of the J. B. Jones Survey, Abstract No. 124, in the City of Rockwall, Rockwall County, Texas, being part of the 46.81-tract of land described in deed to Arkoma Realty, recorded in *Volume 2279, Page 273* of the *Deed of Record* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the intersection of the south right-of-way line of North Lakeshore Drive (*85-feet ROW at this point*) with the south line of said 46.81-acre tract;

THENCE with said south right-of-way line, the following courses and distances to wit:

North 39°51'16" East, a distance of 249.64-feet to a point for the beginning of a tangent curve to the right with a radius of 807.50-feet, a central angle of 47°07'08", and a chord bearing and distance of North 63°24'50" East, 645.52-feet;

Northeasterly, with said curve, an arc distance of 664.07-feet to a point for corner;

North 86°58'24" East, a distance of 174.93-feet to a point for the beginning of a tangent curve to the right with a radius of 240.00-feet, a central angle of 10°38'58", and a chord bearing and distance of South 87°42'08" East, 44.54-feet;

Southeasterly, with said curve, an arc distance of 44.61-feet to a point for the beginning of a reverse curve to the left with a radius of 260.00-feet, a central angle of 14°25'10", and a chord bearing and distance of South 89°35'14" East, 65.26-feet;

Southeasterly, with said curve, an arc distance of 65.43-feet to a point for the beginning of a compound curve to the left with a radius of 902.50-feet, a central angle of 1°20'16" and a chord bearing and distance of North 82°32'03" East, 21.07-feet;

Northeasterly, with said curve, an arc distance of 21.07-feet to a point for the beginning of a reverse curve to the right with a radius of 80.00-feet, a central angle of 83°51'17'', and a chord bearing and distance of South 56°12'26" East, 106.91-feet;

Southeasterly, with said curve, an arc distance of 117.08-feet to a point for corner;

North 75°43'11" East, a distance of 3.66-feet to a point for corner in the west right-of-way line of State Highway 205 (*variable width ROW*);

THENCE with said west right-of-way line, South 14°17'14" East, a distance of 877.52-feet to a point for the northeast corner of Lakeview Summit Phase IV, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet D, Page 378* of the *Plat Records* of Rockwall County, Texas;

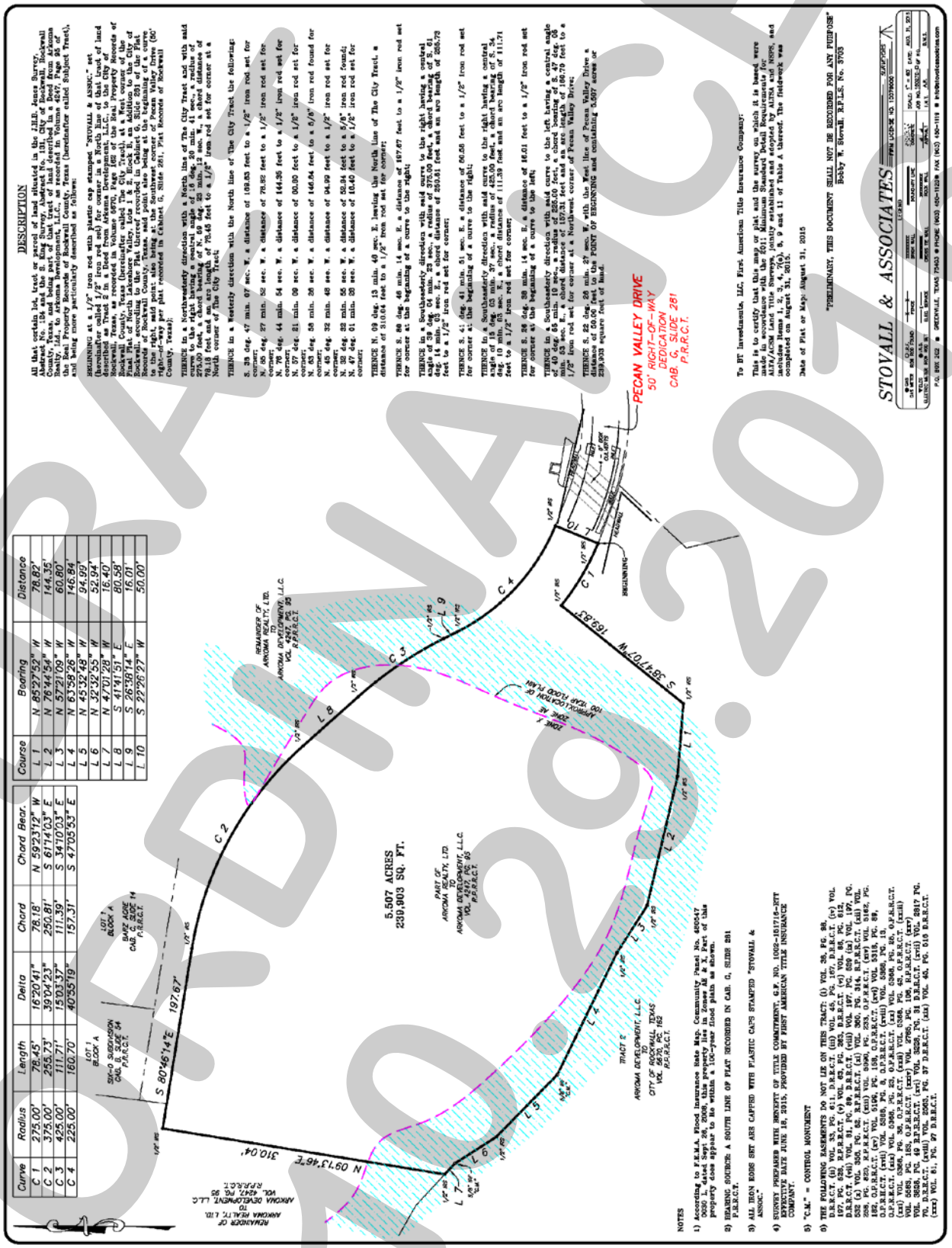
THENCE with the north line of said addition part of the way, the following courses and distances to wit:

South 88°40'43" West, a distance of 46.97-feet to a point for corner;
North 71°15'19" West, a distance of 564.26-feet to a point for corner;

THENCE North 72°47'58" West, a distance of 806.31-feet to the POINT OF BEGINNING and containing 16.52-acres of land.

DRAFT ORDINANCE 10.29.2016

Exhibit 'A':
Survey

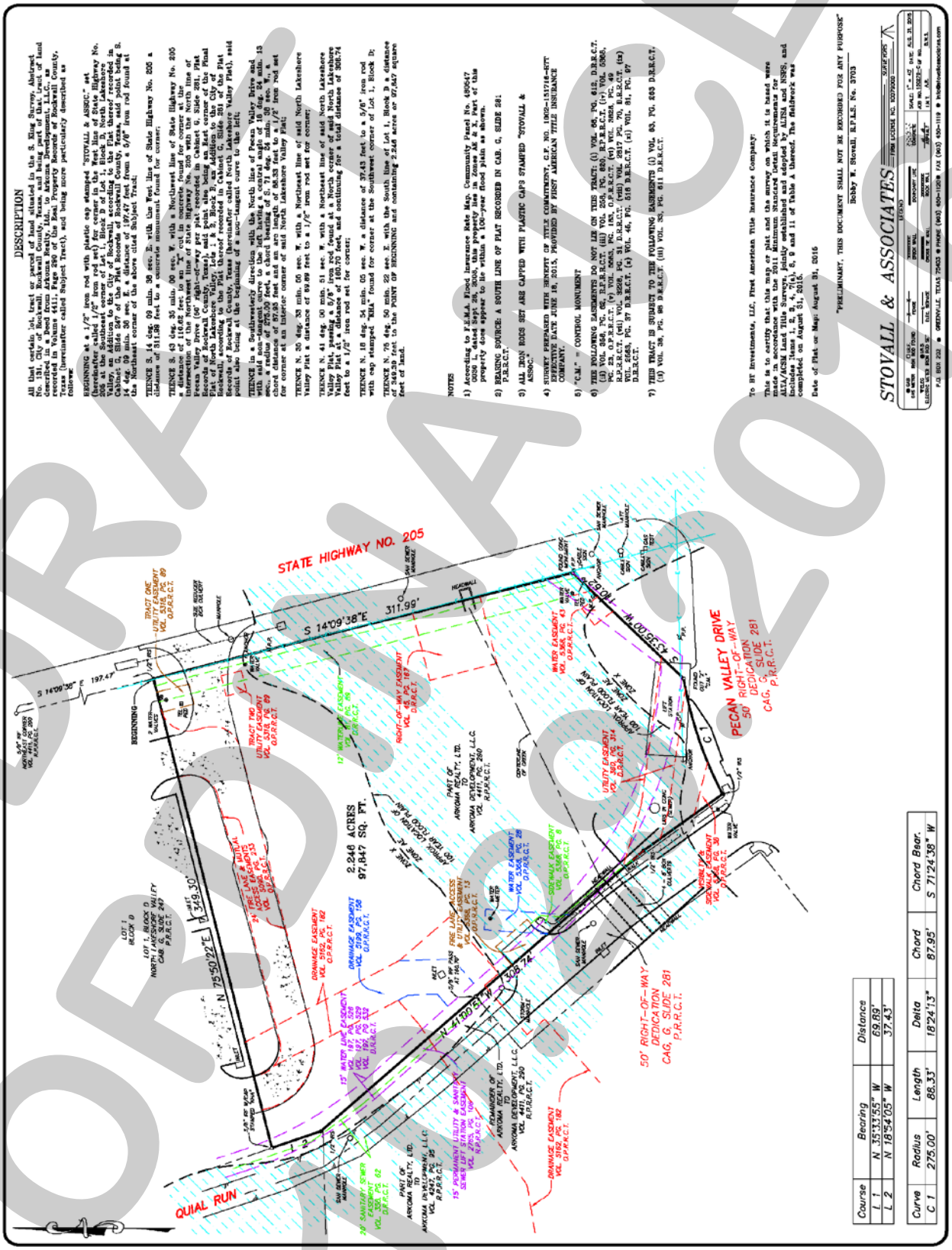


Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	78.45'	16°20'41"	78.18'	N 59°23'12" W
C 2	275.00'	295.73'	39°04'23"	290.81'	N 61°14'03" E
C 3	425.00'	111.71'	15°03'37"	111.39'	S 34°10'03" E
C 4	225.00'	160.70'	40°55'19"	157.31'	S 47°05'53" E

Course	Bearing	Distance
L 1	N 85°27'52" W	78.82'
L 2	N 76°44'54" W	144.35'
L 3	N 57°21'09" W	60.80'
L 4	N 63°58'26" W	146.84'
L 5	N 45°32'48" W	94.99'
L 6	N 32°32'55" W	52.94'
L 7	N 47°01'28" W	16.40'
L 8	S 41°41'51" E	80.58'
L 9	S 26°38'14" E	16.01'
L 10	S 22°26'27" W	50.00'

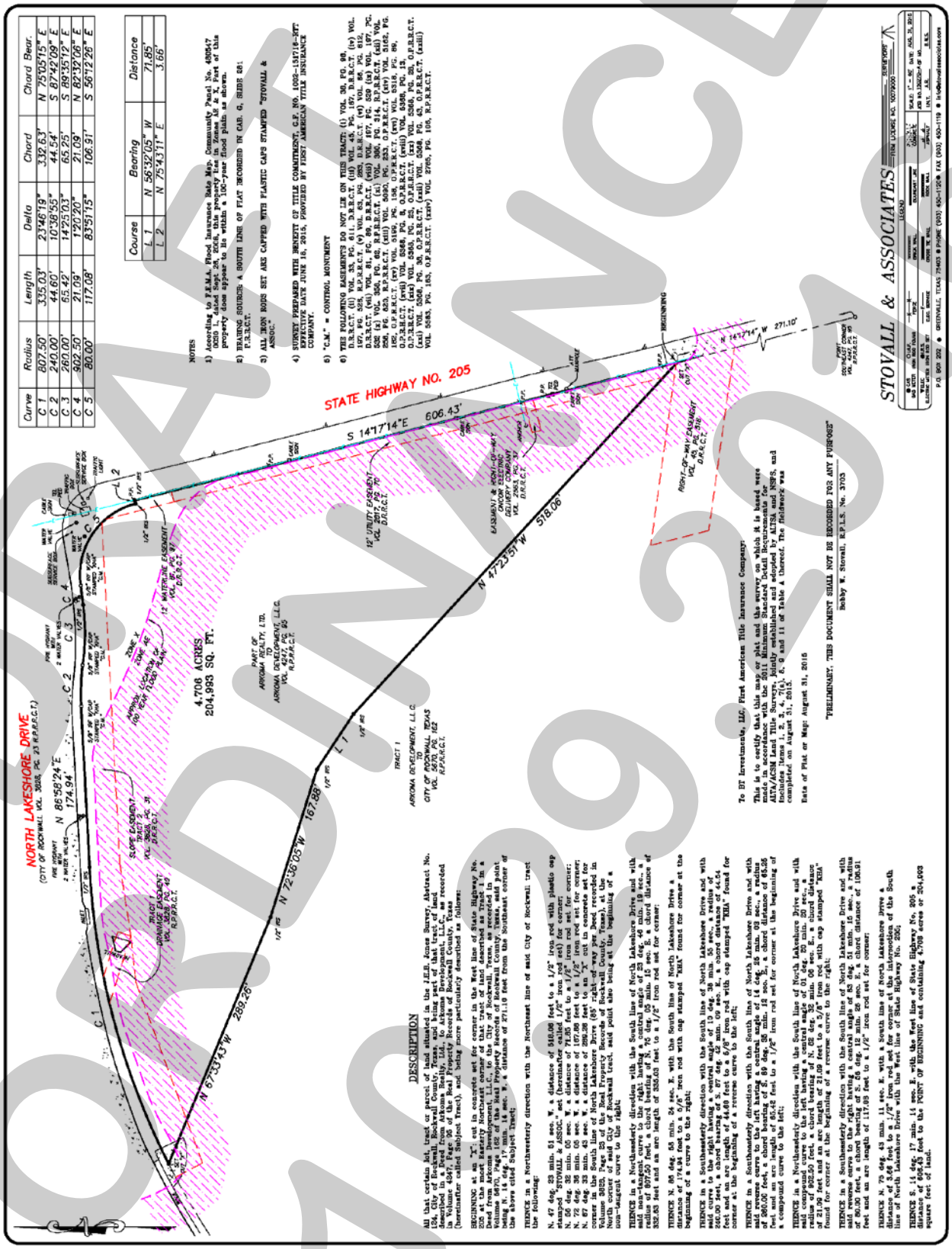
DRAFT
10.29.2016

Exhibit 'A':
Survey



DRAFT ORDINANCE 2016

Exhibit 'A':
Survey



Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0035 K, dated September 26, 2008, this property lies in Zone X. Part of this property does appear to be within the 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1005-1587719-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 30, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 187, D.R.R.C.T. (iv) VOL. 187, PG. 508, R.P.R.R.C.T. (v) VOL. 63, PG. 283, D.R.R.C.T. (vi) VOL. 86, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 187, PG. 509 (ix) VOL. 187, PG. 508, R.P.R.R.C.T. (x) VOL. 3688, PG. 23, O.P.R.R.C.T. (xi) VOL. 4247, PG. 85, R.P.R.R.C.T. (xii) VOL. 3688, PG. 31, O.P.R.R.C.T. (xiii) VOL. 5870, PG. 162, R.P.R.R.C.T. (xiv) VOL. 4247, PG. 182, O.P.R.R.C.T. (xv) VOL. 6199, PG. 198, O.P.R.R.C.T. (xvi) VOL. 6318, PG. 86, O.P.R.R.C.T. (xvii) VOL. 6368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 6368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5963, PG. 23, O.P.R.R.C.T. (xx) VOL. 5366, PG. 88, O.P.R.R.C.T. (xxi) VOL. 5658, PG. 185, O.P.R.R.C.T. (xxii) VOL. 5658, PG. 188, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 185, O.P.R.R.C.T. (xxiv) VOL. 5788, PG. 108, R.P.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.E.H. Jones Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described as Tract 1 from Arkoma Realty, Ltd. to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 85 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for corner in the West line of State Highway No. 205 (a 100' R.O.W.), said point being the Northeast corner of Lot 1, Block A, Replat of a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5870, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being the Southeast corner of a tract of land described in deed to Arkoma Realty, Ltd. recorded in Volume 3802, Page 23 of the Real Property Records of Rockwall County, Texas, said point also being the Northeast corner of said Subject Tract;

THENCE in a Southwesterly direction with the West line of said State Highway No. 205 and with the East line of said Subject Tract, S 14°17'14" E, a distance of 606.43 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;

THENCE S 47°23'51" W, a distance of 518.06 feet to a 1/2" iron rod set for corner;

THENCE N 72°36'05" W, a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of said Subject Tract;

THENCE N 67°33'43" W, a distance of 167.88 feet to a 1/2" iron rod set for corner;

THENCE N 86°58'24" E, a distance of 174.94 feet to a 1/2" iron rod set for corner;

THENCE N 47°23'51" E, a distance of 271.10 feet from the Northeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 510.00 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC. set (hereinafter called 1/2" iron rod set) for corner;

N. 72 deg. 36 min. 05 sec. W. a distance of 289.26 feet to a 1/2" iron rod set for corner;

N. 67 deg. 33 min. 43 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;

N. 86 deg. 58 min. 24 sec. W. a distance of 174.94 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3802, Page 23 of the Real Property Records of Rockwall County, Texas), at the Northeast corner of said Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec. a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec. a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E. a chord distance of 44.54 feet and an arc length of 44.60 feet to 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec. a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E. a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 1 deg. 20 min. 20 sec. a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E. a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec. a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 79 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 271.10 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
Bobby W. Stovall, R.P.L.S. No. 3703

To DT Investments, LLC; First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2016

STOVALL & ASSOCIATES

P.O. BOX 202 • GREENVILLE, TEXAS 75403 • PHONE (903) 450-1120 • FAX (903) 450-1119 • kirk@stovallassociates.com

DRAFT
10/19/2016

Exhibit 'B':
Location Map/Concept Plan

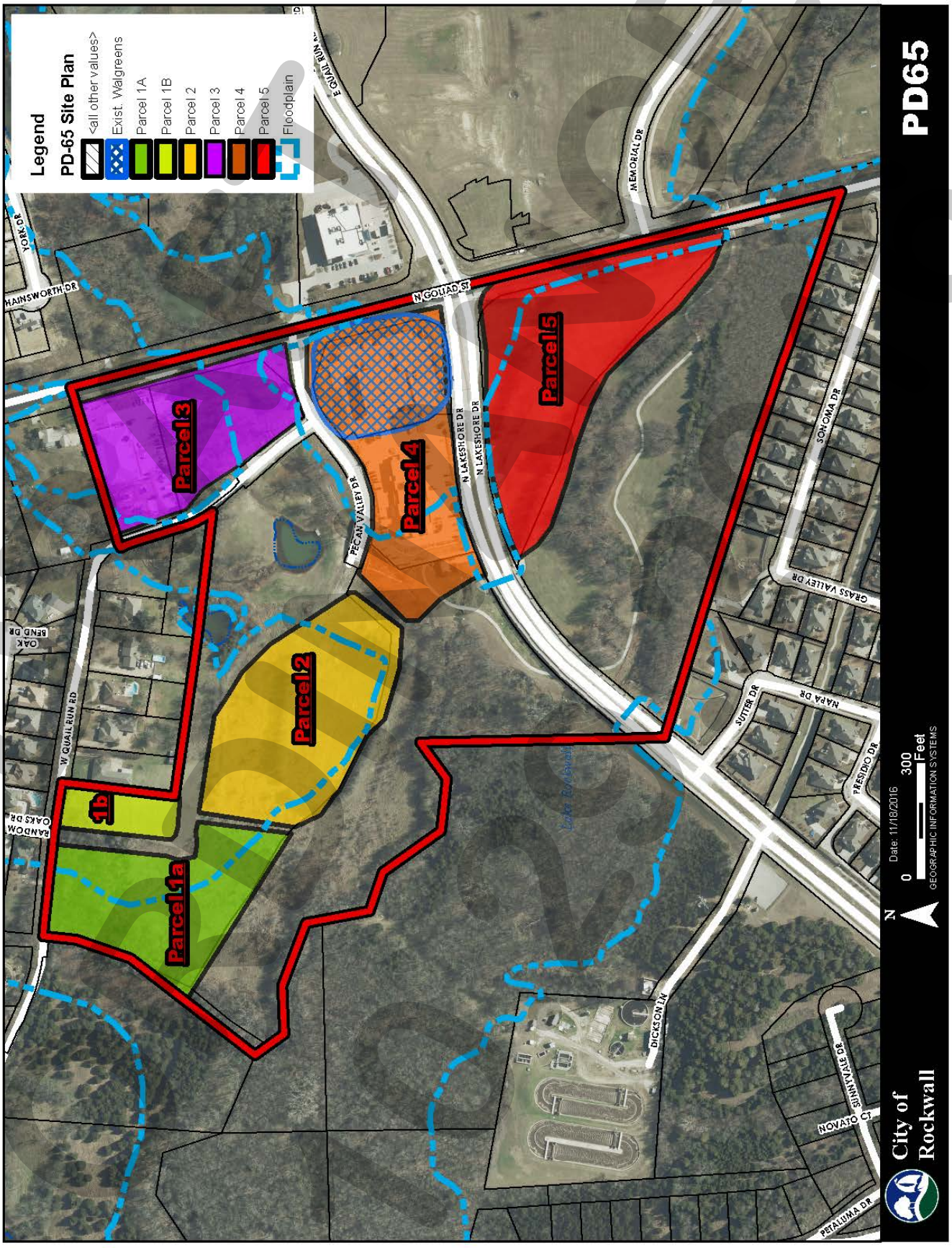


Exhibit 'B':
Location Map/Concept Plan

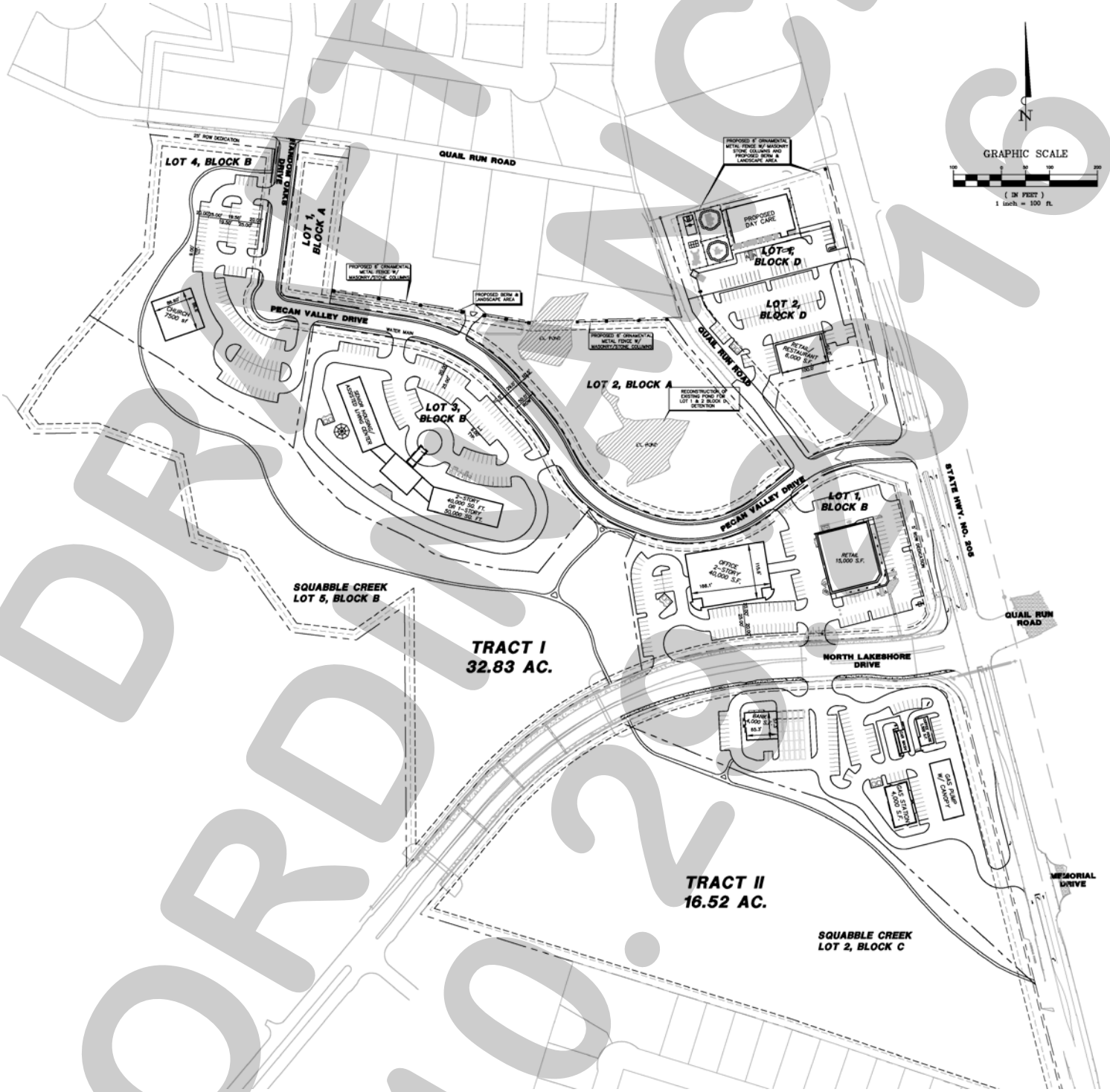


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Exhibit 'C':
PD Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~TEXT TO BE REMOVED FROM THE ORDINANCE~~

Open Space

1. *Open Space.* All common areas and dedicated landscape easements and open space areas shall be maintained by a Property Owner's Association (POA), including areas of landscaping in the public right-of-way along Quail Run Road, SH-205 [*N. Goliad Street*] and N. Lakeshore Drive.

Parcel 1A & 1B (Lot 4, Block B & Lot 1, Block A)

2. *Permitted Uses.* *Parcel 1* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the Single Family 10 (SF-10) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   - ☑ Church/House of Worship
   - ☑ ***~~Maximum Building Size of 10,000 Square Feet~~***

3. *Maximum Building Height.* ***A maximum building height of*** *60-feet* ***shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (****SUP****)***.
4. *Maximum Building Size.* ***A maximum building size of*** *10,000 SF* ***shall be permitted.***
5. *Maximum Number of Residential Units.* ***One (****1****) residential unit shall be allowed on Parcel 1.***
6. ***~~All proposed developments within Parcel 1-A shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.~~***
7. ***~~In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.~~***
8. ***~~All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.~~***
9. ***~~All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.~~***
10. ***~~All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.~~***
11. ***~~All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.~~***
12. ***~~Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.~~***
13. ***~~All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.~~***
14. ***~~All landscaping and screening shall comply with Article VIII Landscape Standards of~~***

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~~the Unified Development Code.~~
~~15. No outside storage/display or merchandising.~~

Parcel 2 (Lot 3, Block B)

1. *Permitted Uses.* *Parcel 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   - ☑ Assisted Living Facility
   - ☑ Nursing Home/Convalescent Care Facility
   - ☑ Private Streets
   - ☑ Office

   Permitted by Specific Use Permit (SUP):
   - ☑ College, University or Seminary
   - ☑ Trade School

   Prohibited Uses:
   - ☑ ***Outside Storage/Display and/or Merchandising***

2. *Maximum Building Height.* ***A maximum building height of 60-feet shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (SUP)***. ***In addition any structure exceeding 40,000 SF shall be limited to maximum height of 28-feet.***
~~3. Maximum height for any building over 40,000 square feet - 28 feet~~
4. *Maximum Building Size.* ***A maximum building size of 40,000 SF shall be permitted on multi-story buildings. On a single-story building a maximum building size of 50,000 SF shall be permitted.***
   ~~a) 50,000 square feet for a maximum of one (1) building.~~
~~5. All proposed developments within Parcel 2 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.~~
~~6. In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.~~
~~7. All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.~~
~~8. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.~~
~~9. All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.~~
~~10. All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.~~
~~11. Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster~~

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~~enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.~~

~~12. All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.~~

~~13. All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.~~

~~14. No outside storage/display or merchandising.~~

Parcel 3 (Lots 1 & 2, Block D)

1. *Permitted Uses.* *Parcel 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:

   - ☑ ***Retail Store with Gasoline Sales with a Maximum of Six (6) Dispensers Servicing 12-Vehicles (the primary structure shall be located within 250-feet of the SH-205 [N. Goliad Street] right-of-way)***
   - ☑ ***Car Wash as an Accessory Use to Retail Store with Gasoline Sales***

   Prohibited Uses:

   - ☑ Billiard Parlor or Pool Hall
   - ☑ Gun Club, Skeet Shooting or Target Range (*Indoor*)
   - ☑ Carnival/Circus or Amusement Ride
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Second Hand Dealer
   - ☑ Helipad
   - ☑ Auto Repair Garage (*Minor*)
   - ☑ Self-Service Car Wash
   - ☑ Full-Service Car Wash
   - ☑ Railroad Yard/Shop
   - ☑ Mining/Extraction
   - ☑ Astrologer, Hypnotist, or Psychic ***~~Art and Science~~***
   - ☑ Public and Private Parking Facilities
   - ☑ ***Outside Storage/Display and/or Merchandising***

2. *Maximum Building Height.* ***A maximum building height of*** *28-feet* ***shall be permitted.***
3. *Maximum Building Size.* ***A maximum building size of*** *20,000 SF* ***shall be permitted.***

~~4. All proposed developments within Parcel 3 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.~~

~~5. In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.~~

~~6. All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.~~

~~7. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.~~

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~~8. **All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.**~~
~~9. **All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.**~~
~~10. **Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.**~~
~~11. **All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.**~~
~~12. **All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.**~~
~~13. **No outside storage/display or merchandising.**~~

Parcel 4 (Lot 1, Block B)

1. *Permitted Uses.* *Parcel 4* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   ☑ Private Streets
   ☑ College, University or Seminary

   Prohibited Uses:
   ☑ Billiard Parlor or Pool Hall
   ☑ Gun Club, Skeet Shooting or Target Range (*Indoor*)
   ☑ Carnival/Circus or Amusement Ride
   ☑ Night Club, Discotheque, or Dance Hall
   ☑ Second Hand Dealer
   ☑ Helipad
   ☑ Auto Repair Garage (*Minor*)
   ☑ Self-Service Car Wash
   ☑ Full-Service Car Wash
   ☑ Railroad Yard/Shop
   ☑ Mining/Extraction
   ☑ Astrologer, Hypnotist, or Psychic ~~**Art and Science**~~
   ☑ Public and Private Parking Facilities

2. *Maximum Building Height.* ***A maximum building height of 60-feet shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (****SUP****)***. ***In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 28-feet in height.***
~~3. **Maximum building height for any structure located within 250 feet of SH 205 - 28 feet.**~~
4. *Maximum Building Size.* ***A maximum building size of 40,000 SF shall be permitted. In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 20,000 SF in total size.***

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5. ***Outside Storage and Display.*** ***Outside storage and display shall be prohibited on all property within Parcel 4, with the exception of the property depicted on Exhibit 'B' of this ordinance (i.e. Walgreens) and which is further identified as Lot 1, Block B, North Lakeshore Valley Addition. This property shall be subject to the following additional requirements:***

   (a) No outside display or outside storage shall be allowed on the property with the exception of two (2) household propane exchange cages, which shall be located under cover and limited by the following dimensions: 2'-6" (l) x 13'-6" (w) x 6'-0" (h).

6. ***Maximum building size for any structure located within 250 feet of SH 205 -20,000 square feet.***
7. ***All proposed developments within Parcel 4 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.***
8. ***In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.***
9. ***All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.***
10. ***All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.***
11. ***All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.***
12. ***All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.***
13. ***Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.***
14. ***All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.***
15. ***All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.***
16. ***No outside storage/display or merchandising.***

Parcel 5 (Lot 2, Block C)

1. *Permitted Uses.* *Parcel 5* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   ☑ ***Retail Store with Gasoline Sales with a Maximum of Six (6) Dispensers Servicing 12-Vehicles (the primary structure shall be located within 250 feet of the SH 205 [N. Goliad Street] right-of-way)***

- ☑ ~~***Car Wash as an Accessory Use to Retail Store with Gasoline Product Sales***~~

Prohibited Uses:

- ☑ Billiard Parlor or Pool Hall
- ☑ Gun Club, Skeet Shooting or Target Range (*Indoor*)
- ☑ Carnival/Circus or Amusement Ride
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Second Hand Dealer
- ☑ Helipad
- ☑ Auto Repair Garage (*Minor*)
- ☑ Self-Service Car Wash
- ☑ Full-Service Car Wash
- ☑ Railroad Yard/Shop
- ☑ Mining/Extraction
- ☑ Astrologer, Hypnotist, or Psychic ~~***Art and Science***~~
- ☑ Public and Private Parking Facilities
- ☑ ***Outside Storage/Display and/or Merchandising***

2. *Maximum Building Height.* ***A maximum building height of*** *60-feet* ***shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (****SUP****). In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 28-feet in height.***
3. ~~***Maximum building height for any structure located within 250 feet of SH 205 - 28 feet.***~~
4. *Maximum Building Size.* ***A maximum building size of*** *40,000 SF* ***shall be permitted. In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 20,000 SF in total size.***
5. ~~***Maximum building size for any structure located within 250 feet of SH 205 -20,000 square feet.***~~
6. ~~***All proposed developments within Parcel 5 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.***~~
7. ~~***In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.***~~
8. ~~***All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.***~~
9. ~~***All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.***~~
10. ~~***All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.***~~
11. ~~***All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.***~~
12. ~~***Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.***~~
13. ~~***All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.***~~

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~~*14.* **All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.**~~
~~*15.* **No outside storage/display or merchandising.**~~

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ORDINANCE
10.29.2016

Project Details

Project Number Z2016-040
As of 11/22/2016

Type / Subtype
ZONING / PD

Project Name
Amendment to PD-68 for 47 SF Homes

Planner
David Gonzales

Status
STAFF REVIEW

Site Address
GOLIAD

City, State Zip
ROCKWALL, TX 75087

Site APN
3581-000A-0005-00-0R

Application Date	11/18/2016	LM
Approval Date		
Date Closed		
Expiration Date		
Status Date	11/18/2016	LM

Description
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Conditions

Additional Sites

APN	Address
No Additional Sites	

Chronology Actions

Type of Action	Action Date	Action By
No Activity		

Contacts

Contact Type	Name	Address	City, State, Zip	Phone	Fax	Email
OWNER	EAST, SHORE J/V		DALLAS TX 75231			
APPLICANT	Douphrate & Associates, Inc.	2235 Ridge Road	Rockwall TX 75087	(972) 771-9004	(972) 771-9005	WLDOUPHRATE@D

Fees

Description of Fee	Date Paid	Quantity	Amount	Paid By	Pay Method	Account
ZONING	11/21/2016					

CRW SYSTEMS

	$395	William Haney	CHECK	01-4280

Inspections

Type of Inspection Inspector	Scheduled Date Result	Completed Date Remarks
No Activity		

Reviews

Type of Review Contact	Date Sent Status	Date Due Remarks	Date Received
BUILDING John Shannon	11/21/2016 APPROVED	11/28/2016	11/21/2016
PLANNING David Gonzales	11/18/2016 APPROVED	11/25/2016 See comments	11/22/2016

Notes: Z2016-040 (Fireside Village): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-040) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on December 13, 2016.
I.5 The following are a list of Comprehensive Plan policies that have not been satisfied or could benefit from clarification:
(1) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods." In this case, trails and sidewalks could be used to allow pedestrian traffic to circulate to the adjacent retail pads southwest of the subject property.
(2) The Comprehensive Plan stipulates that alleys should be incorporated on all lots less than 16,000 SF in size. In addition, the UDC states that a J-Swing or garage that is recessed 20-feet behind the front building façade should be incorporated. This will require a City Council approval. Staff would recommend providing some off-set between the front façade and the front of the garage (i.e. 5-feet forward or backward could be used to create a better articulated product).
(3) The currently provided product does not/will not meet the anti-monotony standards depicted in the Comprehensive Plan (i.e. Resolution 07-03; Exhibit C). To correct this more elevations could be added, variations in roof color/type could be incorporated, garage type and variation could be incorporated, etc.

M.6 Please indicate the following on the plan:
(1) Indicate conformance to the 20% open space requirement (i.e. indicate the amount of open space being provided).
(2) Indicate an 800-foot buffer around the open space to indicate that all lots are within 800-feet of a public park or open space.
(3) Indicate the provision of cross access from Street A to Lots 4 & 6 on the concept plan.
(4) Please provide a cross section for all streets depicted on the plan.

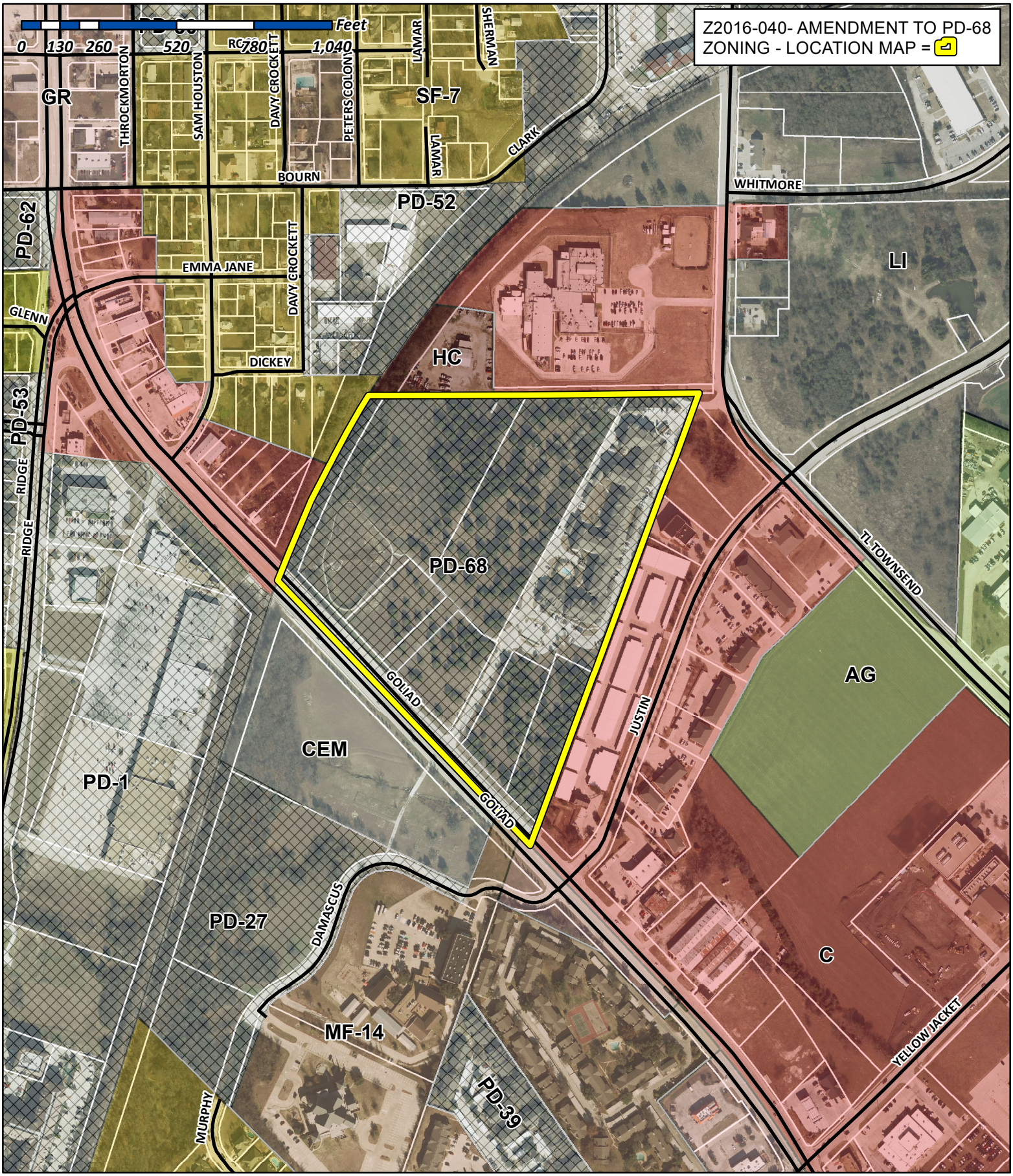
M.7 Street B on the Concept Plan does not meet the City's minimum standards for residential streets. Please provide a cross section showing the proposed right-of-way. It should be noted that franchise utilities require a minimum of ten (10) foot utility easements on either sides of the roadway.
I.8 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on December 6, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2016 Planning & Zoning Meeting.
I.10 The projected City Council dates for thiscase are project to be: 1) December 19, 2016 [1st Reading], and 2) January 3, 2017 [2nd Reading].

ENGINEERING	11/18/2016	11/25/2016	11/21/2016

Amy Williams	APPROVED	See Comment

Notes: (11/21/2016 10:41 AM AW)
Lift station pro-rata $11,968.87/acre

FIRE	11/18/2016	11/25/2016
Ariana Hargrove		



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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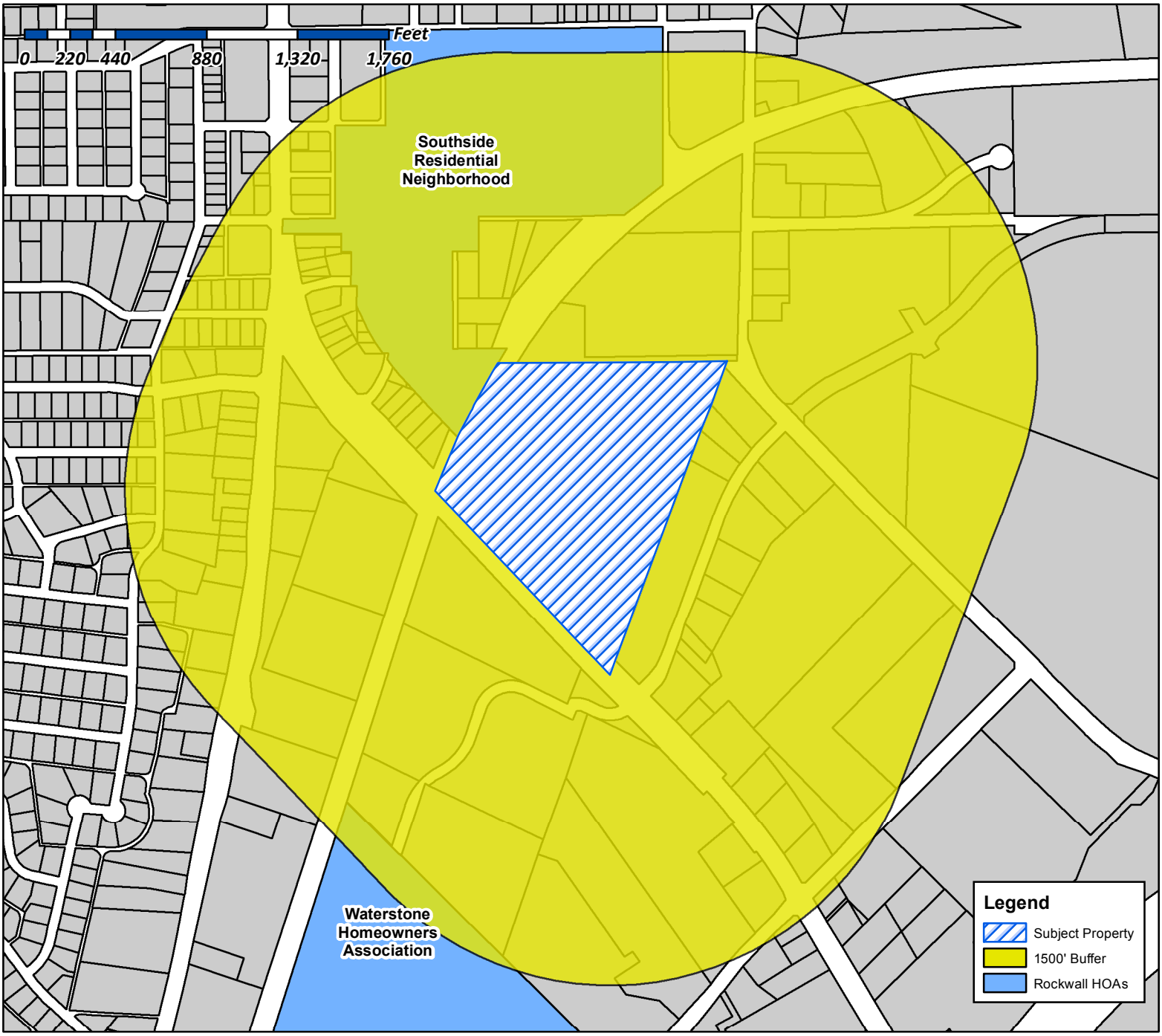
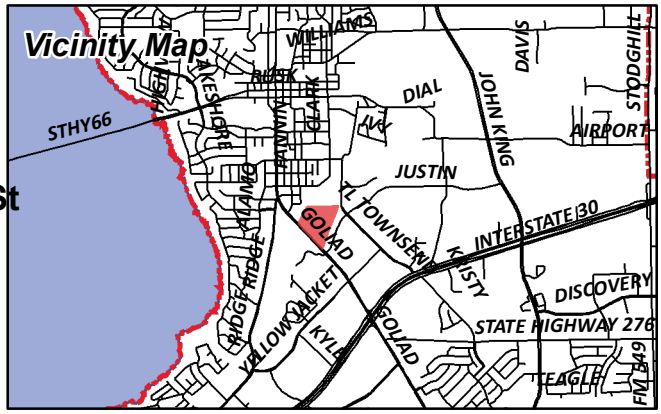


Case Number: Z2016-040
Case Name: Fireside Village
Case Type: Amendment to PD-68
Zoning: Zoning
Case Address: North of the intersection of S. Goliad St and Justin Road



Date Created: *11/18/2016*

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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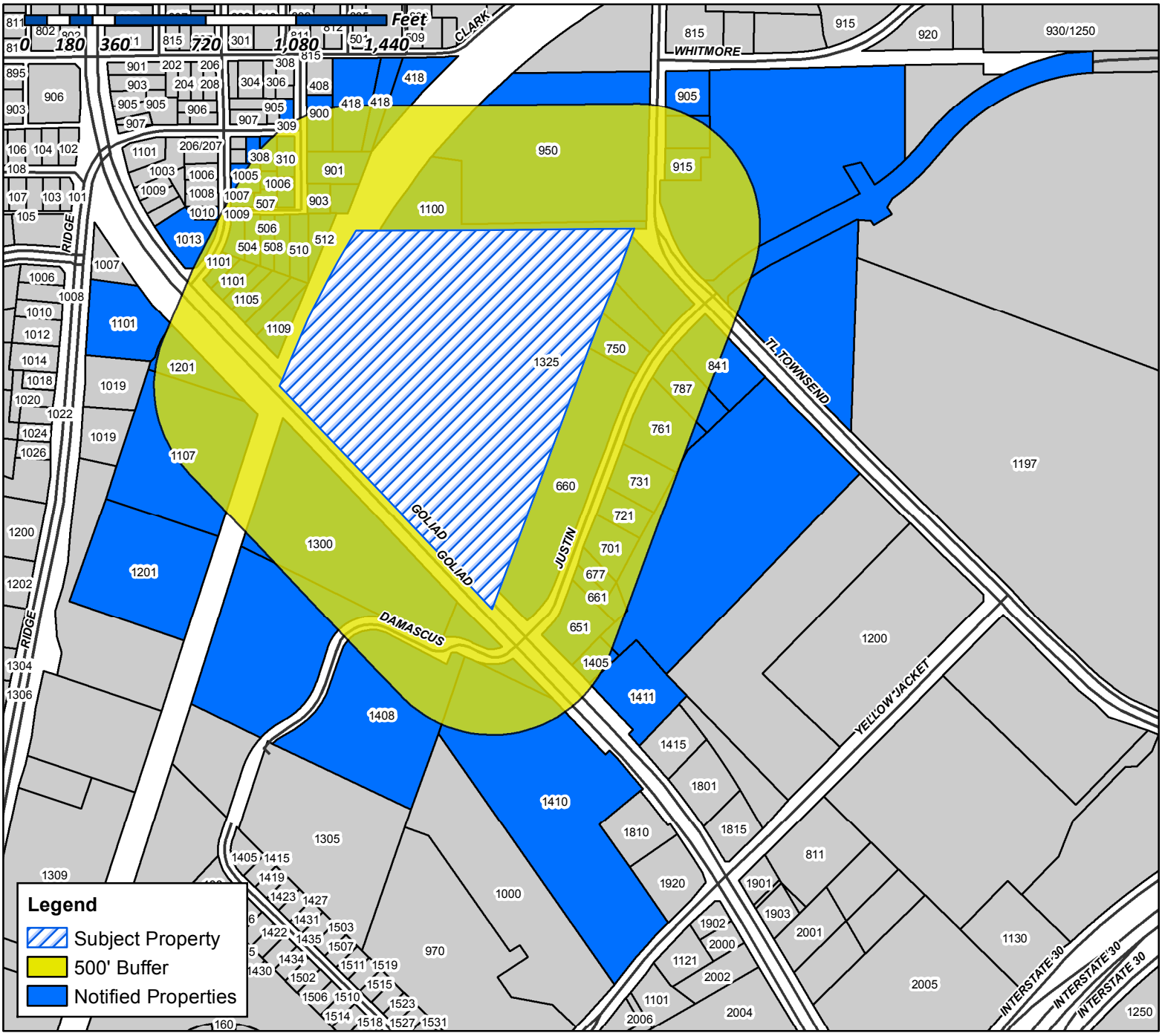
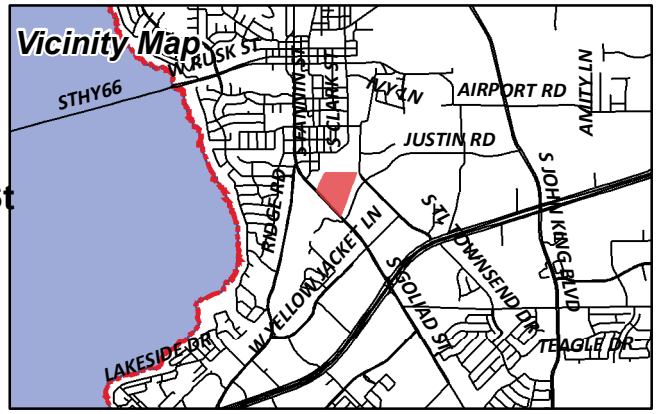


Case Number: Z2016-040
Case Name: Fireside Village
Case Type: Zoning
Zoning: Amendment to PD-68
Case Address: North of the intersection of S. Goliad St and Justin Road

Date Created: *11/18/2016*

For Questions on this Case Call (972) 771-7745



SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

PRICE ALVIN
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

JONES EVELYN
1008 DAVY CROCKETT ST
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 GOLIAD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
C/O PRETIUM PROPERTY MANAGEMENT, LLC
115 W 7TH ST
FORT WORTH, TX 76102

LOSANES LOU & RUBY G
1180 CRESTCOVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1300 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1325 GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE
BROOKFIELD, WI 53005

ROGERS FAMILY LIVING TRUST INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 GOLIAD
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY
MCKINNEY, TX 75070

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

CURRENT RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

HAMANN KRISTIE
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
512 DICKEY ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD 0
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
7475 SANDY LAKE RD
QUINLAN, TX 75474

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
900 DAVY CROCKETT
ROCKWALL, TX 75087

HENRY PATRICK AND JOLENE C
901 DAVY CROCKETT ST
ROCKWALL, TX 75087

CURRENT RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
905 T L TOWNSEND
ROCKWALL, TX 75087

FLETCHER DONNA
915 T L TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 0
DALLAS, TX 75201

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

MELTON JEFFREY G
PO BOX 884
ROCKWALL, TX 75087

EXHIBIT C
FIRESIDE VILLAGE
DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS.

1. *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed the 46 lots shown on the concept plan. All lots shall conform to the standards depicted in Table 1 below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width	*65'*
Minimum Lot Depth	*82'*
Minimum Lot Area	*5,330 SF*
Minimum Front Yard Setback	*20'*
Minimum Side Yard Setback	*6'*
Minimum Side Yard Setback (adjacent to a street)	*13'*
Minimum Length of Driveway Pavement	*20'*
Maximum Height	*20'*
Minimum Rear Yard Setback	*10'*
Minimum Area/Dwelling Unit (SF)	*1,352 SF*
Maximum Lot Coverage	*45%*
Minimum Distance Between Buildings	*12'*

3. *Building Standards*. All development shall adhere to the following building standards:
   (a) *Masonry Requirement*. The minimum masonry requirement for the exterior facades of all buildings shall be 100%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard and horizontal lap-siding (e.g. HardiBoard or Hardy Plank). Cementaceous products (e.g. HardiBoard or Hardy Plank) shall be limited to 20% of the masonry requirement.
   (b) *Roof Pitch*. A minimum of a 10:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.

EXHIBIT C
FIRESIDE VILLAGE
DEVELOPMENT STANDARDS

4. *Anti-Monotony Restrictions.* The development shall adhere to the following *Anti-Monotony Restrictions*:
   (1) Exterior wall materials must comply with the Masonry Requirements listed in Section 3. (a).
   (2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
   (3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street.
   (4) Crown molding will be installed in all living rooms, family rooms and master bedrooms, unless vaulted or pop-up ceilings are utilized. No Formica countertops may be installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.
   (5) All roof shingles shall be weathered wood color and all rated at thirty (30) years.

5. *Fencing Standards.* Fences are mandatory for any lot within this subdivision; and all must be four (4) foot wrought iron fencing.

6. *Landscaping.* At the time of final inspection, all single-family lots shall be landscaped per the attached landscape plan.

(a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front and back yard of all interior lots per the landscape plan.

Note: Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting*. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

8. Streets. The HOA shall be responsible for maintaining the area between edge of pavement and their property line.

EXHIBIT C
FIRESIDE VILLAGE
DEVELOPMENT STANDARDS

9. *Sidewalks*. Sidewalks shall be required to be located as shown on all streets and shall begin two (2') feet behind the right-of-way line and be a minimum of five (5') feet in width.

10. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.

11. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

12. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all residents front and back yard, neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

13. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

14. *Other.* This development is Deed Restricted to allow only residents 55 or older.



DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY CONCEPT PLAN
EVERGREEN

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV., 2016
PROJECT	16011
	1/1

[illegible]

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[illegible]214[illegible]33[illegible]0031 [illegible] [illegible]d [illegible] [illegible] [illegible] [illegible]972[illegible]347[illegible]3[illegible]7

TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,641
GARAGE	561
PORCH	43
PATIO	117
TOTAL AREA	1362



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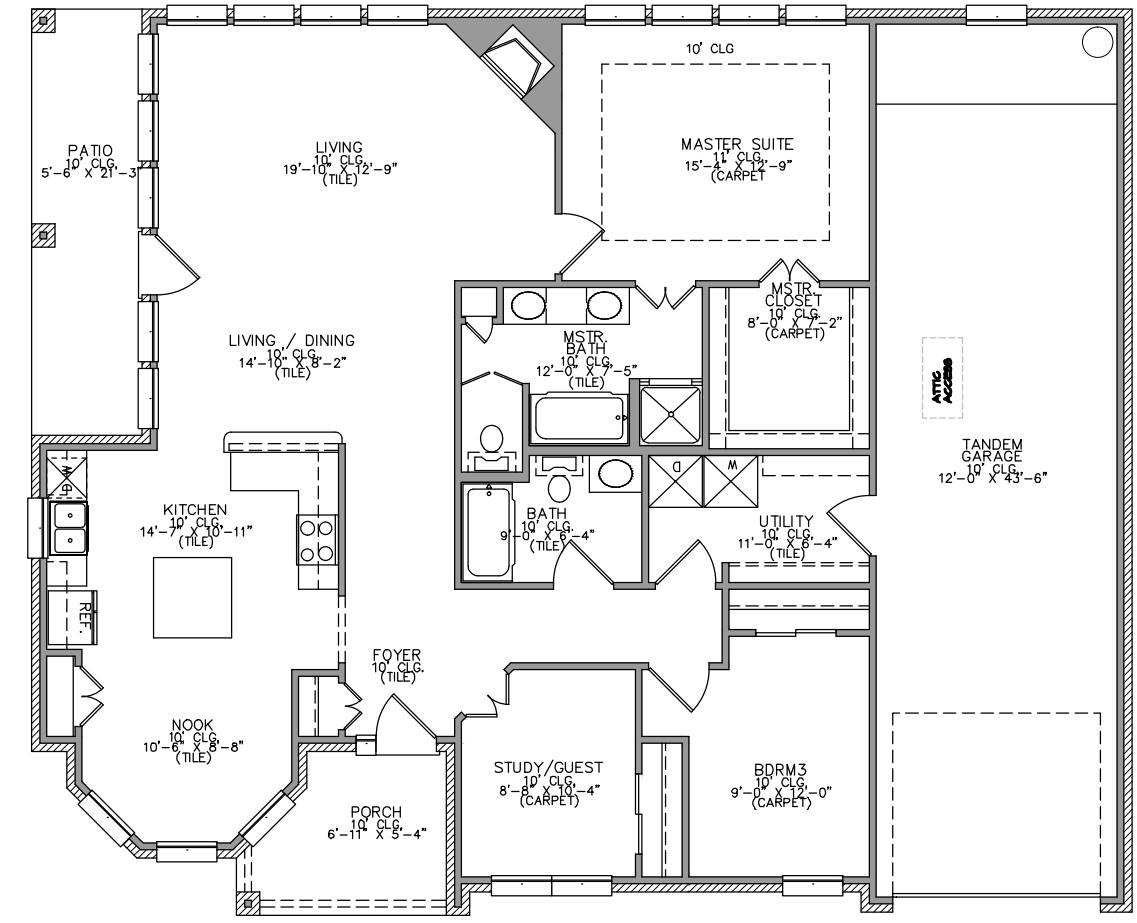

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r d LL

220 S r d S 204

7 2 4 24 9

214 33 0031 r d 972 347 3 7

TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,531
GARAGE	561
PORCH	98
PATIO	140
TOTAL AREA	2,330



1 L

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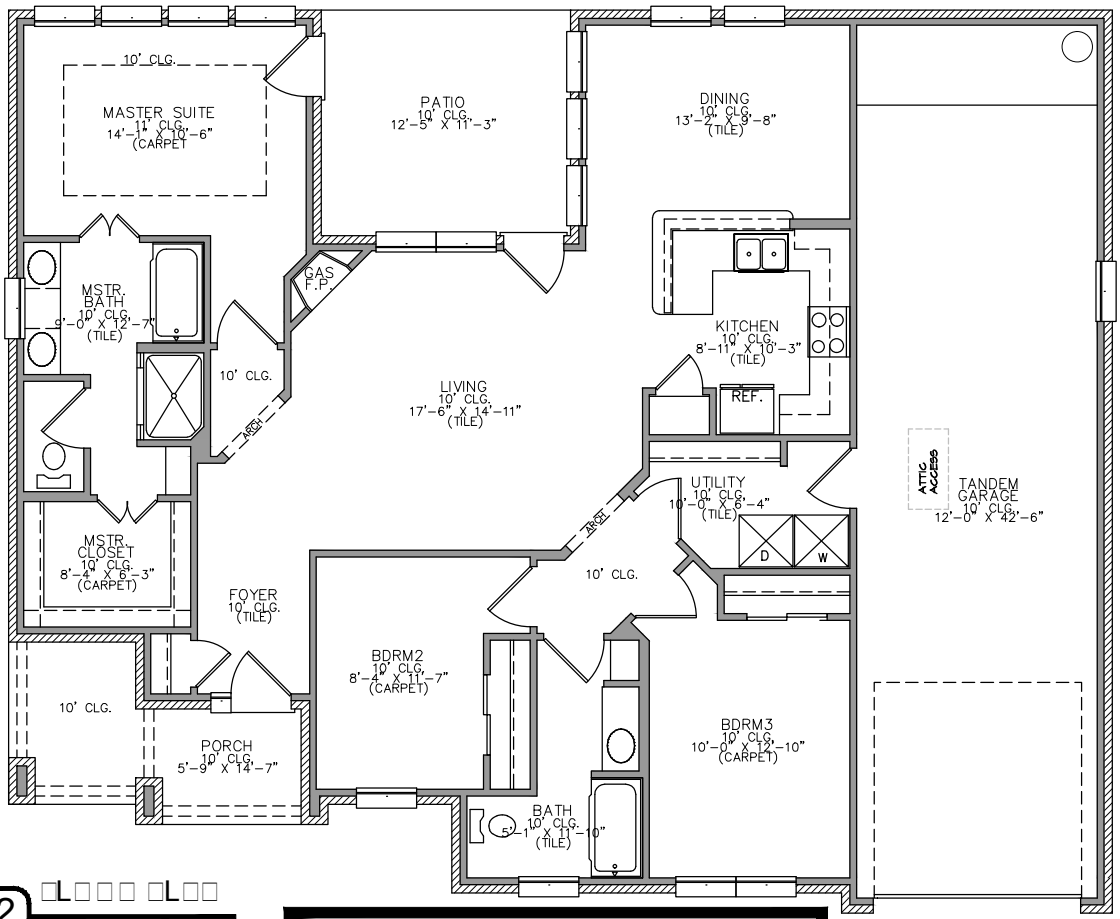

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[illegible] 214[illegible]33[illegible]0031 [illegible] [illegible] [illegible]

r d LL

220 S r d S 204

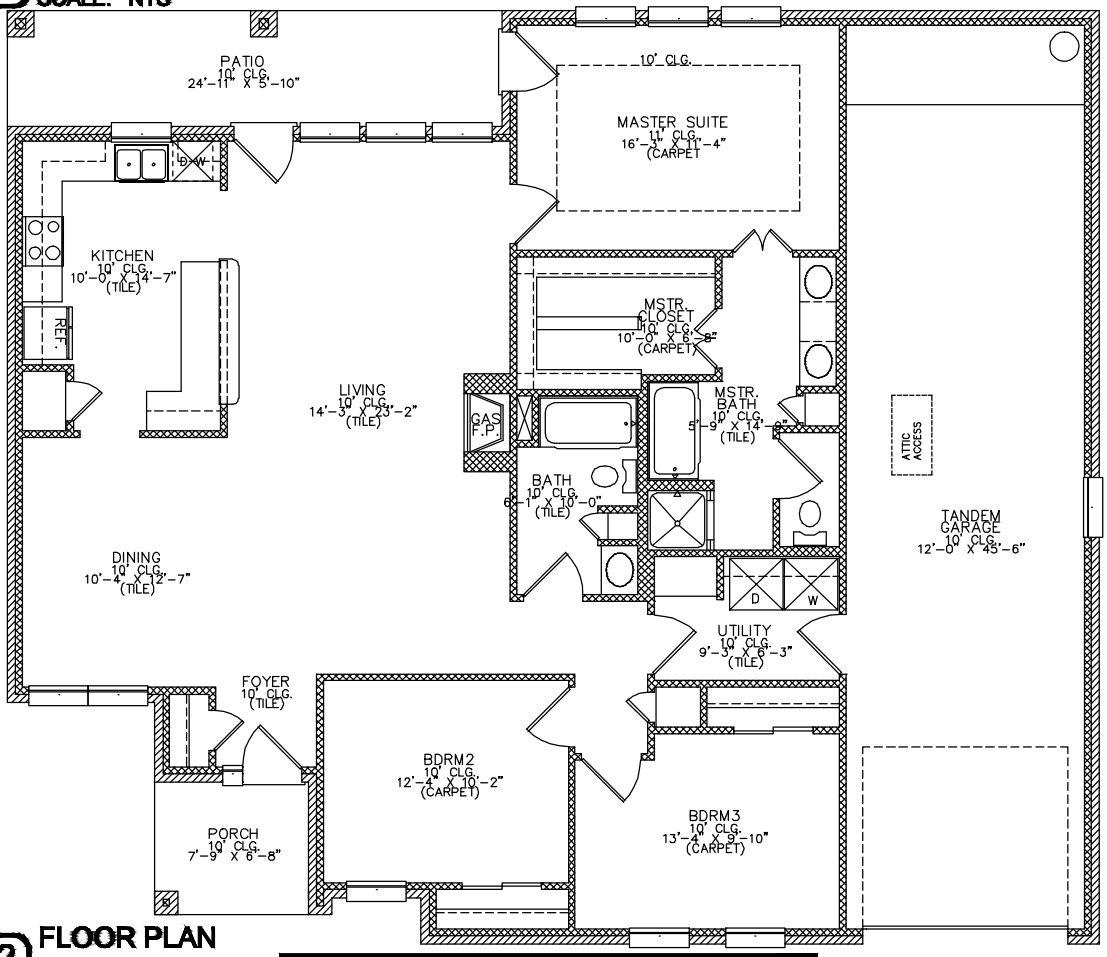
7 2 4 24 9

214 33 0031 r d 972 347 3 7

TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,675
GARAGE	599
PORCH	52
PATIO	145
TOTAL AREA	2,471



1 FRONT ELEVATION
SCALE: NTS



2 FLOOR PLAN
SCALE: NTS

r S r

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO ALLOW FOR THE INCORPORATION OF A SINGLE-FAMILY SUBDIVISION FOR A ~14.475-ACRE PORTION OF THE 25.45-ACRE PLANNED DEVELOPMENT DISTRICT BEING IDENTIFIED AS LOTS 1-7, BLOCK A, EASTSHORE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A' & Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 68 (PD-680 [*Ordinance No. 06-32*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 06-32*

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plans*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORD. 2016

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for *Area 3* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance and consistent with the *Exhibit 'C'* of this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a

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penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

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Exhibit 'A':
Legal Description

Being a 25.45-acre tract of land in the B. J. T. Lewis Survey, Abstract No. 255, and being part of the same tract of land conveyed to N. L. Lofland by deed recorded in *Volume 24, Page 437*, *Deed Records*, Rockwall County, Texas and said tract being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the southeast right-of-way line of the M. K. & T. Railroad and the northeast right-of- way line of State Highway 205 [*N. Goliad Street*], said point also being on a curve to the right having a central angle of 10 Degrees 02 Minutes 59 Seconds, a radius of 3,769.72-feet and a chord that bears North 27 Degrees 53 Minutes 16 Seconds East, a distance of 660.36-feet;

THENCE around said curve in a northeasterly direction with the southeast right-of-way line of said railroad, an arc distance of 661.21 feet to a point for a corner;

THENCE South 88 Degrees 12 Minutes 53 Seconds East, a distance of 1,042.46-feet to an iron rod for a corner in a fence line;

THENCE South 23 Degrees 03 Minutes 24 Seconds West along said fence, a distance of 306.93 feet to a point for a corner;

THENCE South 21 Degrees 37 Minutes 22 Seconds West along said fence, a distance of 1,216.35-feet to an iron rod for a corner on the northeast right-of-way line of State Highway No. 205 [*N. Goliad Street*];

THENCE North 42 Degrees 13 Minutes 47 Seconds West with said right-of-way line, a distance of 1,164.12-feet to the *POINT OF BEGINNING* and containing 25.45 acres of land, which includes 0.61-acres in easements, leaving a net of 24.84-acres of land.

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Exhibit 'B':
Location Map

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ORDINANCE
11.29.2016

Exhibit 'C':
Concept Plan: Areas 1 & 2

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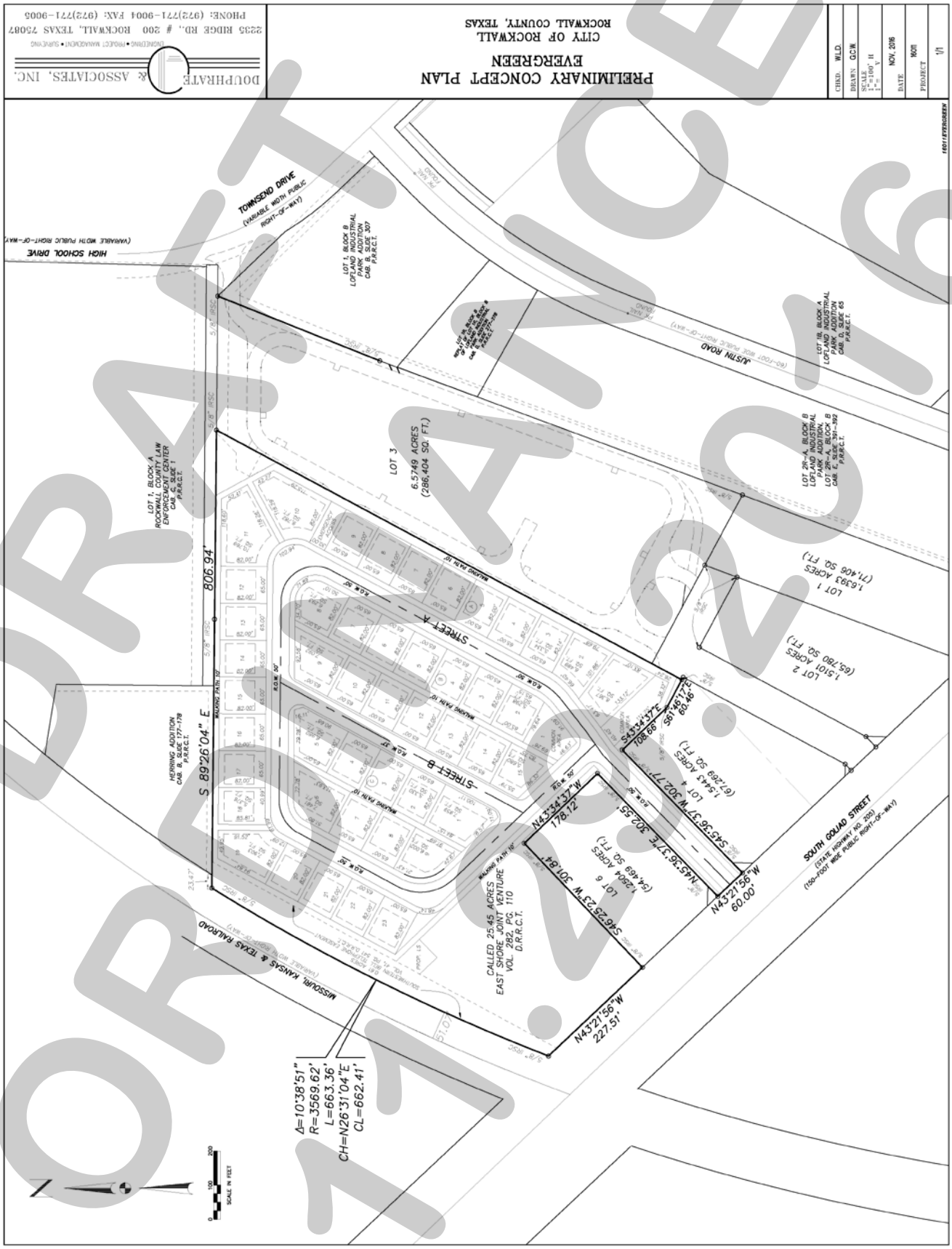
11.29.2016

Exhibit 'C':
Concept Plan: Area 3



DRAFT NOT FOR RELEASE 11.29.2016

Exhibit 'D':
PD Development Standards

PD Development Standards.

Area 1: Evergreen Senior Community (~6.5749-Acres)

(1) *Permitted Uses. Area 1* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses are permitted *by-right*:

(a) Age Restricted Senior Housing. Age Restricted Senior Housing -- *which shall be defined in accordance with the State of Texas Federal Fair Housing Laws* -- shall include but not be limited to the following:

- ☑ All of the occupied units are occupied by at least one (1) person who is 55-years of age or older, or handicapped.
- ☑ The housing facility or community publishes and adheres to policies and procedures that demonstrate their intent to meet all provisions of the *Housing for Older Persons Act* of 1995.
- ☑ The housing facility or community complies with all rules issued by the *Secretary of Housing and Urban Development* for verification of occupancy.
- ☑ The housing facility has significant facilities and services specifically designated to meet the physical or social needs of older persons.

(b) Private Streets.

Permitted as Accessory Uses. The following uses shall be permitted as accessory uses to *Age Restricted Senior Housing*:

- ☑ Barber and Beauty Shop
- ☑ Cafeteria/Common dining facilities
- ☑ Chapel
- ☑ Community Center
- ☑ Drug Store or Pharmacy
- ☑ Game Court
- ☑ Greenhouse
- ☑ Handcraft or Art Work Studio
- ☑ Health Studio
- ☑ Instructional Art Studio
- ☑ Medical Treatment Services (*e.g. medical clinic, physical therapy services, inhalation therapy, and other related uses*)
- ☑ Office
- ☑ Private Recreation Club or Area
- ☑ Retail store with Food and Personal Goods
- ☑ Snack Bar
- ☑ Swimming Pool

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Retail Store with Gasoline Sales with more than two (2) dispenser (*i.e. servicing four [4] vehicles*). This may also include a car wash as an accessory use.

Prohibited Uses. The following uses shall be prohibited:

- ☑ Animal Boarding/Kennel with or without Outside Pens
- ☑ Cemetery

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- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus or Amusement Ride
- ☑ Commercial Amusement Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist or Psychic
- ☑ Night Club, Discotheque or Dance Hall
- ☑ Pawn Shop
- ☑ Secondhand Dealer
- ☑ Building and Landscape Material Sales with or without Outside Storage
- ☑ Research and Technology/ Light Assembly
- ☑ Auto Repair Garage (Minor)
- ☑ Boat and Trailer Dealership (New and Used)
- ☑ Car Wash with Auto Detail
- ☑ Self Service Car Wash
- ☑ Motor Vehicle Dealership (New or Used)
- ☑ RV Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)
- ☑ Helipad
- ☑ Railroad Yard or Shop

(2) *Number of Units.* The maximum number of *Age Restricted Senior Housing* units shall not exceed 145 units.

(3) *Unit Size.* The minimum unit size shall not be less than 700 SF and the average unit size shall not be less than 800 SF.

(4) *Building Height.* The maximum building height shall be 60-feet. Building with multiple stories shall be required to provide interior elevators.

(5) *Lot Coverage.* The maximum lot coverage shall be 45%.

(6) *Masonry Requirement*. All buildings shall be consist 95% masonry -- *excluding windows and doors* -- and shall adhere to the building elevations contained in *Exhibit 'E'* of this ordinance. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiberboard (*i.e. HardiPlank, HardiBoard or similar; nine (9) inches or smaller in width*) and cementaceous stucco. The masonry requirements for all building facades shall include a minimum of 20% natural or quarried stone.

(7) *Articulation.* The buildings shall be highly articulated in a similar manner to the building elevations contained in *Exhibit 'E'* of this ordinance.

(8) *Parking.* No less than 1.2 parking spaces per unit shall be provided. Any attached or detached garages or carports shall be approved during the review of the site plan (*with building elevations*), and shall be constructed with materials matching the primary structure.

(9) *Common Recreation Amenity.* The *Age Restricted Senior Housing* area (*i.e. Area 1*) shall have a clubhouse facility including residence dining areas and a kitchen. In addition, other amenities such as an exercise club and pool shall be provided.

(10) *Parks*. All development within *Area 1* shall be subject to review by the City of Rockwall's Parks Board at the time of *PD Site Plan* and/or platting. The Parks Board shall make recommendations to the City Council regarding trail requirements, parkland dedication requirements and pro-rata equipment fees for the development.

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(11) *Open Space*. A minimum of 20% of *Area 1* shall be developed as open space, which may include landscaping buffers and islands, landscaped detention areas, hardscape gathering areas, and pool and other outdoor recreational areas.

(12) *Phasing.* No phasing of *Age Restricted Senior Housing* shall be permitted.

(13) *Screening from Adjacent Land Uses.* Additional landscaping and/or screening shall be provided on all perimeter property lines adjacent to other uses. This may consist of solid landscaping such as hedgerows or a combination of iron (*i.e. tubular steel*) fencing and landscaping, or as otherwise approved by the Planning and Zoning Commission. A detail of this screening shall be indicated on the *PD Site Plan*.

(14) *PD Site Plan.* The Planning and Zoning Commission shall review the *PD Site Plan* for *Area 1* and forward its recommendation to the City Council who shall review the final *PD Site Plan* and shall approve, conditionally approve, or deny the *PD Site Plan*. All required off-site improvements such as fire lanes and access, utility and drainage facilities, and open space shall be approved as part of the *PD Site Plan* for *Area 1*.

Area 2: Property Adjacent to SH-205 [N. Goliad Street] (~4.3998-Acres)

(1) *Permitted Uses. Area 2* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Specific Uses. The following uses shall be permitted by Specific Use Permit:

☑ Retail Store with Gasoline Sales with more than two (2) dispenser (*i.e. servicing four [4] vehicles*). This may also include a car wash as an accessory use.

Prohibited Uses. The following uses shall be prohibited:

☑ Animal Boarding/Kennel with or without Outside Pens
☑ Cemetery
☑ Billiard Parlor or Pool Hall
☑ Carnival, Circus or Amusement Ride
☑ Commercial Amusement Recreation (*Outside*)
☑ Gun Club, Skeet or Target Range (*Indoor*)
☑ Astrologer, Hypnotist or Psychic
☑ Night Club, Discotheque or Dance Hall
☑ Pawn Shop
☑ Secondhand Dealer
☑ Building and Landscape Material Sales with or without Outside Storage
☑ Research and Technology/ Light Assembly
☑ Auto Repair Garage (Minor)
☑ Boat and Trailer Dealership (New and Used)
☑ Car Wash with Auto Detail
☑ Self Service Car Wash
☑ Motor Vehicle Dealership (New or Used)
☑ RV Sales and Service
☑ Service Station
☑ Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)
☑ Helipad
☑ Railroad Yard or Shop

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(2) *PD Development Plan.* All property within *Area 2* shall require the approval of a *PD Development Plan* in accordance with Article X, *Planned Development Regulation*, of the Unified Development Code [*Ordinance No. 04-38*]. Each *PD Development Plan* shall be reviewed for its conformity with the spirit and intent of this ordinance and to ensure overall connectivity within the *Planned Development District.*

(3) *PD Site Plan*. A *PD Site Plan* shall be required for all development in *Area 2* in accordance with Article X, *Planned Development Regulation*, of the Unified Development Code [*Ordinance No. 04-38*] prior to any application for a building permit. The *PD Site Plan* will be reviewed for its conformity with the spirit and intent of this ordinance.

(4) *Architectural Review Board (ARB)*. All development within the PD shall be subject to Architectural Review Board's (*ARB*) recommendation as part of the approval of the *PD Site Plan*. All development shall adhere to architectural symmetry and design features that encourage connectivity and consistency with similar design themes.

(5) *Buried Utilities*. All overhead utilities shall be placed under ground except as otherwise approved by the City of Rockwall.

(6) *Lighting*. No light pole shall exceed 20-feet in height. All light fixtures shall focus light downward and all light shall be contained on-site.

(7) *Open Space*. A minimum of 20% of each site shall be developed as open space, which may include landscaping buffers and islands, landscaped detention areas, and hardscape gathering areas.

(8) *Conformity with Other Ordinances*. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City that are in effect at the time.

(9) *Additional Provisions*. Any additional provisions not covered within these requirements shall refer to the Unified Development Code [*Ordinance No. 04-38*].

Area 3: Fireside Village (~14.4753-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.6-units/acre; however, in no case should the proposed development exceed 46 single-family, residential lots. All lots shall conform to the standards depicted in *Table 1* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width [1]	65'
Minimum Lot Depth	82'
Minimum Lot Area	5,330 SF
Minimum Front Yard Setback [2]	20'
Minimum Side Yard Setback	6'
Minimum Side Yard Setback (Adjacent to a Street)	13'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [5]	1,300 SF

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Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: The minimum area/dwelling unit only includes air conditioned square space.

(3) *Building Standards*. All development shall adhere to the following building standards:

(A) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 20% of the masonry requirement.

(B) Roof Pitch. A minimum of a *10:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(C) Garage Orientation. Garages are permitted to be in a front-entry format (*i.e. even with the front façade of the primary structure*). In addition, the garage may encroach the front-yard building setback (*i.e. extend beyond the front façade of the primary structure towards the front property line*) by a distance not to exceed five (5) feet.

(D) Anti-Monotony Restrictions. The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Crown molding shall be installed in all living rooms, family rooms and master bedrooms, unless vaulted or pop-up ceilings are utilized. No Formica countertops maybe installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings shall be prohibited.

(4) All roof shingles shall be weathered wood color, an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

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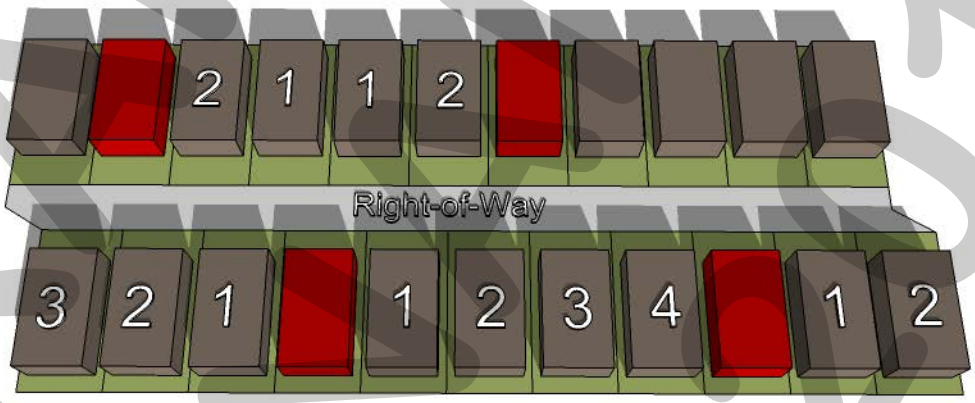
Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential fencing shall be four (4) foot wrought iron/tubular steel fencing.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall have a minimum of two (2), three (3) inch caliper trees, as measured at breast height [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*]. These trees may be planted in the front and/or backyard of all interior lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer (SH-205). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205, and shall incorporate ground

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cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.7, *SH-205 Corridor Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(H) Sidewalks. Sidewalks shall be a minimum of five (5) feet in width and begin two (2) feet inside the right-of-way line.

(I) Streets. With the exception of *Street B* as indicated in *Exhibit 'C'* of this ordinance, all streets shall have a minimum of 50-feet of right-of-way and incorporate a 29-foot *back-to-back* street. *Street B* as indicated in *Exhibit 'C'* of this ordinance shall be allowed to reduce the right-of-way width to a minimum of 37-feet of right-of-way; however a 29-foot *back-to-back* street will need to be provided.

(J) Cross Access. Cross access from *Street A* to Lots 4 & 6 -- *which are depicted in Exhibit 'C' of this ordinance* -- shall be required and indicated on the *PD Site Plan*.

(K) Open Space. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. The Homeowner's Association (HOA) shall maintain all open space areas.

(L) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(M) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

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(N) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(O) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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Exhibit 'E':
Evergreen Building Elevations

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ORDINANCE
11.29.2016

Project Details

Project Number Z2016-041
As of 11/22/2016

Type / Subtype
ZONING / REZONE

Project Name
Rockwall Lofts (AG to PD)

Planner
Ryan Miller

Status
STAFF REVIEW

Site Address
TOWNSEND DR

City, State Zip
ROCKWALL, TX 75087

Site APN
0255-0000-0008-00-0R

Description

Conditions

Application Date 11/18/2016 LM
Approval Date
Date Closed
Expiration Date
Status Date 11/18/2016 LM

Additional Sites

APN	Address
No Additional Sites	

Chronology Actions

Type of Action	Action Date	Action By
No Activity		

Contacts

Contact Type / Name	Address	City, State, Zip	Phone	Fax	Email
OWNER CAMERON, & CAMERON		ROCKWALL TX 75087			
APPLICANT TONY AUSTIN COMPANY	2300 VERSAILLES COURT	HEATH TX 75032	(214) 507-9055		TSAUSTIN@TAC-IN

Fees

Description of Fee / Quantity	Date Paid / Amount	Paid By	Pay Method	Account
ZONING	11/21/2016 $388.85	TONY AUSTIN COMP	CHECK	01-4280

CRW SYSTEMS

Inspections

Type of Inspection	Scheduled Date	Completed Date
Inspector	Result	Remarks

No Activity

Reviews

Type of Review	Date Sent	Date Due	Date Received
Contact	Status	Remarks	
PLANNING	11/18/2016	11/25/2016	11/22/2016
Ryan Miller	APPROVED	See Comments	

Notes: Z2016-041 (Rockwall Lofts [AG to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

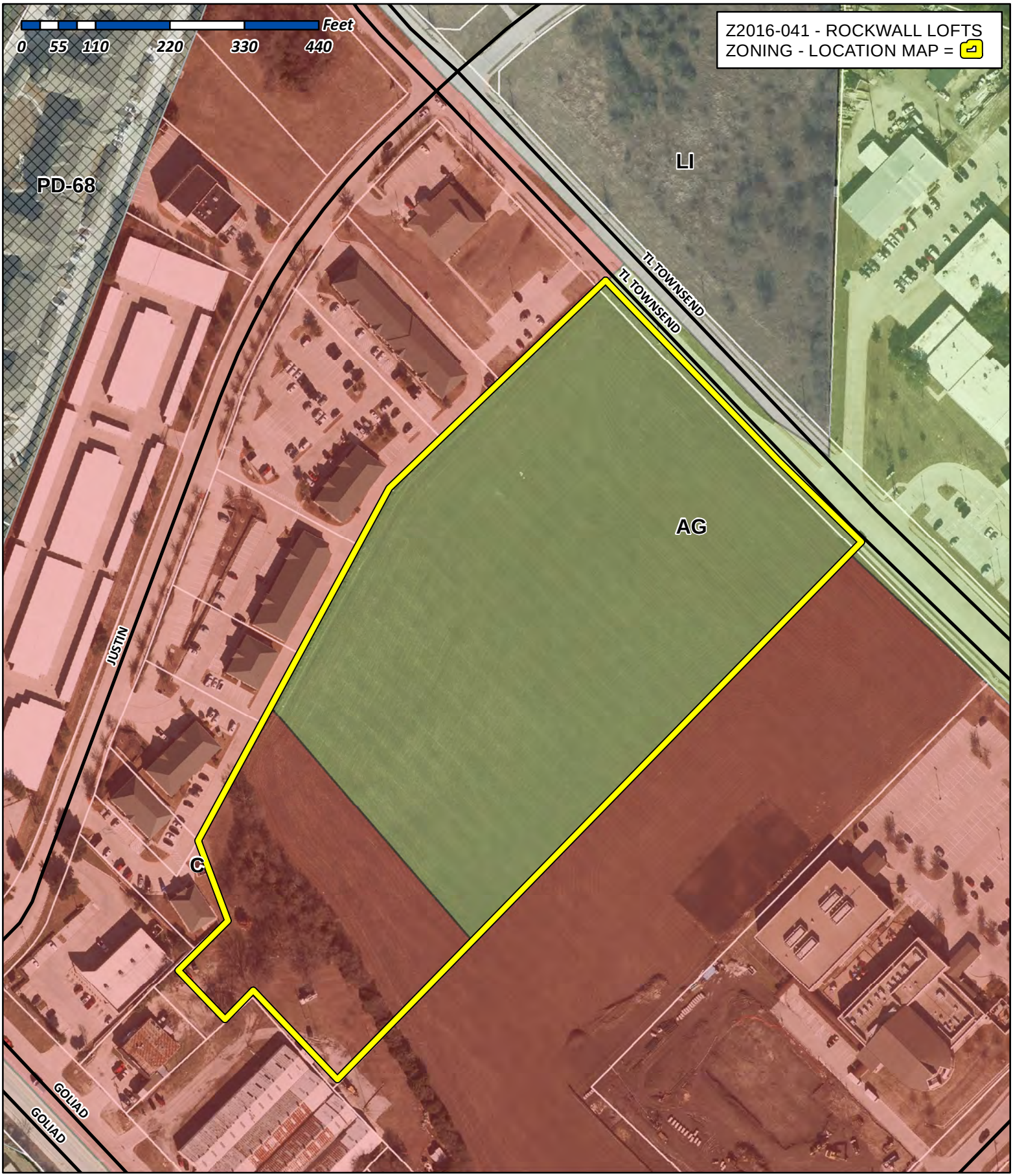
I.1 Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner _ Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-041) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on December 13, 2016.
I.5 The following are a list of Comprehensive Plan policies that have not been satisfied or could benefit from clarification:

(1) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods." In this case, trails and sidewalks could be used to allow pedestrian traffic to circulate to the adjacent restaurants west/southwest of the subject property.

I.6 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on December 6, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2016 Planning & Zoning Meeting.
I.8 The projected City Council dates for this case are project to be: 1) December 19, 2016 [1st Reading], and 2) January 3, 2017 [2nd Reading].

ENGINEERING	11/18/2016	11/25/2016
Amy Williams		
FIRE	11/18/2016	11/25/2016
Ariana Hargrove		

CRW SYSTEMS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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(W): www.rockwall.com

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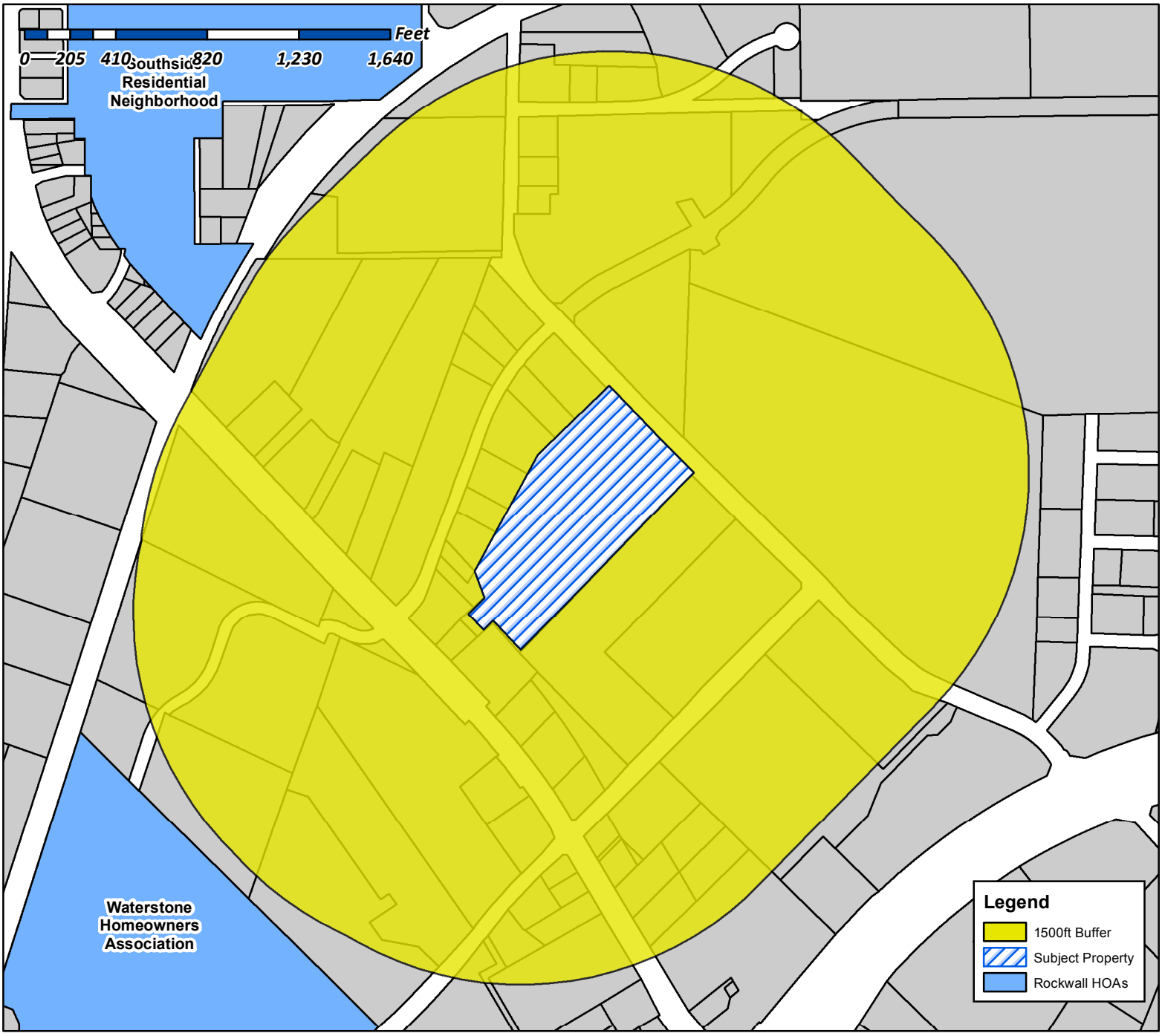
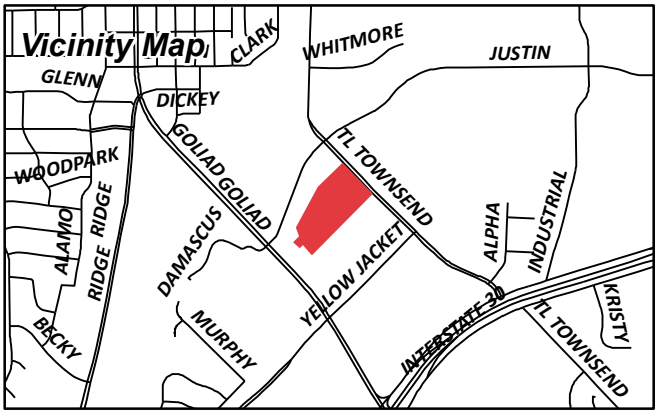


Case Number: Z2016-041
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: West side of T. L. Townsend Drive south of Justin Road



Date Created: *11/21/2016*

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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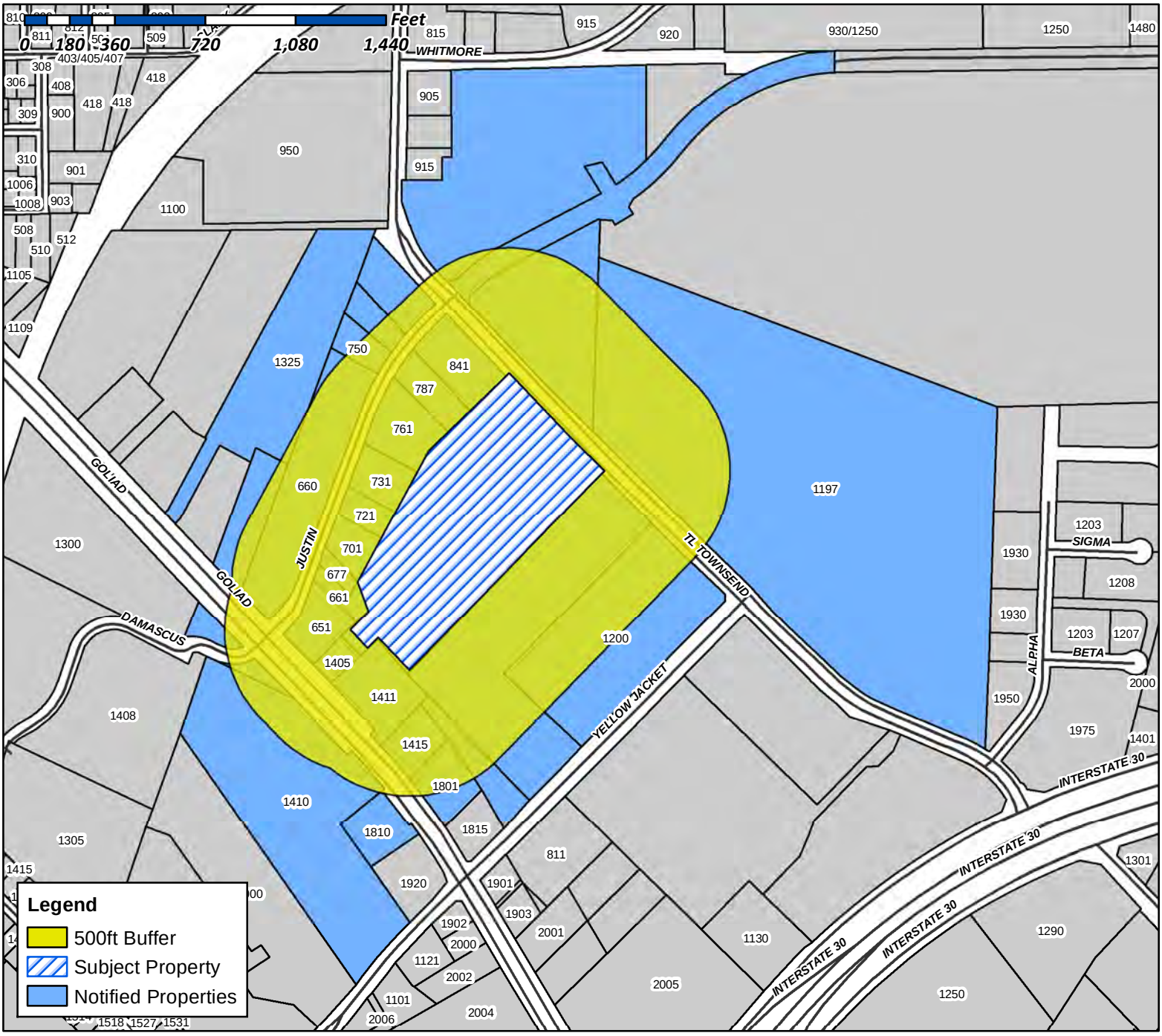
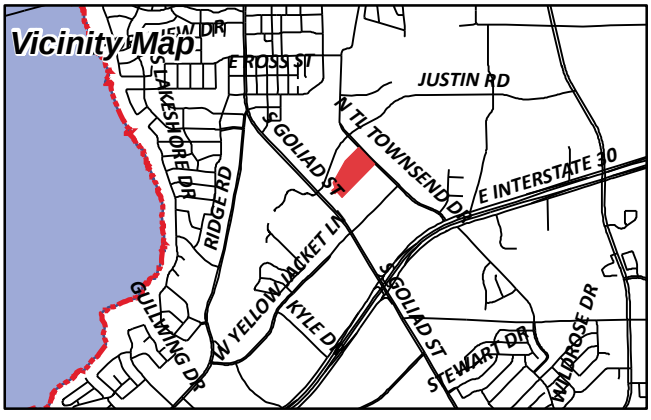


Case Number: Z2016-041
Case Name: Rockwall Lofts
Case Type: Zoning
Zoning: AG to PD
Case Address: TL Townsend between Yellow Jacket and Justin

Date Created: *11/21/2015*
For Questions on this Case Call (972) 771-7745



SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC
109 STILL WILD LANE
ELGIN, SC 29045

CURRENT RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
1325 GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RICHARD C GRANT
1411 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1801 GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY SUITE 110
MCKINNEY, TX 75070

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
DEPARTMENT #8088
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

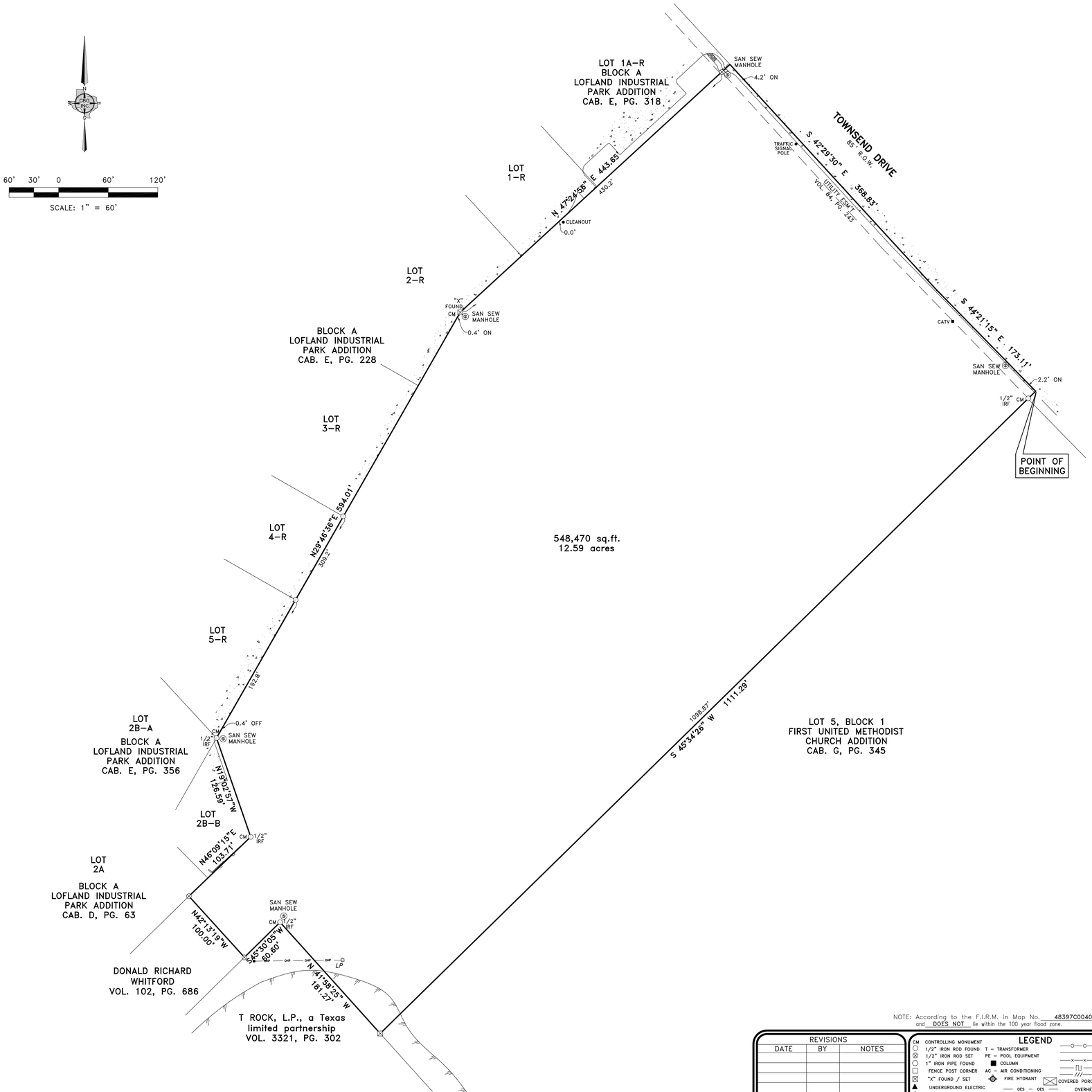
DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168



Justin Road & Townsend Drive

Being a 12.59 acres tract of land situated in Rockwall County, Texas, of the B.J. Lewis Survey, Abstract No. 225, and being the remainder of a tract of land conveyed to Bill R. Cameron and Raymond B. Cameron, by Deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a at a point for corner lying in the Southwest right-of-way line of Townsend Drive (variable width right-of-way) said point being the Northeasterly corner of the remainder of said Cameron tract from which a 1/2 inch iron rod found bears South 45 degrees 34 minutes 26 seconds West a distance of 12.42 feet said iron rod being the North corner of Lot 5, Block 1 of First United Methodist Church Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Page 345, Map Records, Rockwall County, Texas;

THENCE South 45 degrees 34 minutes 26 seconds West, along the Northwest line of said Lot 5, a distance of 1111.29 feet to an "X" set for corner at the West corner of said Lot 5 and lying in the Northeast line of a tract of land conveyed to T Rock, L.P., a Texas limited liability partnership, by Deed recorded in Volume 3321, Page 302, Deed Records, Rockwall County, Texas;

THENCE North 41 degrees 58 minutes 25 seconds West, along said Northeast line of T Rock tract, a distance of 181.27 feet to a 1/2 inch iron rod found for corner at the North corner of said T Rock tract;

THENCE South 45 degrees 30 minutes 05 seconds West, along the Northwest line of said T Rock tract, a distance of 60.60 feet to a 1/2 inch iron rod set for corner at the East corner of a tract of land conveyed to Donald Richard Whitford, by Deed recorded in Volume 102, Page 686, Deed Records, Rockwall County, Texas;

THENCE North 42 degrees 13 minutes 19 seconds West, along the Northeast line of said Whitford tract, a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the North corner of said Whitford tract and lying in the Southeast line of Lot 2A, Block A of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Page 63, Map Records, Rockwall County, Texas;

THENCE North 48 degrees 09 minutes 15 seconds East, a distance of 103.71 feet to a 1/2 inch iron rod found for corner at the East corner of Lot 2B-B of Lot 5, Block 1 of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 356, Map Records, Rockwall County, Texas;

THENCE North 19 degrees 02 minutes 57 seconds West, along the Northeast line of said Lot 2B-B, a distance of 126.59 feet to a 1/2 inch iron rod found for corner at the North corner of said Lot 2B-B and the common South corner of Lot 5-R of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 228, Map Records, Rockwall County, Texas;

THENCE North 29 degrees 46 minutes 36 seconds East, along the Southeast line of said Lofland Industrial Park Addition, a distance of 594.01 feet to an "X" found for corner;

THENCE North 47 degrees 24 minutes 56 seconds East, along said Southeast line of said Lofland Industrial Park Addition, passing at a distance of 430.2 feet a 1/2 inch iron rod set for witness and continuing a total distance of 443.65 feet to a point for corner lying in said Townsend Drive;

THENCE South 42 degrees 29 minutes 30 seconds East, along said Southwest right-of-way line of Townsend Drive, a distance of 368.83 feet to a point for corner;

THENCE South 44 degrees 21 minutes 15 seconds East, continuing along the Southwest right-of-way line of Townsend Drive, a distance of 173.11 feet to the POINT OF BEGINNING and containing 548,470 square feet or 12.59 acres of land.

This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Executed this 24th day of May, 2012

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS · REGISTERED · BRYAN CONNALLY · 5513 · PROFESSIONAL · LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT	CHAIN LINK FENCE
1/2" IRON ROD FOUND	T – TRANSFORMER
1/2" IRON ROD SET	PE – POOL EQUIPMENT
1" IRON PIPE FOUND	COLUMN
FENCE POST CORNER	AC – AIR CONDITIONING
"X" FOUND / SET	FIRE HYDRANT
UNDERGROUND ELECTRIC	OES – OES OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OHP – OHP OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
ASPHALT PAVING	
GRAVEL/ROCK ROAD OR DRIVE	

WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgsurvey.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	05-24-12	1201832-1		CHRIS

12.59 ACRES

B.J. LEWIS SURVEY, ABSTRACT NO. 225

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUSTIN ROAD AND TOWNSEND DRIVE

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



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ROCKWALL LOFTS SITE PLAN

ROCKWALL, TEXAS

BGO architects

16158
11.01.2016
TONY AUSTIN



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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ROCKWALL LOFTS CONCEPTUAL ELEVATIONS

ROCKWALL, TEXAS

SCALE 3/32"=1'-0"
0' 10' 20'

BGO architects

16158
11.15.16
TAC Inc

Rockwall Lofts

ARCHITECT:

ERIK EARNSHAW
BGO ARCHITECTS
PARTNER
ADDISON, TEXAS
EEARNSHAW@BGOARCHITECTS.COM
BGOARCHITECTS.COM

DEVELOPER:

TONY AUSTIN
TAC
PRESIDENT
ROCKWALL, TEXAS
TSAUSTIN@TAC-INC.NET

MF-14 ZONING COMPRESSION TO PD-ZONING REQUEST

Sec. 3.9. - Multi-Family Residential (MF-14) District.	Requested PD Compliance with MF-14
C. Development standards.	
1 Duplexes shall meet the requirements of the 2-F District, with only one duplex per lot.	NA
2 Minimum site area: 10,000 square feet.	YES
3 Minimum lot area: 2,000 square feet of lot per unit.	YES
4 Maximum density per gross acre: 14 units/acre.	REQUEST 16.92 Unit/Acre
5 Minimum lot frontage on a public street: 60 feet.	YES
6 Minimum lot depth: 100 feet.	YES
7 Minimum depth of front yard setback: 25 feet.	YES
8 Minimum depth of rear yard setback*:	
a. Abutting a single-family, townhouse, or duplex district:	NA
One-story structure: 25 feet.	
Two-story structure: 50 feet.	
Three-story structure: 75 feet.	
b. Abutting any other district: ten feet.	
*Unenclosed carports may be built up to within five feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.	
9 Minimum width of side yard setback:	YES
11. Maximum building coverage as a percentage of lot area: 45 percent. Each development containing over 100 dwelling units shall provide 300 square feet of open space per two- and three-bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet.	YES
12. Minimum amount of permanent, landscaped open space: 20 percent of total lot area, with 30 percent of total requirement located in front and alongside buildings along street frontages. See article VIII, section 5.12, Required Landscaping.	YES
13. Maximum building height: 36 feet.	YES

UNIT TABULATION

TYPE	AREA	NO.	%
A1	576	27	55.40%
A2	680	31	
A3	740	33	
A4	772	21	
A5	773	6	
B1	1,029	26	36.15%
B2	1,156	30	
B3	1,196	21	
C1	1,321	18	8.45%
TOTAL		213	100.00%
AVERAGE UNIT SIZE :		902.49	

Off Street Parking Required

UNIT TYPES	UNIT COUNT	PARKING REQ./UNIT	TOTAL
1 BEDROOM	118	1.5	177
2 BEDROOM	77	2	154
3 BEDROOM	18	2.5	45
TOTAL	**213**		**376**

Off Street Parking Provided

UNIT TYPES	UNIT COUNT	PARKING REQ./UNIT	TOTAL
1 BEDROOM	118	1.5	177
2 BEDROOM	77	2	154
3 BEDROOM	18	2.5	45
TOTAL	**213**		**376**

Surface Parking	260
Garage Tuck Under	91
Detached Garage	32
Total	**383**

BGO architects



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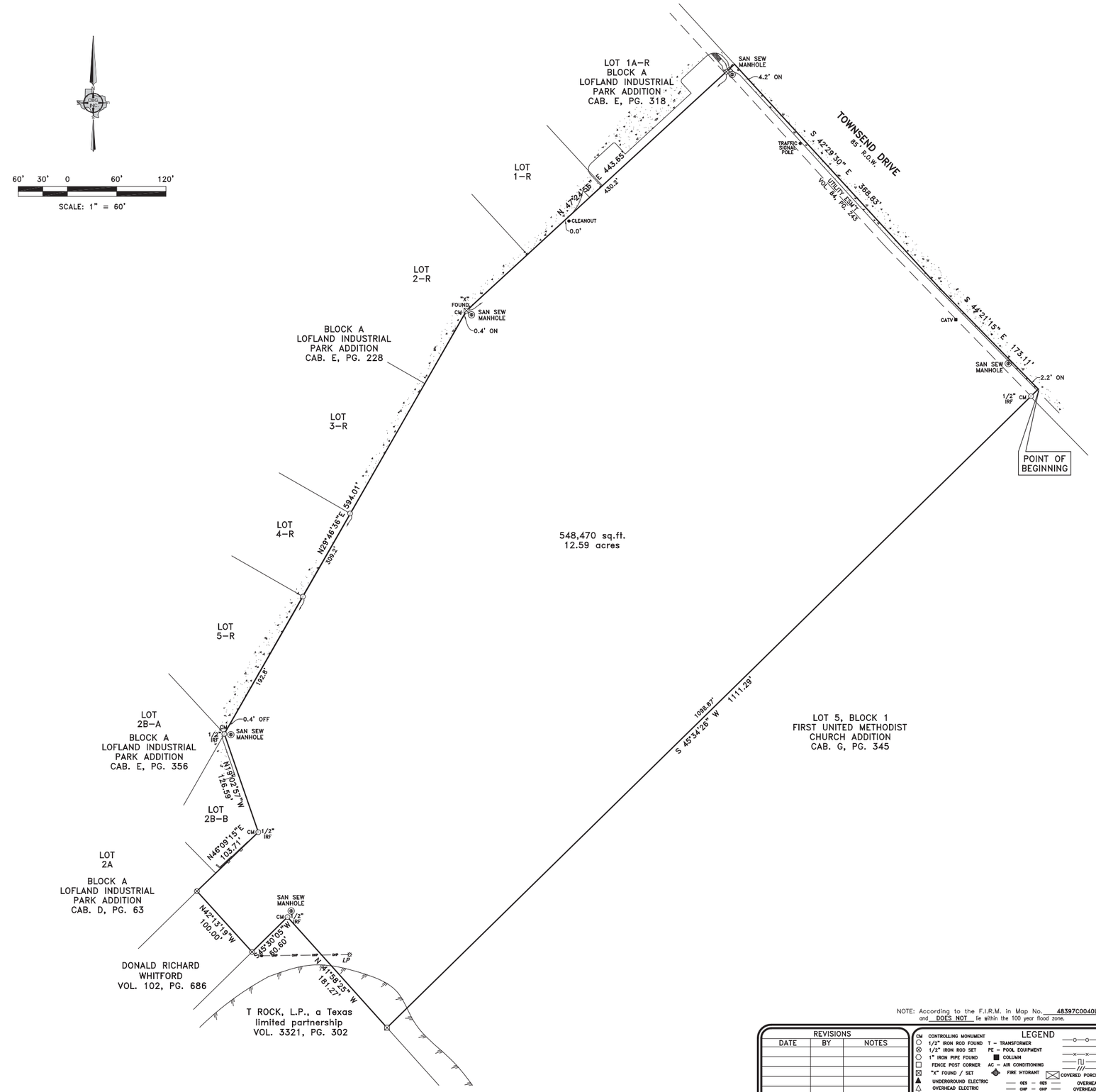
ROCKWALL LOFTS SITE PLAN

ROCKWALL, TEXAS

BGO architects

16158
11.01.2016
TONY AUSTIN



NOTES:
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Justin Road & Townsend Drive

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Executed this 24th day of May, 2012

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS · REGISTERED · BRYAN CONNALLY · 5513 · PROFESSIONAL LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
T – TRANSFORMER
PE – POOL EQUIPMENT
COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
OES – OES
OHP – OHP
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD POWER LINE
OVERHEAD ELECTRIC SERVICE
CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	05-24-12	1201832-1		CHRIS

12.59 ACRES

B.J. LEWIS SURVEY, ABSTRACT NO. 225

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUSTIN ROAD AND TOWNSEND DRIVE

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ROCKWALL LOFTS CONCEPTUAL CLUB PERSPECTIVE

ROCKWALL, TEXAS

BGO architects

16158
11.15.2016
TAC Inc



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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ROCKWALL LOFTS CONCEPTUAL ELEVATIONS

ROCKWALL, TEXAS

SCALE 3/32"=1'-0"
0' 10' 20'

BGO architects

16158
11.15.16
TAC Inc


1090 WEST
EXCHANGE PKWY




G
G101-G115
G201-G215
G301-G315
G402-G414
NO PARKING







CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 12.59-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tony Austin of TAC, Inc. on behalf of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 10.25.16

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that

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is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

DRAFT ORDINANCE 11.29.2016

Exhibit 'A':
Survey/Legal Description

Being a 1 2.59 ac res tract of land situated in Rockwall County, Texas, of the B. J. Lewis Survey, Abstract No. 225, and being the remainder of a tract of land conveyed to Bill R. Cameron and Raymond B. Cameron, by Deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a at a point for corner lying in the Southwest right-of-way line of Townsend Drive (variable width right-of -way) said point being the Northeasterly corner of the remainder of said Cameron tract from which a 1/2 inch iron rod found bears South 45 degrees 34 minutes 2 6 seconds West a distance of 12.42 feet said iron rod being the North corner of Lot 5, Bloc k 1 of First United Methodist Church Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Page 345, Map Records, Rockwall County, Texas;

THENCE South 45 degrees 34 minutes 26 seconds West, along the Northwest line of said Lot 5, a distance of 1,111.29 feet to an "X" set for corner at the West corner of said Lot 5 and lying in the Northeast line of a tract of land conveyed to T Rock, L.P., a Texas limited liability partnership, by Deed recorded in Volume 3321, Page 302, Deed Records, Rockwall County, Texas;

THENCE North 41 degrees 58 minutes 25 seconds West, along said Northeast line of T Rock tract, a distance of 181 .27 feet to a 1 /2 inch iron rod found for corner at the North corner of said T Rock tract;

THENCE South 45 degrees 30 minutes 05 seconds West, along the Northwest line of said T Rock tract, a distance of 60.60 feet to a 1/2 inch iron rod set for corner at the East corner of a tract of land conveyed to Donald Richard Whit ford, by Deed recorded in Volume 102, Page 686, Deed Records, Rockwall County, Texas;

THENCE North 42 degrees 1 3 minutes 19 seconds West, along the Northeast line of said Whitford tract, a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the North corner of said Whitford tract and lying in the Southeast line of Lot 2A, Block A of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Page 63, Map Records, Rockwall County, Texas;

THENCE North 48 degrees 09 minutes 15 seconds East, a distance of 103.71 feet to a 1/2 inch iron rod found for corner at the East corner of Lot 28-B of Lot 5, Bloc k 1 of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 356, Map Records, Rockwall County, Texas;

THENCE North 19 degrees 02 minutes 57 seconds West, along the Northeast line of said Lot 28 -B, a distance of 1 26.59 feet to a 1/ 2 inch iron rod found for corner at the North corner of said Lot 28 -B and the common South corner of Lot 5-R of Lofland Industrial Park Addition, a n Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 228, Map Records, Rock wall County, Texas;

THENCE North 29 degrees 46 minutes 36 seconds East, along the Southeast line of said Lofland Industrial Park Addition, a distance of 594.01 feet to an "X" found for corner;

THENCE North 47 degrees 24 minutes 56 seconds East, along said Southeast line of said Lofland Industrial Park Addition, passing at a distance of 430.2 feet a 1/2 inch iron rod set for witness and continuing a total distance of 443.65 feet to a point for corner lying in said Townsend Drive;

THENCE South 42 degrees 29 minutes 30 seconds East, along said Southwest right-of-way line of Townsend Drive, a distance of 368.83 feet to a point for corner;

THENCE South 44 degrees 21 minutes 15 seconds East, continuing along the Southwest right-of-way line of Townsend Drive, a distance of 173.11 feet to the POINT OF BEGINNING and containing 548,470 square feet or 12.59 acres of land.

Exhibit 'A':
Survey/Legal Description



DRAFT ORDINANCE 11.29.2016

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
11.09.2016

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below; however, in no case should the average net unit area decrease below 900 square feet.

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF) [1]	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	1 Bedroom/1 Bathroom	576 SF	27	15,552 SF	12.68%
A2	1 Bedroom/1 Bathroom	680 SF	31	21,080 SF	14.55%
A3	1 Bedroom/1 Bathroom	740 SF	33	24,420 SF	15.49%
A4	1 Bedroom/1 Bathroom	772 SF	21	16,212 SF	9.86%
A5	1 Bedroom/1 Bathroom	773 SF	6	4,638 SF	2.82%
B1	2 Bedroom/2 Bathroom	1,029 SF	26	26,754 SF	12.21%
B2	2 Bedroom/2 Bathroom	1,156 SF	30	34,680 SF	14.08%
B3	2 Bedroom/2 Bathroom	1,196 SF	21	25,116 SF	9.86%
C1	3 Bedroom/3 Bathroom	1,321 SF	18	23,778 SF	8.45%
		Average Net Unit Area:		*902.49 SF*	
		Maximum Permitted Units:	*213*		*100.00%*

General Notes:
[1]: The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the IH-30 Overlay (IH-30 OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *17* dwelling units per gross acre of land; however, in no case should the proposed development exceed *213* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	5'
Minimum Rear Yard Carport/Parking Setback	5'
Minimum Separation Between Main Buildings [1]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	62'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:
[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.
[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

4. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 3*, which is as follows:

Table 3: Parking Requirements

Unit Name	*Unit Type*	*Parking Requirement Per Unit* [2]	*Number of Units (#)*	*Parking Requirement* [1]
A1	*1 Bedroom/1 Bathroom*	1.5	27	40.5
A2	*1 Bedroom/1 Bathroom*	1.5	31	46.5
A3	*1 Bedroom/1 Bathroom*	1.5	33	49.5
A4	*1 Bedroom/1 Bathroom*	1.5	21	31.5
A5	*1 Bedroom/1 Bathroom*	1.5	6	9
B1	*2 Bedroom/2 Bathroom*	2	26	52
B2	*2 Bedroom/2 Bathroom*	2	30	60
B3	*2 Bedroom/2 Bathroom*	2	21	42
C1	*3 Bedroom/3 Bathroom*	2.5	18	45
			Parking Requirements:	376

General Notes:

[1]: Tandem parking spaces (*i.e. parking spaces in front of garages*) are *NOT* be permitted; however, the proposed garage parking spaces may count toward the parking requirement.

[2]: This table is subject to change based on the proposed development; however, all one (1) bedroom units shall provide a minimum of 1.5 parking spaces/unit, all two (2) bedroom units shall provide a minimum of two (2) parking spaces/unit and all three (3) bedroom units shall provide a minimum of 2.5 parking spaces/unit.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit '*D'; however, all development shall adhere to the following building standards:

(a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 Overlay (SH-205 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

DRAFT ORDINANCE 10.25.16

6. *Landscaping and Hardscaping Standards*.

   (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

      i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

      ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

   (b) *Landscape Buffers.* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of T. L. Townsend Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks and trails required along T. L. Townsend Drive.

   (c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

      i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

      ii) Parking island shall be provided at a spacing not exceed a maximum distance of 20 parking spaces.

   (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

   (e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

9. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 16-16

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 12.09.2016

Project Details

Project Number Z2016-042
As of 11/22/2016

Type / Subtype
ZONING / REZONE

Project Name
Davis Apartments at La Jolla Pointe

Planner
Ryan Miller

Status
STAFF REVIEW

Site Address
LA JOLLA POINTE DR

City, State Zip
ROCKWALL, TX 75087

Site APN
4119-000A-0006-00-0R

Description

Conditions

Application Date	11/21/2016	LM
Approval Date		
Date Closed		
Expiration Date		
Status Date	11/21/2016	LM

Additional Sites

APN	Address
No Additional Sites	

Chronology Actions

Type of Action	Action Date	Action By
No Activity		

Contacts

Contact Type / Name	Address	City, State, Zip	Phone	Fax	Email
OWNER					
ROCKWAY, PARTNERS LLP	C/O JOHN HAMMERBECK	DENVER CO 80231			
APPLICANT					
DAVIS DEVELOPMENT	403 CORPORATE CENTER	STOCKBRIDGE GA 30	(770) 474-4345		FRED@DAVISDEVC

Fees

Description of Fee / Quantity	Date Paid / Amount	Paid By	Pay Method	Account
ZONING	11/21/2016			
	$464	DAVIS DEVELOPMEN	CHECK	01-4280

CRW SYSTEMS

Inspections

Type of Inspection	Scheduled Date	Completed Date
Inspector	Result	Remarks

No Activity

Reviews

Type of Review	Date Sent	Date Due	Date Received
Contact	Status	Remarks	
PLANNING	11/21/2016	11/28/2016	11/22/2016
	COMMENTS	See Comments	

Notes: Z2016-042 (Davis Apartments at La Jolla Pointe [C to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and located east of the intersection of Laguna Drive and La Jolla Pointe Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2016-042) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on December 13, 2016.
I.5 The following are a list of Comprehensive Plan policies that have not been satisfied or could benefit from clarification:

(1) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods." In this case, trails and sidewalks could be used to allow pedestrian traffic to circulate to the adjacent restaurants south of the subject property.
(2) The Comprehensive Plan states that all residents should be within ¼-mile of a public or private park, greenway or common for their use. The area being dedicated as open space could be improved to meet this requirement.

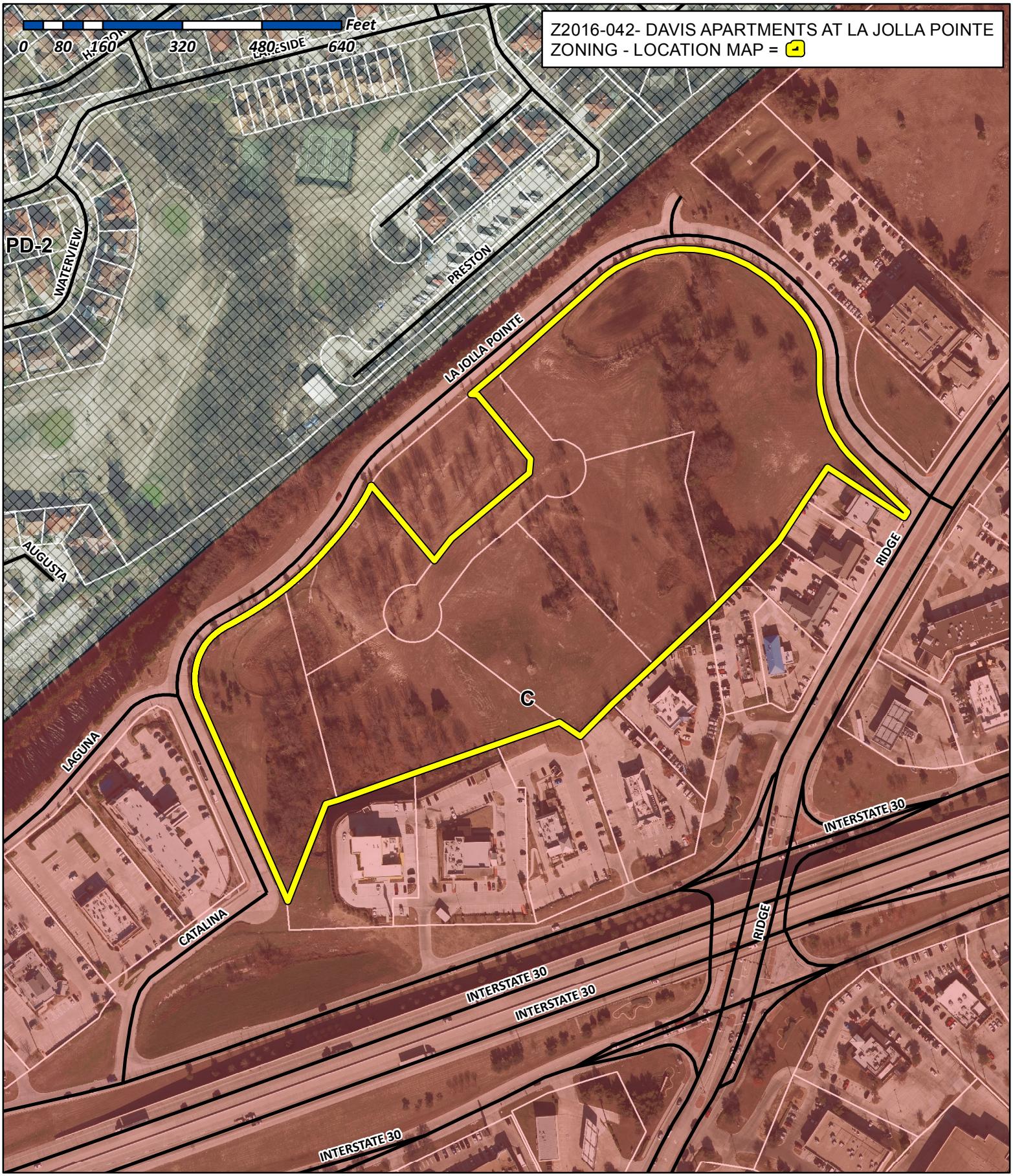
I.6 The approval of this zoning case will be contingent upon the City Council abandoning the dedicated right-of-way for Carmel Circle and offering the right-of-way at fair market value to the applicant.
I.7 The Future Land Use Map contained within the Comprehensive Plan currently identifies this propertyas being designated for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on December 6, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2016 Planning & Zoning Meeting.
I.9 The projected City Council dates for this case are project to be: 1) December 19, 2016 [1st Reading], and 2) January 3, 2017 [2nd Reading].

ENGINEERING	11/21/2016	11/28/2016	11/21/2016
Amy Williams	COMMENTS	See Comments	

Notes: (11/21/2016 12:06 PM AW)
mpact fees and 4% engineering fees due prior to construction
Adhere to all engineering standards
Engineering Comments on plans.
All parking adjacent (if dimensions are to back of curb) to any building to be 20.5'x9' minimum and the other parking to be 18.5'x9' with a clear two foot overhang and 4' clear from any landscaping
No walls in any easements
All fire hydrants to be a minimum of 5' from back of curb
Need to show proposed water and sewer on site plan (when submitting for site plan approval)

FIRE	11/21/2016	11/28/2016
Ariana Hargrove		

CRW SYSTEMS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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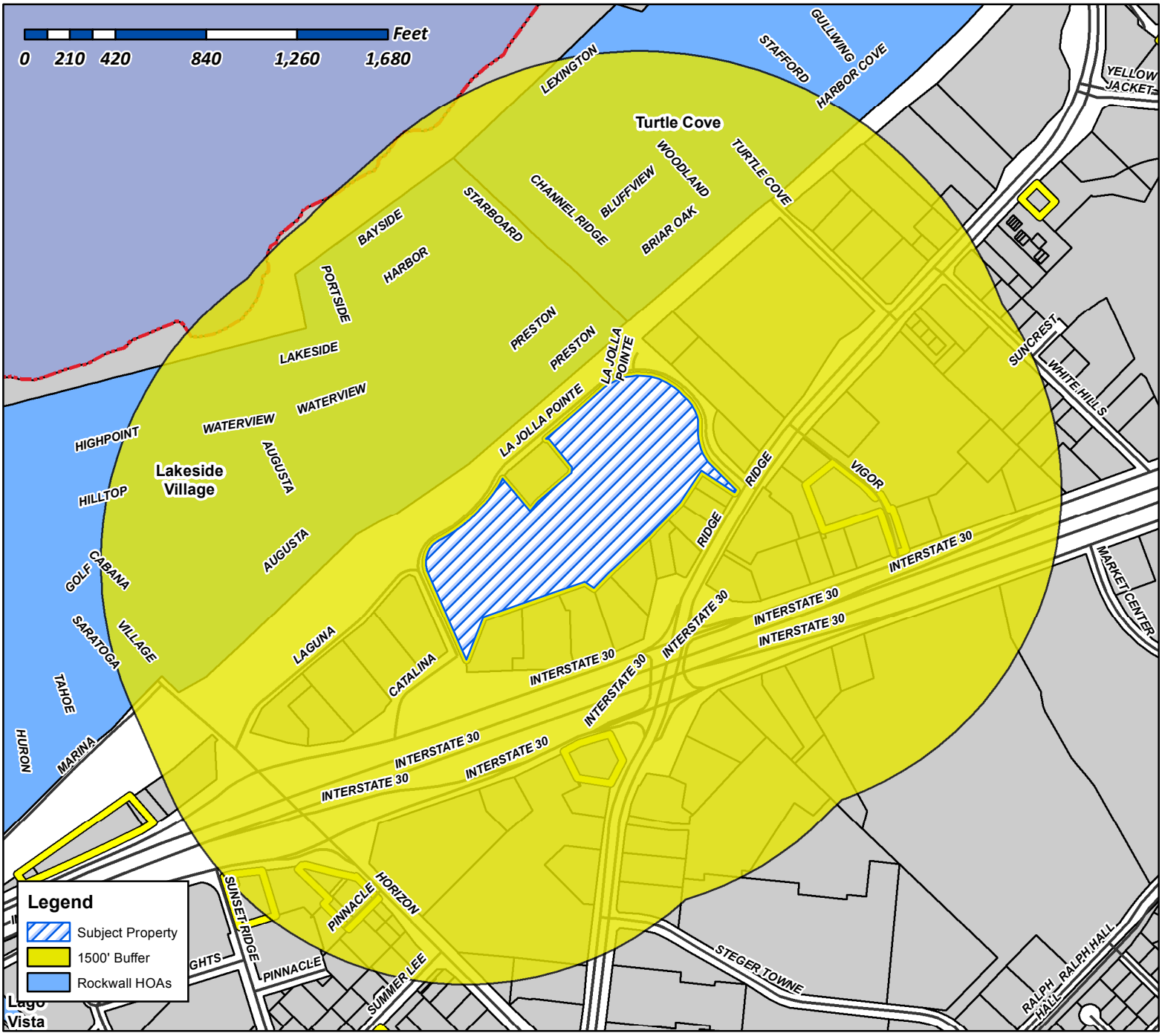
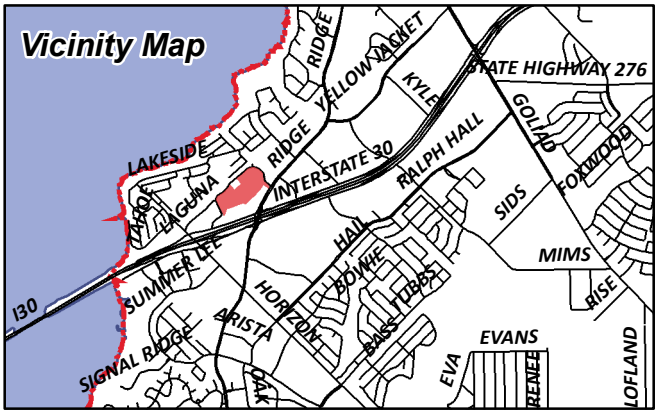


Case Number: Z2016-042
Case Name: Davis Apartments at La Jolla Pointe
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Laguna Drive and La Jolla Pointe

Date Created: *11/21/2016*

For Questions on this Case Call (972) 771-7745



City of Rockwall

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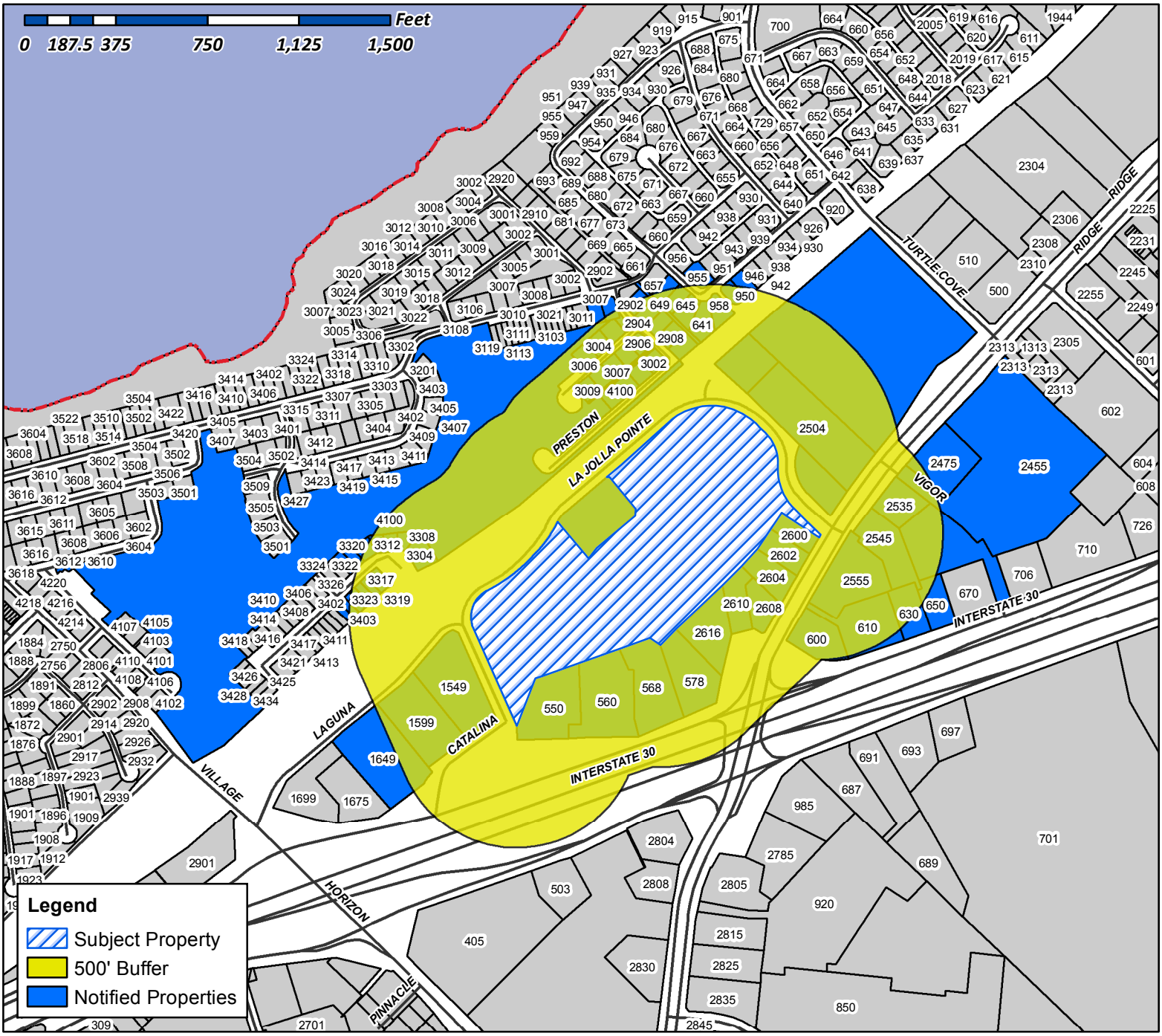
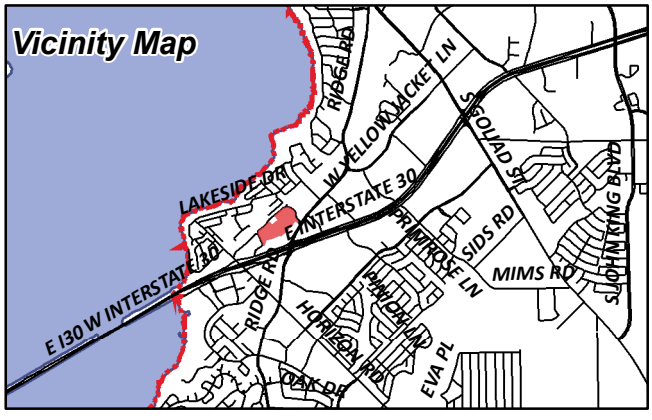


Case Number: Z2016-042
Case Name: Davis Apartments at La Jolla Pointe
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: Intersection of Laguna Drive and La Jolla Pointe

Date Created: *11/21/2016*

For Questions on this Case Call (972) 771-7745



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

ROCKWALL MUSHROOM LLC
12 FAIRWAY DR
FRISCO, TX 75034

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

PRICE JAMES
15330 LBJ FREEWAY STE 305
MESQUITE, TX 75150

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

COMPUTER SCIENCE INNOVATIONS LLC
16487 FREDERICK RD
WOODBINE, MD 21797

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

ASHTON CUSTER LLC
1800 VALLEY VIEW LN
FARMERS BRANCH, TX 75234

PREWITT LEE AND CONNIE
2010 PONTCHERTRAIN DR
ROCKWALL, TX 75087

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

HANKINS NORMA A AND
MICA L MEYER
2571 VIVROUX RANCH RD
SEGUIN, TX 78155

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

LINDEMAN JULIE A & BOBBY L
2902 PRESTON TRL
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
2904 PRESTON TR
ROCKWALL, TX 75087

CURRENT RESIDENT
2906 PRESTON TR
ROCKWALL, TX 75087

CURRENT RESIDENT
2908 PRESTON TR
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K
3001 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3002 PRESTON TR
ROCKWALL, TX 75087

SALLS CAROL J
3002 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3003 LAKESIDE DR
ROCKWALL, TX 75087

STURCH GARY D & CANDACE F
3003 PRESTON CT
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER
3004 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3005 PRESTON CT
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A
3006 PRESTON COURT
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY
3007 LAKESIDE DR
ROCKWALL, TX 75087

JOHNSON RAMONA
3007 PRESTON CT
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY
3009 PRESTON CT
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

BOBO LOUISE
3319 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLEN KIM L & LINDA
3510 LAKESIDE DR
ROCKWALL, TX 75087

ROBERTS JAMES F
3604 LAKESIDE DR
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

ZAFAR PERRY AND
NASEEM JAMIL
4603 FOREST PARK ROAD
PLANO, TX 75024

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

CURRENT RESIDENT
550 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D
641 CHANNEL RIDGE DR
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK
645 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SVRCEK JOSEPH T
649 CHANNEL RIDGE DR
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

HYATT FAMILY TRUST
6525 NORTH FLY IN LAKE RD
ATHENS, TX 75751

MCCOY RAYMOND & BELVA
653 CHANNEL RIDGE DR
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

SANDERS JOE D & JOLINDA
950 BRIAR OAK DR
ROCKWALL, TX 75087

MUNIZ SYLVIA D
954 BRIAR OAK DR
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A
955 BRIAR OAK DR
ROCKWALL, TX 75087

DEEN LAUREN
958 BRIAR OAK DR
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
AND
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA 5743
STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

BURGESS & NIPLE

12750 Merit Drive | Park Central 7 | Suite 425 | Dallas TX 75251 | 972.620.1255

November 18, 2016

City of Rockwall - Planning and Zoning Department
Attention: Ryan Miller, AICP, Director of Planning
385 S. Goliad Street
Rockwall, Texas 75087

Re: Letter of Intent – 17.595 Acre Planned Development (Davis Apartments at La Jolla Pointe)

To Planning and Zoning Department:

Our Client, Davis Development, would like to formally submit an application for a 17.595 acre multi-family (MF) planned development (PD) in Rockwall. The subject property is bounded by La Jolla Pointe Drive on the north, east and west and is located on the north side of I-30 behind existing commercial development including the Mellow Mushroom, Logan's Roadhouse, Taco Cabana, Steak 'n Shake, IHOP among others. The 17.595 acre PD is proposed to include Lots 6 – 11, Block A of La Jolla Point Addition, Phase 2 (16.449 acres) and the proposed public right-of-way of Carmel Circle (1.146 acres). Carmel Circle was platted as a public right-of-way when the subject property was subdivided. We propose that Carmel Circle will be abandoned and included within the PD boundary. The subdivided lots (Lots 6-11) and Carmel Circle will be recombined during the platting process, after the zoning change process is complete.

The site is currently zoned Commercial (C), located in the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, and our Client requests that the site be rezoned as a Planned Development for multi-family use. The proposed PD will be developed in one (1) phase and consist of seven (7), 3-story/4-story split level buildings and one (1) 3-story building with approximately 272 total units. A leasing office, clubhouse and fitness area will also be included in the "L" shaped building located at the main entrance. The building mix chart that lists the approximate unit mix, unit size and overall building square footages, is shown on the PD Concept Plan attached with this letter. A mail kiosk, maintenance/car wash building and a pool amenity area are also proposed for the residents' use.

Attached with this letter are the following: (1) Check for $464 for zoning change application fee, (2) Completed Development Application for zoning change, (3) Letter of Explanation Supporting Zoning Change (Rockwall Comp. Plan), (4) PD Development Standards, (5) Location Map with aerial photograph and PD Boundary Overlay, (6) Property Description of PD area, (7) PD Concept Plan, (8) Tree Survey, (9) TIA Report, and (10) Typical Building Elevations (colored) for city review and comment. Should you have any questions, please feel free to contact me at 972.620.1255, extension 6037.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834

Benjamin Mikesell, P.E.
Project Manager

Submitted by the Applicant on 11.18.2016

DAVIS URBAN RESIDENTIAL AT LA JOLLA POINTE AND THE ROCKWALL COMPREHENSIVE PLAN

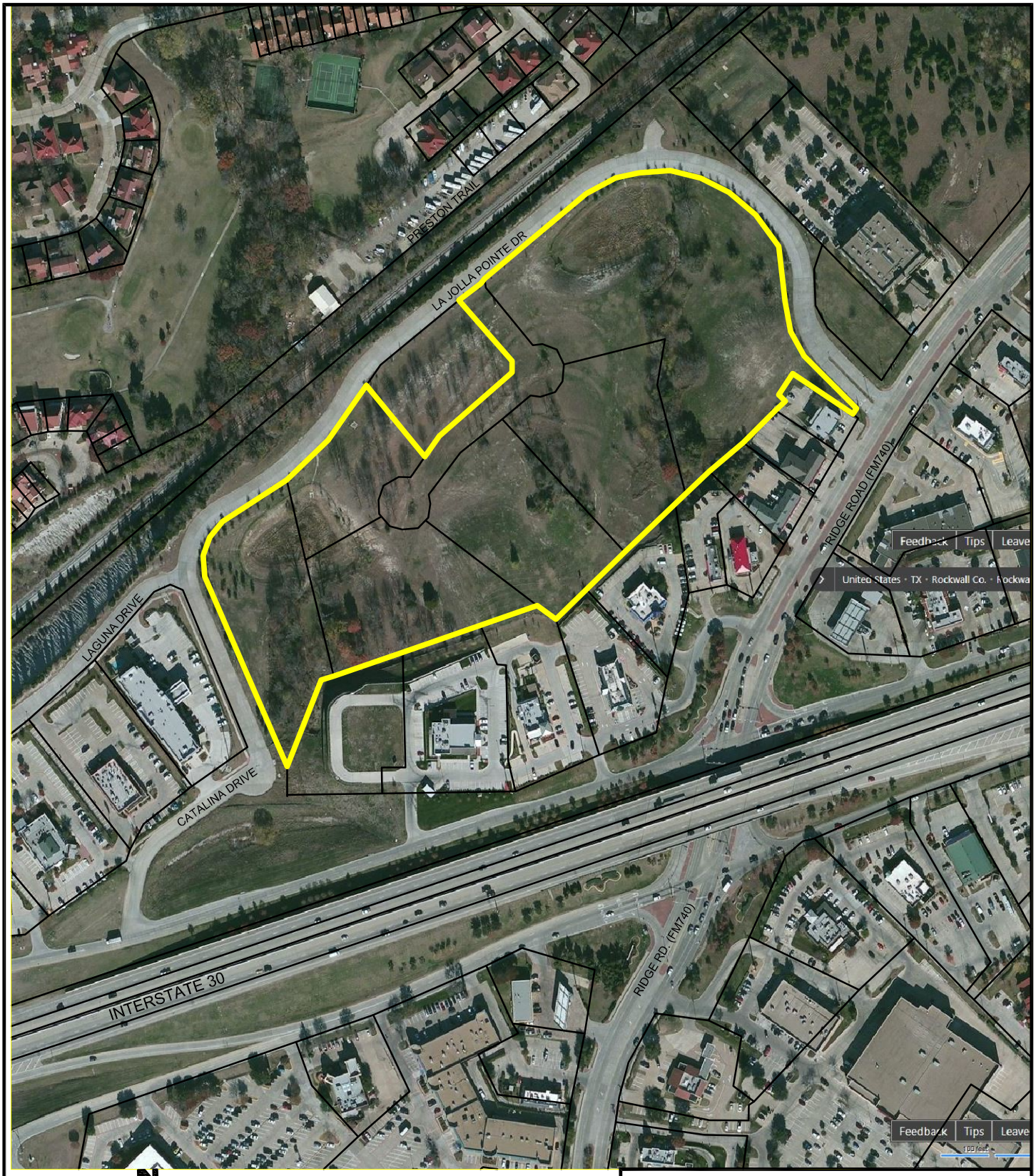
Support for the proposed zoning amendment for the Davis Urban Residential at La Jolla Pointe may be found under the City's Comprehensive Plan. The City's Future Land Use map designates the Property as "Commercial," with "Medium Density Single-Family Residential" to the north and west, and "Commercial" to the west, south and east along I-30. The "Commercial" future land use designation states that *(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods.* The subject property is situated behind a row of retail buildings blocking the view of the site from the nearby major roadways. Further, access to the site from Ridge Road and the I-30 service road is limited and not ideal for a major retail development. Additionally, the topography of the site is not conducive for a retail development. Therefore, due to visibility, access and topography, retail is not eminent for the subject property..

The "Commercial" designation also sets forth the need for the commercial use to be "integrated with the adjacent residential neighborhoods." This policy is consistently reflected within the "Land Use Policies" of the Comprehensive Plan. Given the separation of the subject property from nearby residential uses by a railroad track, a commercial development on this property could not be integrated with the adjacent residential neighborhoods.

The proposed development does, however, satisfy further policies in the Comprehensive Plan that suggest a transition between the retail and the single-family homes to be accomplished through more condensed housing. For example, the land use policies in the Comprehensive Plan provide "general residential policies," which provide that "(h)igh density residential should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." The addition of multi-family uses between the single family homes to the north and west of the Property and the commercial uses along I-30 would serve as this transition.

Another land use policy states that there should be a "blending of land uses that will result in a strong sense of community and neighborhood identity, and in the efficient use of land." As support for this policy, the Comprehensive Plan describes the current segregation of land uses in Rockwall, which "forces everyone to have to hop into a car, wind through a neighborhood and onto an already crowded arterial roadway to go even a few hundred feet away." The introduction of multifamily residential on the subject property provides a blend of horizontally mixed uses.

The land use policies also encourage the provision of a range of housing types to "accommodate different age groups, incomes and life styles," as well as to improve economic vitality. Specifically, "a greater variety of housing should be provided in specific areas of the city to accommodate a broad range of individual and family demand." Multifamily residential on the subject property would provide an additional choice of housing that could accommodate different age groups, incomes and life styles.



N

0 300 600 Feet

LOCATION MAP
PLANNED DEVELOPMENT
DAVIS APARTMENTS AT
LA JOLLA POINTE

12750 Merit Dr., Ste. 425, Dallas, TX 75251 TBPE FIRM NO. 10834

BURGESS & NIPLE

PLOTTED: 3/10/2016 3:08:04 PM
P:\PR54731\cadd\civil\location_map.dwg 3/8/2016 12:19:02 PM John, Riley

PLOTTED: 3/11/2016 10:36:28 AM

0 25 50 100 150
SCALE IN FEET

N S W E

UNION PACIFIC RAILROAD

50'

10' W.L. ESMT. (E/279)

LA JOLLA POINTE DRIVE
(VARIABLE WIDTH R.O.W.) MINOR ROAD

60'

80.00'

N49°43'05"E 270.85'

15' UTIL. ESMT. – (F/255-256)

15' SAN.SEW. ESMT. – (E/279-280)

15' SAN.SEW. ESMT. – (E/279-280)

S85°16'55" E 14.14

N04°43'05"E 14.14'

Δ=84°48'08"
R=270.00' L=399.62'
S87°52'51"E 364.13'

LAGUNA DRIVE
(60' R.O.W.) MINOR ROAD

81° 28' 37"
Δ=87°15'39"
R=120.00' L=182.76'
N19°45'54"E 165.60'

Δ=35°18'33"
R=660.00' L=406.73'
N45°44'27"E 400.33'

15' STM. SEW. ESMT. – (F/255-256)

24' ACCESS & UTIL. ESMT. – (F/255-256)

15' STM. SEW. ESMT. – (F/255-256)

15' WATER LINE ESMT. – (F/255-256)

10' TXU ESMT. – (F/255-256)

S40°16'55"E 200.47'

LOT 3
(F/255-256)

20' TXU ESMT.

10'x10' WATER ESMT.
(F/255-256)

24' FIRE LANE, ACCESS & UTIL. ESMT. – (F/255-256)

N40°16'55"W 169.92'

CARMEL CIRCLE
(60' R.O.W. – 0.484 Acres)
(F/233,235)

N40°16'55"W 169.92'

DETENTION POND EASEMENT
(E/279-280)
1.098 Acres

12' W.L. ESMT.
(V.105, P870)

(VARIABLE WIDTH R.O.W.)
MINOR ROAD

LOT 4R BLOCK C
LA JOLLA POINTE ADDITION
PHASE 1
CABINET E, PAGE 276-277

DETENTION POND EASEMENT
(E/279-280)
1.281 Acres

(PLUGGED PIPE)

20' UTIL. ESMT. – (E/279-280)

LOT 10
(G/131-132)

N49°43'05"E 204.39'

5' RETAINING WALL ESMT.
(F/255-256)

N37°06'28"E 57.36'

127.45'

S37°06'28"W
59.78'

28.05'

Δ=207°41'54"
R=58.00' L=210.25'
N04°43'02"E 112.63'

85.43'

63.06'

CARMEL CIRCLE
(60' R.O.W. – 0.662 Acres)
(VOL 4871, P48)

N49°43'05"E 197.76'

117.61'

80.15'

124.83'

Δ=297°42'19"
R=58.00' L=301.36'
S52°53'32"E 60.00'

N37°06'28"E
110.51'

114.62'

59.29'

LOT 6, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CABINET F, PAGES 255-256

LOT 11
(G/131-132)

TRACT 2
(1.146 AC.)

LA JOLLA POINTE ADDITION, PHASE 2
CABINET G. PAGES 131-132

TRACT 1
(16.449 ACRES)

LA JOLLA POINTE DRIVE
(60' R.O.W.) MINOR ROAD

N23°51'55"W 438.29'

VARIABLE WIDTH DRAINAGE ESMT. (E/279-280)

20' UTIL. ESMT. – (E/279-280)

UTILITY EASEMENT
VOL. 5162, PG. 190

S21°09'56"W 206.62'

LOT 9
(G/131-132)

LOT 8
(G/131-132)

LOT 7
(G/131-132)

S70°39'38"W 499.76'

473.43'

LOT 15

BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGES 258-260

LOT 16

LOT 17

N53°10'30"W
49.31'

S44°36'44"W
93.27'

20' DRNG. & RETAINING WALL ESMT. – (F/255-256)

S46°29'21"W 598.53'

15' UTIL. ESMT. – (C/371)

WAFFLE HOUSE ADDITION
CABINET C, PAGE 371

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CABINET F, PAGES 229-230

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CABINET D, PAGE 199

RICHARD HARRIS SUBDIVISION
CABINET A, PAGE 224

DAVID HOGG SUBDIVISION
CABINET A, PAGE 222

Village One
Cabine A, Slide 265
P.R.R.C.T.
remainder

N56°44'36"W 158.96'

L3

L2

L1

10' UTIL. ESMT. – (E/279-280)

TBM: "X" SET
EL.=535.37'

Δ=49°27'30"
R=230.00' L=198.54'
S20°45'02"E 192.43'

S45°28'47"E 127.51'

LOT 1, BLOCK D
LA JOLLA POINTE ADDITION,
PHASE 2
CABINET F, PAGES 279-280
0.688 Acres

S45°28'47"E
51.15'

LA JOLLA POINTE DRIVE

LAKE POINTE HEALTH CENTER OF ROCKWALL
CABINET C, PAGE 216

15' SAN.SEW. ESMT. – (C/216)

10' UTIL. ESMT. – (E/279-280)

10' UTIL. ESMT. – (V.105/P.870)

12' WATER LINE ESMT. – (V.105/P.870)

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)
M4D CLASS ROAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°45'06"W	16.55'
L2	S32°44'34"W	54.85'
L3	S46°20'58"E	21.00'

TRACT 1: 16.449 AC. (LOTS 6,7,8,9,10,11)
TRACT 2: 1.146 AC. (CARMEL CIRCLE R.O.W.)
TOTAL: 17.595 AC.

OWNER:
ROCKWAY PARTNERS, LLP
5720 LBJ FREEWAY, SUITE 470
DALLAS, TX 75240
CONTACT: JIM KIRBY

APPLICANT:
DAVIS DEVELOPMENT, LLC
403 CORPORATE CENTER DR, STE. 201
STOCKBRIDGE, GEORGIA 30281
(770) 474-4345
FAX: (770) 474-5213
CONTACT: FRED HAZEL

BURGESS & NIPLE

12750 MERIT DRIVE, PARK CENTRAL 7, SUITE 425, DALLAS, TX, 75251
PHONE: (972) 620-1255
TBPE FIRM REGISTRATION NO. 10834
ENGINEER: BENJAMIN MIKESELL, P.E. 116419

PROPERTY DESCRIPTION

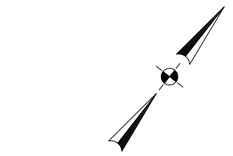
17.595 AC. PLANNED DEVELOPMENT

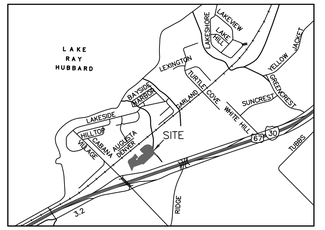
DAVIS APARTMENTS AT LA JOLLA POINTE

LOTS 6-11, BLOCK A LA JOLLA POINTE ADDITION, PHASE 2/
CARMEL CIRCLE (PUBLIC R.O.W.)

WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
& JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DATE: 11/18/2016





VICINITY MAP

LA JOLLA POINTE DRIVE

L=182.76'
R=120.00'
Δ=87°15'41"
C LEN=165.60'
BRG=N 19°45'56" E

L=406.73'
R=660.00'
Δ=35°18'32"
C LEN=400.32'
BRG=N 45°44'30" E

N 04°43'05" E
14.14'

N 49°43'05" E
270.85'

L=399.62'
R=270.00'
Δ=84°48'07"
C LEN=364.13'
BRG=S 87°52'51" E

S 45°28'47" E
51.15'

L=146.75'
R=170.00'
Δ=49°27'35"
C LEN=142.24'
BRG=S 20°44'59" E

L=198.54'
R=230.00'
Δ=49°27'31"
C LEN=192.43'
BRG=S 20°44'58" E

S 45°28'47" E
127.51'

S 31°45'06" W
16.55'

N 56°44'36" W
58.98'

S 32°44'34" W
54.85'

S 46°20'58" E
21.00'

S 46°29'21" W
598.53'

N 53°10'30" W
49.31'

S 70°39'38" W
499.76'

S 21°09'56" W
206.62'

N 23°51'55" W
438.29'

S 40°16'55" E
200.47'

S 37°06'28" W
59.78'

N 37°06'28" E
110.51'

N 49°43'05" E
197.76'

N 40°16'55" W
169.92'

L=301.36'
R=58.00'
Δ=297°42'19"
C LEN=60.00'
BRG=S 52°53'32" E

L=210.25'
R=58.00'
Δ=207°41'54"
C LEN=112.63'
BRG=N 04°43'02" E

15'SAN. SEW ESMT.-F/279-288).

15'STM. SEW ESMT. -F/255-256).

20' UTIL. ESMT. E/229-280

24' ACCESS & UTIL. (E/255-256)

24' FIRE LANE ACCESS & UTIL. ESMT - F/255-256

10X10 WATER ESMT F/255-256

10' WU ESMT.- F/255-256

DENTENTION POND EASEMENT (E/279-280)

LOT 4R BLOCK C
LA JOLLA POINTE ADDITON
PHASE 1
CABINENT E PAGE 276-277

LOT 11

LOT 9

LOT 8

LOT 7

LOT 15

LOT 16

LOT 17

LOT 3 BLOCK A
LA JOLLA POINTE ADDITION PHASE 2
CABINENT E PAGE 255-256

LOT 6 BLOCK A
LA JOLLA POINTE ADDITION PHASE 2
CABINENT F PAGE 255-256

BLOCK A
LA JOLLA POINTE ADDITION PHASE 2
CABINENT E PAGE 258-260

LOT 1 BLOCK 1
IHOP NO.9448 ADDITION
CABINENT D PAGE 199

LOT 1 BLOCK 1
STEAK'N SHAKE ADDITION
CABINENT F PAGE 229-230

WAFFLE HOUSE ADDITION
CABINENT C PAGE 371

RICHRD HARRIS SUBDIVISION
CABINENT A PAGE 224

DAVID HOOS SUBDIVISION
CABINENT A PAGE 222

VILLAGE ONE
CABINENT A PAGE 225

TREE LEGEND

- HACKBERRY
- BOIS D' ARC
- CEDAR
- REDBUD
- COTTONWOOD
- PERSIMMON
- OAK
- ELM
- GREEN ASH
- WILLOW
- ASH
- PECAN
- PRICKLY ASH
- CHINABERRY
- TREE (could not ID)
- CYPRESS

HACKBERRY	52
BOIS D' ARC	26
CEDAR	20
REDBUD	5
COTTONWOOD	5
PERSIMMON	9
OAK	69
ELM	190
GREEN ASH	90
WILLOW	23
ASH	28
PECAN	6
PRICKLY ASH	3
CHINABERRY	1
TREE	5
CYPRESS	1

BOUNDARY SURVEY BY OTHERS

STATE OF TEXAS
REGISTERED
RUDY RANGEL
5664
PROFESSIONAL
LAND SURVEYOR

RUDY RANGEL
TEXAS ID#5664

TREE SURVEY

LA JOLLA POINTE ADDITION, PHASE TWO

WILLIAM BLIEVINS SURVEY ABSTRACT NO. 9

JAMES SMITH SURVEY, ABSTRACT NO.200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,

RANGEL LAND SURVEYING
1012 TIMBERLINE DR.
HEATH, TEXAS 75032
RANGELLANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 03-23-2016

JOB NO.

POINT	DESCRIPTION
1	8" ELM
2	6" ELM
3	4" OAK +
4	6" OAK
5	8" ELM
6	10" ELM
7	8" ELM
8	5" 4" 6" OAK
9	8" OAK
10	8" OAK
11	8" ELM
12	8" ELM
13	8" ELM
14	6" 8" ELM
15	10" ELM
16	8" ELM
17	8" ELM
18	6" 4" OAK +
19	4" OAK +
20	12" ELM
21	6" ELM
22	8" ELM
23	8" 4" ELM
24	10" ELM
25	4" 8" ELM
26	4" ELM
27	10" ELM
28	6" ELM
29	6" ELM
30	36" PECAN
31	4" 4" OAK 4+
32	4" OAK 4+
33	6" OAK
34	4" 4" 4" WILLOW
35	6" OAK
36	4" 4" 4" OAK
37	10" OAK
38	8" 8" HACKBERRY
39	24" HACKBERRY
40	12" HACKBERRY
41	12" HACKBERRY
42	6" 6" 8" 6" BOIS D' ARC
43	12" BOIS D' ARC
44	4"4"4"4"4"4"BOIS D' ARC
45	8" 8" BOIS D' ARC
46	12" BOIS D' ARC
47	12" BOIS D' ARC
48	12" 12" HACKBERRY
49	10" BOIS D' ARC
50	12" BOIS D' ARC
51	12" BOIS D' ARC
52	18" 6" BOIS D' ARC
53	12" 18 BOIS D' ARC
54	4" HACKBERRY
55	4" HACKBERRY
56	4" HACKBERRY
57	10" HACKBERRY
58	6" CEDAR
59	4" PRICKLY ASH
60	12" HACKBERRY
61	10" HACKBERRY
62	4" REDBUD +
63	4" BOIS D' ARC
64	10" GREEN ASH
65	8" HACKBERRY
66	10" 10" 12" BOIS D' ARC
67	4" GREEN ASH
68	4" GREEN ASH
69	4" BOIS D' ARC
70	4" BOIS D' ARC
71	12" WILLOW
72	8" REDBUD
73	18" OAK
74	24" 10" BOIS D' ARC
75	4" HACKBERRY
76	18" 8" 10" BOIS D' ARC
77	6" 6" REDBUD
78	6" 6" BOIS D' ARC
79	4" HACKBERRY
80	4" HACKBERRY
81	4" 4" BOIS D' ARC
82	24" 24" PECAN
83	18" HACKBERRY
84	12" 15" WILLOW
85	12" WILLOW
86	6" WILLOW
87	6" WILLOW
88	4" WILLOW
89	6" WILLOW
90	12" WILLOW
91	10" OAK
92	8" ELM
93	18" CEDAR
94	10" CEDAR
95	10" ELM
96	15" CEDAR
97	10" 10" ELM
98	6" CEDAR
99	6" ELM
100	10" ELM

POINT	DESCRIPTION
101	10" ELM
102	12" HACKBERRY
103	10" ELM
104	10" ELM
105	12" ELM
106	4" ELM
107	4" ELM
108	8" ELM
109	6" ELM
110	8" HACKBERRY
111	8" ELM
112	6" ELM
113	4" ELM
114	12" HACKBERRY
115	30" PECAN
116	8" HACKBERRY
117	4" WILLOW
118	15" OAK
119	8" OAK
120	10" WILLOW
121	8" BOIS D' ARC
122	8" ELM
123	12" HACKBERRY
124	12" 10" HACKBERRY
125	8" CEDAR
126	26" CEDAR
127	15" CEDAR
128	10" CEDAR
129	10" CEDAR
130	4" 6" CEDAR
131	12" 6" CEDAR
132	10" HACKBERRY
133	8" ELM
134	8" ELM
135	12" ELM
136	6" WILLOW
137	12" COTTONWOOD
138	10" ELM
139	4" ELM
140	10" ELM
141	12" ELM
142	10" 8" 6" ELM
143	15" ELM
144	4" 4" 4" ELM
145	15" OAK
146	12" OAK
147	12" OAK
148	12" 12" ELM
149	10" ELM
150	6" HACKBERRY
151	10" ELM
152	10" HACKBERRY
153	4" ELM
154	4" ELM
155	12" OAK
156	10" HACKBERRY
157	12" WILLOW
158	12" WILLOW
159	10" ELM
160	12" CEDAR
161	15" WILLOW
162	6" WILLOW
163	12" 12" ELM
164	12" ELM
165	24" ELM
166	12" 12" GREEN ASH
167	6" BOIS D' ARC +
168	8" BOIS D' ARC +
169	10" HACKBERRY
170	12" ELM
171	36" COTTONWOOD
172	15" ELM
173	15" ELM
174	12" 12" BOIS D' ARC
175	24" ELM
176	10" HACKBERRY
177	12" 10" HACKBERRY
178	10" HACKBERRY
179	6" 8" HACKBERRY
180	8" ELM
181	8" HACKBERRY
182	12" 6" HACKBERRY
183	6" CEDAR
184	6" PERSIMMON
185	6" PERSIMMON
186	10" PECAN
187	12" HACKBERRY
188	6" PERSIMMON
189	4" PERSIMMON
190	4" PERSIMMON
191	4" PERSIMMON
192	4" PERSIMMON
193	4" CEDAR
194	6" PERSIMMON
195	4" PERSIMMON
196	8" ELM
197	4" TREE
198	6" WILLOW
199	4" HACKBERRY +
200	4" 4" CHINABERRY

POINT	DESCRIPTION
201	6" 4" ELM
202	4" ELM
203	4" 4" ELM
204	4" ELM +
205	4" ELM
206	4" ELM
207	4" ELM
208	6" ELM
209	4" ELM
210	4" ELM
211	4" ELM
212	4" OAK
213	10" OAK
214	8" OAK
215	10" OAK
216	8" OAK
217	8" OAK
218	8" 4" ELM
219	8" 6" ELM
220	6" 6" ELM
221	6" ELM
222	4" 4" ELM
223	6" ELM
224	4" ELM
225	6" ELM +
226	4" OAK
227	4" OAK
228	8" ELM +
229	5" ELM +
230	4" ELM
231	4" ELM
232	4" ELM
233	4" ELM
234	8" ELM
235	8" OAK +
236	4" 4" OAK
237	10" OAK
238	12" GREEN ASH
239	12" GREEN ASH
240	12" 6" GREEN ASH
241	15" GREEN ASH
242	8" 10" GREEN ASH
243	10" GREEN ASH
244	10" GREEN ASH
245	10" GREEN ASH
246	10" GREEN ASH
247	12" GREEN ASH
248	12" GREEN ASH
249	15" GREEN ASH
250	12" GREEN ASH
251	4" CEDAR
252	8" 10" GREEN ASH
253	10" GREEN ASH
254	12" GREEN ASH
255	15" GREEN ASH
256	10" GREEN ASH
257	12" GREEN ASH
258	12" GREEN ASH
259	15" GREEN ASH
260	12" GREEN ASH
261	12" GREEN ASH
262	10" 8"GREEN ASH
263	8" GREEN ASH
264	4" 12"GREEN ASH
265	12" GREEN ASH
266	10" GREEN ASH
267	12" GREEN ASH
268	14" GREEN ASH
269	12" GREEN ASH
270	14" GREEN ASH
271	12" GREEN ASH
272	12" GREEN ASH
273	12" GREEN ASH
274	14" GREEN ASH
275	12" 12" GREEN ASH
276	12" GREEN ASH
277	12" GREEN ASH
278	12" GREEN ASH
279	14" GREEN ASH
280	14" GREEN ASH
281	10" 8" GREEN ASH
282	10" 8" 8" GREEN ASH
283	8" GREEN ASH
284	12" GREEN ASH
285	4" 5" 6" GREEN ASH
286	12" GREEN ASH
287	12" GREEN ASH
288	12" GREEN ASH
289	12" GREEN ASH
290	8" GREEN ASH
291	12" GREEN ASH
292	12" GREEN ASH
293	12" GREEN ASH
294	12" GREEN ASH
295	12" GREEN ASH
296	12" GREEN ASH
297	10" GREEN ASH
298	8" GREEN ASH
299	8" GREEN ASH
300	8" GREEN ASH

POINT	DESCRIPTION
301	12" GREEN ASH
302	12" GREEN ASH
303	12" GREEN ASH
304	12" GREEN ASH
305	12" GREEN ASH
306	12" 10" GREEN ASH
307	10" GREEN ASH
308	12" GREEN ASH
309	6" 10" GREEN ASH
310	6" GREEN ASH
311	10" GREEN ASH
312	12" GREEN ASH
313	10" 10" GREEN ASH
314	8" 8" GREEN ASH
315	10" GREEN ASH
316	12" GREEN ASH
317	8" 8" GREEN ASH
318	8" 6" GREEN ASH
319	10" GREEN ASH
320	10" GREEN ASH
321	8" GREEN ASH
322	10" GREEN ASH
323	8" GREEN ASH
324	10" GREEN ASH
325	6" ELM
326	8" GREEN ASH
327	10" GREEN ASH
328	8" GREEN ASH
329	12" GREEN ASH
330	5" HACKBERRY
331	4" HACKBERRY
332	4" HACKBERRY
333	12" 12" COTTONWOOD
334	4" BALD CYPREES
335	10" CEDAR
336	4" 4" 4" HACKBERRY
337	4" 4" 4" BOIS D' ARC
338	10" 8" HACKBERRY
339	10" 12" 12" GREEN ASH
340	30" ELM
341	10" ELM
342	18" GREEN ASH
343	10" 10" ASH
344	15" CEDAR
345	12" GREEN ASH
346	10" 10" ELM
347	6" ELM
348	10" GREEN ASH
349	10" 8" 6" GREEN ASH
350	10" 12" 6" GREEN ASH
351	6" ELM
352	8" ELM
353	6" 8" ELM
354	6" 6" 6" HACKBERRY
355	6" HACKBERRY
356	4" 6" HACKBERRY
357	4" 6" HACKBERRY
358	6" 6" ELM
359	12" GREEN ASH
360	15" GREEN ASH
361	6" ELM
362	6" GREEN ASH
363	8" GREEN ASH
364	6" 6" 4" ELM
365	4" GREEN ASH
366	8" 15" ELM
367	6" 6" 6" HACKBERRY
368	4" GREEN ASH
369	8" ELM
370	12" ELM
371	8" ELM
372	15" OAK
373	8" REDBUD
374	8" HACH
375	10" ELM
376	15" GREEN ASH
377	15" GREEN ASH
378	15" OAK
379	15" OAK
380	6" OAK
381	15" OAK
382	10" ELM
383	8" ELM
384	8" COTTONWOOD
385	8" ELM
386	4" ELM
387	4" 4" ELM
388	4" ELM
389	4" ELM
390	4" ELM
391	4" OAK
392	4" OAK
393	4" OAK
394	6" OAK
395	6" OAK
396	4" ELM
397	10" OAK
398	4" OAK
399	6" OAK
400	4" 6" OAK

POINT	DESCRIPTION
401	8" ELM
402	10" ELM
403	6" COTTONWOOD
404	12" ELM
405	6" 10" ELM
406	10" ELM
407	10" ELM
408	4" OAK
409	10" HACKBERRY
410	4" ELM
411	12" ELM
412	6" 6" HACKBERRY
413	6" 6" TREE
414	36" ELM
415	36" ELM
416	6" ELM
417	12" ELM
418	3" ELM
419	4" 4" PRICKLY ASH
420	4" ELM
421	4" PRICKLY ASH
422	10" ELM
423	4" ELM
424	4" ELM
425	4" HACKBERRY
426	4" REDBUD +
427	6" ELM
428	4" ELM
429	24" PECAN
430	6" TREE
431	15" 15" ELM
432	6" 4" ELM
433	8" OAK
434	42" PECAN
435	4" TREE
436	6" ELM
437	6" ELM
438	4" ELM
439	4" 6" WILLOW
440	4" ELM
441	6" WILLOW
442	6" 8" WILLOW
443	4" ELM
444	4" ELM
445	6" ELM
446	8" 4" WILLOW
447	10" 8" ELM
448	40" ELM
449	40" ELM
450	4" ELM
451	8" ELM
452	8" BOIS D' ARC
453	8" 8" ELM
454	8" 8" 4" ELM
455	6" 6" GREEN ASH
456	6" GREEN ASH
457	8" GREEN ASH
458	8" GREEN ASH
459	6" 6" GREEN ASH
460	6" 6" GREEN ASH
461	8" ELM
462	8" 6" ELM
463	4" ELM
464	10" 8" HACKBERRY
465	8" ELM
466	8" ELM
467	12" 8" HACKBERRY
468	10" ELM
469	12" ELM
470	18" ELM
471	36" ELM
472	12" ELM
473	12" ELM
474	12" ELM
475	12" ELM
476	8" ELM
477	15" ELM
478	4" CEDAR
479	4" ELM
480	6" HACKBERRY
481	12" ELM
482	12" CEDAR
483	4" TREE
484	4" GREEN ASH
485	12" ELM
486	18" ELM
487	18" 18" BOIS D' ARCH
488	6" ELM
489	12" GREEN ASH
490	18" GREEN ASH
491	36" ELM
492	4" OAK
493	4" OAK
494	4" OAK
495	4" OAK
496	4" 4" OAK
497	4" 4" OAK
498	4" 4" OAK
499	6" OAK
500	10" ELM

POINT	DESCRIPTION
501	10" ELM
502	10" ELM
503	10" ELM
504	6" 4" OAK
505	6" ELM
506	8" ELM
507	(14) 4" WILLOW
508	(4) 4" WILLOW
509	10" 6" 6" 6" ELM
510	4" OAK
511	6" OAK
512	4" OAK
513	8" ELM
514	8" ELM
515	8" ELM
516	4" 4" 4" ELM
517	8" OAK
518	8" OAK
519	6" 4" 4" OAK
520	8" ELM
521	6" ELM
522	6" ELM
523	4" ELM
524	8" ELM
525	6" ELM
526	8" ELM
527	6" ELM
528	10" OAK
529	10" OAK
530	10" OAK
531	8" OAK
532	6" 6" OAK
533	8" OAK

Notes:

+/ (X) Tree Protected: the diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half the diameter of each additional trunk.

TREE SURVEY

LA JOLLA POINTE ADDITION, PHASE TWO

WILLIAM BLIEVINS' SURVEY ABSTRACT NO. 9

JAMES SMITH SURVEY, ABSTRACT NO.200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,

RANGEL LAND SURVEYING
1012 TIMBERLINE DR.
HEATH, TEXAS 75032
RANGELLANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 03-23-2016

JOB NO.

Project Details

Project Number Z2016-042
As of 11/22/2016

Type / Subtype
ZONING / REZONE

Project Name
Davis Apartments at La Jolla Pointe

Planner
Ryan Miller

Status
STAFF REVIEW

Site Address
LA JOLLA POINTE DR

City, State Zip
ROCKWALL, TX 75087

Site APN
4119-000A-0006-00-0R

Description

Conditions

Application Date	11/21/2016	LM
Approval Date		
Date Closed		
Expiration Date		
Status Date	11/21/2016	LM

Additional Sites

APN	Address
No Additional Sites	

Chronology Actions

Type of Action	Action Date	Action By
No Activity		

Contacts

Contact Type / Name	Address	City, State, Zip	Phone	Fax	Email
OWNER					
ROCKWAY, PARTNERS LLP	C/O JOHN HAMMERBECK	DENVER CO 80231			
APPLICANT					
DAVIS DEVELOPMENT	403 CORPORATE CENTER	STOCKBRIDGE GA 30	(770) 474-4345		FRED@DAVISDEVC

Fees

Description of Fee / Quantity	Date Paid / Amount	Paid By	Pay Method	Account
ZONING	11/21/2016			
	$464	DAVIS DEVELOPMEN	CHECK	01-4280

CRW SYSTEMS

Inspections

Type of Inspection	Scheduled Date	Completed Date
Inspector	Result	Remarks

No Activity

Reviews

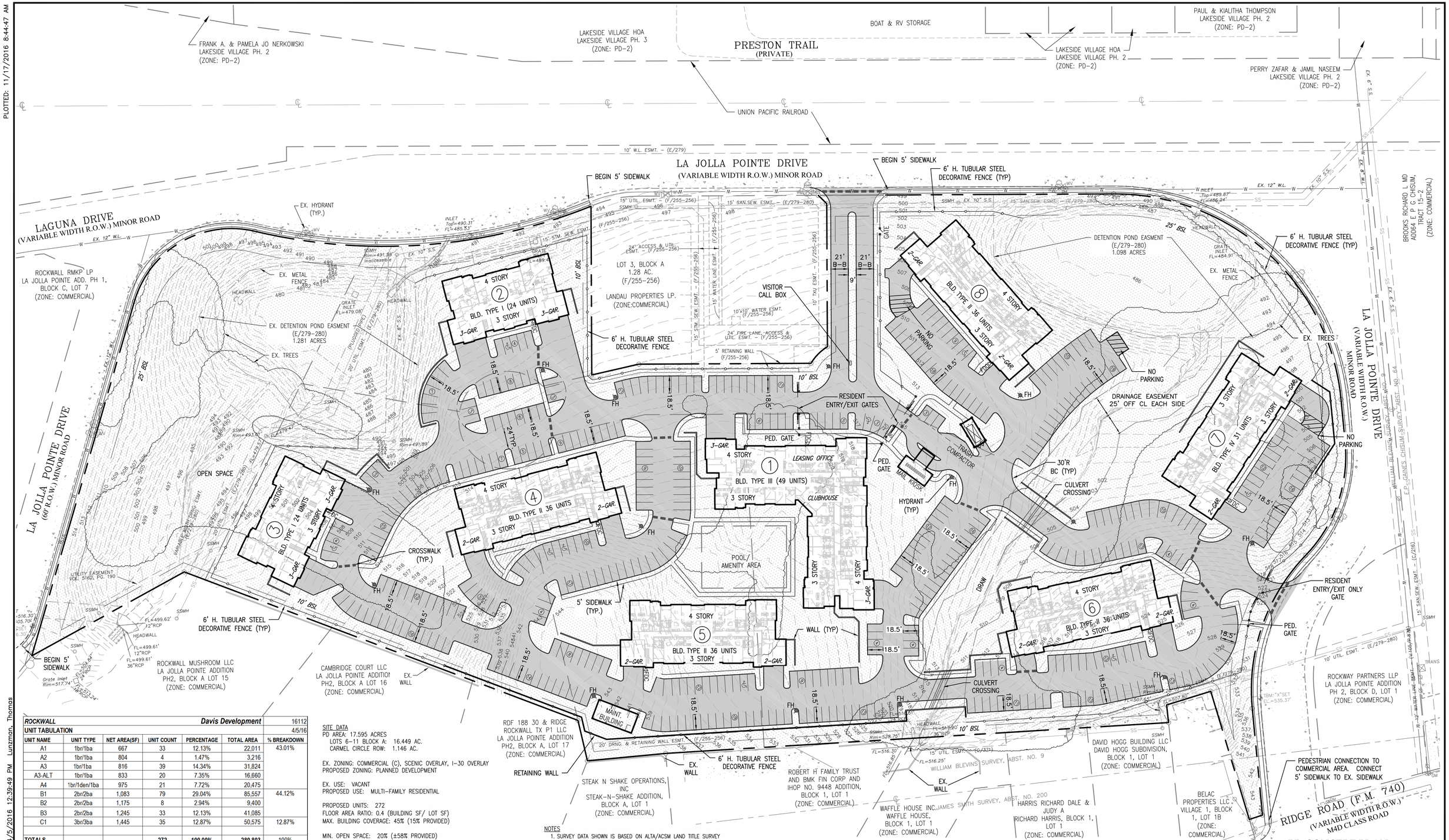
Type of Review	Date Sent	Date Due	Date Received
Contact	Status	Remarks	
PLANNING	11/21/2016	11/28/2016	
ENGINEERING	11/21/2016	11/28/2016	11/21/2016
Amy Williams	COMMENTS	See Comments	

Notes: (11/21/2016 12:06 PM AW)
mpact fees and 4% engineering fees due prior to construction
Adhere to all engineering standards
Engineering Comments on plans.
All parking adjacent (if dimensions are to back of curb) to any building to be 20.5'x9' minimum and the other parking to be 18.5'x9' with a clear two foot overhang and 4' clear from any landscaping
No walls in any easements
All fire hydrants to be a minimum of 5' from back of curb
Need to show proposed water and sewer on site plan (when submitting for site plan approval)

FIRE	11/21/2016	11/28/2016
Ariana Hargrove		

PLOTTED: 11/17/2016 8:44:47 AM

P:\PR54731\cadd\civil\siteplan.dwg 4/5/2016 12:39:49 PM Lunzman, Thomas

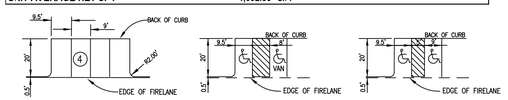


ROCKWALL				Davis Development		16112
UNIT TABULATION						4/5/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	667	33	12.13%	22,011	43.01%
A2	1br/1ba	804	4	1.47%	3,216	
A3	1br/1ba	816	39	14.34%	31,824	
A3-ALT	1br/1ba	833	20	7.35%	16,660	
A4	1br/1den/1ba	975	21	7.72%	20,475	
B1	2br/2ba	1,083	79	29.04%	85,557	44.12%
B2	2br/2ba	1,175	8	2.94%	9,400	
B3	2br/2ba	1,245	33	12.13%	41,085	
C1	3br/3ba	1,445	35	12.87%	50,575	12.87%
TOTALS			272	100.00%	280,803	100%

UNIT AVERAGE NET SF : 1,032.36

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

UNIT AVERAGE NET SF : 1,032.36 S.F.



TYPICAL SURFACE PARKING SPACE LAYOUT NTS

TYPICAL VAN HANDICAP SPACE LAYOUT NTS

TYPICAL HANDICAP SPACE LAYOUT NTS

* TYP. PARKING SPACE DIMENSIONS ARE SHOWN FOR SPACES ADJACENT TO BUILDINGS. OTHER SPACES ARE 18.5' DEEP TO BACK OF CURB AS LABELED ON PLAN.

SITE DATA
PD AREA: 17.595 ACRES
LOTS 6-11 BLOCK A: 16.449 AC.
CARMEL CIRCLE ROW: 1.146 AC.

EX. ZONING: COMMERCIAL (C), SCENIC OVERLAY, I-30 OVERLAY
PROPOSED ZONING: PLANNED DEVELOPMENT

EX. USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED UNITS: 272
FLOOR AREA RATIO: 0.4 (BUILDING SF/ LOT SF)
MAX. BUILDING COVERAGE: 45% (15% PROVIDED)

MIN. OPEN SPACE: 20% (±58% PROVIDED)

PARKING REQUIRED:
1 BDRM UNITS (117 X 1.5) = 176 SPACES
2 BDRM UNITS (120 X 2.0) = 240 SPACES
3 BDRM UNITS (35 X 2.5) = 88 SPACES

TOTAL PARKING SPACES REQUIRED = 504 SPACES
(1.85 SPACES/UNIT)
(OF WHICH 2% MUST BE HC ACCESSIBLE SPACES, I.E. 11 SPACES)

TOTAL PARKING PROVIDED:
SURFACE: 482 SPACES
ATTACHED GARAGES: 38
TOTAL SPACES PROVIDED – 520 SPACES (1.91 SPACES/UNIT)
(OF WHICH 11 ARE HC ACCESSIBLE)

NOTES
1. SURVEY DATA SHOWN IS BASED ON ALTA/ACSM LAND TITLE SURVEY FOR "LA JOLLA POINTE ADDITION, PHASE TWO" BY ARTHUR SURVEYING CO., INC. DATED 7/13/2015.
2. PER SURVEY, ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE CITY OF ROCKWALL GIS NETWORK, MONUMENT NUMBER R005-1. ELEVATION = 578.63'.
3. DRAINAGE EASEMENT SHOWN IS SUBJECT TO CHANGE BASED ON DETAILED STUDY. DRAINAGE EASEMENT TO CONTAIN 100-YEAR STORM PLUS 5' OFFSET FROM THE WATER SURFACE ELEVATION.
4. ALL PARKING ADJACENT TO ANY BUILDING IS 20'x9' MINIMUM. OTHER PARKING SPACES ARE 18'x9' WITH A CLEAR TWO FOOT OVERHANG AND 4' CLEAR FROM ANY LANDSCAPING.
5. ALL FIRE LANE CURB RETURN RADII ARE 30' UNLESS OTHERWISE NOTED.

This document is released for the purpose of city review under the authority of

BENJAMIN MIKESELL P.E.
116419
NOVEMBER 18, 2016
It is not to be used for construction/bidding purposes

OWNER:
ROCKWAY PARTNERS, LLP
5720 LBJ FREEWAY, SUITE 470
DALLAS, TX 75240
(972) 661-2145
CONTACT: JIM KIRBY

APPLICANT:
DAVIS DEVELOPMENT, LLC
403 CORPORATE CENTER DR, STE. 201
STOCKBRIDGE, GEORGIA 30281
(770) 474-4345
FAX: (770) 474-5213
CONTACT: FRED HAZEL

BURGESS & NIPLE

12750 MERIT DRIVE, PARK CENTRAL 7, SUITE 425, DALLAS, TX, 75251
PHONE: (972) 620-1255
TBPE FIRM REGISTRATION NO. 10834
ENGINEER: BENJAMIN MIKESELL, P.E. 116419

PD CONCEPT PLAN

DAVIS APARTMENTS AT LA JOLLA POINTE

LOTS 6-11, BLOCK A LA JOLLA POINTE ADDITION, PHASE 2
AND CARMEL CIRCLE (PUBLIC R.O.W.)

WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
& JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. Z2016-011

DATE: 11/18/2016

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 17.60-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6-11, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That the City Council, in accordance with Section 272.001(b) of the Texas Local Government Code, does hereby authorize the abandonment of the right-of-way for Carmel Circle (*as depicted in Exhibits 'A' & 'B' of this ordinance*) to the adjacent landowners and the Mayor is hereby authorized to issue and sign a quitclaim deed to the adjacent landowners who last appear on the current tax rolls of the City;

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have

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adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

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Exhibit 'A':
Survey/Legal Description

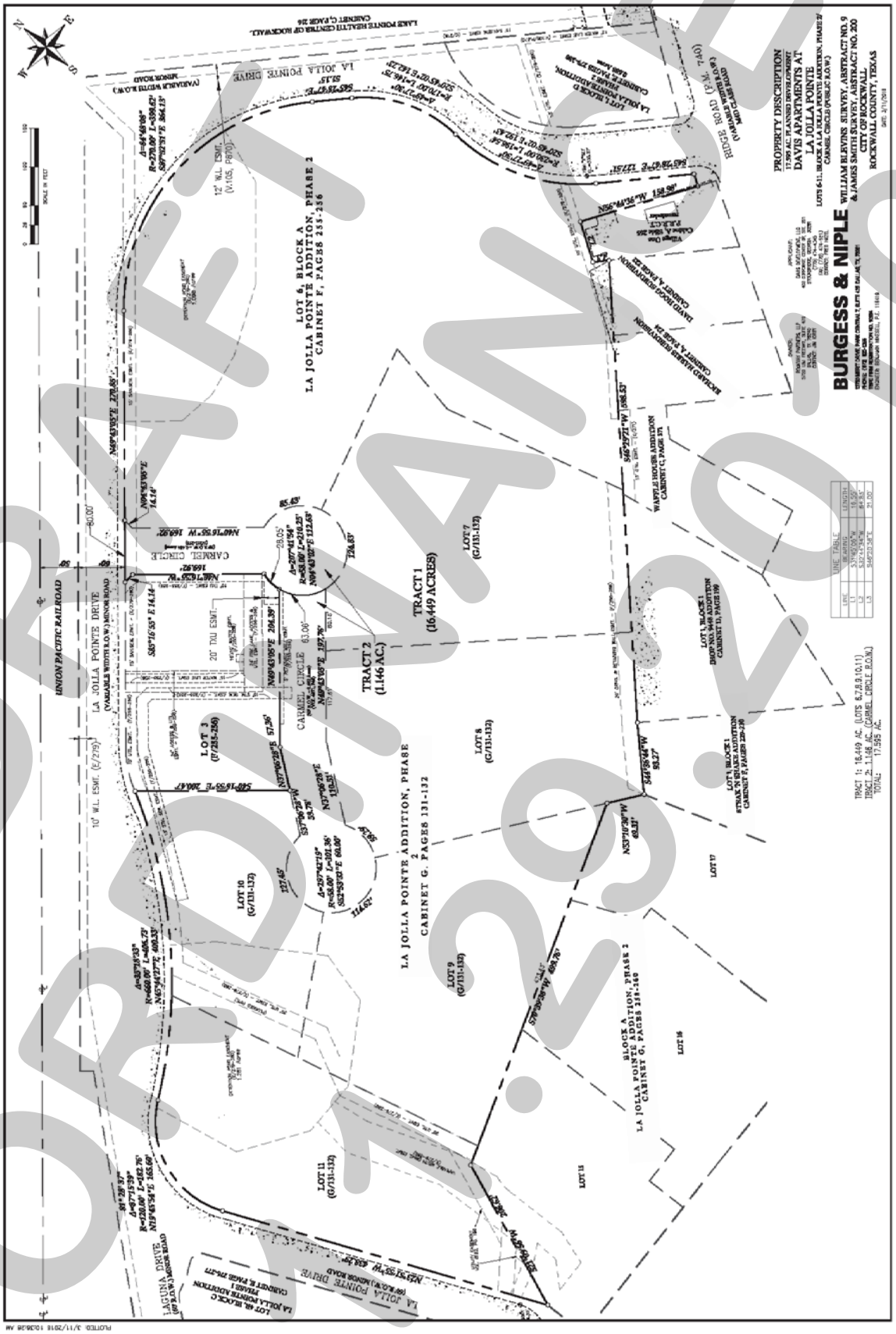

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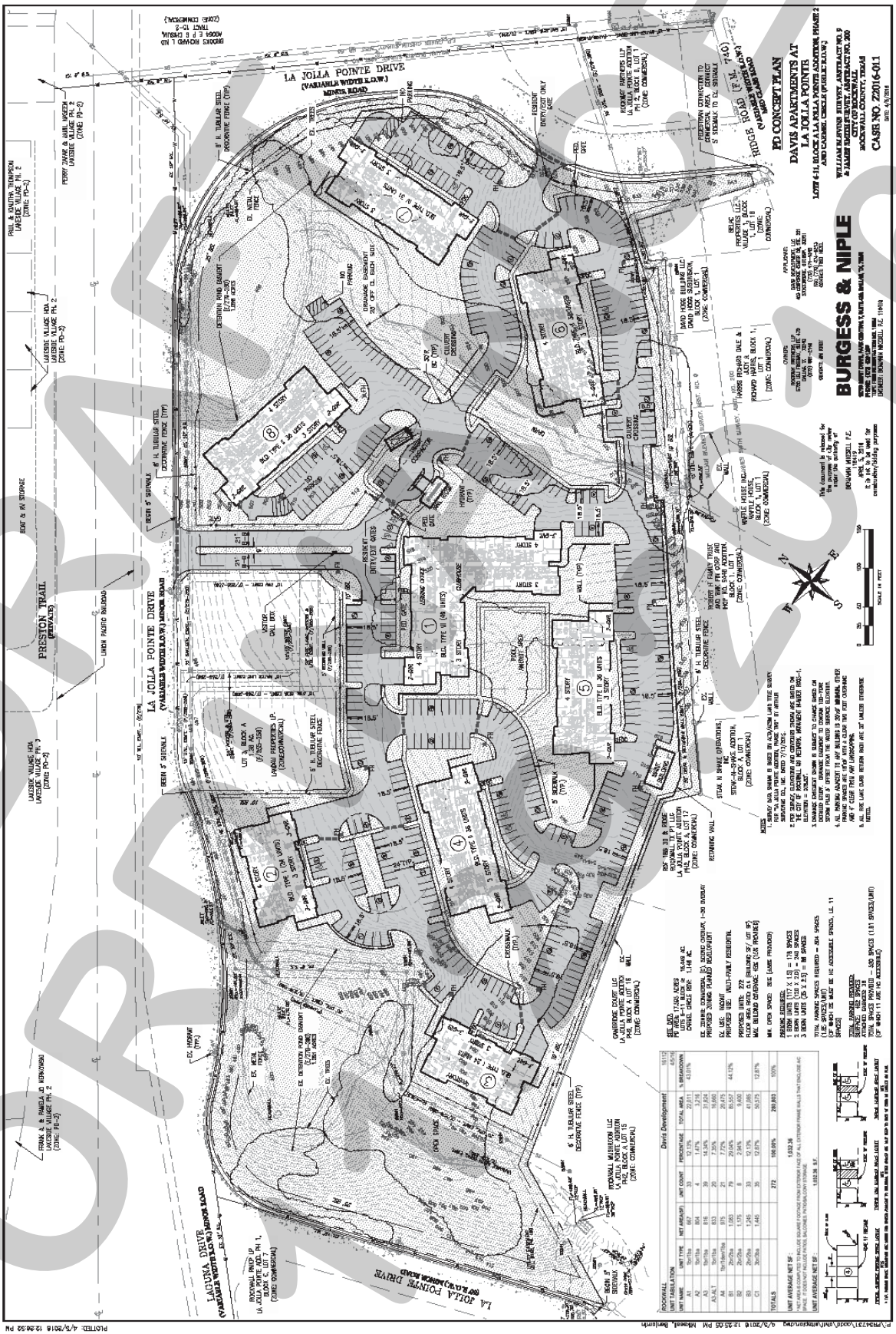
Exhibit 'B':
Concept Plan



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ORDINANCE
2016

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below; however, in no case should the average net unit area decrease below 1,032 square feet.

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF) [1]	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	1 Bedroom/1 Bathroom	667 SF	33	22,011 SF	12.13%
A2	1 Bedroom/1 Bathroom	804 SF	4	3,216 SF	1.47%
A3	1 Bedroom/1 Bathroom	816 SF	39	31,824 SF	14.34%
A3-ALT	1 Bedroom/1 Bathroom	833 SF	20	16,660 SF	7.35%
A4	1 Bedroom/1 Bathroom/1 Den	975 SF	21	20,475 SF	7.72%
B1	2 Bedroom/2 Bathroom	1,083 SF	79	85,557 SF	29.04%
B2	2 Bedroom/2 Bathroom	1,175 SF	8	9,400 SF	2.94%
B3	2 Bedroom/2 Bathroom	1,245 SF	33	41,085 SF	12.13%
C1	3 Bedroom/3 Bathroom	1,445 SF	35	50,575 SF	12.87%
		Average Net Unit Area:		*1,032.36 SF*	
		Maximum Permitted Units:	*272*		*100.00%*

General Notes:
[1]: The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the IH-30 Overlay (IH-30 OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *16* dwelling units per gross acre of land; however, in no case should the proposed development exceed *275* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	5'
Minimum Rear Yard Carport/Parking Setback	5'
Minimum Separation Between Main Buildings [(1)]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [(2)]	62'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [(3)]	20%

General Notes:
[1]: The minimum separation between two (2) main buildings without doors or windows on facing walls shall be a minimum of 15-feet.
[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

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[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

4. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 3*, which is as follows:

Table 3: Parking Requirements

Unit Name	*Unit Type*	*Parking Requirement Per Unit* [2]	*Number of Units (#)*	*Parking Requirement* [1]
A1	*1 Bedroom/1 Bathroom*	1.5	33	49.5
A2	*1 Bedroom/1 Bathroom*	1.5	4	6
A3	*1 Bedroom/1 Bathroom*	1.5	39	58.5
A3-ALT	*1 Bedroom/1 Bathroom*	1.5	20	30
A4	*1 Bedroom/1 Bathroom/ 1 Den*	1.5	21	32.5
B1	*2 Bedroom/2 Bathroom*	2	79	158
B2	*2 Bedroom/2 Bathroom*	2	8	16
B3	*2 Bedroom/2 Bathroom*	2	33	66
C1	*3 Bedroom/3 Bathroom*	2.5	35	87.5
			Parking Requirements:	504

General Notes:

[1]: Tandem parking spaces (*i.e. parking spaces in front of garages*) are *NOT* be permitted; however, the proposed garage parking spaces may count toward the parking requirement.

[2]: This table is subject to change based on the proposed development; however, all one (1) bedroom units shall provide a minimum of 1.5 parking spaces/unit, all two (2) bedroom units shall provide a minimum of two (2) parking spaces/unit and all three (3) bedroom units shall provide a minimum of 2.5 parking spaces/unit.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'*; however, all development shall adhere to the following building standards:

   (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

   (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the IH-30 Overlay (IH-30 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

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(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers.* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of La Jolla Pointe Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks and trails required along La Jolla Pointe Drive.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking island shall be provided at a spacing not exceed a maximum distance of 20 parking spaces.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

9. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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Exhibit 'D':
Concept Building Elevations



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Exhibit 'D':
Concept Building Elevations



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Exhibit 'D':
Concept Building Elevations



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Exhibit 'D':
Concept Building Elevations



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ORDINANCE
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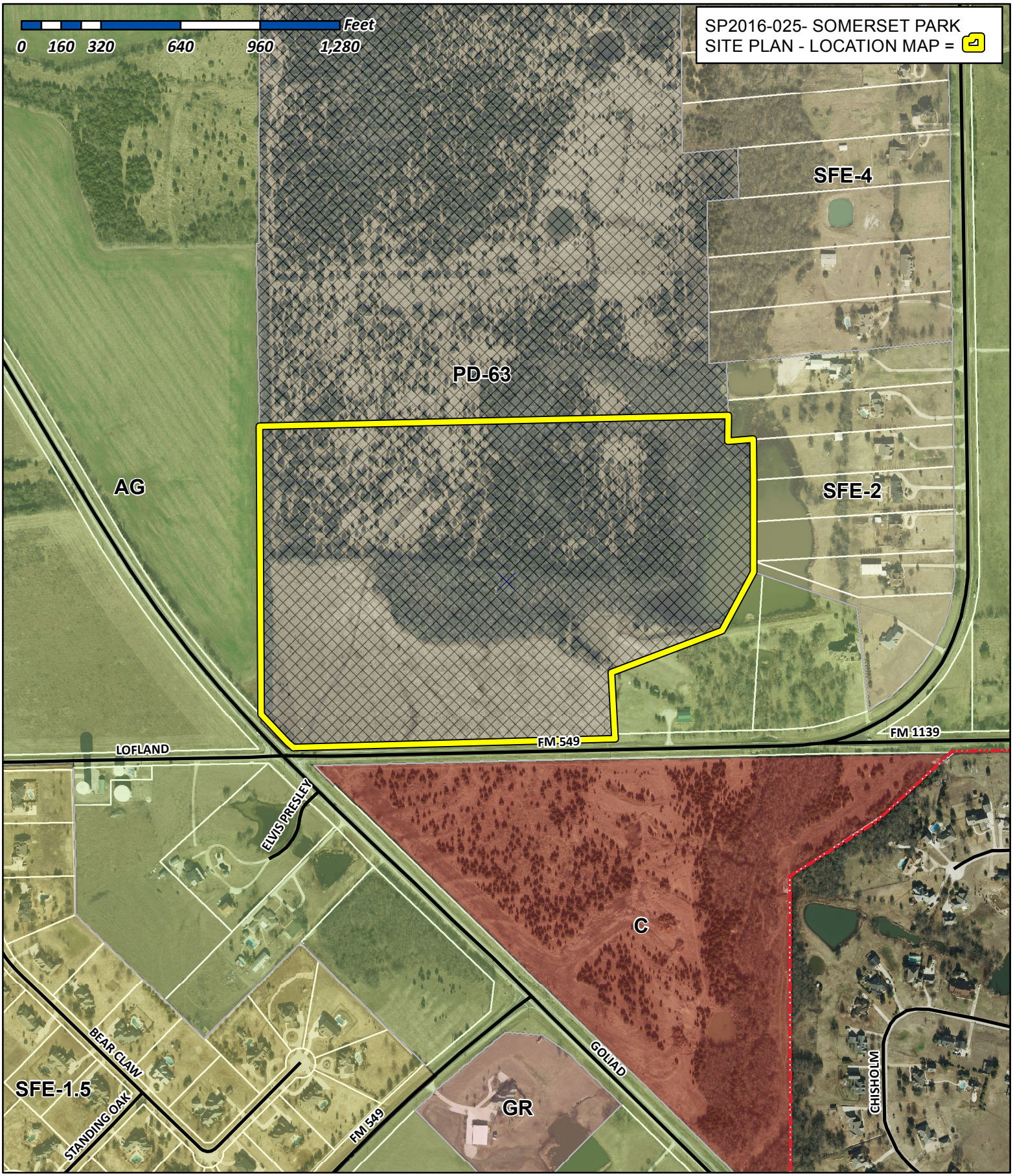


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Project Plan Review History

				Applied	11/1/2016	LM
Project Number	SP2016-025	**Owner**	REALTY, CAPITAL LAKES OF SOMERSET LTD	**Approved**		
Project Name	Somerset Park	**Applicant**	SOMERSET PARK DEVELOPMENT LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	11/1/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2994 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EDWARDS ACRES SUBD	1	NULL	1	0123-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/1/2016	11/8/2016	11/2/2016	1	APPROVED	
ENGINEERING	Amy Williams	11/1/2016	11/8/2016	11/2/2016	1	COMMENTS	See Comments

(11/2/2016 1:16 PM AW)
Every sheet needs to show water, sanitary sewer, and storm sewer
Every pertaining sheet-change Griffith Street to Stableglen Drive
Sheet LS2.01 Section 6 calls out for "2/LS3.01 Ped Paving"...but there isn't one
Sheet LS2.01 Section 1 needs to state that the sidewalk paving to be a minimum of 3,000 psi (min 5.5 sack mix)
Sheet LP1.01-check matchline information and check for tree conflict with 8" water
Sheet LP1.02-check matchline information
Sheet LP1.09-check for tree conflict with manhole and sanitary sewer
Sheet LP1.10 and LP1.11-check for tree conflict with storm sewer inlets in the medians
Add note to plant trees 5' from all utilities

FIRE	Ariana Hargrove	11/1/2016	11/8/2016	11/2/2016	1	APPROVED	see comment

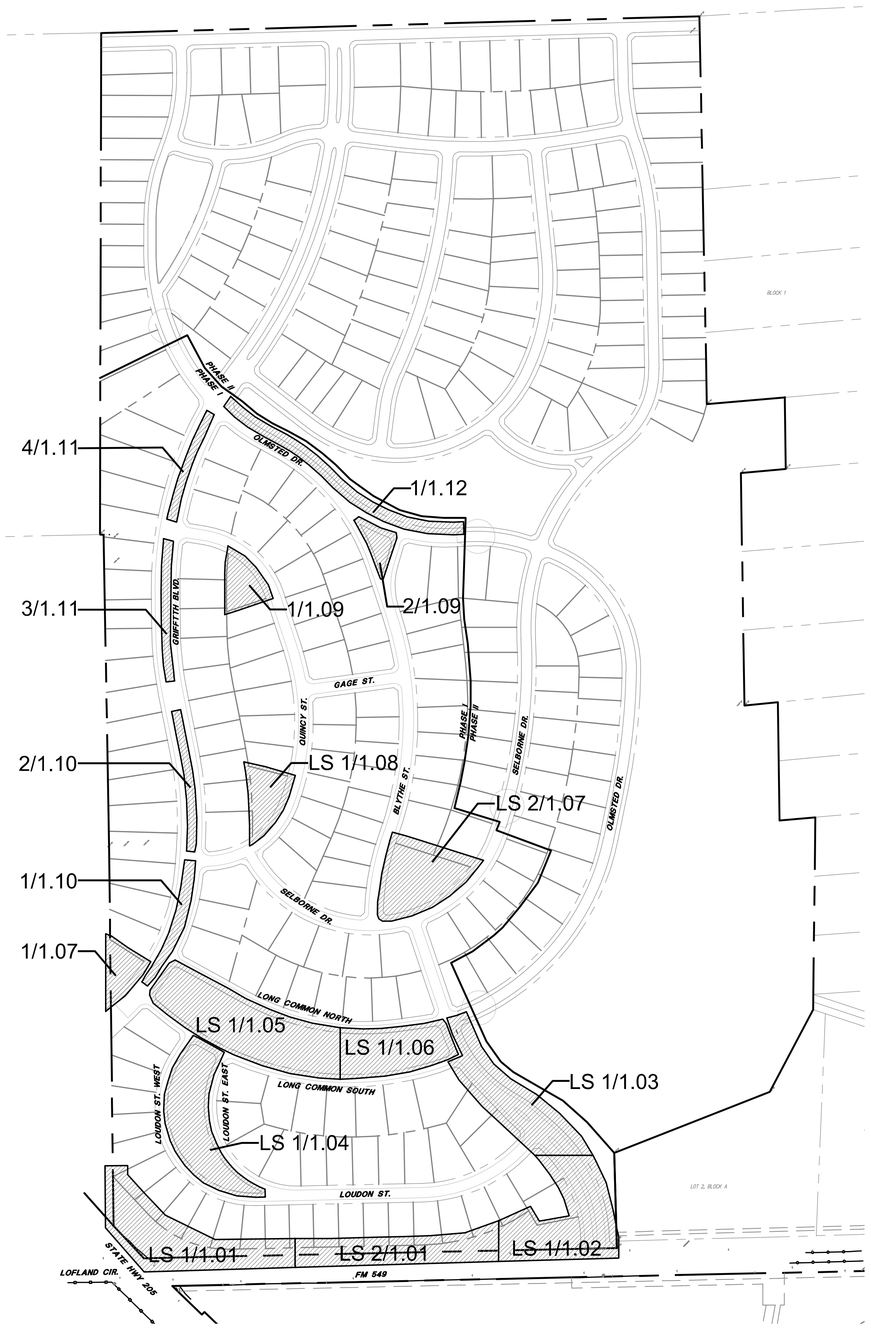
(11/2/2016 8:26 AM AA)
The one-way streets shall be provided with “No Parking” signage on the parkway side and stripped designated parking spots on the home side. (as agreed upon during the amendment to PD-63)

GIS	Lance Singleton	11/1/2016	11/8/2016				
PLANNING	Korey Brooks	11/1/2016	11/8/2016	11/23/2016	22	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(11/23/2016 8:47 AM KB)
SP2016-025 Somerset Park Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-025) in the lower right hand corner of all pages on future submittals.
M.4 Please provide overall site plan and landscape plan
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 6, 2016. The Planning & Zoning date for this case will be November 29, 2016. The Park Board Meeting will be December 14, 2016.
I.7 The projected City Council meeting date and subsequent approval for this plat is December 5, 2016



1 OVERALL KEYMAP

PLAN

SCALE: 1"=200' 0' 100' 200' 400' N O R T H

Z:\Tbg\Lakes of Somerset - P (D13615)\Lakes of Somerset (D15076)\04 CD\Sheets\01-LC\D15076-LC1-00.dwg

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

Landscape Architects • Planners

1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848

Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

Date Issued:
AUGUST 12, 2016

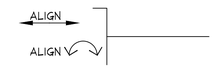
Revisions:

Sheet Title:
OVERALL KEYMAP

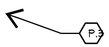
Sheet Number:
LC 1.02

GENERAL LEGEND

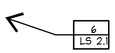
SIM.	SIMILAR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
PA	PLANTING AREA
BOC	BACK OF CURB
FOW	FACE OF WALL
O.C.E.W.	ON CENTER EACH WAY
℄	CENTERLINE CALLOUT



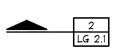
ALIGN ELEMENTS



HARDSCAPE / MATERIAL CALLOUT



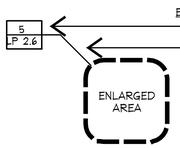
DETAIL REFERENCE
DETAIL NUMBER
SHEET NUMBER



SECTION REFERENCE
DETAIL NUMBER
SHEET NUMBER



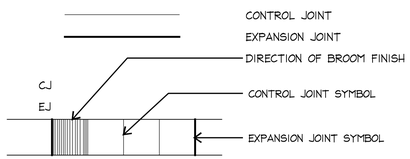
ELEVATION REFERENCE
ELEVATION NUMBER
SHEET NUMBER



ENLARGEMENT REFERENCE
ENLARGEMENT NUMBER
SHEET NUMBER

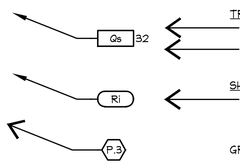
SHEET MATCHLINE
PROPERTY LINE
LIMIT OF CONSTRUCTION LINE
CENTERLINE

SITEWORK LEGEND



CONTROL JOINT
EXPANSION JOINT
DIRECTION OF BROOM FINISH
CONTROL JOINT SYMBOL
EXPANSION JOINT SYMBOL

PLANTING LEGEND



TREE CALLOUT
SPECIES (REF. PLANT SCHEDULE)
TREE QUANTITY
SHRUB / GROUNDCOVER CALLOUT
SPECIES (REF. PLANT SCHEDULE)
GRAVEL/EDGING CALLOUT

STEEL EDGE
ROOT BARRIER

GENERAL SITEWORK NOTES:

1) THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY OF ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.

2) ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3) THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

5) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING IRRIGATION AND LANDSCAPE ON SITE FROM ANY DAMAGE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

6) THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND THE EXPENSE OF THE CONTRACTOR.

8) ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.

9) THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.

10) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

11) THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK BID. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER IN THE FORM OF A CHANGE ORDER.

12) THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.

13) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

14) ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (TOOL, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY. REMOVE ALL EXCESSIVE DIRT BUILD UP ON HAUL ROUTE AS REQUIRED DAILY AND BY NOON EVERY FRIDAY.

15) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAP, BRICK PIECES, MORTAR AND LITTER, ETC. AND REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS, ETC., CAUSED BY CONSTRUCTION.

16) PROVIDE EXPANSION AND/OR ISOLATION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS, OR WHERE CONCRETE ABUTS UTILITY VAULTS OR BOXES.

LAYOUT NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.

2) ALL DIMENSIONS MUST BE VERIFIED ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

3) ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO WALL, CURB, P.O.B., OR CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS AT CURB ARE FROM BACK OF CURB.

4) VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.

5) WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

6) THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND CIVIL DEVICES. COORDINATE CONSTRUCTION, DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. CONFIRM LOCATIONS WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH IN.

7) REFERENCE CIVIL DRAWINGS FOR LAYOUT, GRADES, DETAILS OF VEHICULAR DRIVES, ROADS, PARKING AND ALL CURBS (UNLESS NOTED OTHERWISE).

8) THE SITE BASE INFORMATION & ROADWAY LAYOUT ARE FROM COMPUTER BASE DATA SUPPLIED BY JONES & CARTER.

MATERIALS SCHEDULE

	DESCRIPTION	COLOR	FINISH	CONTACT	REMARKS
CONCRETE					
C.1	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM		
EDGING					
E.1	3/16"X 4" STEEL EDGING	BLACK	POWDERCOAT	COMPANY: J.D. RUSSELL CONTACT: 270.826.7008	OR APPROVED EQUAL
LIGHTING					
L.1	MONUMENT SIGN LIGHT BY BK LIGHTING YOSEMITE SERIES HP2 METAL HALIDE (T6) W/CS CUT OFF	NATURAL	NATURAL	COMPANY: ARCHITECTURAL LIGHTING ASSOCIATES CONTACT: BILL GALVIN PHONE: 214.658.9000	REF. MEP FOR POWER REQ. INSTALL PER SPEC'S, DETAIL AND MAN. RECOMMENDATIONS. LOCATE PER SITE LAYOUT
STONE					
S.1	LEUDERS LIMESTONE QUARRY BLOCK 12" THK X 3'-0" X 4'-0" - 8'-0" RANGE AND 24" THK X 3'-0" X 4'-0" - 8'-0" RANGE	NATURAL	NATURAL	COMPANY: MEIZGER ENTREPRISES CONTACT: CLINT HART: 214.998.1067	REF. 1/LS 3.01

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS ANDERSON
2516
STATE OF TEXAS

08/12/2016

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Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
NOTES, LEGEND & MATERIAL SCHEDULE

Sheet Number:
LC 1.01

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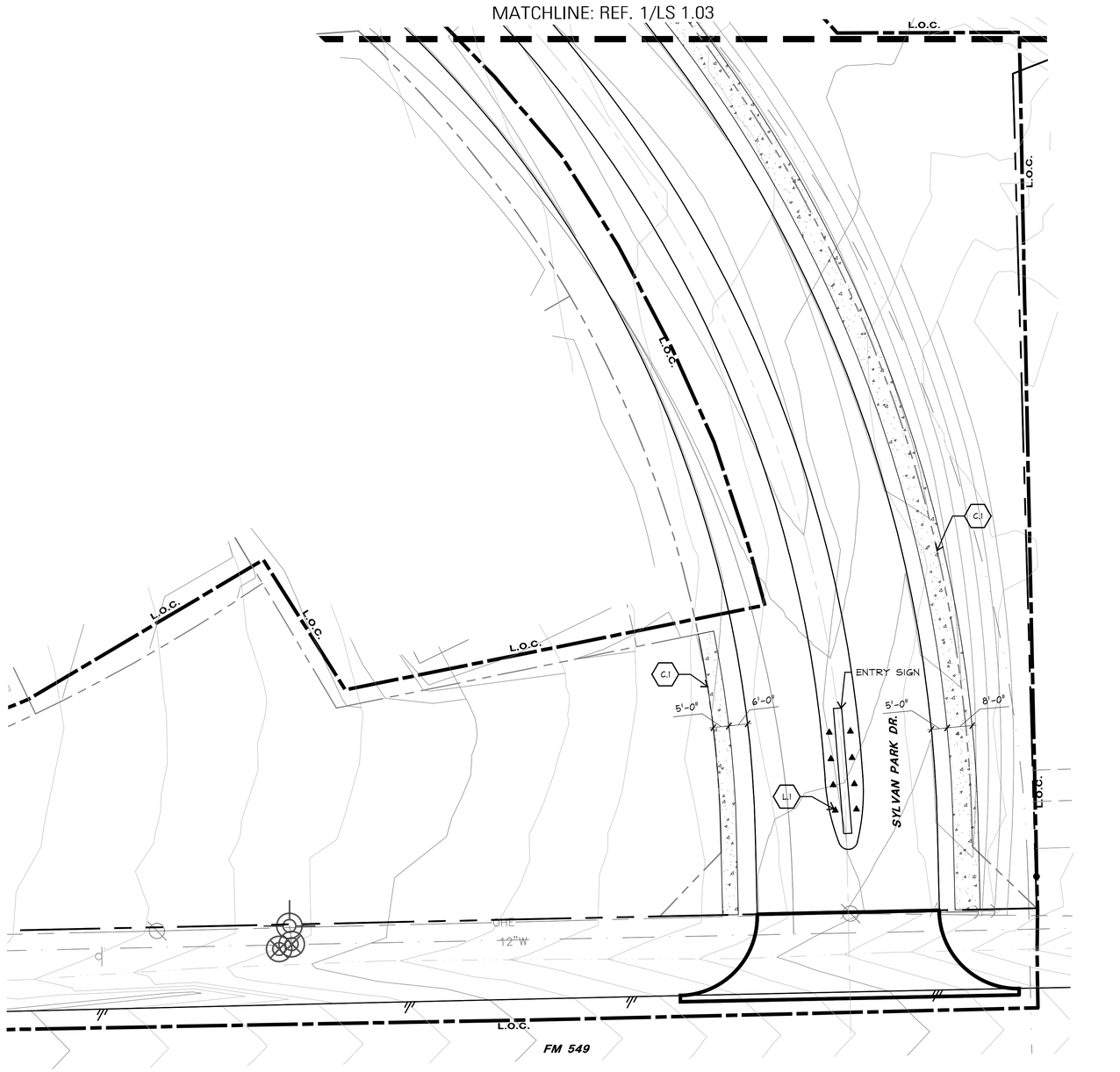

1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS
08/12/2016

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Project Number:
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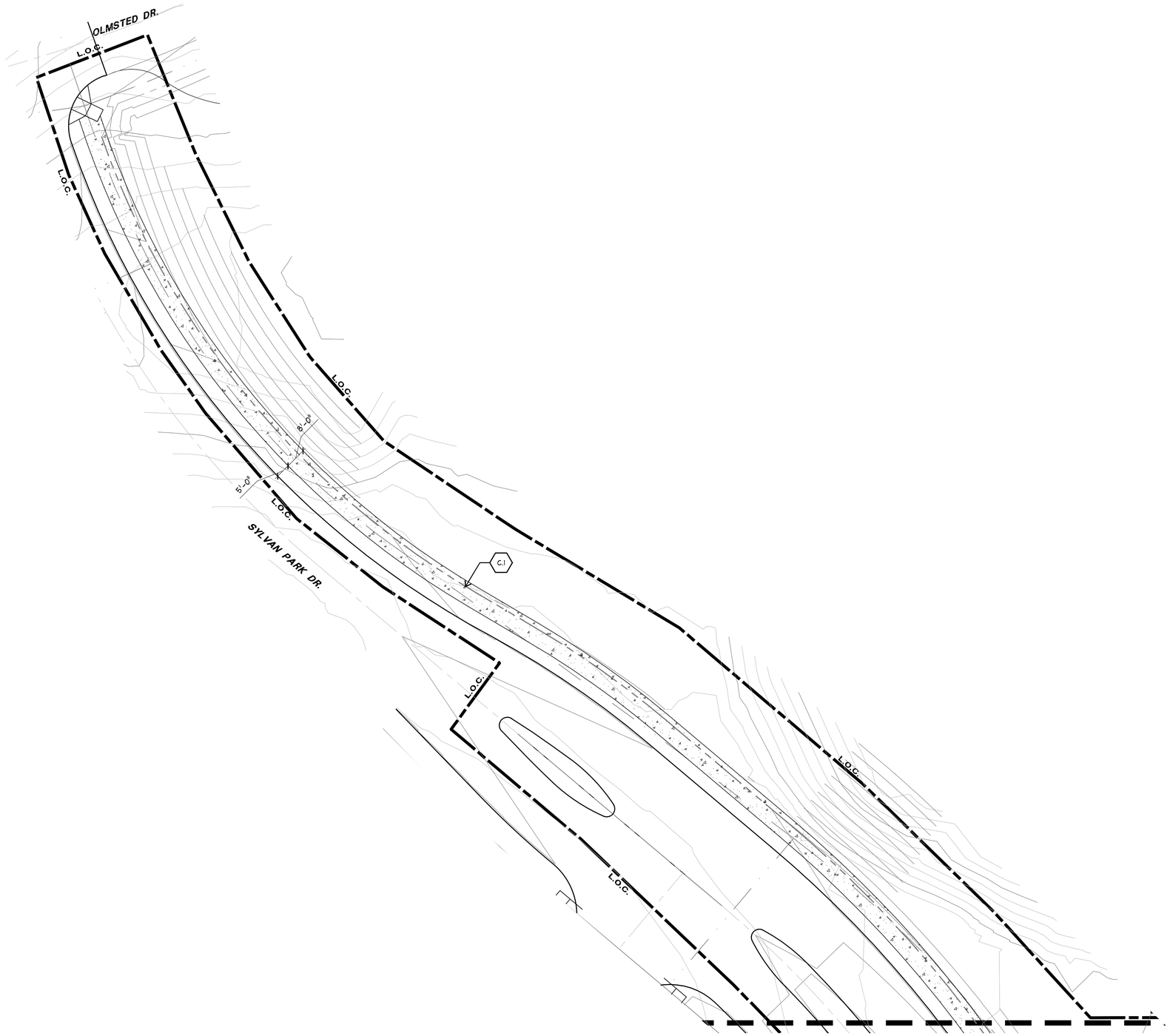

1 SITE PLAN

0' 10' 20' 40' SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
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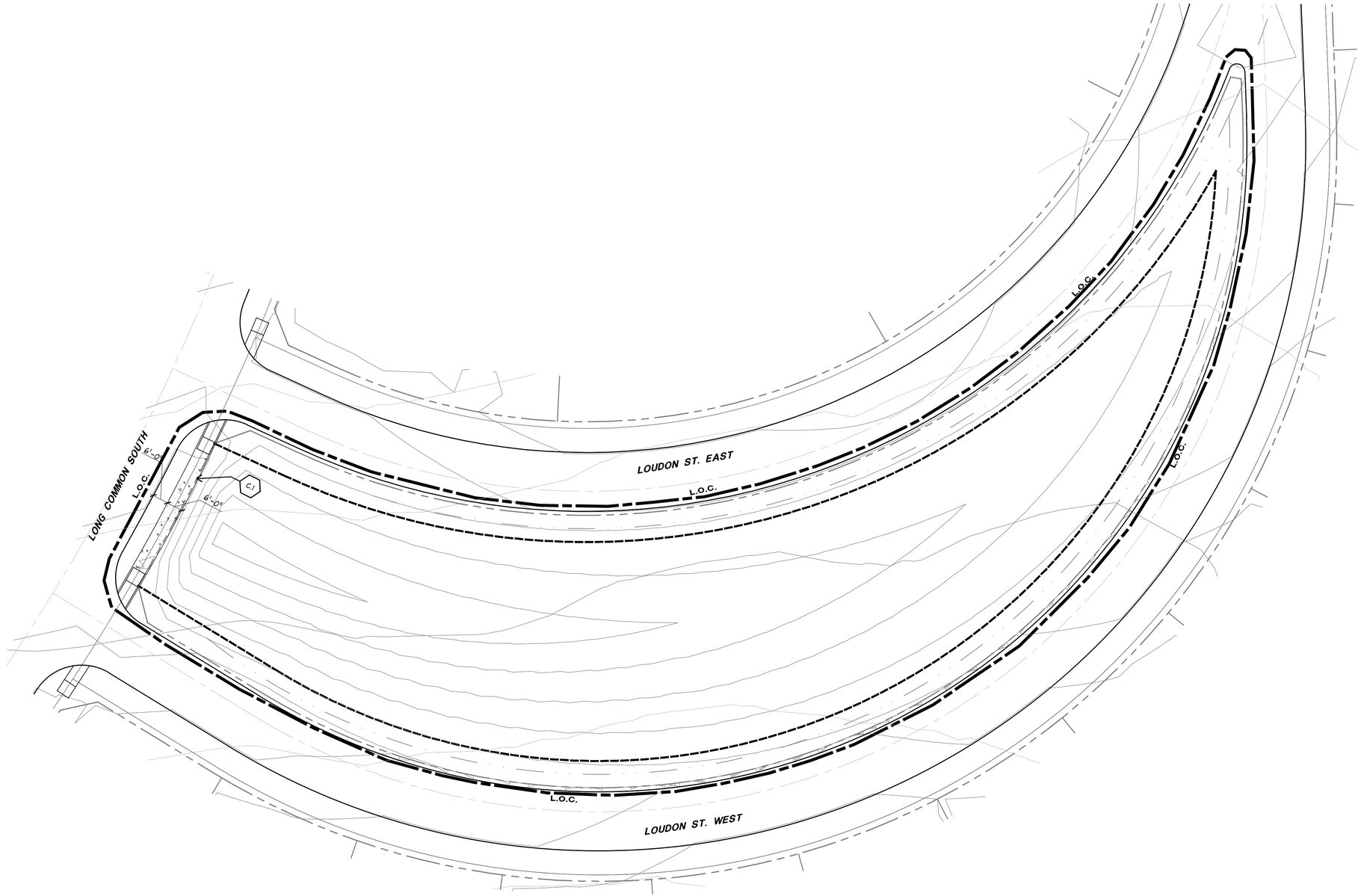

1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
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ROCKWALL, TEXAS

Project Number:
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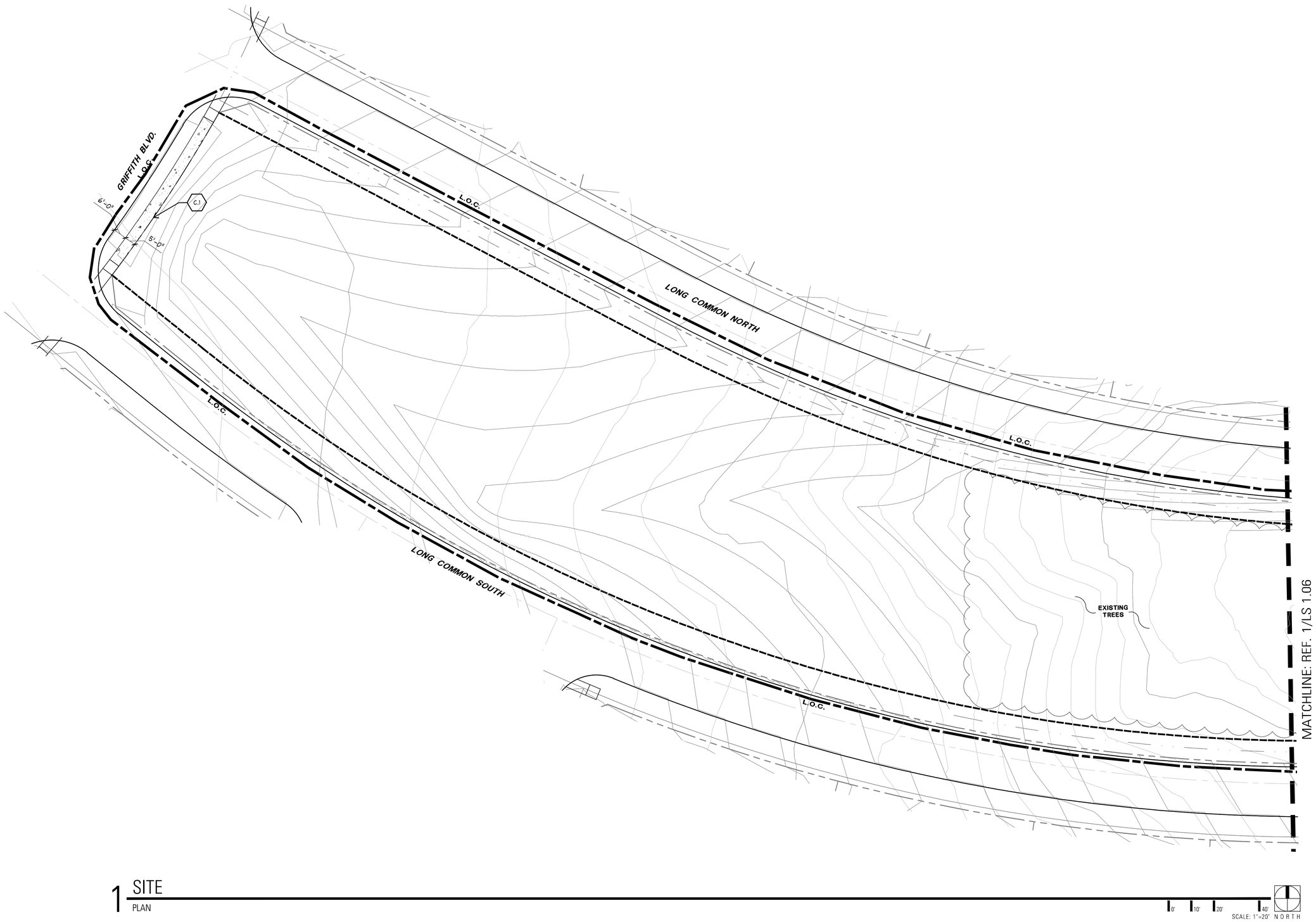

1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

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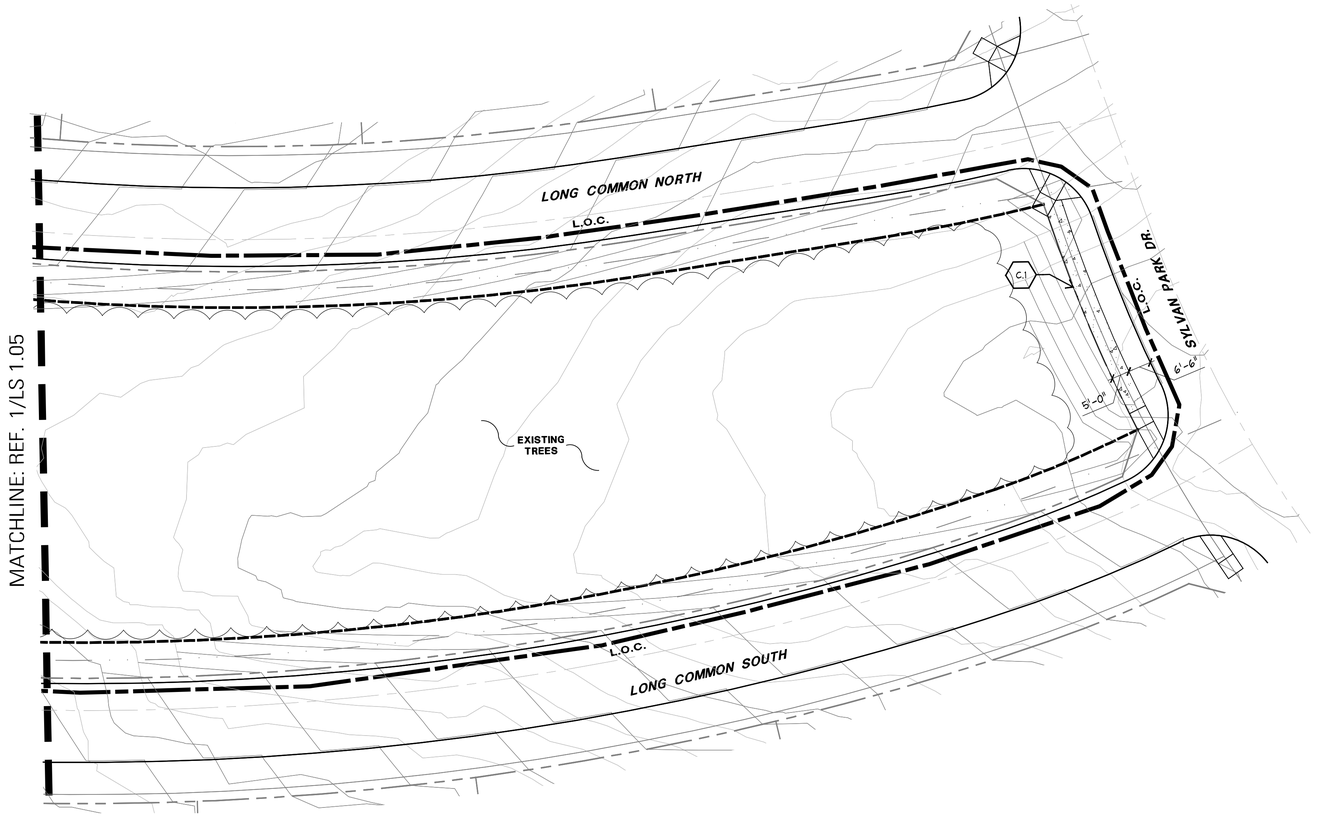

1 SITE PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

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TBG

REGISTERED LANDSCAPE ARCHITECT MARK THOMAS MEREDITH STATE OF TEXAS

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ARCADIA REALTY

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Project Number:
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Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

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AUGUST 12, 2016

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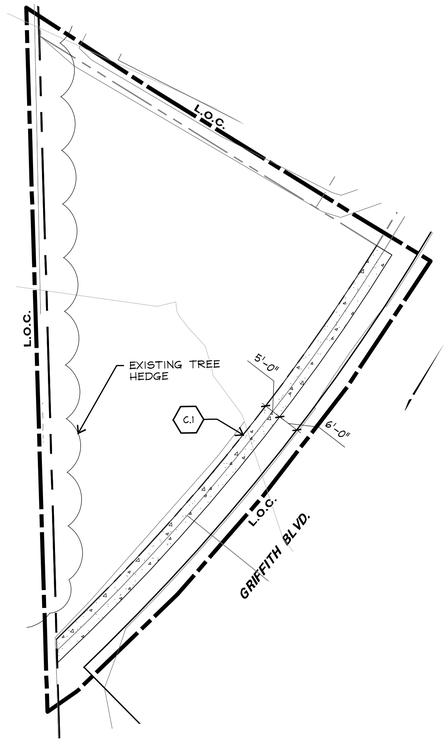
Sheet Title:
SITEWORK

Sheet Number:
LS 1.06



2 SITE
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 SITE
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
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Drawn: JM
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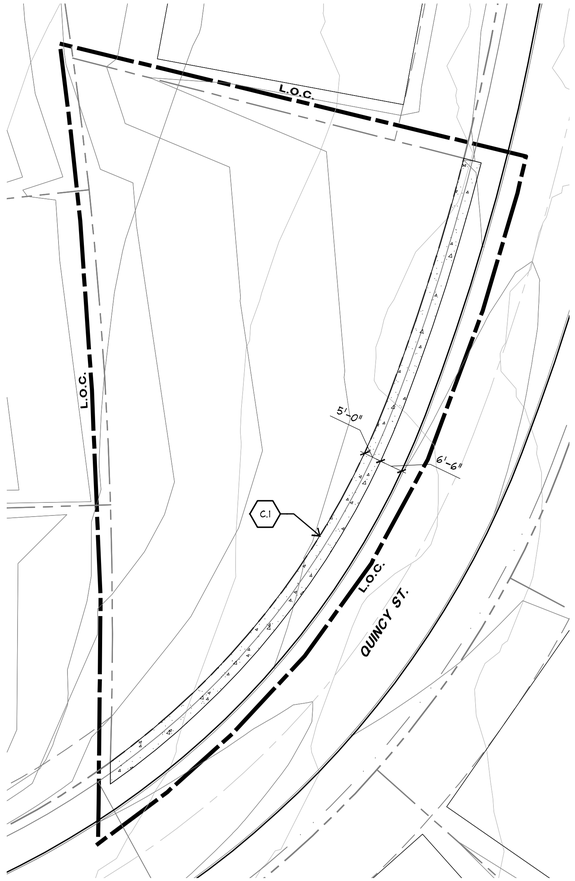

1 SITE
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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Reviewed: JD

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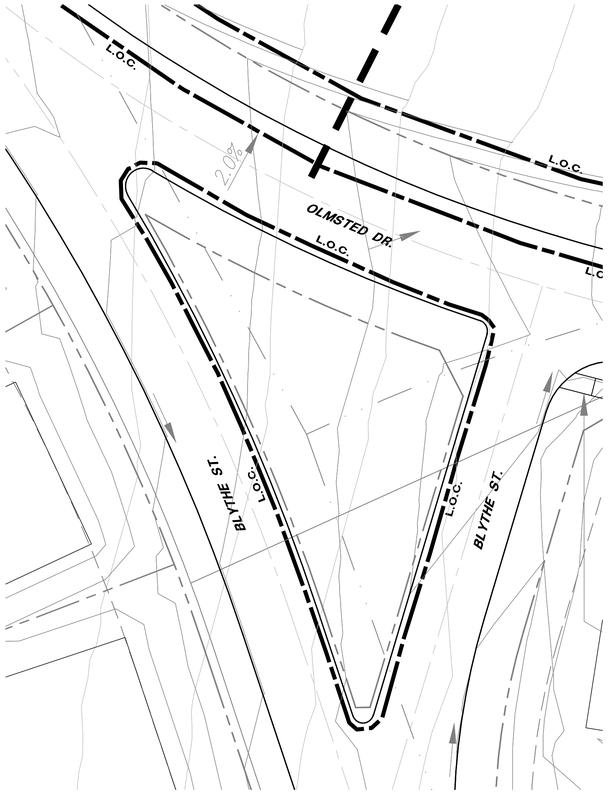

2 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
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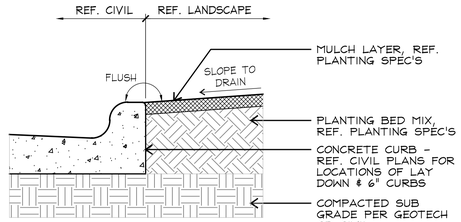
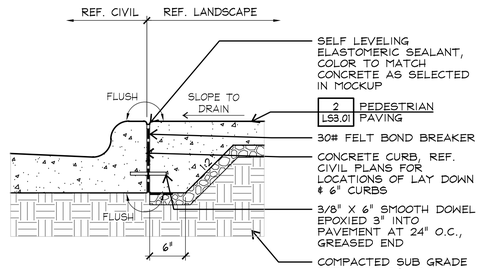


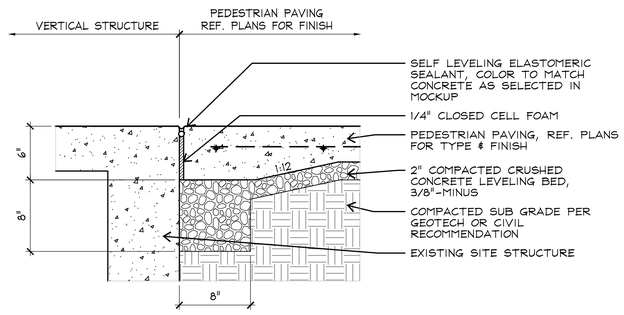
7 PLANTING AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



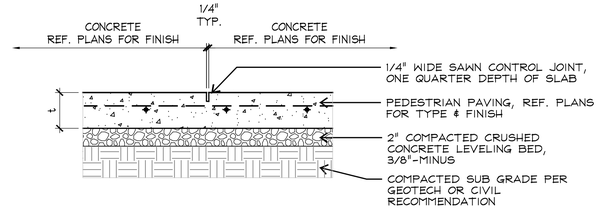
6 CONCRETE AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



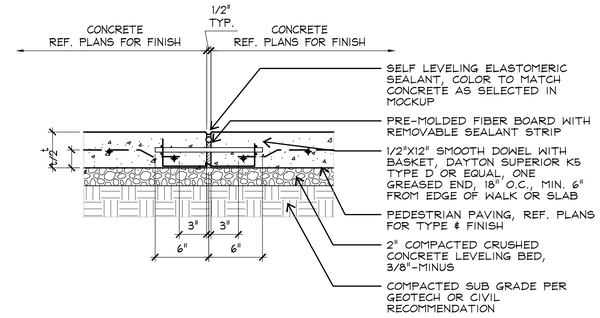
5 ISOLATION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



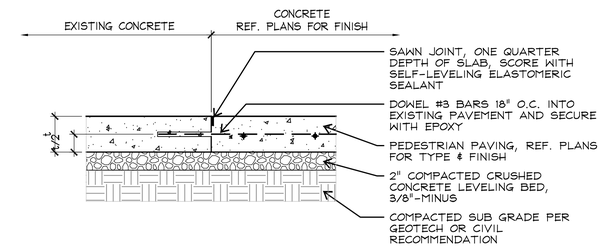
4 CONTROL JOINT

SECTION — SCALE: 1-1/2"=1'-0"



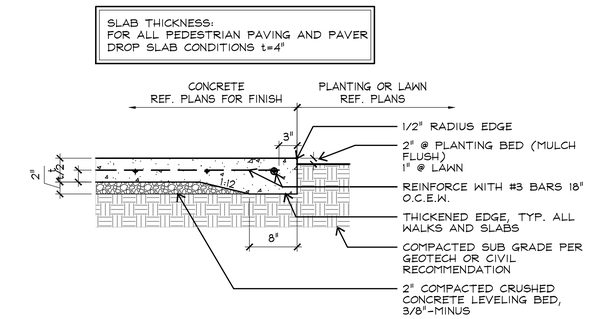
3 EXPANSION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



2 COLD JOINT

SECTION — SCALE: 1-1/2"=1'-0"



1 CONCRETE WALK OR SLAB

SECTION — SCALE: 1"=1'-0"

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS REBER
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08/12/2016

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Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

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PLANT LIST

SHADE TREES

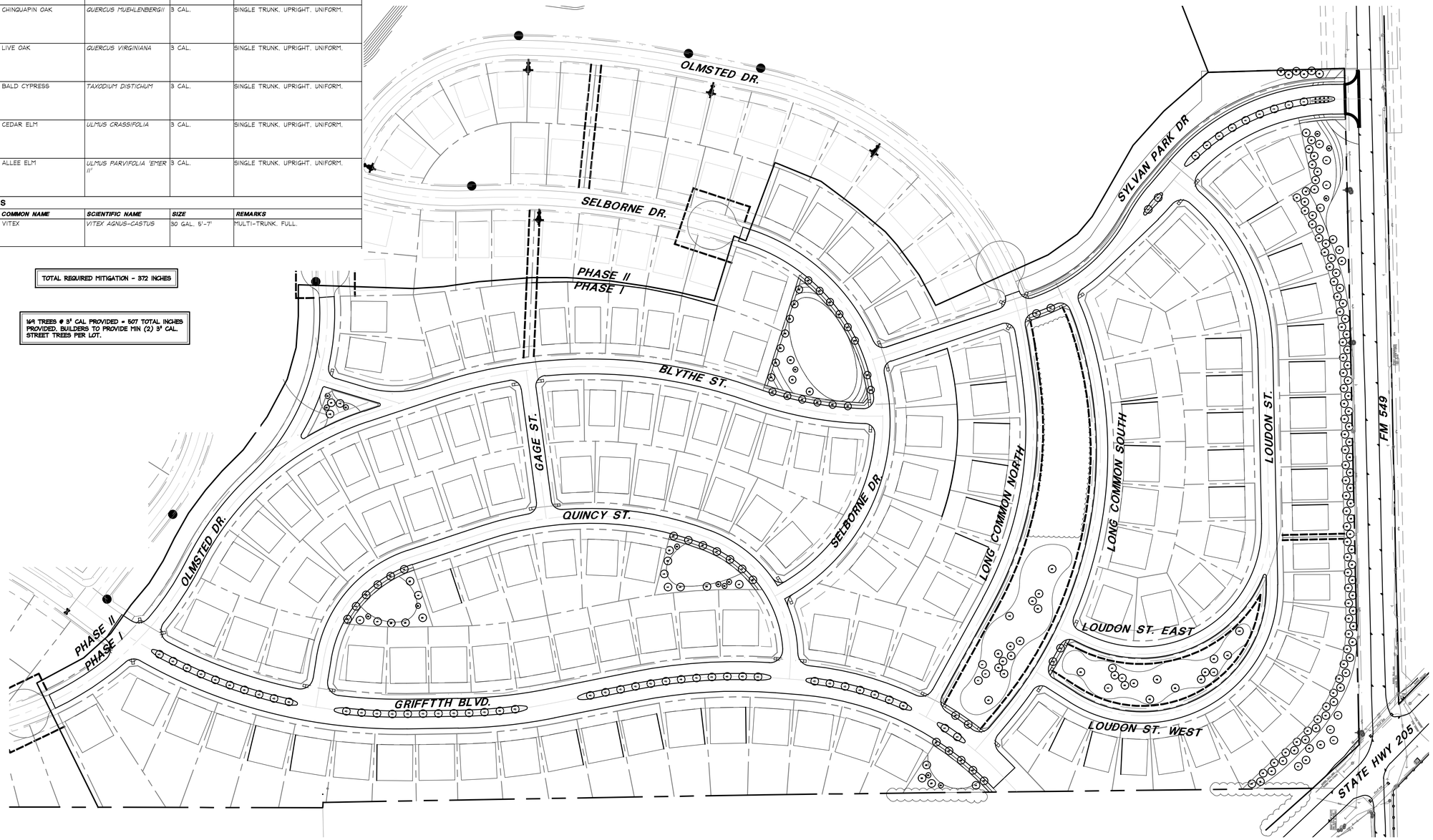
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
+	BO	BUR OAK	*QUERCUS MACROCARPA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
○	FPU	URBANITE ASH	*FRAXINUS PENNSYLVANICA URBANITE*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM
●	JV	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	10' HT.	SINGLE TRUNK. UPRIGHT. UNIFORM.
⊠	PC	CHINESE PISTACHE	*PISTACHIA CHINENSIS*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
◉	PO	SYCAMORE	*PLATANUS OCCIDENTALIS*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
◪	QM	CHINQUAPIN OAK	*QUERCUS MUEHLENBERGII*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
⊕	QV	LIVE OAK	*QUERCUS VIRGINIANA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
□	TD	BALD CYPRESS	*TAXODIUM DISTICHUM*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
▲	UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
◉	UP	ALLEE ELM	*ULMUS PARVIFOLIA 'EMER II'*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.

ORNAMENTAL TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
⊠	VAC	VITEX	*VITEX AGNUS-CASTUS*	30 GAL. 5'-7'	MULTI-TRUNK. FULL.

TOTAL REQUIRED MITIGATION - 372 INCHES

169 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.



1 Overall Tree Planting Plan
PLAN

0' 50' 100' 200'
SCALE: 1"=100' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT MARK THOMAS MEYER 2016 STATE OF TEXAS
08/12/2016

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Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
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Reviewed: JD

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1 2016-11-22 Overall Tree Planting Plan

Sheet Title:
OVERALL TREE PLANTING PLAN

Sheet Number:
LP 1.00

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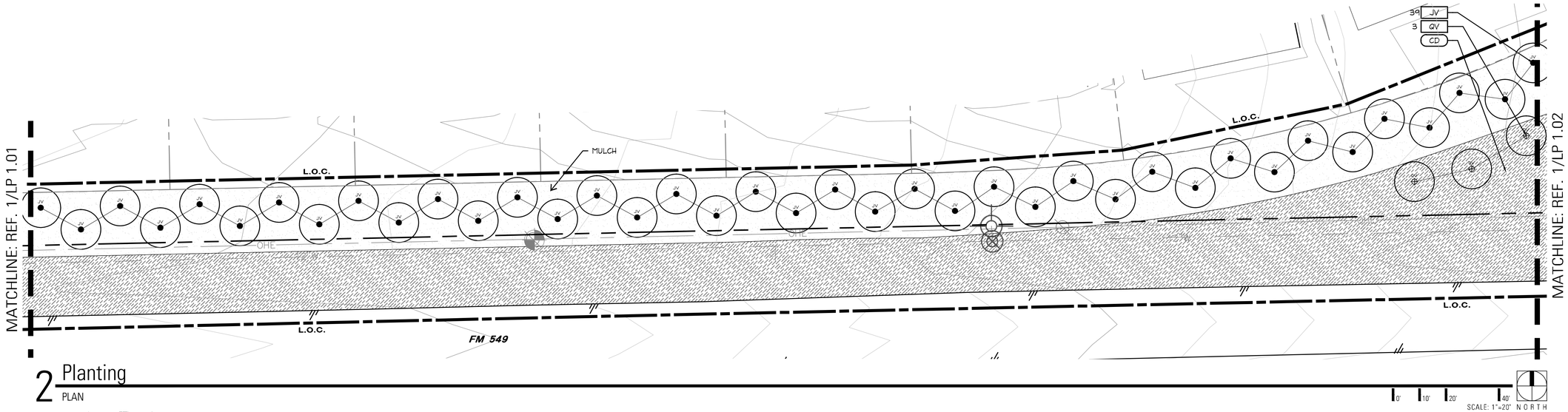
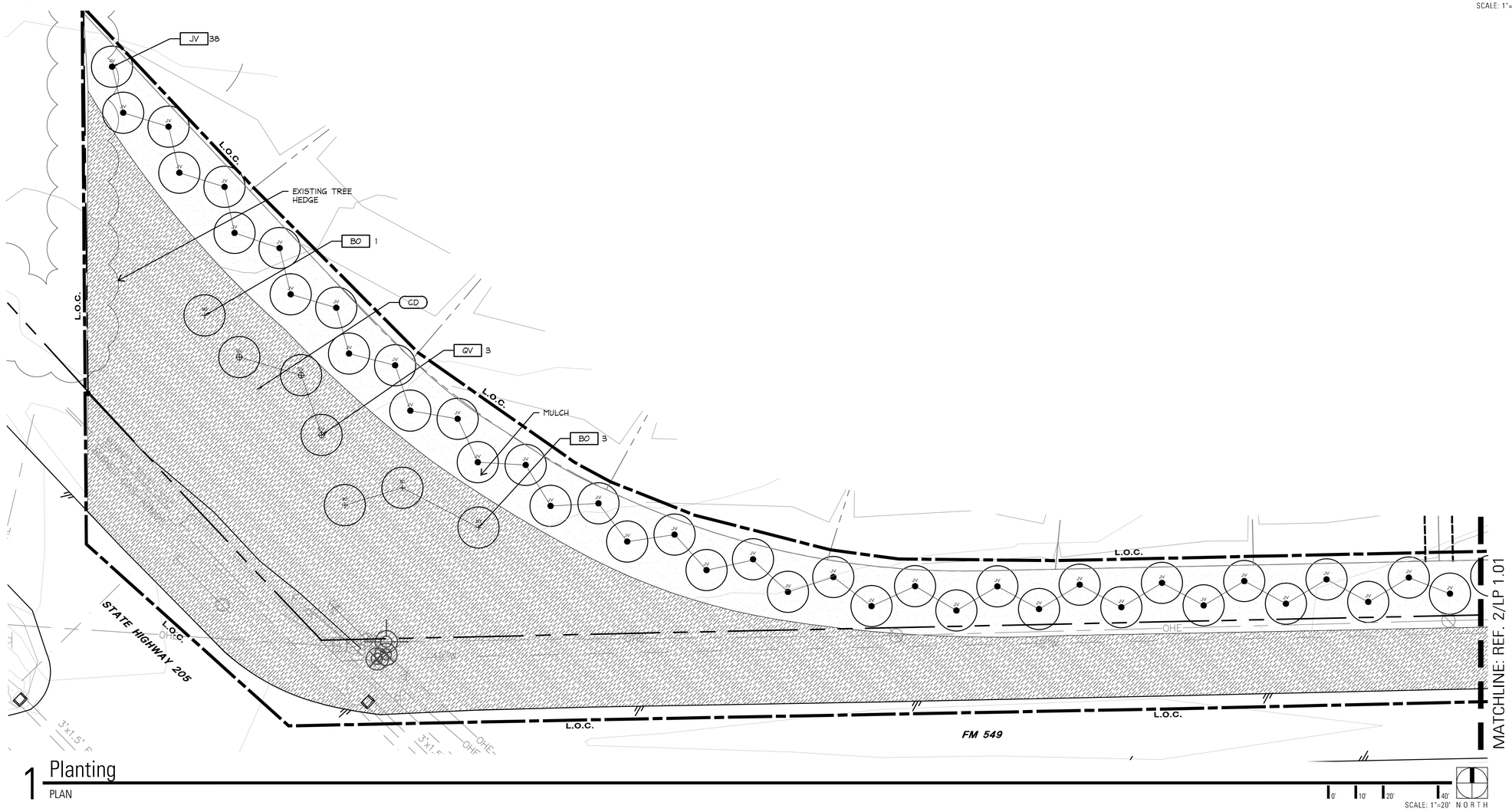


2 Planting PLAN

SCALE: 1"=20' NORTH



1 Planting PLAN

SCALE: 1"=20' NORTH

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08/12/2016

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Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

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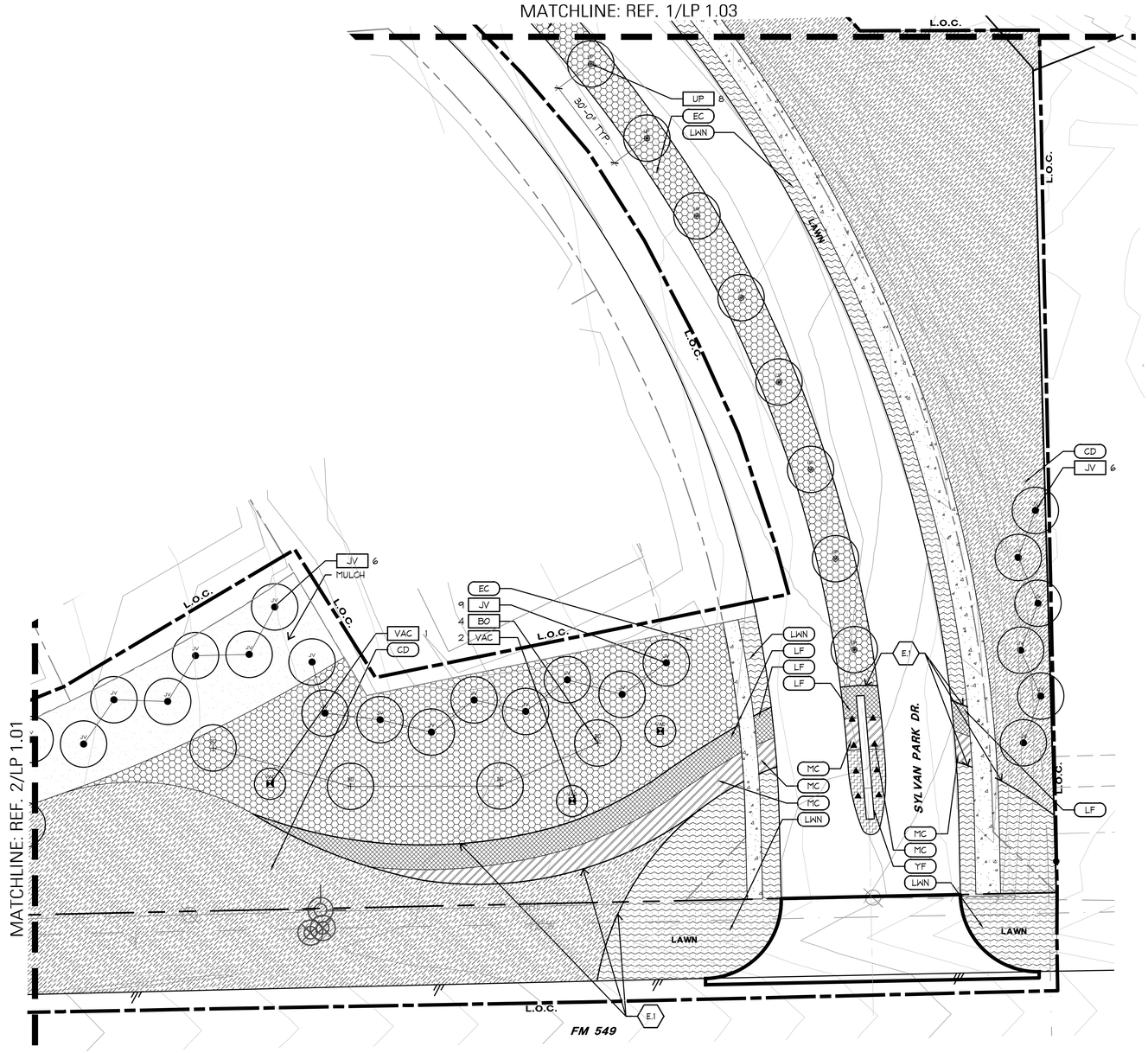

1 PLANTING

PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

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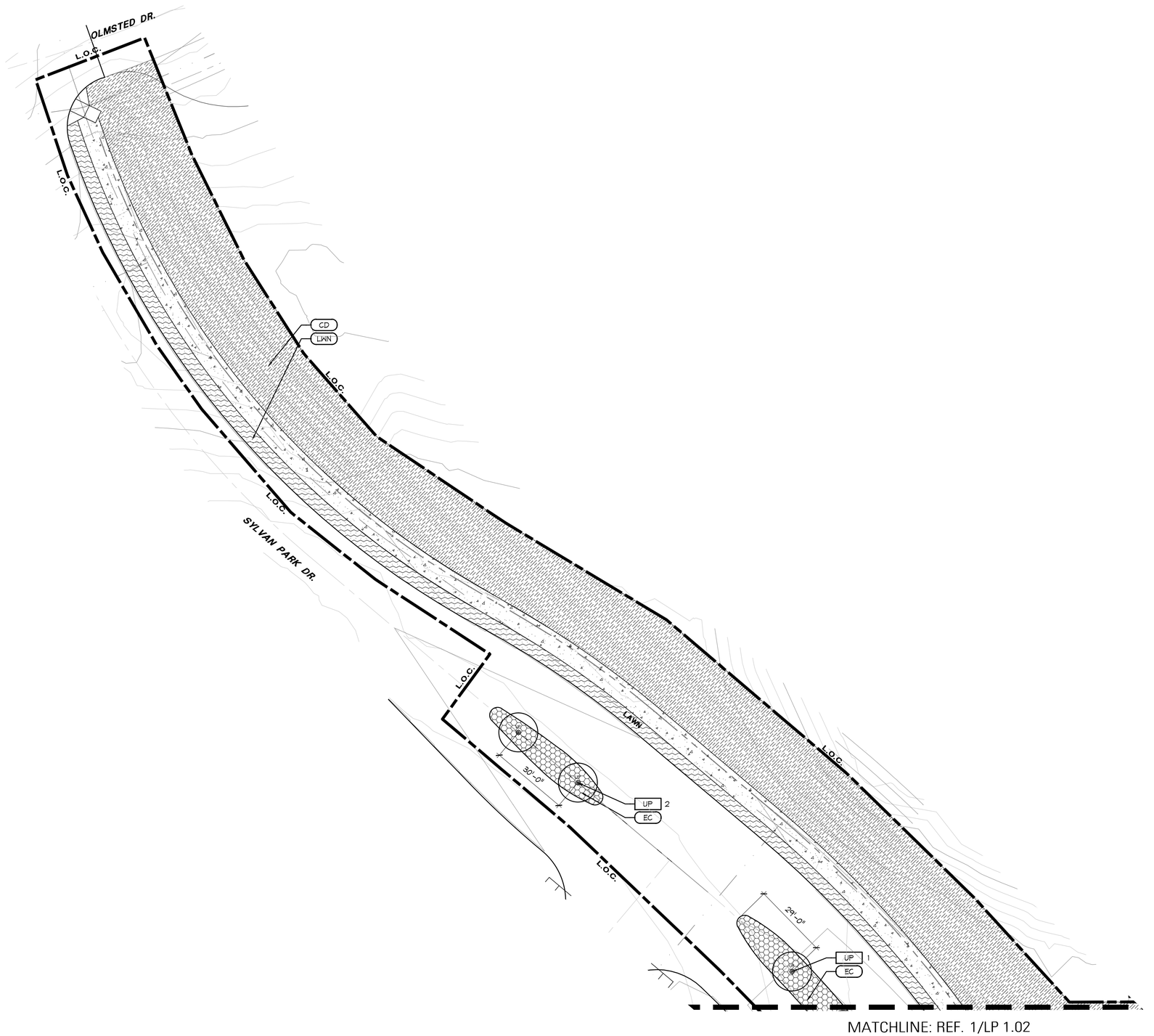

MATCHLINE: REF. 1/LP 1.02

1 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

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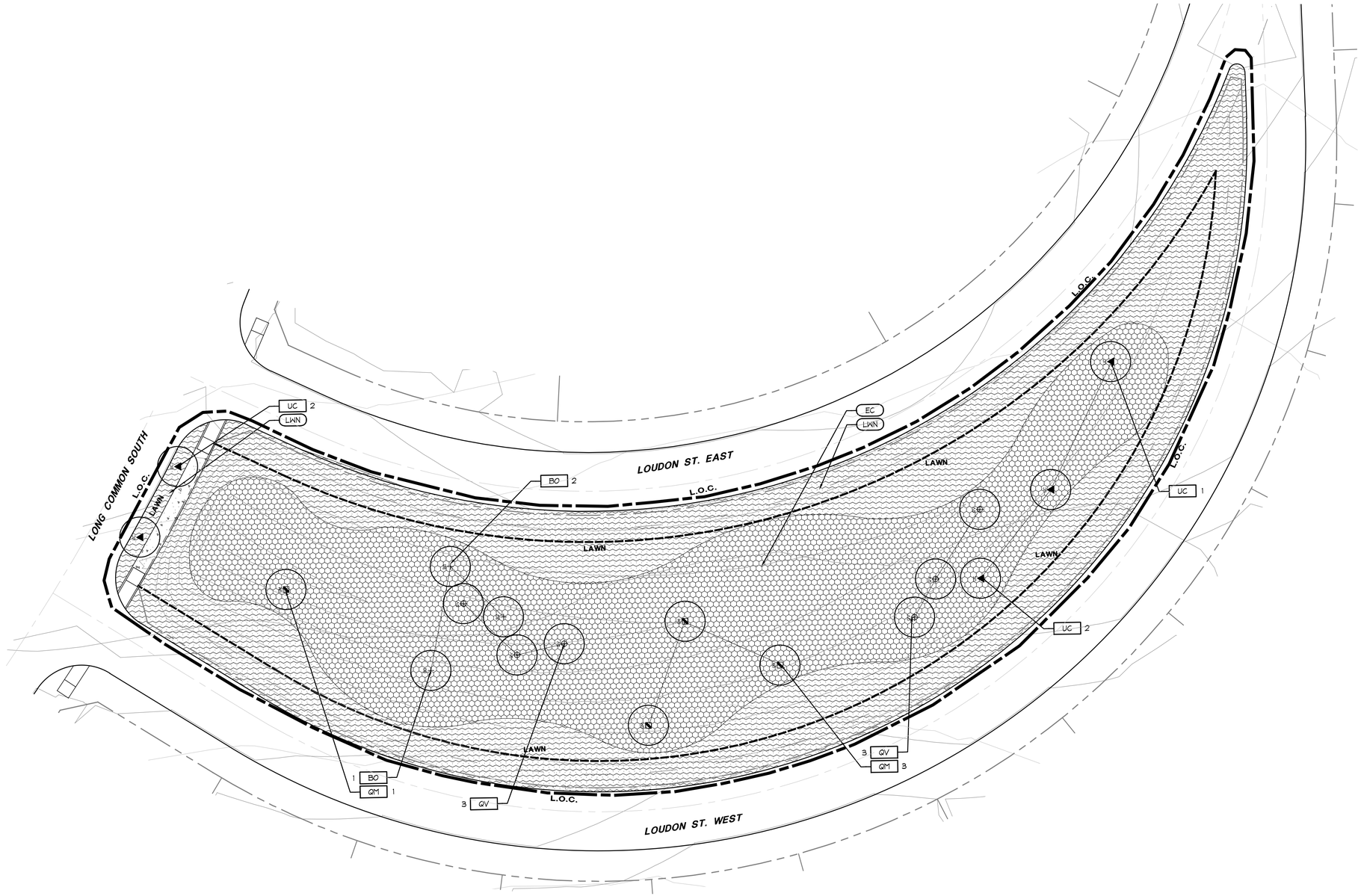

1 PLANTING

PLAN

0' 10' 20' 40'

SCALE: 1"=20' NORTH

TBG

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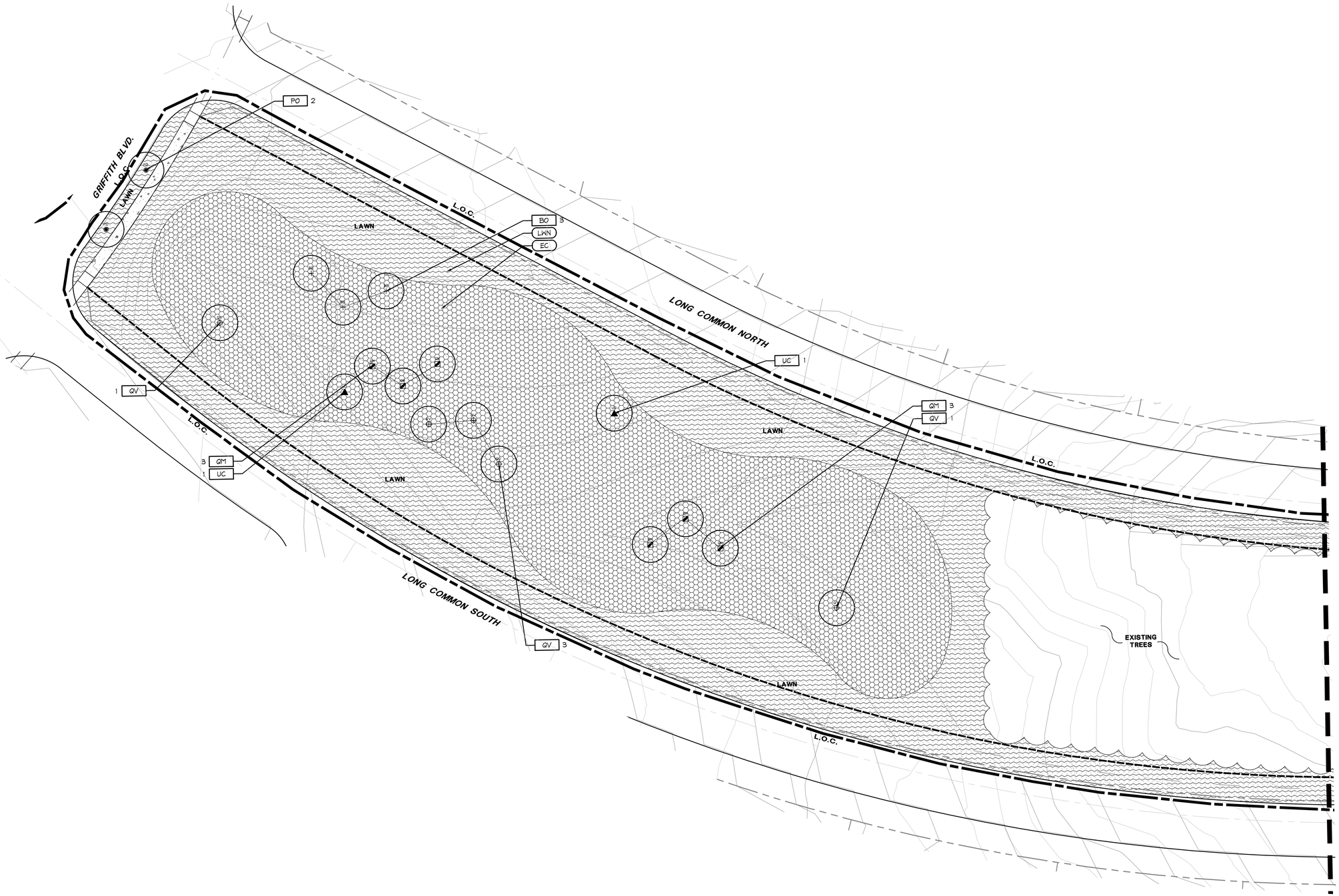

1 PLANTING
PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

TBG

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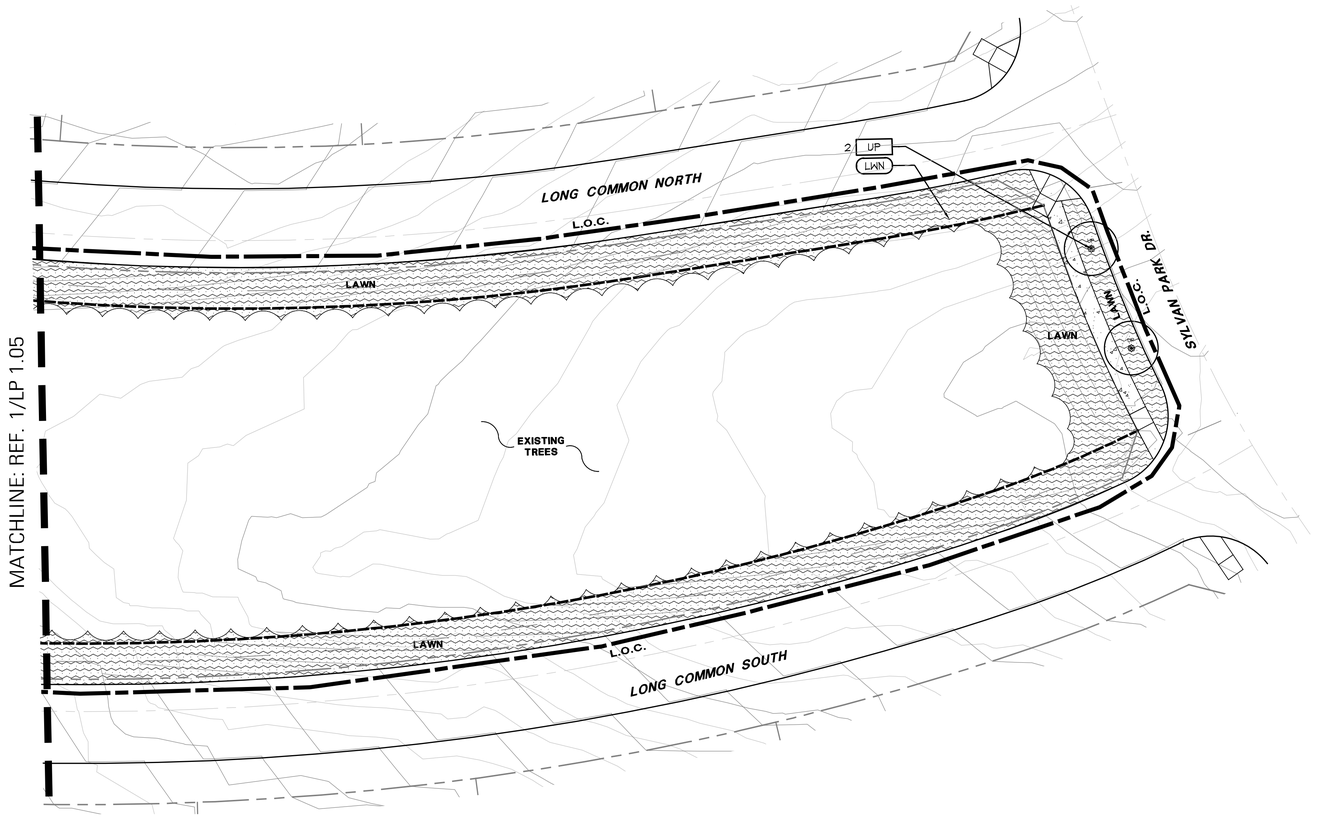

1 PLANTING PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

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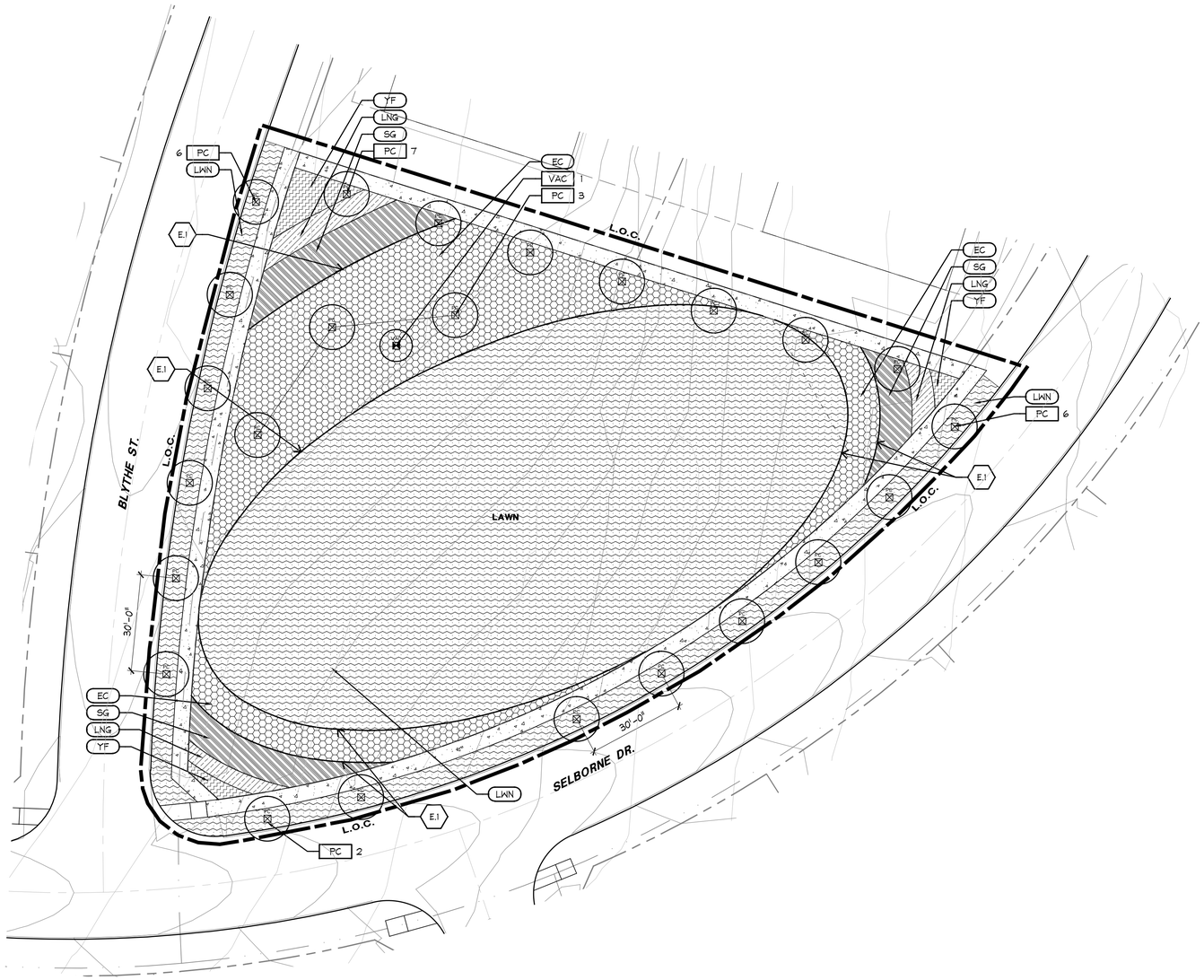
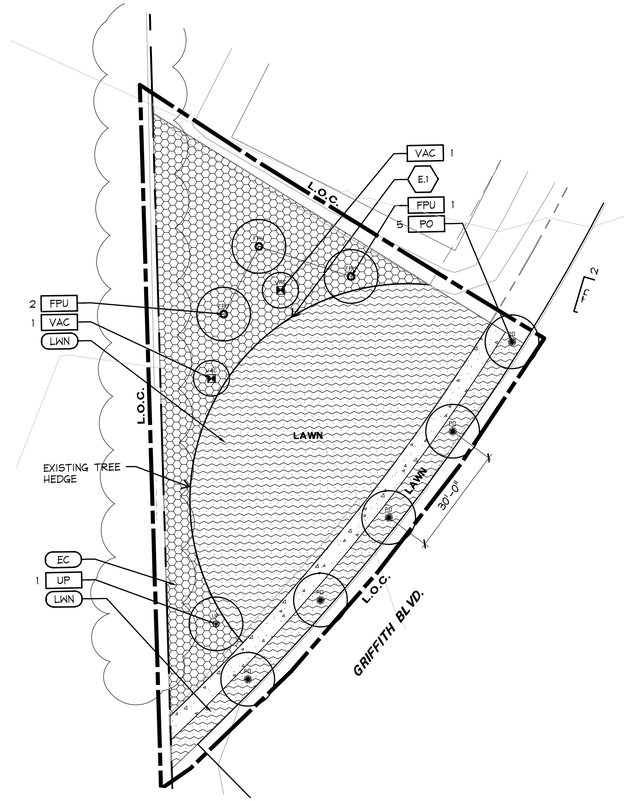


2 PLANTING PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH



1 PLANTING PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

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REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

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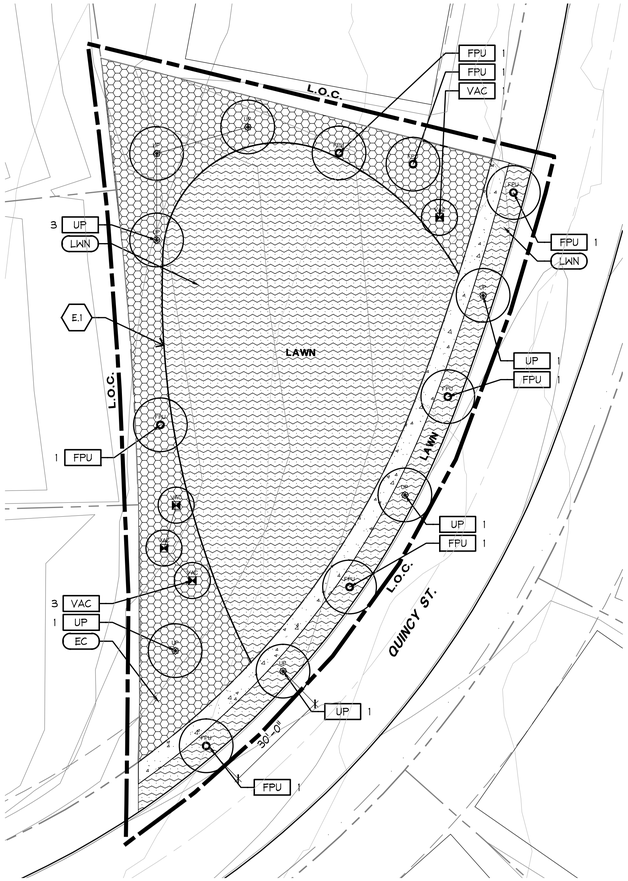

1 PLANTING

PLAN

SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
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ROCKWALL, TEXAS

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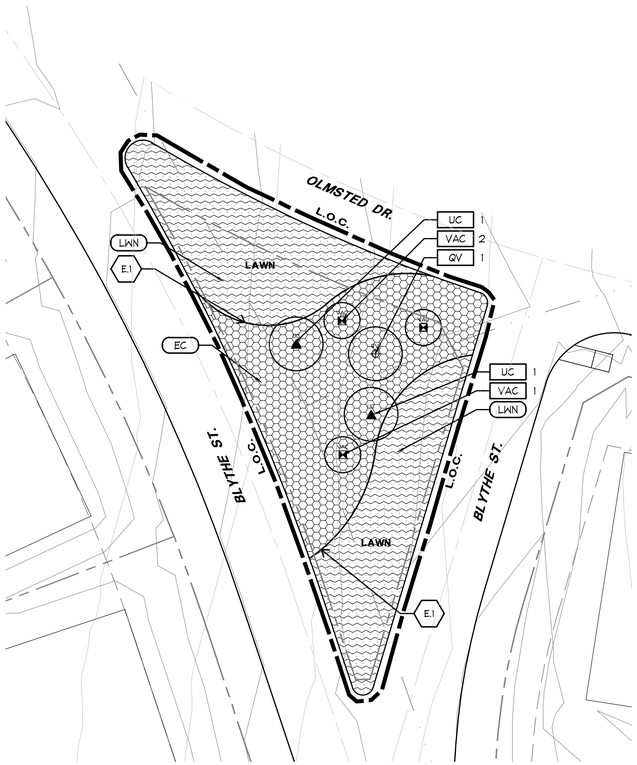
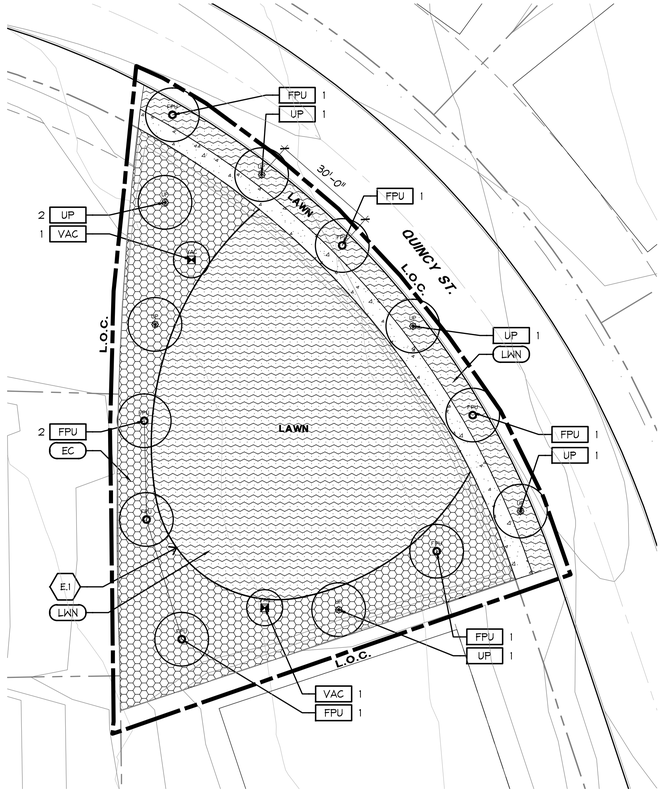


2 PLANTING PLAN

SCALE: 1"=20' NORTH



1 PLANTING PLAN

SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
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2576
08/12/2016

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ROCKWALL, TEXAS

Project Number:
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Drawn: JM

Reviewed: JD

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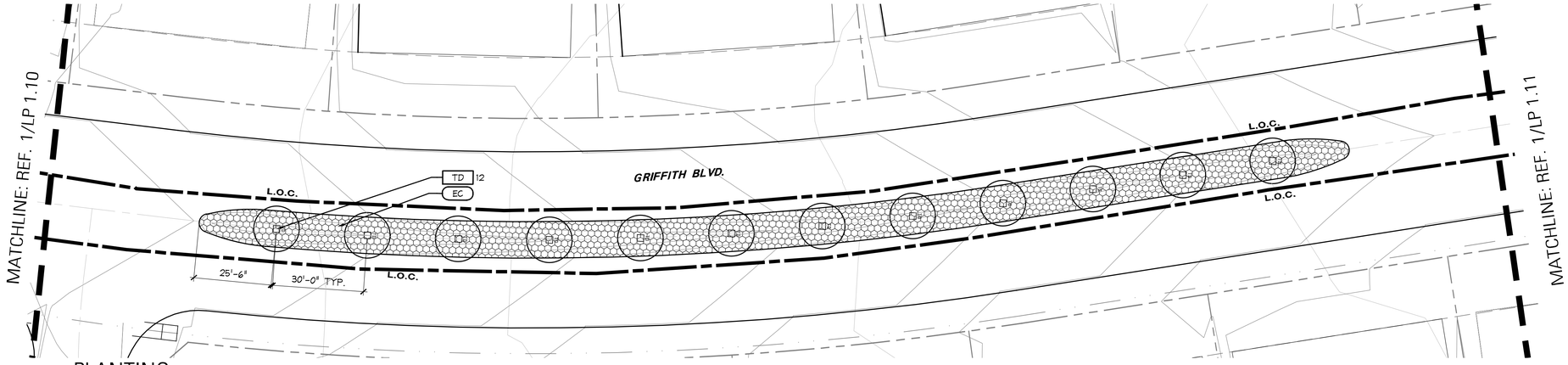
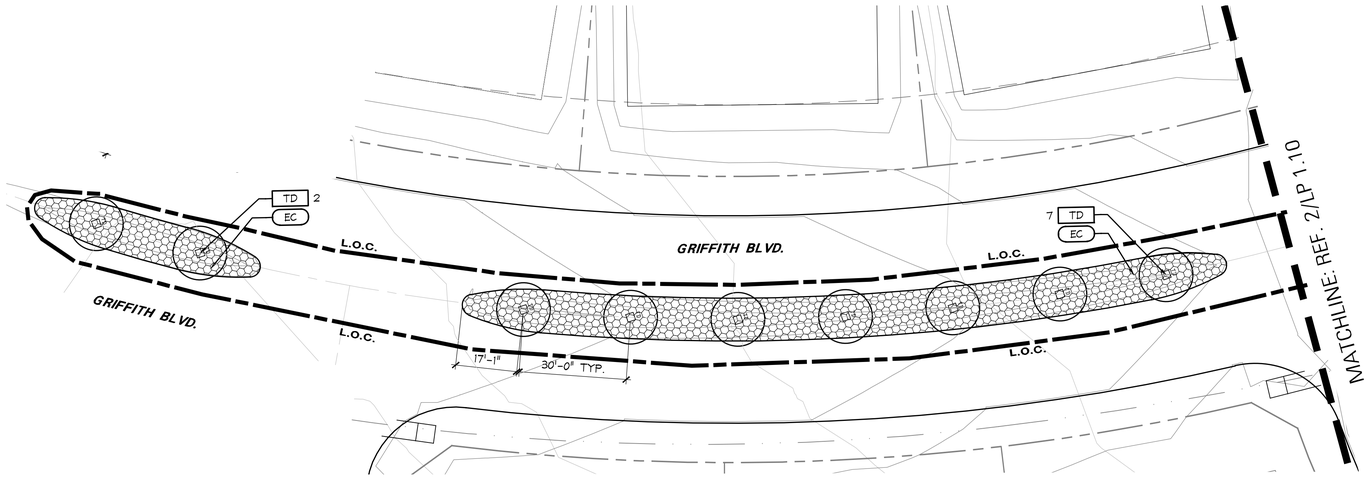


2 PLANTING PLAN

SCALE: 1"=20' NORTH



1 PLANTING PLAN

SCALE: 1"=20' NORTH

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2476
08/12/2016

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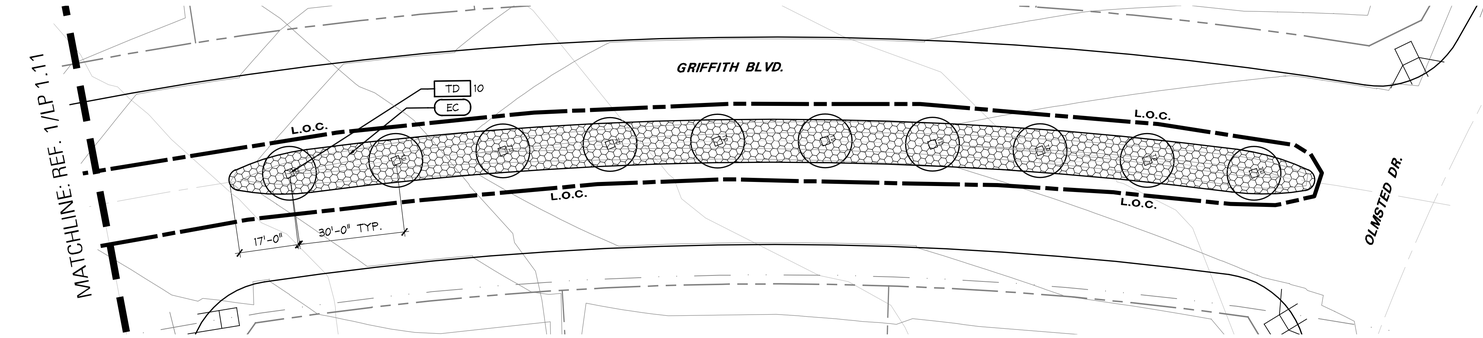
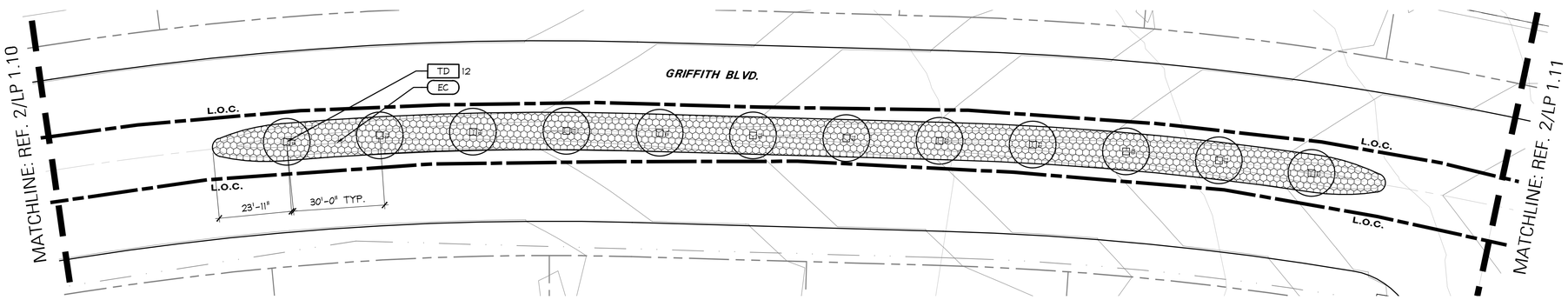


2 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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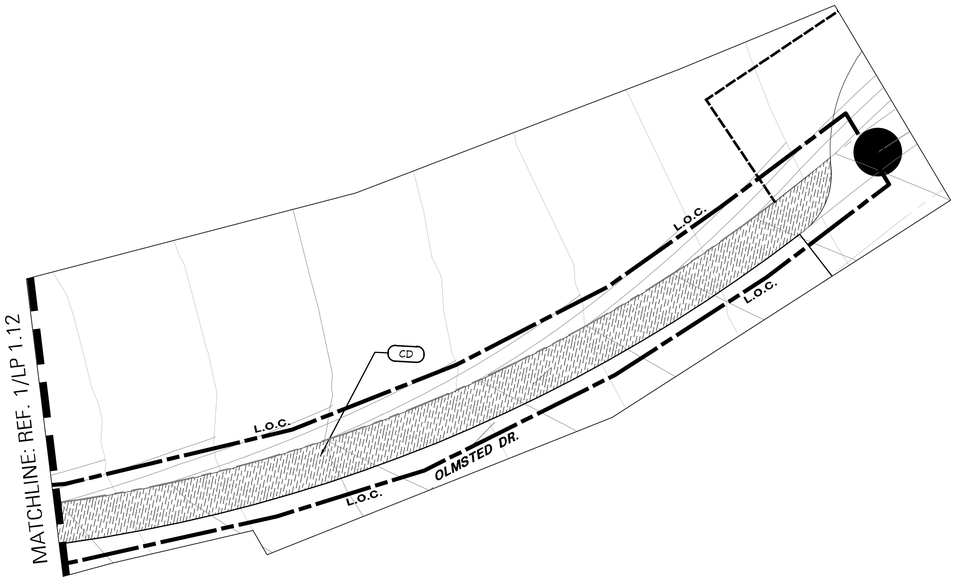
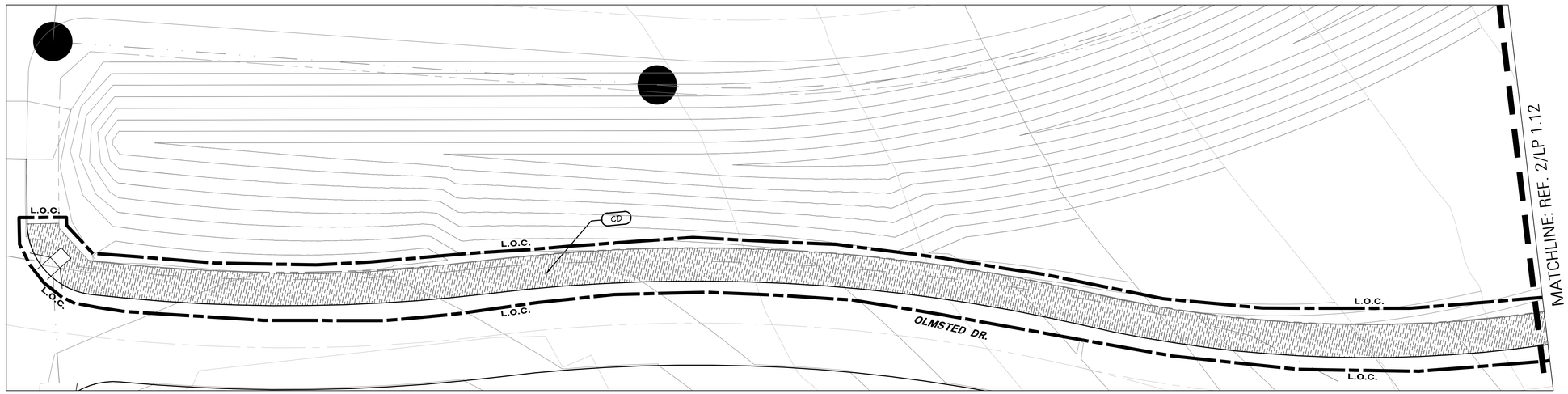


2 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



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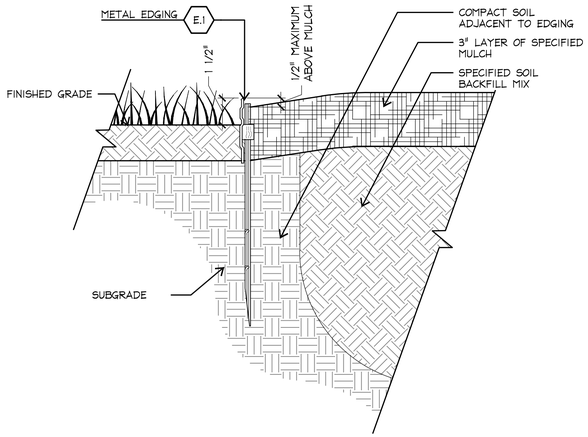
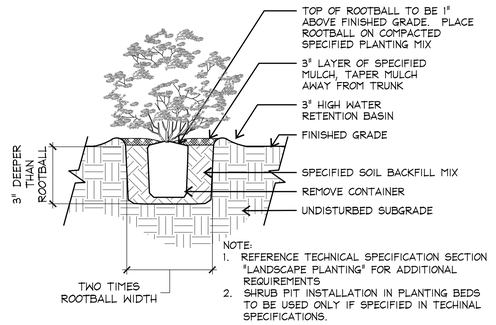


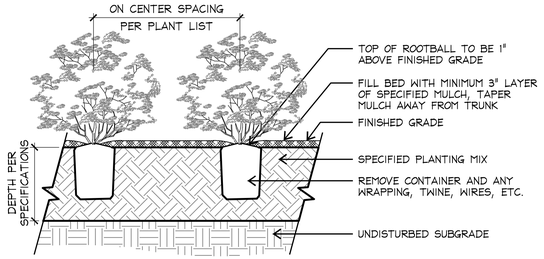
6 METAL EDGING AT PLANTING & LAWN

PLAN SCALE: 3"=1'-0"



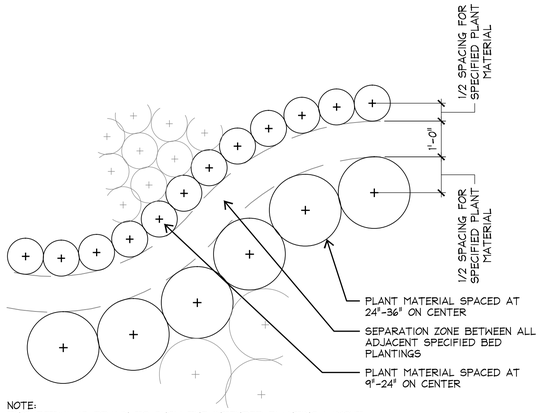
5 SHRUB PIT PLANTING

SECTIONS SCALE: 3/8"=1'-0"



4 SHRUB BED PLANTING

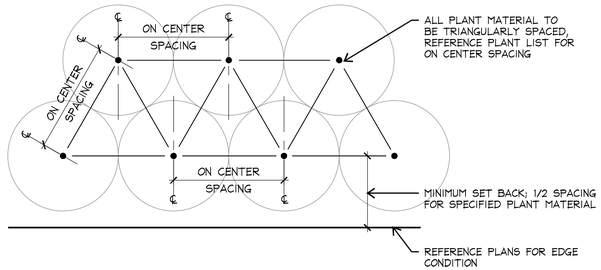
SECTIONS SCALE: 3/8"=1'-0"



NOTE:
THIS DETAIL IS DRAWN TO SHOW THE INTENDED PLANTING LAYOUT OF ADJACENT SHRUB BEDS ALONG CURVES. CONTRACTOR TO PLANT ALL PERIMETER OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

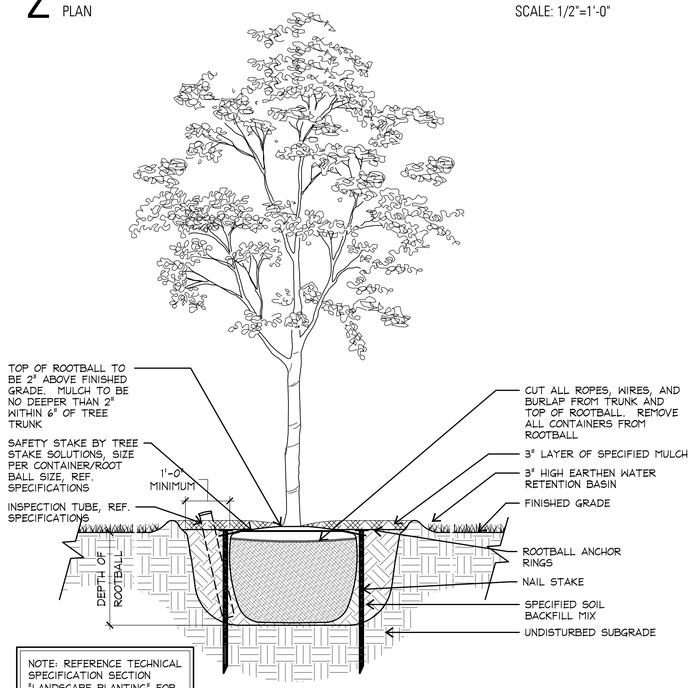
3 CURVED BED LAYOUT

PLAN SCALE: 1/2"=1'-0"



2 PLANT SPACING DIAGRAM

PLAN SCALE: 1/2"=1'-0"



NOTE: REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS

1 TREE PLANTING - STANDARD TRUNK

SECTION SCALE: 1/2"=1'-0"

PLANT LIST

SHADE TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
+	BO	BUR OAK	*QUERCUS MACROCARPA*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
o	FPU	URBANITE ASH	*FRAXINUS PENNSYLVANICA URBANITE*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM
●	JV	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	10' HT.	SINGLE TRUNK, UPRIGHT, UNIFORM.
⊠	PC	CHINESE PISTACHE	*PISTACHIA CHINENSIS*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
✺	PO	SYCAMORE	*PLATANUS OCCIDENTALIS*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
◪	QM	CHINQUAPIN OAK	*QUERCUS MUEHLENBERGII*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
⊕	QV	LIVE OAK	*QUERCUS VIRGINIANA*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
□	TD	BALD CYPRESS	*TAXODIUM DISTICHUM*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
▲	UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
⊛	UP	ALLEE ELM	*ULMUS PARVIFOLIA 'EMER II'*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.

ORNAMENTAL TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
⋈	VAC	VITEX	*VITEX AGNUS-CASTUS*	30 GAL. 5'-7'	MULTI-TRUNK, FULL.

PERENNIALS, GROUNDCOVERS, AND ANNUALS

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LF	TEXAS SAGE	*LEUCOPHYLLUM FRUTESCENS 'SILVERADO'*	3 GAL. 36" O.C.	DENSE, UNIFORM.
	LNG	NEW GOLD LANTANA	*LANTANA X 'NEW GOLD'*	3 GAL. 18" O.C.	DENSE, UNIFORM.
	MC	GULF MUHLY	*MUHLENBERGIA CAPILLARIS*	3 GAL. 24" O.C.	DENSE, UNIFORM.
	SG	LIPSTICK AUTUMN SAGE	*SALVIA GREGGII 'LIPSTICK'*	3 GAL. 24" O.C.	DENSE, UNIFORM.
	YF	COLOR GUARD YUCCA	*YUCCA FILAMENTOSA 'COLOR GUARD'*	3 GAL. 18" O.C.	DENSE, UNIFORM.

TURF GRASS AND SEED MIXES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CD	GIANT BERMUDA	*CYNODON DACTYLON*	HYDROSEED	HYDROSEED
	EC	WEEPING LOVE GRASS	*ERAGROSTIS CURVULA*	HYDROSEED	HYDROSEED
	LWN	COMMON BERMUDA	*CYNODON DACTYLON*	HYDROSEED	HYDROSEED

169 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.

TBG

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS MARK THOMAS MEDEA 2516
08/12/2016

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SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

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1 STREET TREE GUIDELINE

PLAN

NOT TO SCALE

NORTH

STREET TREES



URBANITE ASH



PRINCETON ELM



ALLEE ELM



LACEBARK ELM



CEDAR ELM



BUR OAK



CHINQUAPIN OAK



LIVE OAK



SYCAMORE



CHINESE PISTACHE

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

Landscape Architects • Planners

1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848

Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
STREET TREE GUIDELINE

Sheet Number:
LP 2.02

Z:\Tbg\Lakes of Somerset - P (D13615)\Lakes of Somerset (D15076)\04 CD\Sheets\04-LP\D15076-LP2-01.dwg

City of Rockwall

Project Plan Review History

Project Number	SP2016-026	**Owner**	SEYMORE, TIM & RAY SEYMORE	**Applied**	11/17/2016 LM
Project Name	242 National Drive	**Applicant**	TIM SEYMOUR	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2016 LM

Site Address	**City, State Zip**	**Zoning**
242 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-20	NULL	2-20	0128-0000-0002-20-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016	11/21/2016	4	APPROVED	
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See Comments
(11/21/2016 11:30 AM AW) Need to show detention/drainage easement Need to have a "backing out" area for the last parking spot Septic system? Need letter of approval from Rockwall County stating that the existing septic system will handle the addition							
FIRE	Ariana Hargrove	11/17/2016	11/24/2016				
GIS	Lance Singleton	11/17/2016	11/24/2016				
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See comments

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the constructior of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans (if required) prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-026" at the lower right corner of each revised plan.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:
1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. North, South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. North, South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% secondary materials with the use of metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
OK as submitted.

Landscape Plan:
1. Are you providing any (additional) landscapeing?

Photometric Plan:
1. Will there be any additional exterior lighting (wall packs, poles, etc.) for the proposed building/site? If so, please provide a photometric plan for the new lighting fixtures meeting city standards.
2. Additional lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
3. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
4. Any additional lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
5. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

Building Elevations:
1. What type of metal wall paneling is being used for the exterior of the proposed structure?
2. Approval of the exceptions to the exterior material standards is required by the City Council as indicated above.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

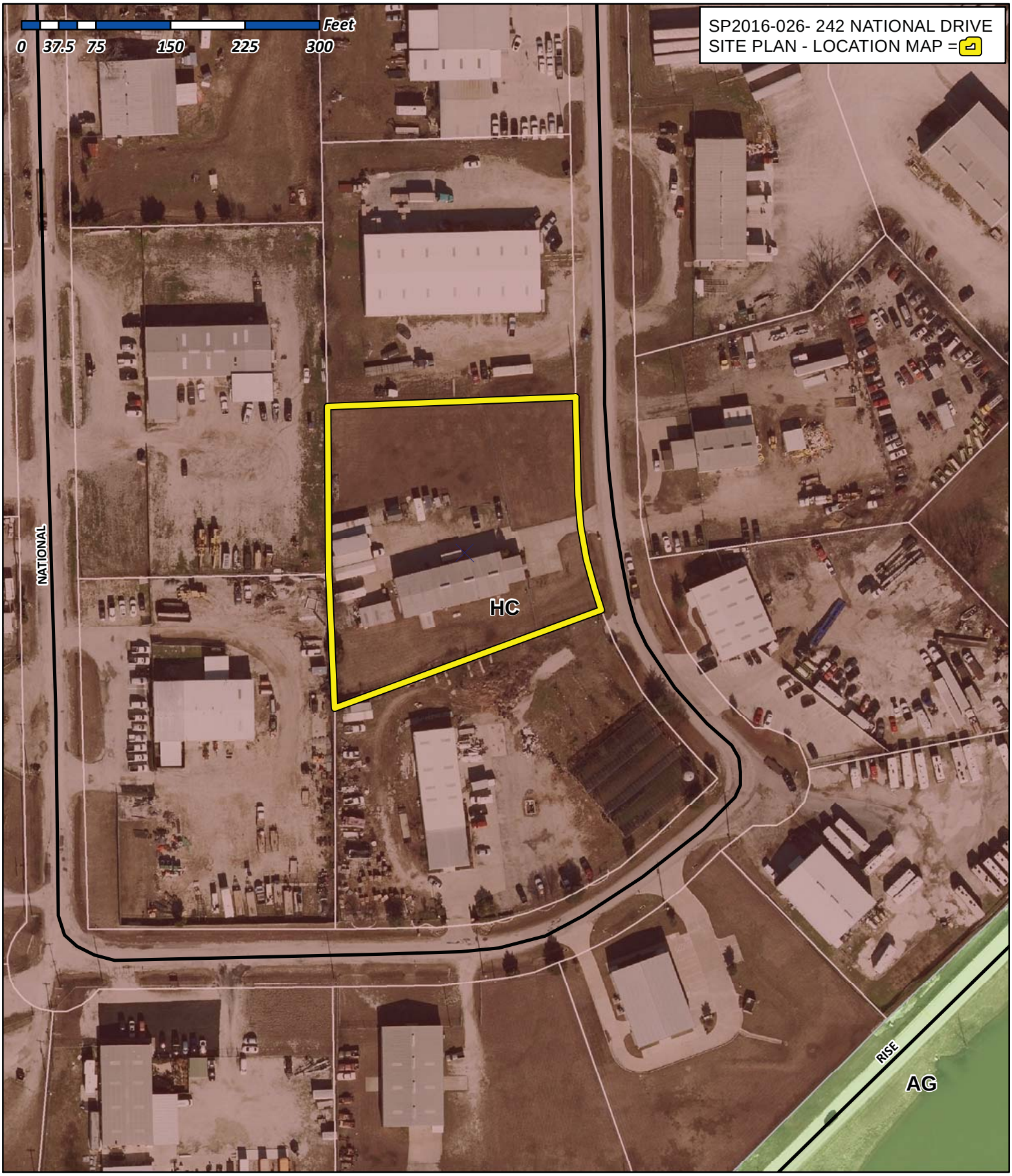
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z totake action (i.e. approve, approve with conditions, etc.)

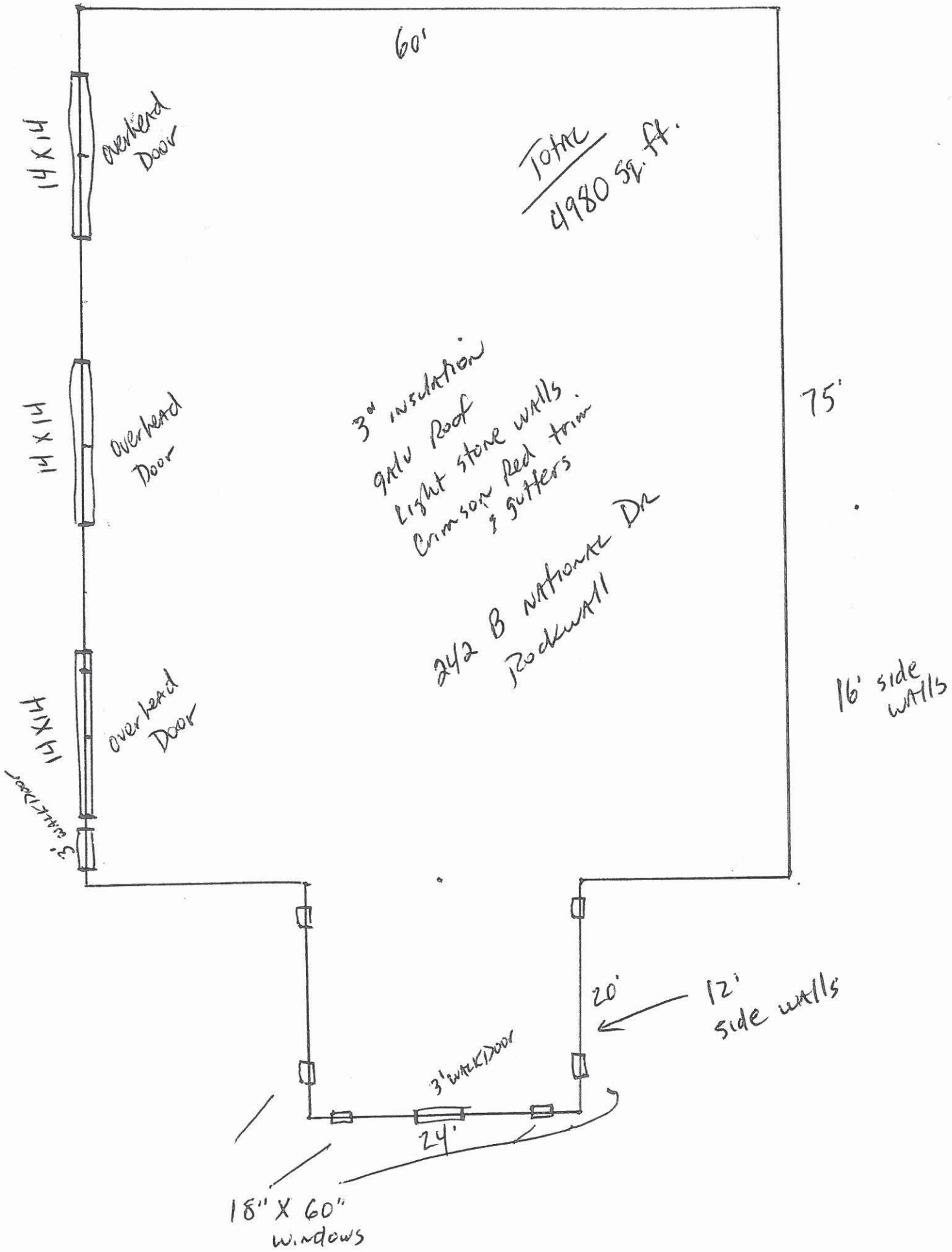
City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]

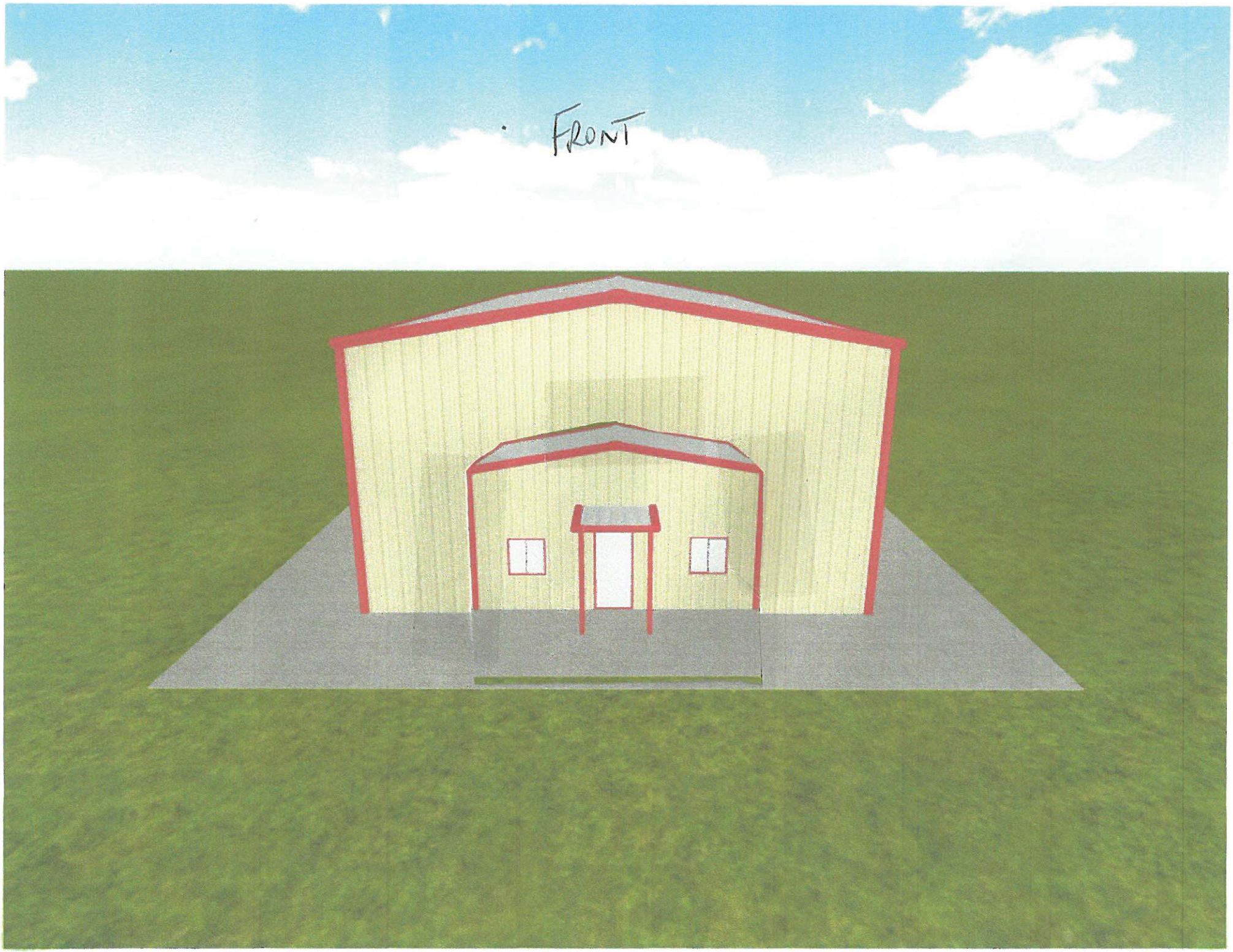


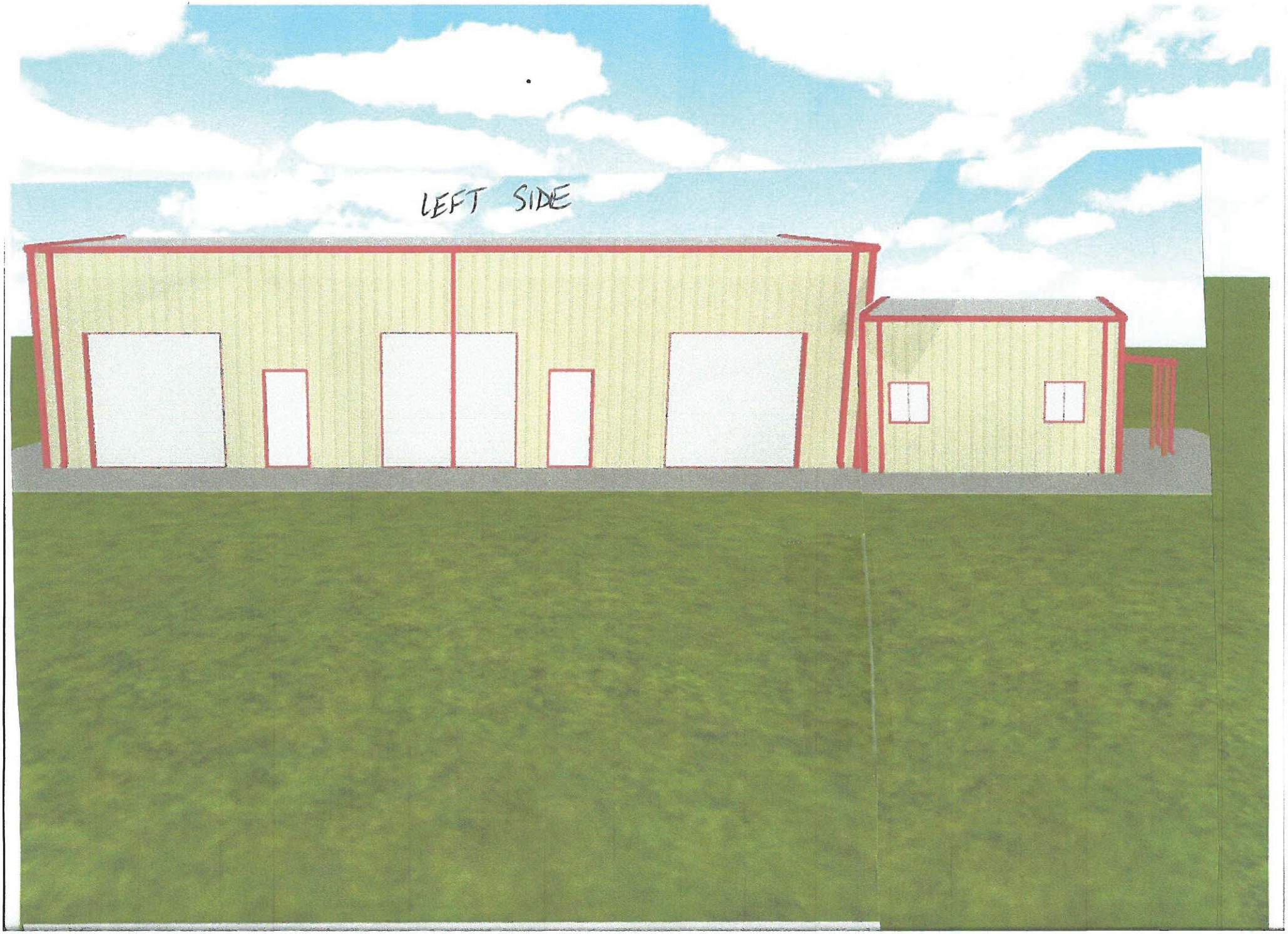
City of Rockwall

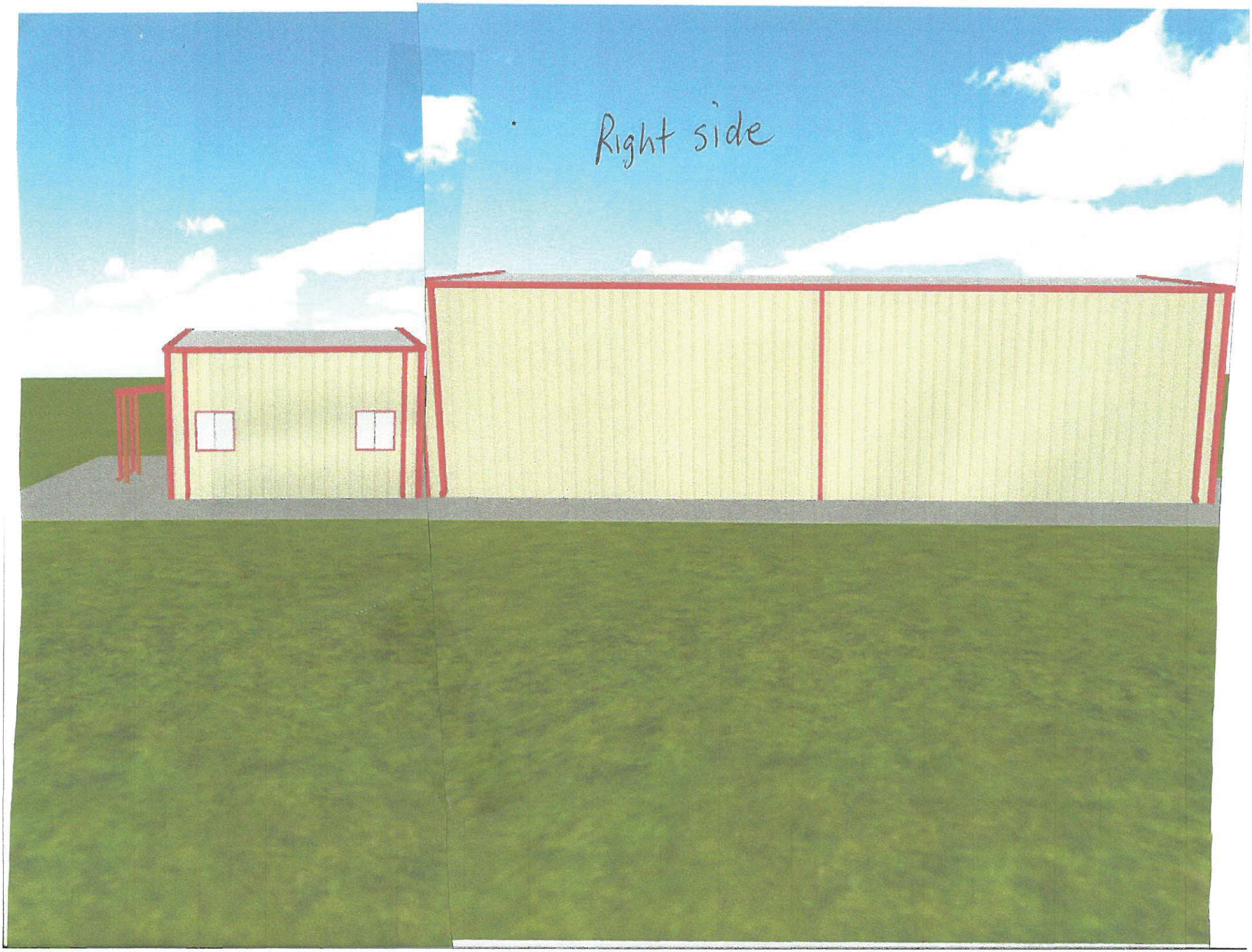
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

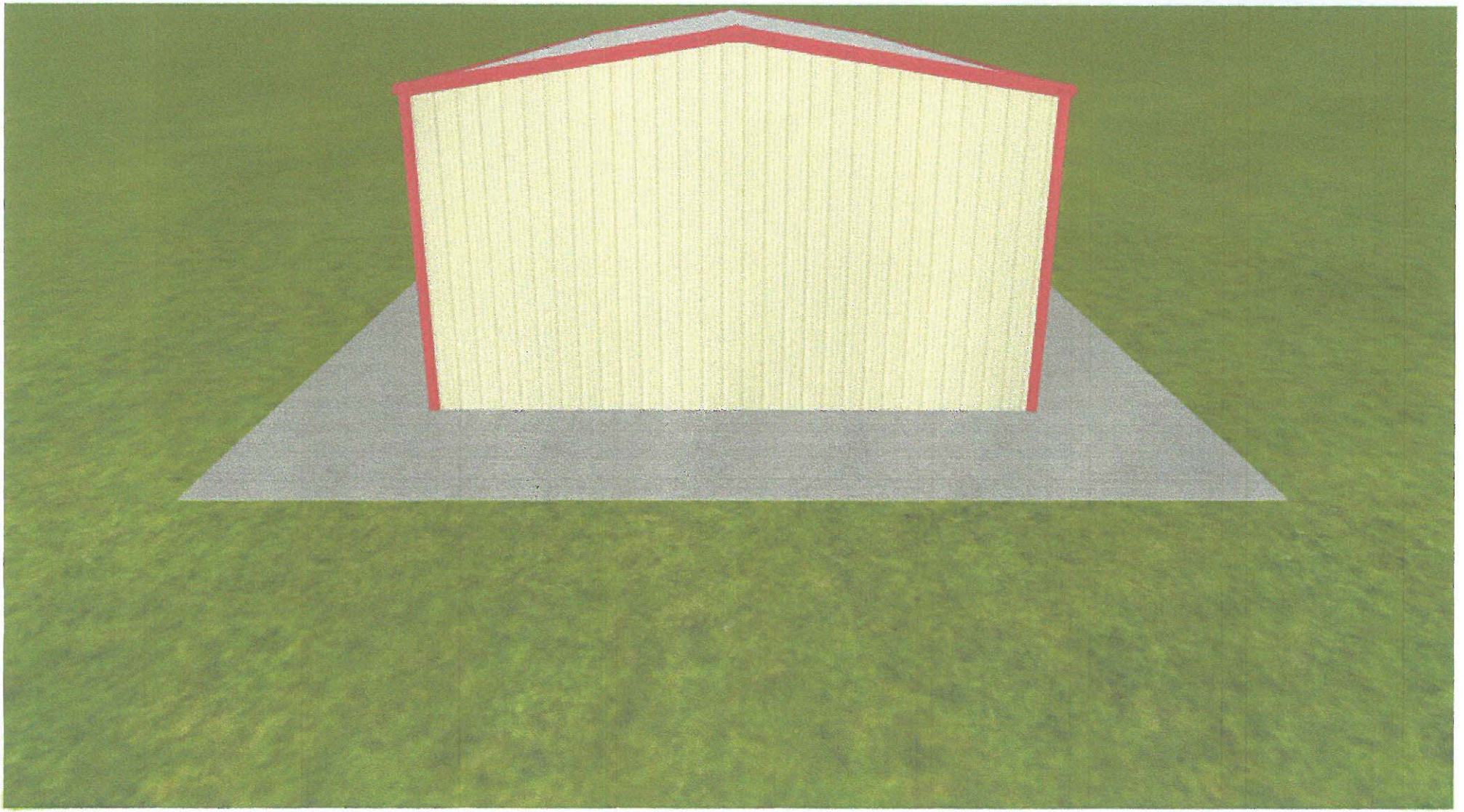

60'
14 x 14
Overhead Door
Total
4980 sq. ft.
14 x 14
Overhead Door
3" insulation
gable Roof
Light stone walls
Crimson Red trim
& gutters
75'
242 B NATIONAL Dr
Rockwall
14 x 14
Overhead Door
16' side walls
3' walk door
20'
12' side walls
3' walk door
24'
18" X 60" windows

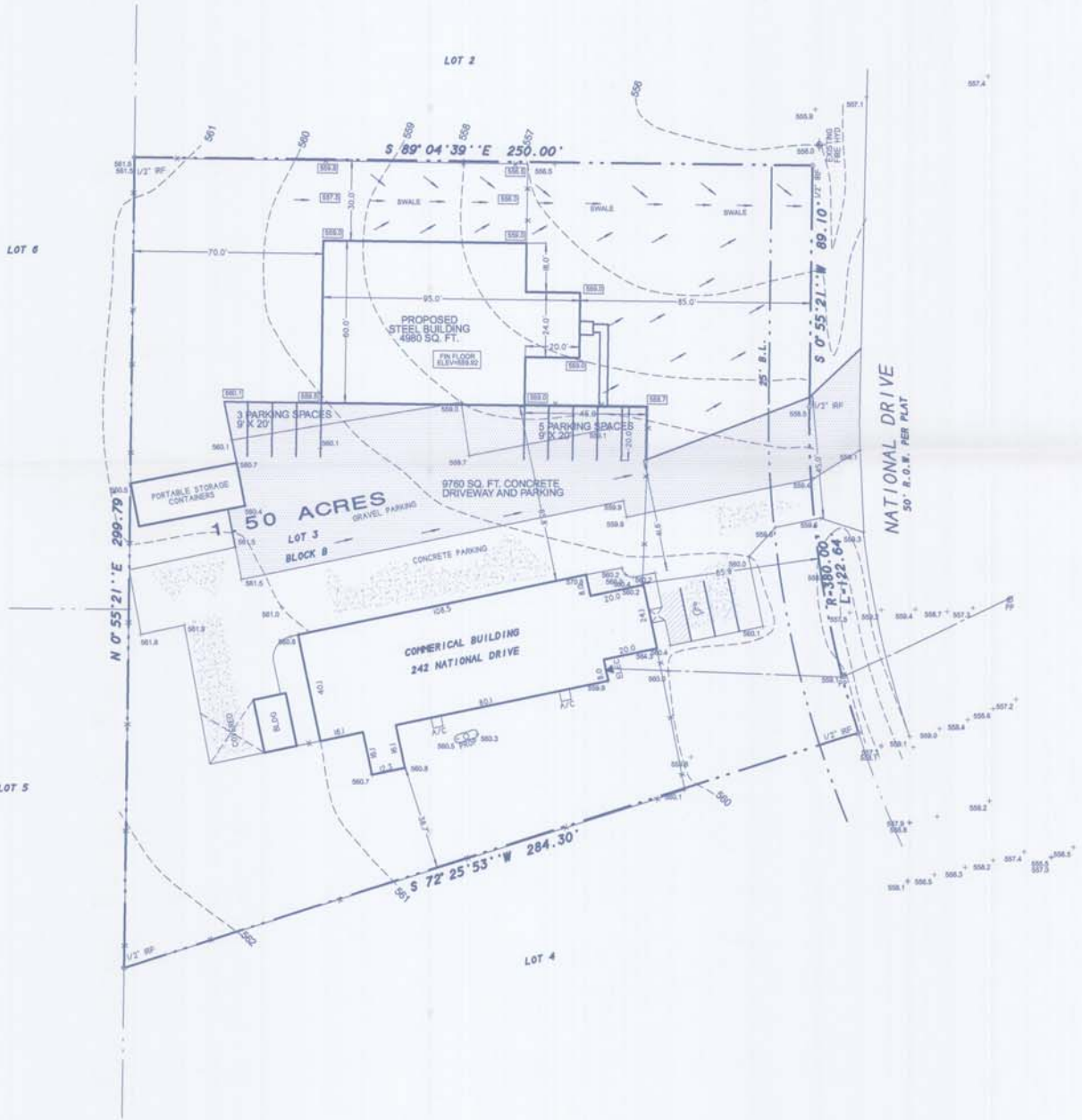

FRONT


LEFT SIDE


Right side

Back





SITE/GRADING PLAN

DESCRIPTION

BEING Lot 3, Block B of ROCKWALL 205 BUSINESS PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 8, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for TIM SEYMORE at 242 NATIONAL DRIVE, ROCKWALL, ROCKWALL County,Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 29th day of February, 2016.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE FEBRUARY 29, 2016
SCALE 1" = 30' FILE # 20160045-SP
CLIENT SEYMORE DF # NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

City of Rockwall

Project Plan Review History

Project Number	SP2016-027	**Owner**	JBR2 LLC	**Applied**	11/17/2016 LM
Project Name	H&G Supply Co.	**Applicant**	JOHN BAKER	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2016 LM

Site Address	**City, State Zip**	**Zoning**
2651 SUNSET RIDGE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR DISTRICT ADDITION	3	A	3	3812-000A-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016				
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/21/2016	4	APPROVED	See Comment
(11/21/2016 10:46 AM AW) Pro-rata for storm $7,226.59/acre No irrigation in TXDOT right-of-way allowed							
FIRE	Ariana Hargrove	11/17/2016	11/24/2016				
GIS	Lance Singleton	11/17/2016	11/24/2016				
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restauran on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-027" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.6.C.1a of the IH-30 OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The elevations do not indicate the use of a natural or quarried stone material and do not meet this requirement.
** 2. Art V, Sec. 6.6.C.1b of the IH-30 OV requires secondary material used on the facade of a building to comprise less than 10% of an elevations area. The elevations exceed 10% for one or more of the following materials - wood screen, metal panels, and tile elements - as follows: West (42.7%), South (48%), and East (19.1%).

** Approval of the variance requested to the 205 BY-OV requires passage by a 3/4 majority vote of those Council members present.

Site Plan:
OK as submitted.

Building Elevations:
1. Variances for the items as indicated above.

Landscape Plan:
OK as submitted.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

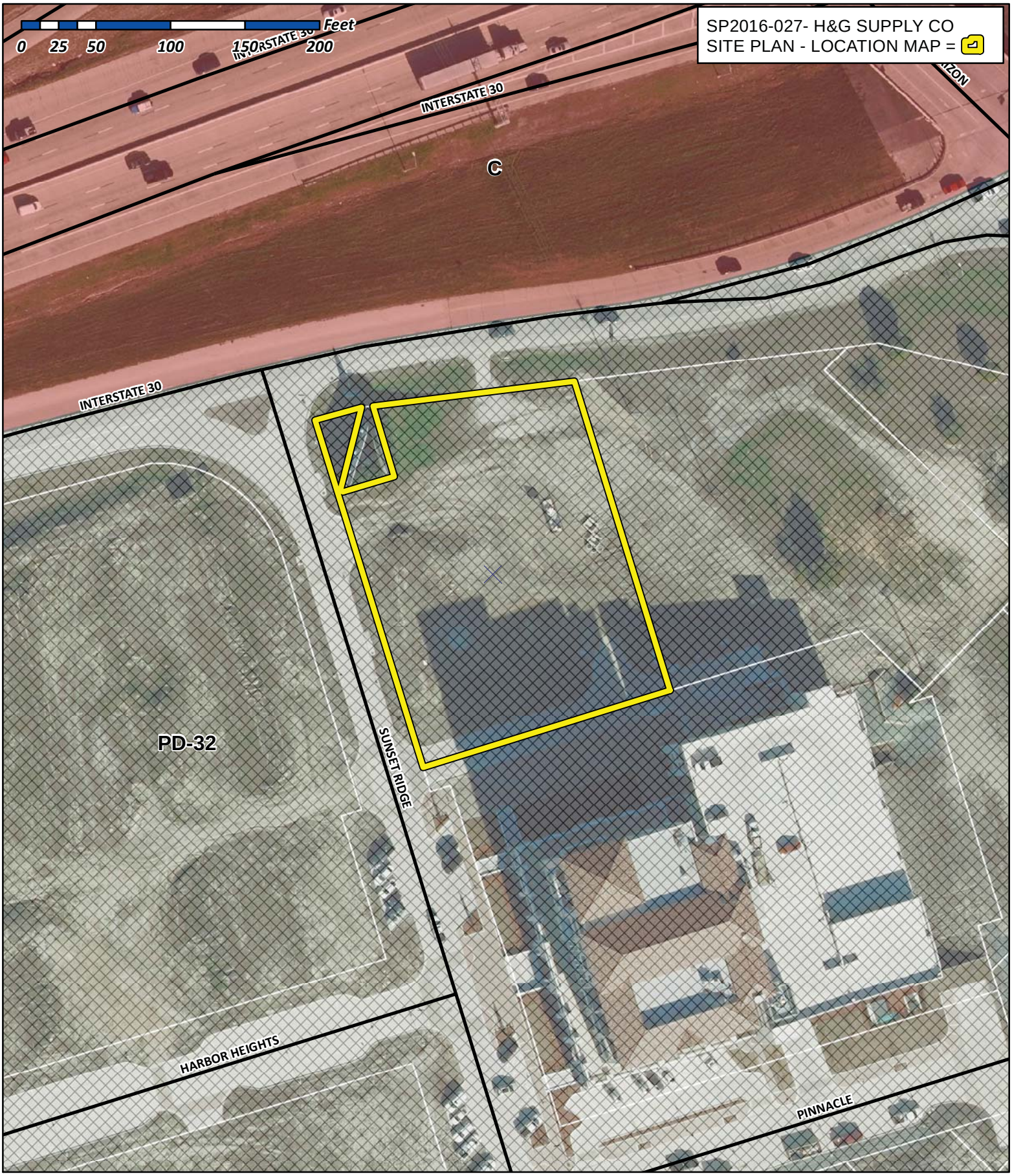
ARB - Review: November 29, 2016 (5:00 p.m.) [ARB to forward recommendation to P&Z]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]



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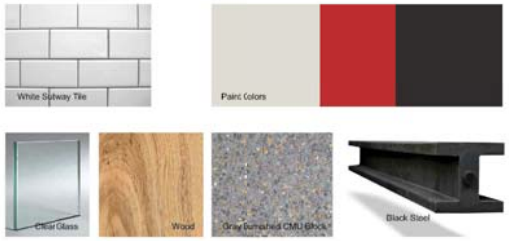
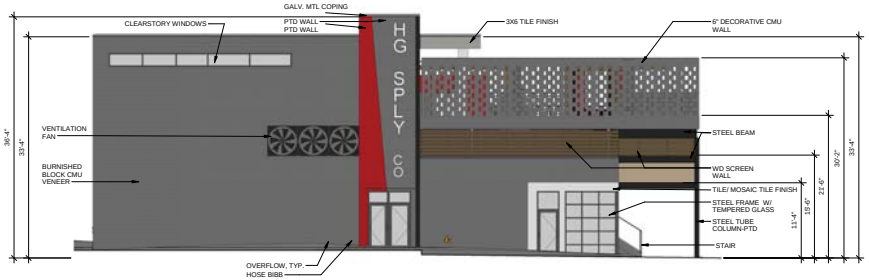




NORTH ELEVATION 1

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,304 SF
TOTAL BURNISHED BLOCK = 1823 SF=79.1%
TOTAL GLAZED TILE = 61 SF= 2.6%
TOTAL WOOD SCREEN = 151 SF= 6.6%
TOTAL METAL PANELS = NA
TOTAL PTD WALLS = 269 SF= 11.7%



EAST ELEVATION 2

1/8" = 1'-0"

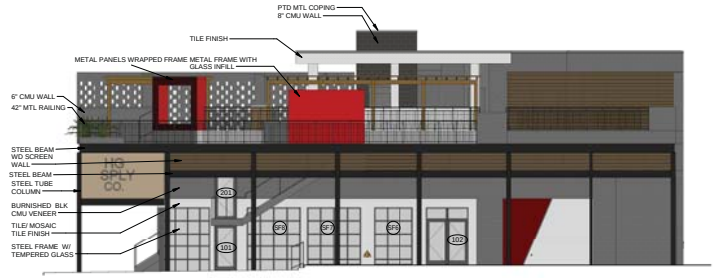
TOTAL ELEVATION WALL HARD SURFACE: 2,269 SF
TOTAL BURNISHED BLOCK: 1,783 SF 78.6%
TOTAL GLAZED TILE: 48 SF 2.1%
TOTAL WOOD SCREEN: 385 SF 17%
TOTAL PTD WALLS: 53 SF 2.3%



WEST ELEVATION 3

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1472 SF
TOTAL BURNISHED BLOCK: 770 SF 52.3%
TOTAL GLAZED TILE: 217 SF 14.7%
TOTAL WOOD SCREEN: 383 SF 26%
TOTAL METAL PANELS: 30 SF 2%
TOTAL PTD WALLS: 72 SF 5%



SOUTH ELEVATION 4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,933 SF
TOTAL BURNISHED BLOCK: 955 SF 49.3%
TOTAL GLAZED TILE: 376 SF 19.5%
TOTAL WOOD SCREEN: 421 SF 21.8%
TOTAL METAL PANELS: 129 SF 6.7%
TOTAL PTD WALLS: 52 SF 2.7%

JONESBAKER
1922 S AKARD ST
DALLAS, TX 75215
(214) 826-5600
www.jonesbaker.com

FOR REVIEW/ NOT FOR REGULATORY APPROVAL OR PERMITTING

PROJECT NO. : 1621
DATE : 11/21/2016
DRAWN BY : Author
SCALE : AS NOTED
SQFT :

REVISIONS :

ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P101

11/10/2016 10:11:41 AM

JONESBAKER

1922 S AKARD ST
DALLAS, TX 75215
(214) 426-5600
www.jonesbaker.com

FOR REVIEW/
NOT FOR
REGULATORY
APPROVAL OR
PERMITTING

PROJECT NO. :	1621
DATE :	11/21/2016
DRAWN BY :	Author
SCALE :	AS NOTED
SQFT :	

REVISIONS :

RENDERING

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P102

11/10/2016 10:14:53 AM

THE HARBOR DISTRICT SELECTED PLANT LIST

	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
TE-1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"-7.5" CAL. 24-26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 8.0"-6.5" CAL. 16-18 FT.HIGH, MULIT TRUNK TO 6 FEET,
TE-3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"-4.5" CAL. 14-16 FT.HIGH, CLEAR TRUNK TO 6 FEET
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	CUPRESSUS SEMPERVIRENS	48" BOX, 3.0"-3.5" CAL. 16-18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL. 16-18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD-2	CEDAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD-3	CEDAR ELM "CB"	ULMAS CRASSIFOLIA	200 GAL, 8.0"-8.5" CAL. 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA ; LITTLE GEM	65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
OT-2	CREPE MYRTLE, RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8-10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL. 16" O.C. MAX. 16" HIGH AT TIME OF PLANTING
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	5 GAL. 36" O.C. MAX. 30" HIGH AT TIME OF PLANTING
SH-3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH-4	AUTUMN SAGE	SALVIA GREGGII	3 GAL. 48" O.C. MIN.
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX. NO SUBSTITUTE
SH-6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	25 GAL. 6-8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS			
GC-1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	4" POTS, 12" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL., 18" O.C. MAX.
VINES			
VN-1	TRUMPET "MME. GALEN" SALMON	CAMPSUS TAGUAUAUA	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
VN-2	COMMON TRUMPET CREEPER	CAMPSUS RADICANS	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
VN-3	BOSTON IVY	TRACHELOSPERNUM ASIATICUM	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
PERENNIALS			
PR-1	DAYLILLIES,RED VELVET,EVERGREEN	HEMEROCALLUS, "RED VELET"	1 GAL., 18" O.C. MAX.
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL., 18" O.C. MAX.
PR-3	TEXAS RED YUCCA	HESPERALOEFLORA	3 GAL., 18" O.C. MAX.
PR-4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL., 18" O.C. MAX.
PR-5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL., 18" O.C. MAX.
GRASS			
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING
BG-2	BERMUDA GRASS	BERMUDA SPECIES, COMMON	HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE

CERAMIC PLANTERS
- CCP-1 30" WIDE, 30" HIGH ; ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
- CCP-2 36" WIDE 24" HIGH ; ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
- CCP-3 24" WIDE 30" HIGH ; SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.

SOIL PREPARATION
- SP-1 TILLED TOP SOIL: SLOPE TO DRAIN, WEED LINER, 2" SANDY LOAM, ROCK MULCH LAYER 3" DEEP
- SP-2 TILLED TOP SOIL: SLOPE TO DRAIN, WEED LINER, 4" SANDY LOAM, ROCK MULCH LAYER 4" DEEP
- SP-3 SEE SPECS FOR TREE PLANTING SPECIFICATIONS, INCLUDE "T" POSTS (3) PER TREE, PAINTED DARK BROWN
- SP-4 SEE SPECS FOR SHRUB PLANTING SPECIFICATIONS
- SP-5 PLANTERS, 6" DEEP, 1.0"-1.5" DRAIN ROCK, SOIL SAVER LAYER, SANDY TOP SOIL, 3"LAYER RM-2

LANDSCAPE PLANT LEGEND

PQC-1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE; IRRIGATION WATER SUPPLY 4". WIRES 2" OR AS NOTED ON PLAN

"LA" — "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET

"LB" — "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET

"LC" — "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" — AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" — BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MG" — MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH

"IC" — ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

GROUND COVER, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

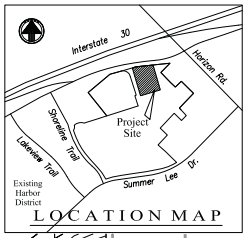
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPED AREAS. ALL LANDSCAPING AND BUFFER YARD MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN SIX (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

TEXAS EXCAVATION SAFETY SERVICES 1-800-344-8377

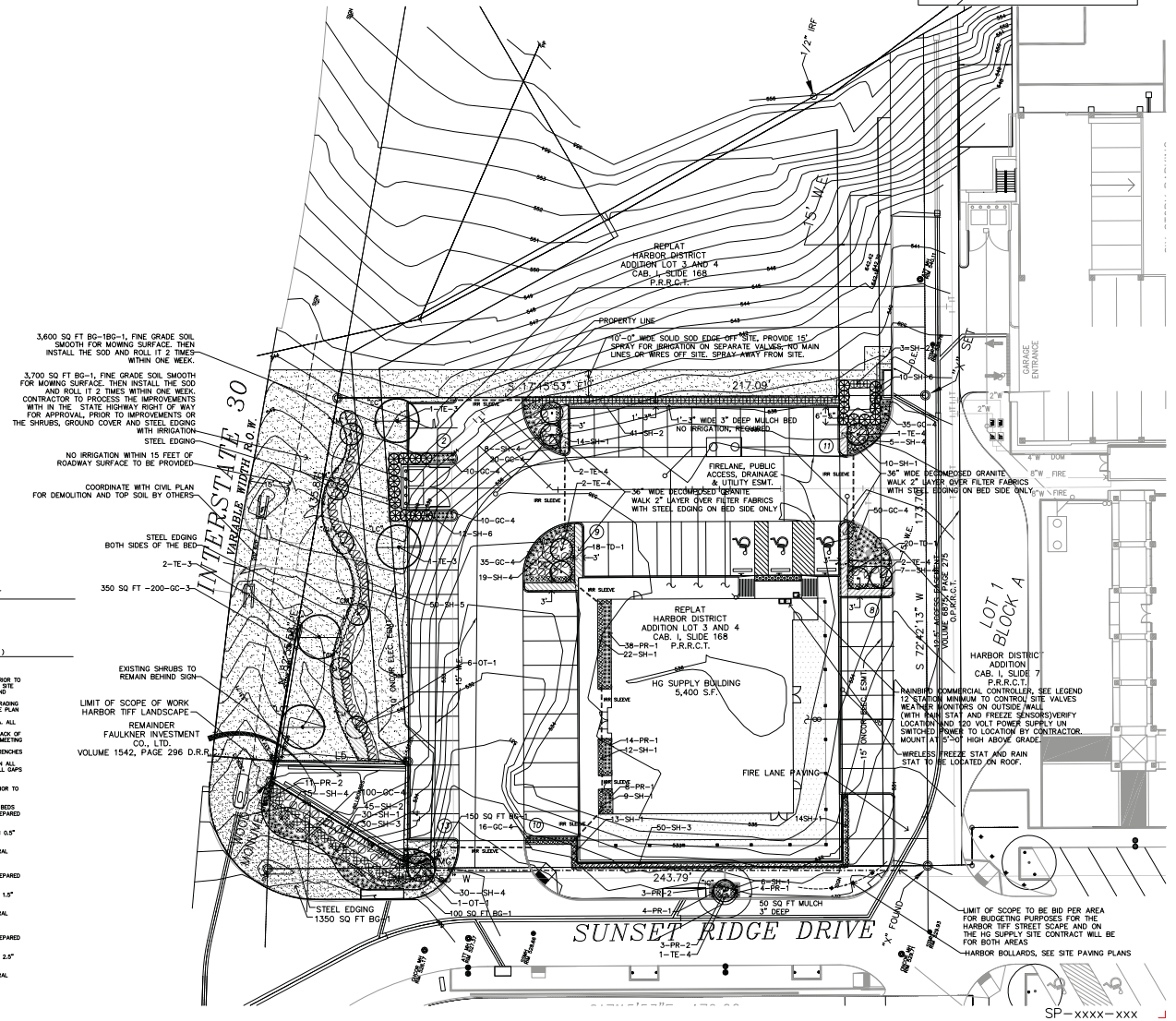




LOCATION MAP

0 20 40 60 80 FEET

GRAPHIC SCALE 1"=20' , 20 SCALE



PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SOIL AMENDMENT NOTES; (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS IN SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. TILL IN TO DEPTH OF 12" AFTER THE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. THE SUB-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION. WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD, DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS.
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT, R.L.A. NO. 2115 ON 11/06/2016

PROJECT NO. :	1621
DATE :	11/06/2016
DRAWN BY :	THP
SCALE :	1"=20'-0"
REVISIONS :	

SITE LANDSCAPE PLAN
HG SPLY- ROCKWALL
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

L1-01

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS
A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK
A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1)– PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 – CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH,LITTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, 8"X 10" PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL COMPARISON OF THE WORK.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:
A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3) INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 – EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE
A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION, AN ON–SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF COMPLETION OF REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY SNOWING, HEAT STRESS, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4 ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE
1. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL–TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND FOR SIZE, QUALITY AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED PLANTS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANOR THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 – PRODUCTS

2.1 PLANTS
A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFIRM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE OF TYPICAL MATURE SYMMETRICAL WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
D. TREES SHALL BE OF SIZES AND GRADES COMPLYING WITH STANDARD FOR NURSERY STOCK. MINIMUM DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI – TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI – TRUNK TREE.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING JOHNSON GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS
CLAY – BETWEEN 7–27 PERCENT
SILT – BETWEEN 15–25 PERCENT
SAND – LESS THAN 52 PERCENT.
3. ORGANIC MATTER SHALL BE 3%–10% OF TOTAL DRY WEIGHT.
4. IF REQUIRED, PROVIDE CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. DECOMPOSED GRANITE: COMPOST WITH A MIXTURE OF 80% SCREENING AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS: PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO (MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH OR THE ENGINEER APPROVED EQUAL.
F. ORGANIC FERTILIZER: SUSTANE, FERTILAID, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10–20–10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4') FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIALS:
1. POST; STUDDED "T"– POST, NO 1 ARMCO WITH ANCHOR PLATE; SIX (6') FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER. COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH
D. FILTER FABRIC: MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVALIABLE AT CMC REBAR CO., (214)–631–5250 OR AS APPROVED.

PART 3 – EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BEDS BY REMOVING ANY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FRIABLE, FINABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS; USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED. BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST, WATER AND ROLL. GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. IN CERTAIN AREAS, THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHALL BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, USE A FOUR (4') FOOT X EIGHT (8') FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2') FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2') FEET, TWENTY–FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4") FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES. UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") INCH HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

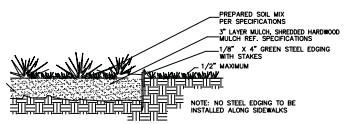
3.3 CLEANUP AND FINAL ACCEPTANCE

A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE MAINTAINED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR ON PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



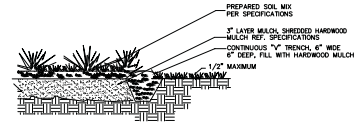
NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

1 SIDEWALK/MULCH DETAIL
NOT TO SCALE

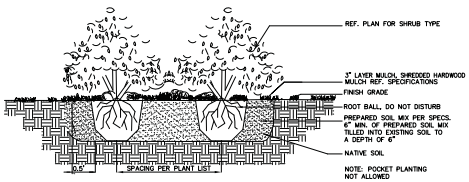


NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

2 STEEL EDGING DETAIL
NOT TO SCALE

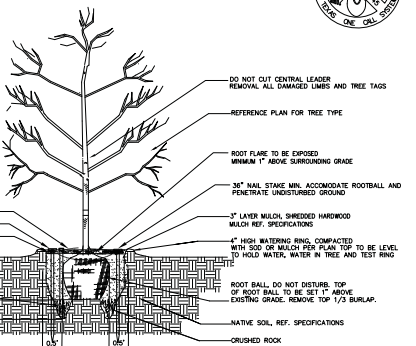


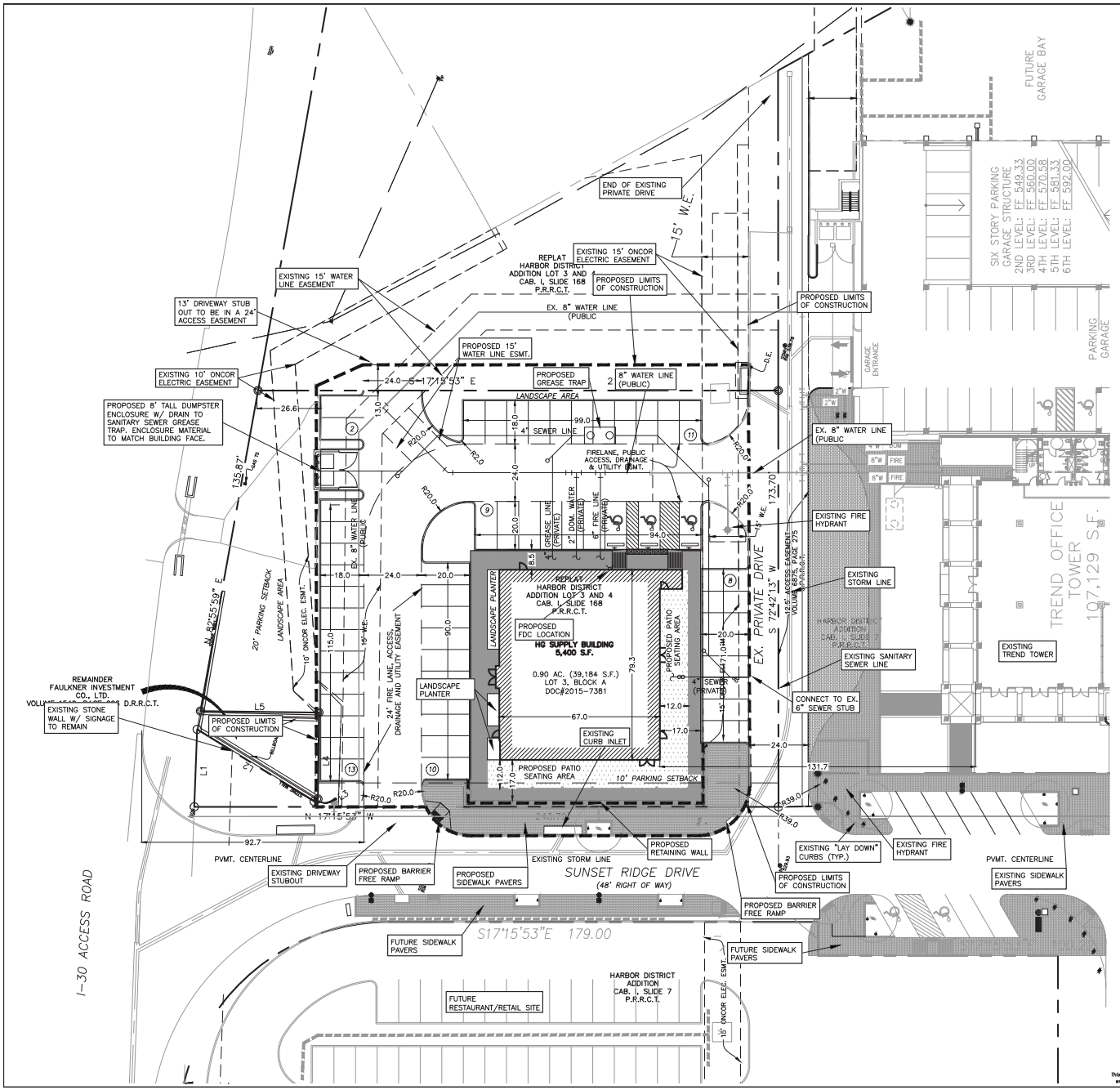
3 "V" TRENCH DETAIL
NOT TO SCALE

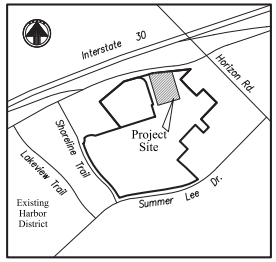


NOTE: POCKET PLANTING NOT ALLOWED

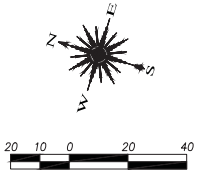
4 SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE


DO NOT CUT CENTRAL LEADER
REMOVAL ALL DAMAGED LIMBS AND TREE TAGS
REFERENCE PLAN FOR TREE TYPE
ROOT FLARE TO BE EXPOSED MINIMUM 1" ABOVE SURROUNDING GRADE
36" NAIL STAKE MIN. ACCOMODATE ROOTBALL AND PENETRATE UNDISTURBED GROUND
ROOTBALL ANCHOR RING
NAIL STAKE
"U" BRACKET
FINISH GRADE SCARIFY SIDES
3" LAYER MULCH, SHREDDED HARDWOOD MULCH REF. SPECIFICATIONS
4" HIGH WATERING RING, COMPACTED WITH SOD OR MULCH PER PLAN. TOP TO BE LEVEL TO HOLD WATER, WATER IN TREE AND TEST RING
4" DIA. PERFORATED PVC PIPE W/ DRAIN CA





LOCATION MAP



NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

– A FINAL GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED. A REINFORCED CONCRETE PAVEMENT SECTION WITH DETAILS WILL BE PROVIDED IN THE ENGINEERING PLANS SUBMITTAL.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*15 TREND TOWER GARAGE, 53 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,655 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	9,551 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. –> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 15 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

CASE NUMBER: SP2015-015

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NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SUPPLY COMPANY
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

11/2/2016

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 06/15	Project No.: -

Sheet Title:
Site Plan

Scale:	Sheet No.:
1"=20'	4 of 11

Z:\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\4 - HARBOR HG-SITE PLAN.dwg, 11/2/2016 1:11:41 PM

APPROVED JULY 2015

MATERIAL SCHEDULE

WOOD LOUVERS -

METAL PANEL -

METAL (PAINT) -

WHITE SUBWAY TILE

GRAND BLANC BURNISHED BLOCK UNICORN



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 2,066.5 SF
TOTAL BURNISHED BLOCK : 521 SF = 25%
TOTAL SUBWAY TILE: 761 SF = 37%
TOTAL WOOD LOUVERS: 454 SF = 22%
TOTAL METAL PANEL: 330.5 SF = 16%



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 1912 SF
TOTAL BURNISHED BLOCK: 746.5 SF = 39%
TOTAL SUBWAY TILE: 562.5 SF = 29.5%
TOTAL WOOD LOUVERS: 441 SF = 23%
TOTAL METAL PANEL: 162 SF = .8.5%



1 WEST ELEVATION - SUNSET RIDGE
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 1,676 SF
TOTAL BURNISHED BLOCK: 440.5 SF = 26%
TOTAL SUBWAY TILE: 584 SF = 35%
TOTAL WOOD LOUVERS: 473.5 SF = 28%
TOTAL METAL PANEL: 178 SF = 11%



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE : 2,074.5 SF
TOTAL BURNISHED BLOCK: 626 SF = 30%
TOTAL SUBWAY TILE: 685 SF = 33%
TOTAL WOOD LOUVERS: 559.5 SF = 27%
TOTAL METAL PANEL: 204 SF = 10%

STROHMEYER ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

ROCKWALL COUNTY

8020 RESTAURANTS LLC
C/O HG SPLY CO.
ROCKWALL, TX
2008 GREENVILLE AVE
DALLAS, TX 75206

HG SPLY CO
SUNSET RIDGE
ROCKWALL, TEXAS

Project Number: 051502
Drawing Date: 06/11/2015
Drawn:
Checked:
Scale:
ACAD File: HG SPLY-061115-ELEV-201.dwg
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Revisions:

Sheet Title:
ELEVATIONS

A 201
SP2015-015

Jun 12, 2015 - 2:31pm User: jimmystrohmeyer
/Users/jimmystrohmeyer/Documents/HG SPLY-061115-ELEV-201.dwg

City of Rockwall

Project Plan Review History

Project Number	SP2016-028	**Owner**	ROCKWALL, I S D	**Applied**	11/17/2016 LM
Project Name	Dobbs Elementary Addition	**Applicant**	RLK ENGINEERING, INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2016 LM

Site Address	**City, State Zip**	**Zoning**
801 E WASHINGTON	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	NULL	NULL	NULL	4841-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016	11/21/2016	4	APPROVED	
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See Comment
(11/21/2016 11:25 AM AW) All head to head parking to be 20'x9' No walls allowed in easements (water line) Detention pond to be shown in a detention/drainage easement as well as the outfall No trees to be planted within 5' of any public utility							
FIRE	Ariana Hargrove	11/17/2016	11/24/2016				
GIS	Lance Singleton	11/17/2016	11/24/2016				
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See comments

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff no later than December 6, 2016:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-028" at the lower right corner of each revised plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 4.1.1 of the General Commercial District Standards requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. The north (12%) and south (18%) elevations do not meet the minimum 20% requirement.

* Approval of the exception to the material standards requires passage by a simple majority vote of City Council of those present.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Turn off tree layer so that there are no trees showing on the site plan.
2. The dumpster enclosure is not to face a public street; reorient the enclosure.

Building Elevations:
1. Approval of an exception to the material standards (as indicated above).
2. Remove the calculation percentage for the glass and re-calc the exterior materials. Glass and doors are not used in the calculation.
3. Dash-in the RTU's; must be screened from adjacent properties and rights-of-way.

Landscape Plan:
Ok as sumbitted.

Photometric Plan:
OK as submitted.

Treescape Plan:
1. Any oak, pecan, and/or elm trees requires approval by the Planning Commission prior to removal. Tree No. 4, 5, & 6 (elms) require approval to be removed.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

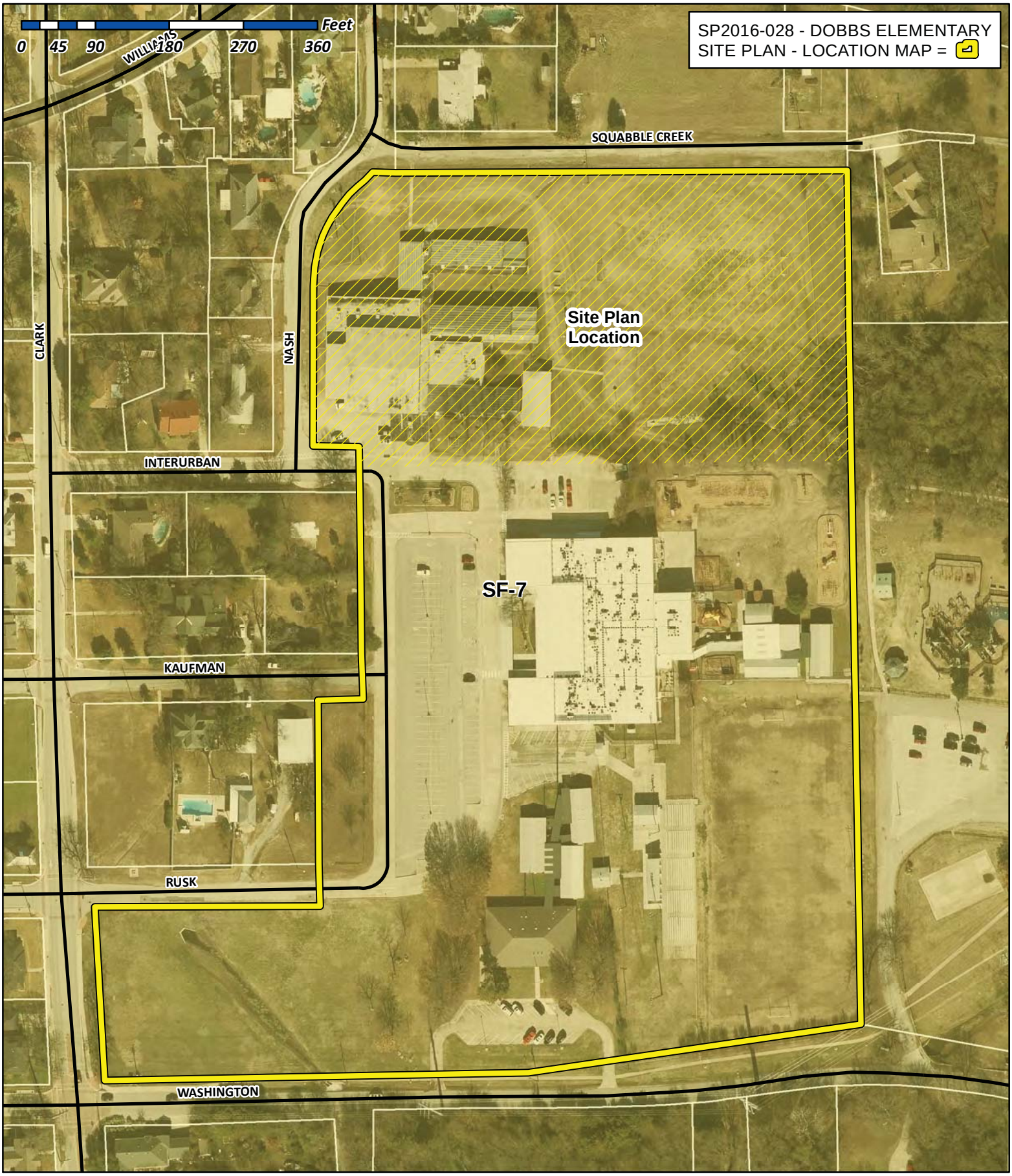
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

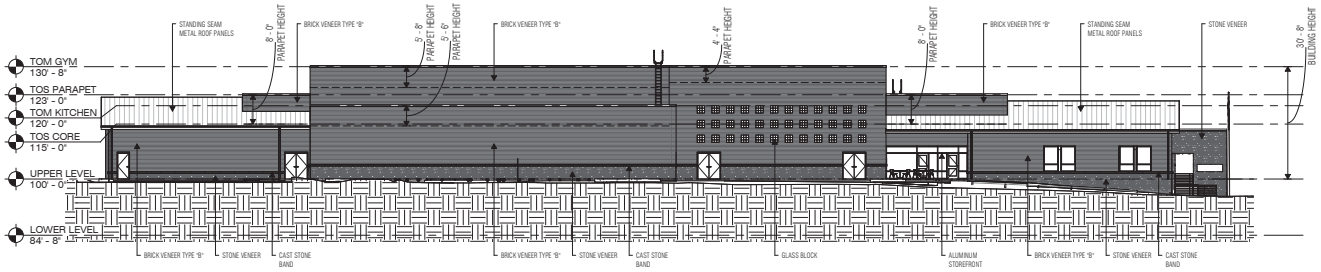
City Council - Action: December 19, 2016 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]



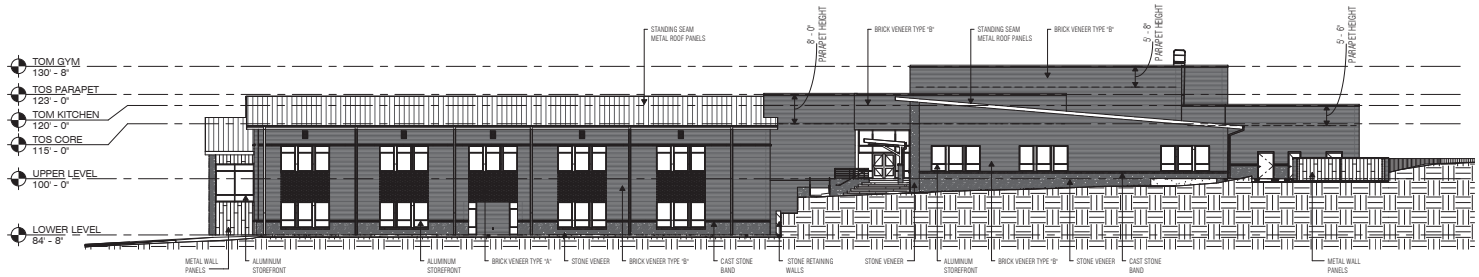
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

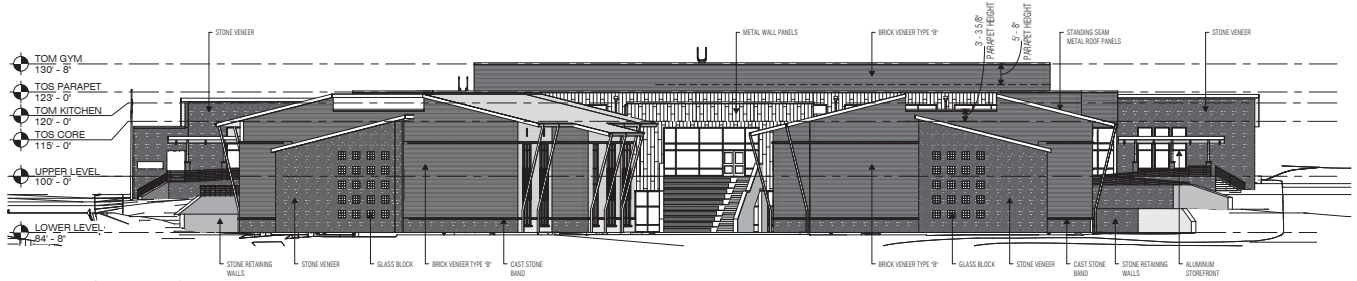
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

MATERIALS:

BRICK VENEER, TYPE 'A' - ACME SAN JACINTO ST. BLEND
BRICK VENEER, TYPE 'B' - ACME CHARCOAL ACCENT

ALUMINUM STOREFRONT/CURTAINWALL - VISTAWALL, THERMALLY BROKEN - DARK BRONZE

METAL WALL PANEL - BERRIDGE FW-12 PANEL- DARK BRONZE

GLAZING - VITRO SOLARBAN 60 W/ SOLARBRONZE TINT

GLASS BLOCK - PITTSBURG CORNING VISTABRIK

STONE VENEER - ACME NATURAL BRISCO GOLD

CAST STONE BAND/SILL - ROCKCAST SL200

STANDING SEAM METAL ROOF - BERRIDGE ZEE LOCK - MEDIUM BRONZE

MULTI-PLY ROOF SYSTEMS - WHITE

FACADE SURFACE AREA:

WEST ELEVATION: TOTAL FACADE = 7,460 SQFT
(ADJACENT TO PUBLIC RIGHT-OF-WAY)
- STONE VENEER = 1,456 SQFT = 20%
- BRICK VENEER = 5,547 SQFT = 74%
- GLASS = 457 SQFT = 6%

NORTH ELEVATION: TOTAL FACADE = 9,489 SQFT
- STONE VENEER = 1,155 SQFT = 12%
- BRICK VENEER = 6,814 SQFT = 72%
- METAL PANEL = 148 SQFT = 2%
- GLASS = 1,372 SQFT = 14%

EAST ELEVATION: TOTAL FACADE = 10,396 SQFT
(ADJACENT TO OPEN SPACE)
- STONE VENEER = 3,457 SQFT = 33%
- BRICK VENEER = 5,371 SQFT = 52%
- METAL PANEL = 750 SQFT = 7%
- GLASS = 818 SQFT = 8%

SOUTH ELEVATION: TOTAL FACADE = 11,733 SQFT
- STONE VENEER = 2,077 SQFT = 18%
- BRICK VENEER = 7,643 SQFT = 65%
- METAL PANEL = 150 SQFT = 1%
- GLASS = 1,863 SQFT = 16%

VLK | ARCHITECTS

ARCHITECT
VLK Architects, Inc.
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107
Main Phone: 817.633.1600
www.vlkarchitects.com

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TX, 75087

DOBBS ELEMENTARY SCHOOL

NOVEMBER 30, 2016

REVISIONS
Revision No.

Director
Approver
Designer
Designer
Proj. Arch.
Checker

Drawn By
Author
Quality Control

PROJECT NO.
1593.00

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-1

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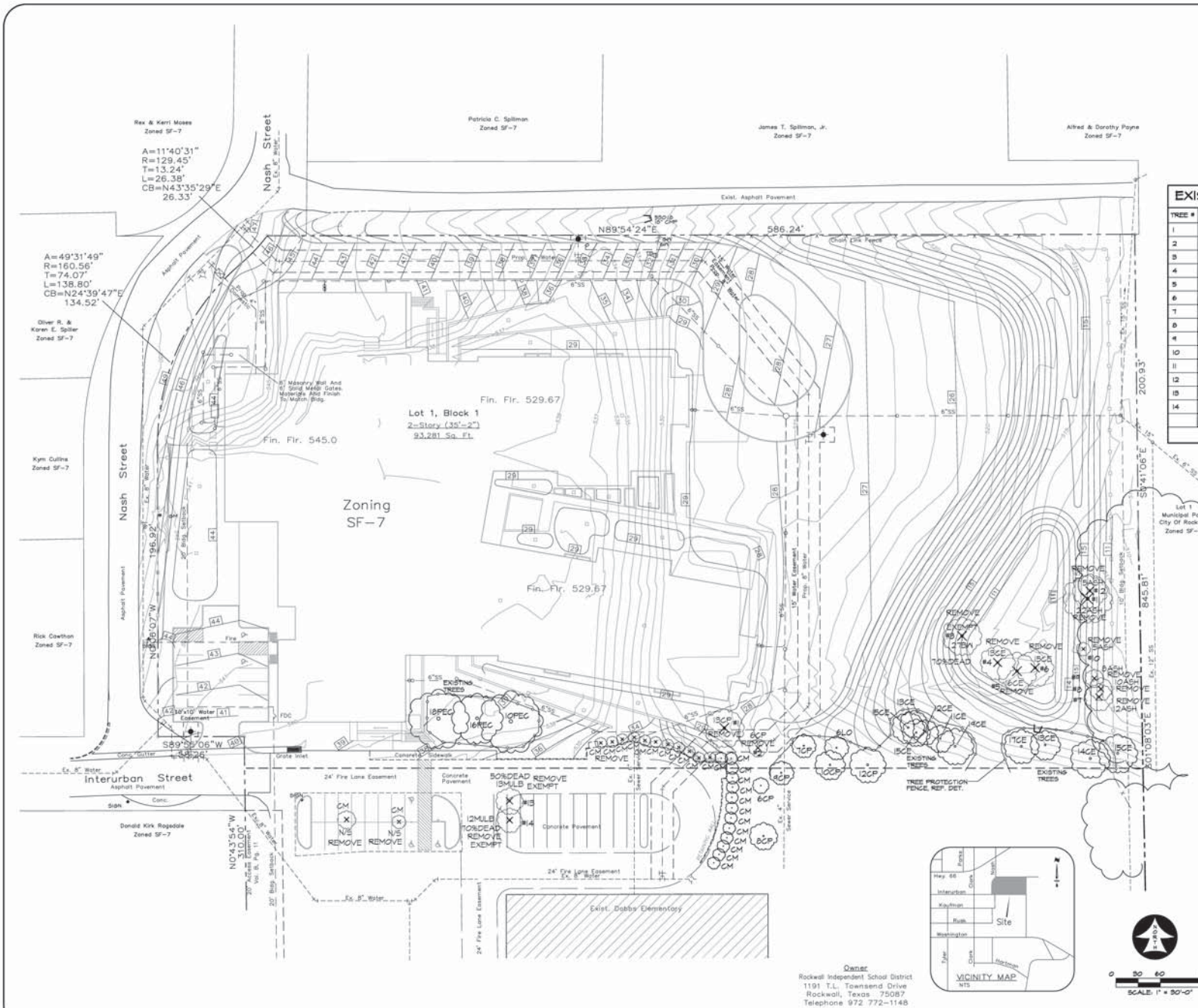

SYNOPSIS

Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
Building Area	93,281 Sq. Ft.
Building Height	2-Story (35'-2")
Parking Required	31 Spaces
Existing Parking	140 Spaces
New Parking	29 Spaces
HC Parking Required	6 Spaces
HC Parking Provided	9 Spaces
Total Parking Provided	169 Spaces
Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

EXISTING TREES REMOVED

TREE #	SIZE	TYPE	REASON	MITIGATE
1	13"	CHIN. PISTACHE	UTILITY	13
2	6"	CHIN. PISTACHE	UTILITY	6
3	27"	BLACK WILLOW	SICK/GRADING	EXEMPT
4	13"	CEDAR ELM	GRADING	13
5	16"	CEDAR ELM	GRADING	16
6	15"	CEDAR ELM	GRADING	15
7	12"	ASH	GRADING	12
8	10"	ASH	GRADING	10
9	8"	ASH	GRADING	8
10	5"	ASH	GRADING	5
11	22"	ASH	GRADING	22
12	15"	ASH	GRADING	15
13	22"	MULBERRY	SICK/PARKING	EXEMPT
14	15"	MULBERRY	SICK/PARKING	EXEMPT
			SUB-TOTAL	-135" MITIG.
			54-4" NEW TREES	+136" MITIG.

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

TREESCAPE PLAN
DOBBS ELEMENTARY ADDITION
LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
Case No. XXXXX-XXX

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT
FRISCO, TEXAS 75035
PHONE (972) 335-0869

Dobbs Elementary School Replacement BP2

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

TREESCAPE PLAN

Revisions	Date
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Issue Dates:
November 16, 2016

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Drawn By: MR
Checked by: MR

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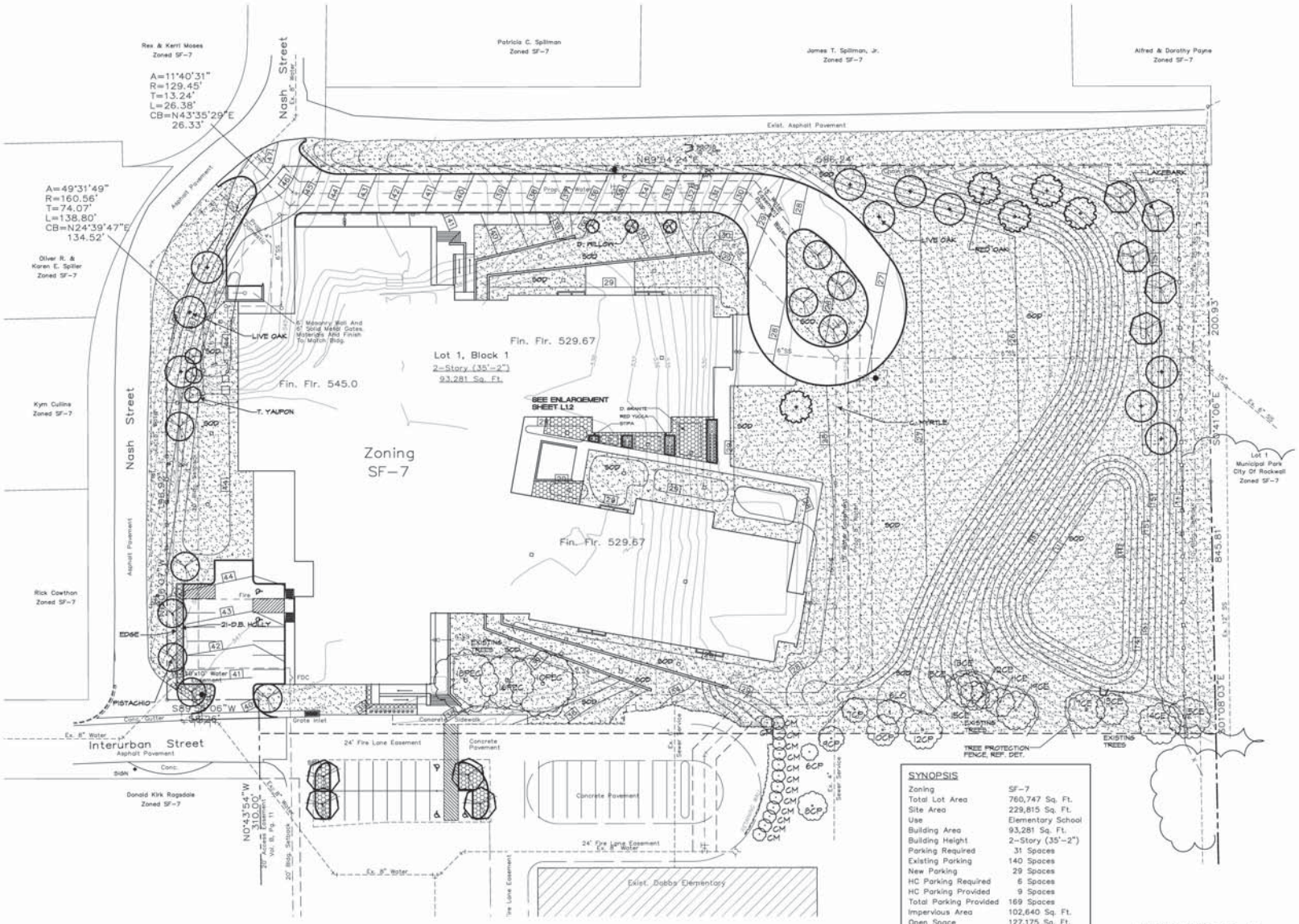

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0 30 60 120
SCALE: 1" = 30'-0"

LANDSCSAPE PLAN
DOBBS ELEMENTARY ADDITION
LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
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Dobbs Elementary School Replacement BP2
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

LANDSCAPE PLAN

Revisions	Date
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November 16, 2016	

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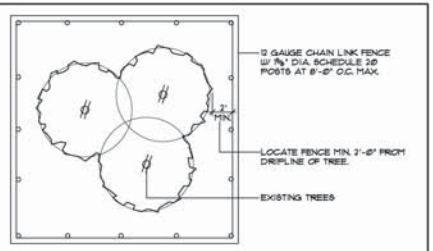


1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE

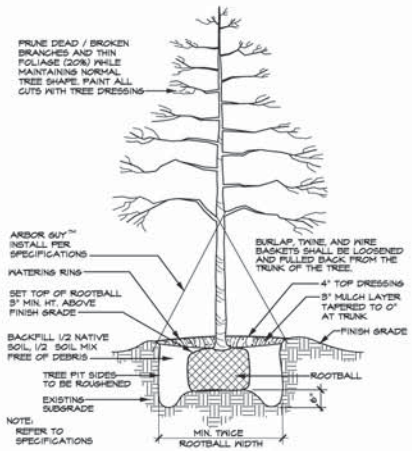
SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL GRASS ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

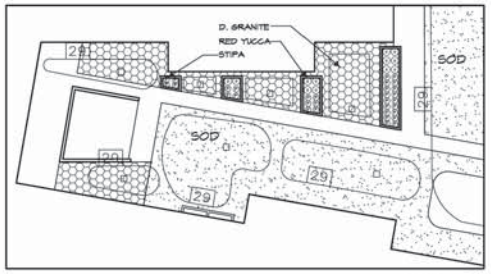
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



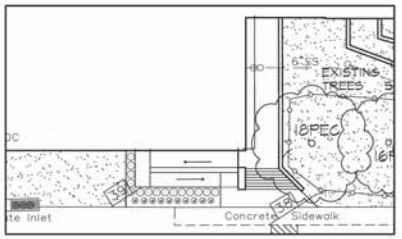
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



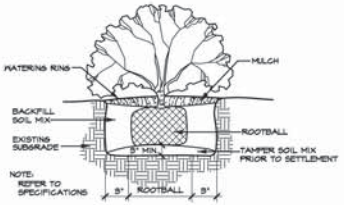
COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



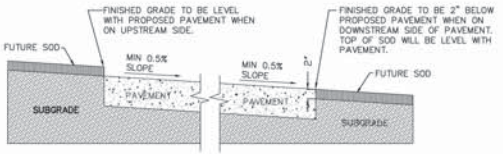
SOUTH ENLARGEMENT

SCALE: 1" = 20'-0"



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP
10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL. IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

EAST RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER

STREET LANDSCAPING
10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

WEST STREET BUFFER REQUIRED	NONE
NO COLLECTORS OR ARTERIAL ROADS	

PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE. IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	14 SPACES
PARKING LANDSCAPE REQUIRED 5,834 SF X 5% =)	142 SF
PARKING LANDSCAPE PROVIDED	516 SF

AMOUNT OF LANDSCAPING
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE. DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER. 1 TREE PER 1350 SF OF DRY LAND AREA.

SITE AREA	224,815 SF
SITE LANDSCAPE REQUIRED 224,815 SF X 15% =)	34,472 SF
SITE LANDSCAPE PROVIDED	(21,775 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(25%) 8,855 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION. IRRIGATION SHALL MEET REQUIREMENTS OF UDC.

LARGE TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk, full rounded canopy
5	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk, full rounded canopy
4		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk, full rounded canopy
10		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk, full rounded canopy
3		D. WILLOW	Desert Willow	Chilopsis linearis	4'-5' Ht, 3'-4' spread, container
3		Y. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 3 trunk min., 8' Ht./4' spread, container, female - heavily berried tree form, limbed to 4'

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	○	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	⊙	RED YUCCA	Red Yucca	Hesperaloe parviflora	1 gallon
32	⊕	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon

GROUNDCOVER / VINES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

MISCELLANEOUS

AS SHOWN	——	EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color	
AS SHOWN		D. GRANITE	Decomposed Granite	4" thick compacted decomposed granite. To be flush with adjacent grade or pavement. Separated at grass areas by steel edging.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

RAMSEY LANDSCAPE ARCHITECTS, LLC
1194 INDIANO WELL CT.
FRISCO, TEXAS 75035
PHONE: (972) 335-0889

Dobbs Elementary School Replacement BP2
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

LANDSCAPE DETAILS

Revisions	Date
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Issue Dates:
November 16, 2016

Scale: N.T.S.
Drawn By: MR
Checked by: MR

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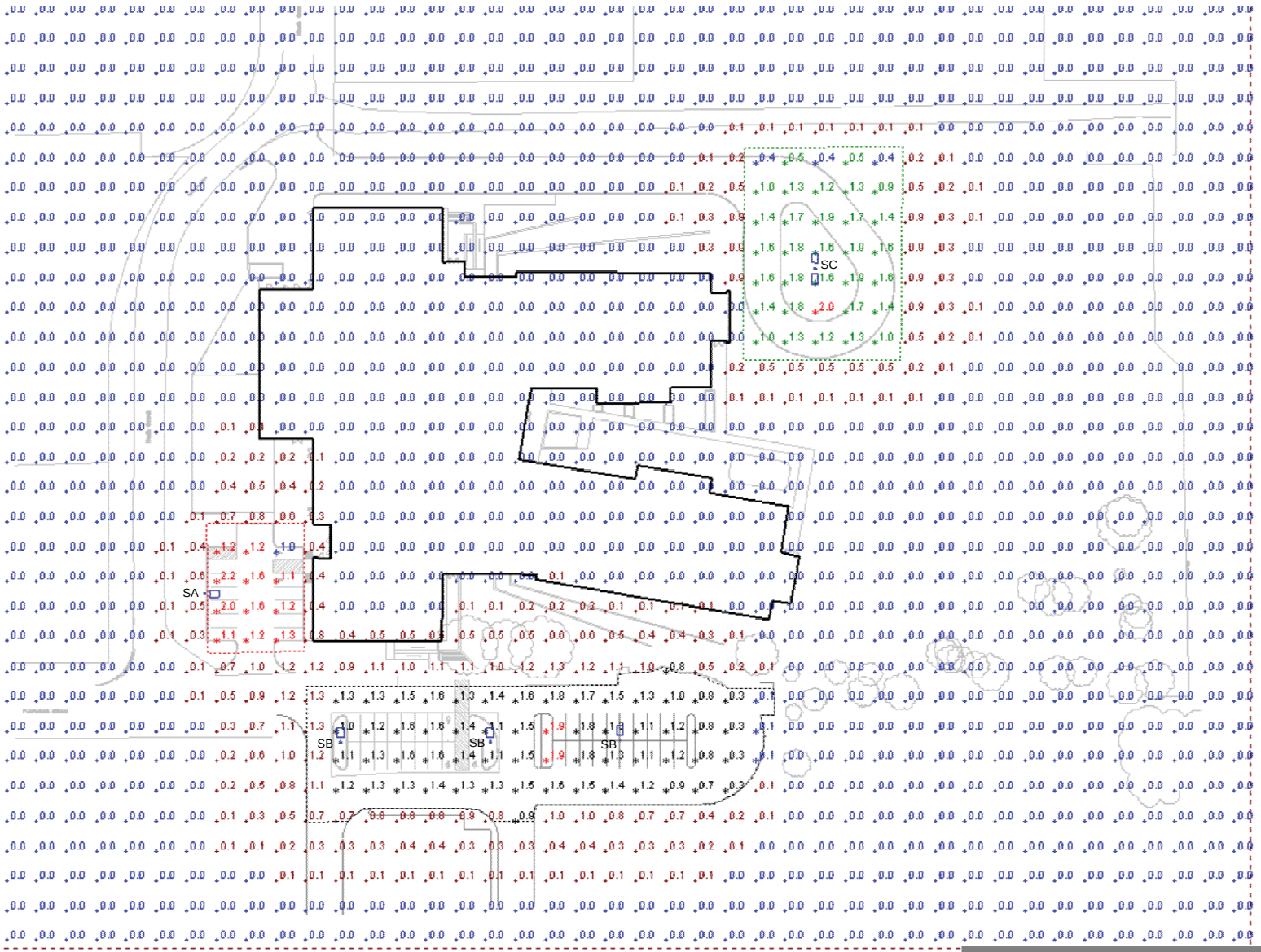

NOTE:

ALL SITE LIGHTING FIXTURES ARE MOUNTED AT 30'-0".

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	1	Lithonia Lighting	DSX1 LED 60C 700 40K T4M MVOLT HS	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	1	DSX1_LED_60C_700_40K_T4M_MVOLT_HS.ies	12492	1	131
	SB	3	Lithonia Lighting	DSX1 LED 60C 700 40K TSM MVOLT	DSX1 LED with 60 LEDs @ 700 mA, 4000K , TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_40K_TSM_MVOLT.ies	17051	1	131
	SC	1	Lithonia Lighting	DSX1 LED 60C 530 40K TSM MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K , TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_530_40K_TSM_MVOLT.ies	13425	1	198

Current View

PLAN NORTH

01 SITE LIGHTING PHOTOMETRIC - SITE PLAN

SCALE: NOT TO SCALE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	2.2 fc	0.0 fc	N/A	N/A
North East Drive	+	1.3 fc	2.0 fc	0.4 fc	5.0:1	3.3:1
South Parking Lot	+	1.2 fc	1.9 fc	0.1 fc	19.0:1	12.0:1
South West Parking Lot	+	1.4 fc	2.2 fc	1.0 fc	2.2:1	1.4:1

RWB

Reed, Wells, Benson & Company
Consulting Engineers #F-2176

RWB PROJECT #16002.00

VLK|ARCHITECTS

ARCHITECT

VLK Architects, Inc.
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107
Main Phone: 817.633.1600
www.vlkarchitects.com

M.E.P. ENGINEER

Reed, Wells, Benson & Company
12001 North Central Expry, suite 1100
Dallas, Texas 75243
Main Phone: 972.778.4222
www.rwb.net

ISSUED: NOVEMBER 18, 2016

REVISIONS

Revision No.

Principal | Drawn By
Designer | Proj. Director
Proj. Arch. | Quality Control

PROJECT NO.

1593.00

SHEET TITLE

SITE LIGHTING PHOTOMETRIC - SITE PLAN

SHEET NO.

SP1.01

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

Dobbs Elementary School

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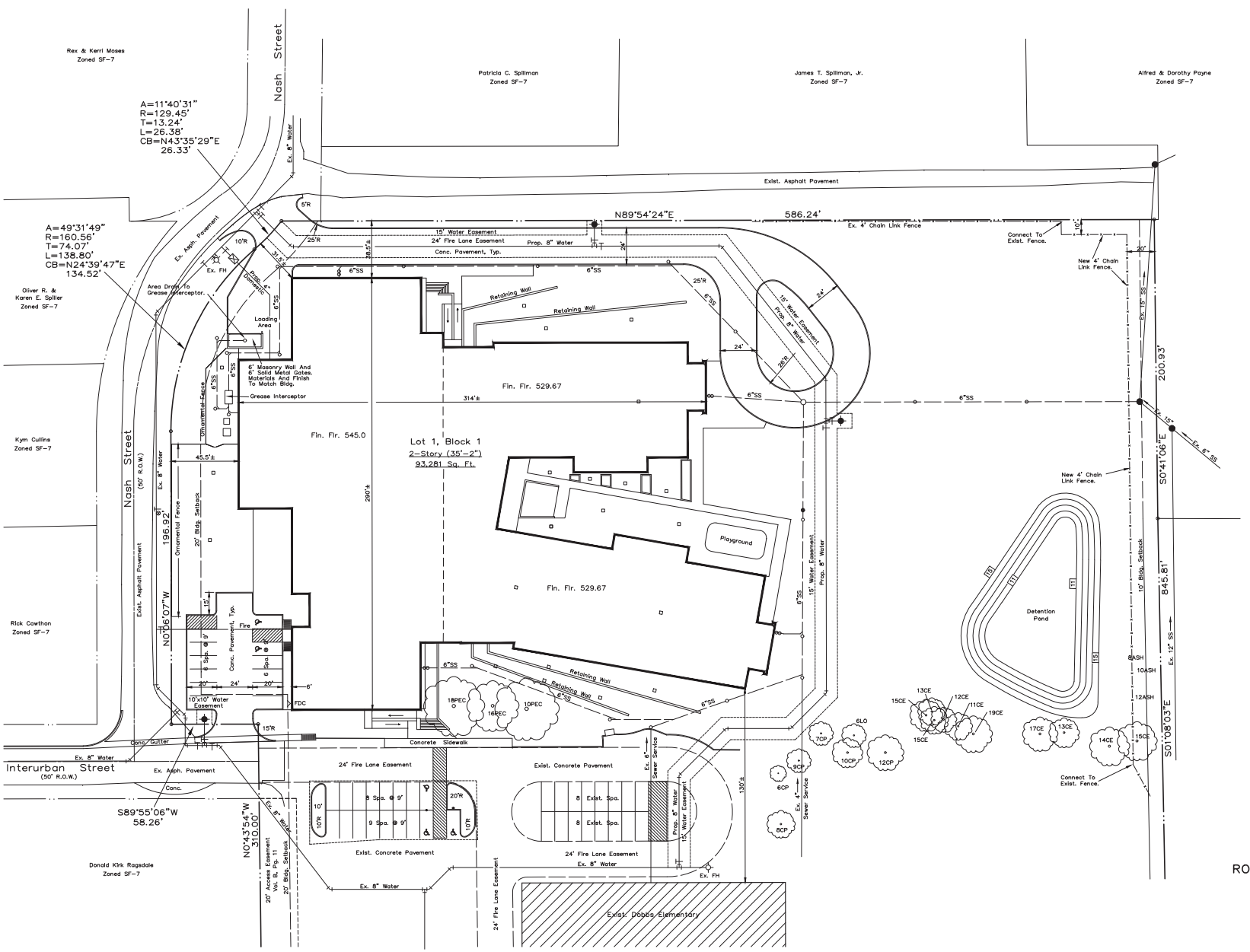

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SITE PLAN

DOBBS ELEMENTARY ADDITION

LOT 1, BLOCK 1

Zoned SF-7

17.464 Acres Situated In The

R. BALLARD SURVEY ~ ABST. 29

ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner

Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

November 18, 2016

Case No. XXXXX-XXX

City of Rockwall

Project Plan Review History

Project Number	SP2016-029	**Owner**	ROCKWALL, INDEPENDENT SCHOOL DISTRICT	**Applied**	11/18/2016 LM
Project Name	Rockwall CCA-RISD	**Applicant**	Glenn Engineering, Inc.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2016 LM

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HICKORY RIDGE PH 4	7-1	NULL	7-1	0025-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/18/2016	11/25/2016	11/21/2016	3	APPROVED	
ENGINEERING	Amy Williams	11/18/2016	11/25/2016	11/21/2016	3	COMMENTS	See Comments
(11/21/2016 11:54 AM AW) Extend 16" water line along John King to the end of the platted boundary. Hickory Ridge Lift station upgrade Sewer pro-rata due =$478.96/acre Add note: No trees to be planted within 5' of any utilities Make sure the northern left turn lanes on John King have sufficient storage Label distances between driveways (edge of paving to edge of paving) Label distances between median openings.							
FIRE	Ariana Hargrove	11/18/2016	11/25/2016				
GIS	Lance Singleton	11/18/2016	11/25/2016				
PLANNING	David Gonzales	11/18/2016	11/25/2016	11/21/2016	3	COMMENTS	See comments

Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff on or before December 6, 2016:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-029" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.10.C.1a of the 205 BY OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The East (9% stone) and North (4% stone) elevations do not meet this requirement.
** 2. Art V, Sec. 6.10.C.1b of the 205 BY OV requires Secondary Material used on the facade of a building to comprise less than 10% of an elevation area. The elevations exceed 10% ACM (composite metal panel) as follows: West (23%), South (14%), East (18%) and North (11%).

** Approval of the variance requested to the 205 BY-OV requires passage by a 3/4 majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Indicate and label firelane: "24-ft Firelane, Utility, and Public Access Easement" or as appropriate.

Building Elevations:
1. Variance's to the 205 BY-OV as stated above for stone and acm panel requires approval of a 3/4 majority vote of City Council (of those Council members present).

Landscape Plan:
1. Delineate and label landscape buffers (as appropriate).

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. 08-02 standards. Provide detail.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this

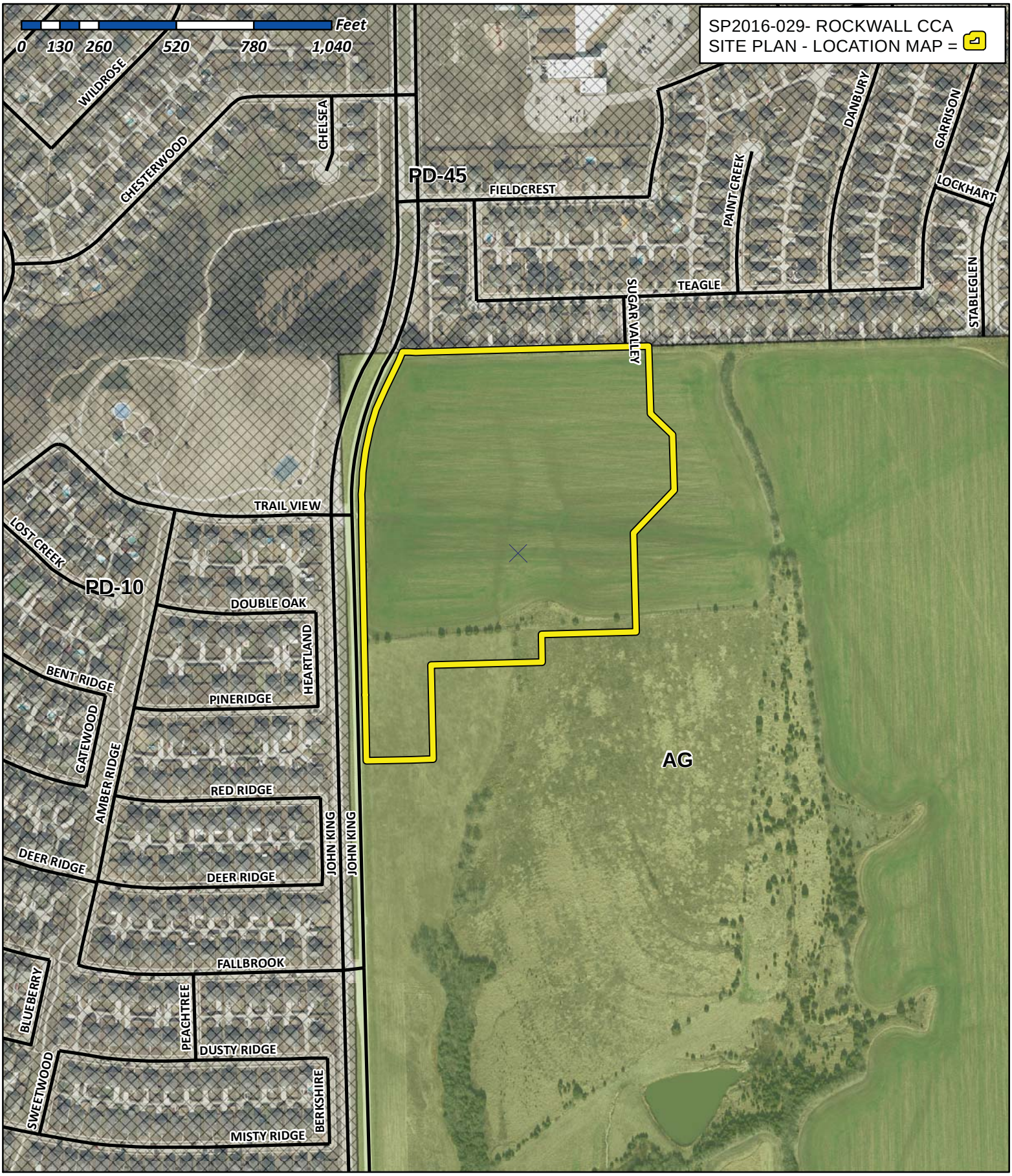
case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

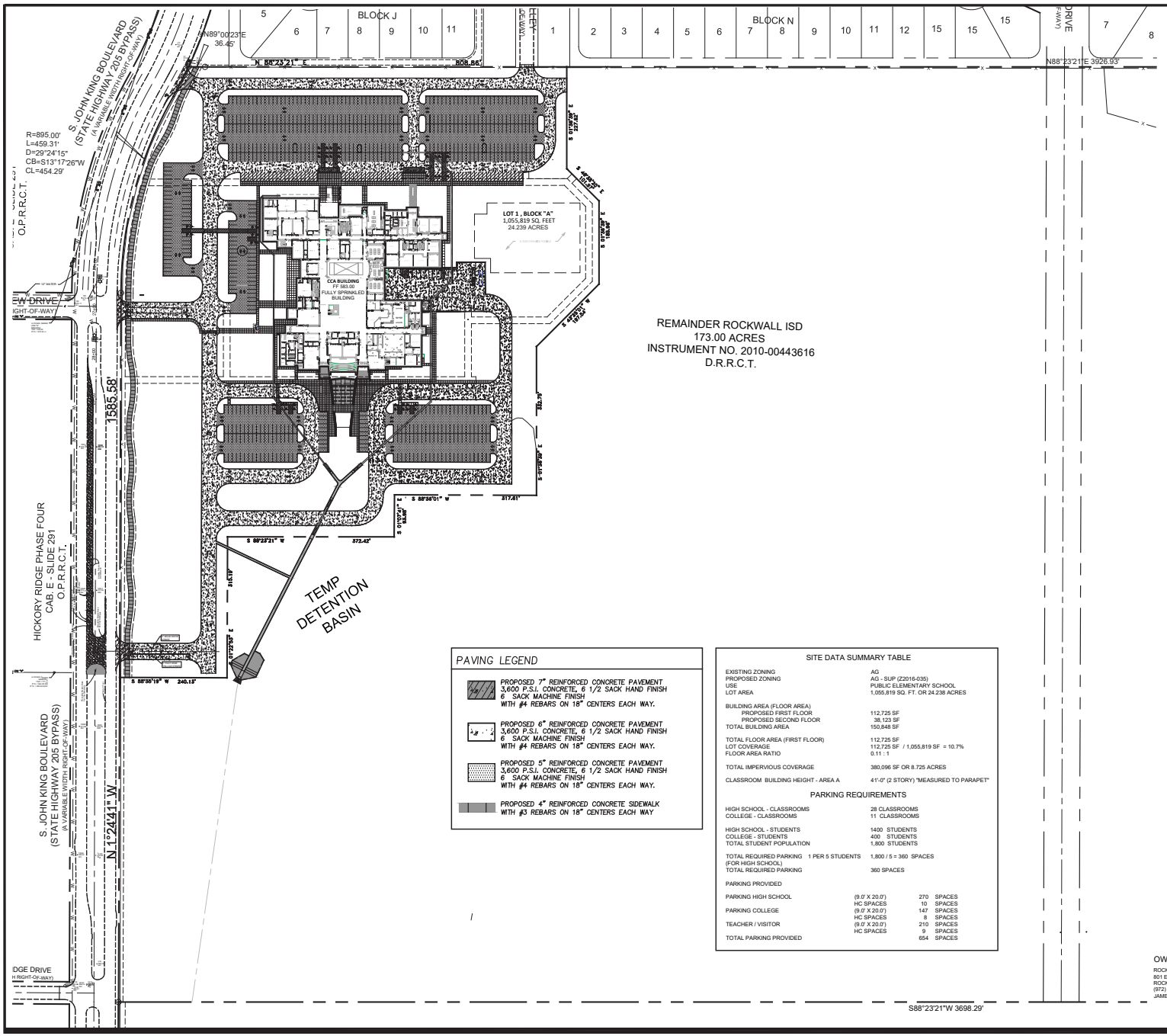
City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PAVING LEGEND

- PROPOSED 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK WITH #3 REBARS ON 18" CENTERS EACH WAY

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG - SUP (Z2016-035)
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	1,055,819 SQ. FT. OR 24.238 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	112,725 SF
PROPOSED SECOND FLOOR	38,123 SF
TOTAL BUILDING AREA	150,848 SF
TOTAL FLOOR AREA (FIRST FLOOR)	112,725 SF
LOT COVERAGE	112,725 SF / 1,055,819 SF = 10.7%
FLOOR AREA RATIO	0.11 : 1
TOTAL IMPERVIOUS COVERAGE	380,096 SF OR 8.725 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	41'-0" (2 STORY) "MEASURED TO PARAPET"

PARKING REQUIREMENTS

HIGH SCHOOL - CLASSROOMS	28 CLASSROOMS	
COLLEGE - CLASSROOMS	11 CLASSROOMS	
HIGH SCHOOL - STUDENTS	1400 STUDENTS	
COLLEGE - STUDENTS	400 STUDENTS	
TOTAL STUDENT POPULATION	1,800 STUDENTS	
TOTAL REQUIRED PARKING (FOR HIGH SCHOOL)	1 PER 5 STUDENTS	1,800 / 5 = 360 SPACES
TOTAL REQUIRED PARKING		360 SPACES
PARKING PROVIDED		
PARKING HIGH SCHOOL	(9.0' X 20.0')	270 SPACES
	HC SPACES	10 SPACES
PARKING COLLEGE	(9.0' X 20.0')	147 SPACES
	HC SPACES	8 SPACES
TEACHER / VISITOR	(9.0' X 20.0')	210 SPACES
	HC SPACES	9 SPACES
TOTAL PARKING PROVIDED		654 SPACES

GENERAL NOTES:

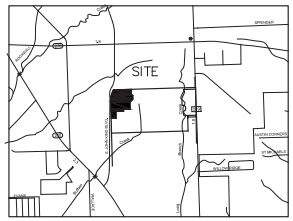
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED, FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

0 100 200

Scale 1" = 100'



VICINITY MAP
N.T.S.

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.

ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (972) 771-0905 CONTACT: JAMES WATSON	SURVEY GROUP 400 SOUTH INDUSTRIAL BLVD SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ	GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL CASE NO.

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Revision / 1: ADDENDUM #2
Date: 11/11/2016

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

STATE OF TEXAS
MIKE GLENN
103758
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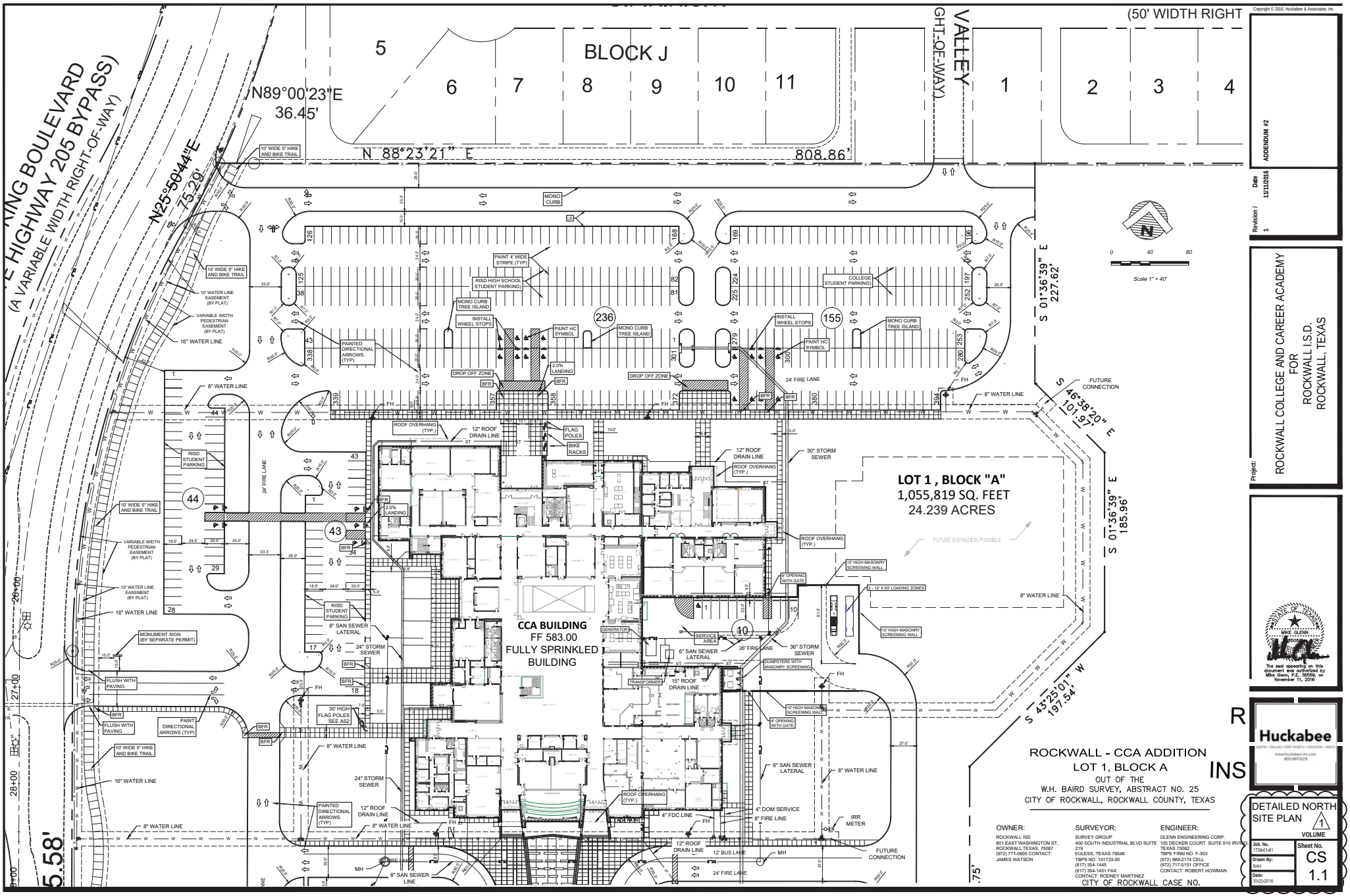
Huckabee

OVERALL SITE PLAN
VOLUME

Job. No. 1738-01-01
Drawn By: RAH
Date: 10-25-2016
Sheet No. CS 1.0



ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO.

OWNER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (972) 771-0905 CONTACT: JAMES WATSON	SURVEY GROUP 400 SOUTH INDUSTRIAL BLVD SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ	GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN

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Revision /	Date	
1	11/11/2016	ADDENDUM #2

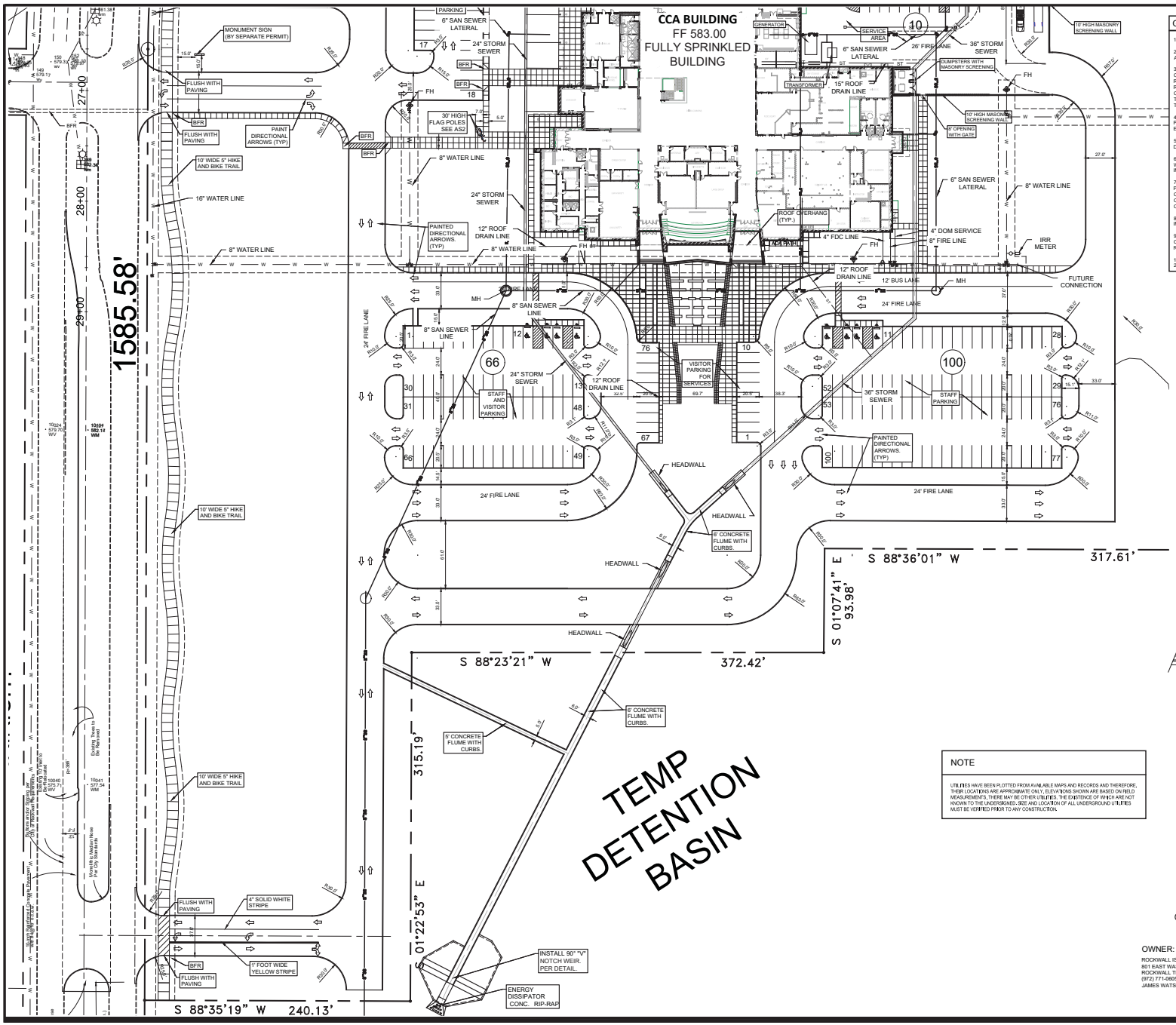
Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

The seal appearing on this document was authorized by Mike Glenn, P.E., 35058, on November 11, 2016

Huckabee

DETAILED NORTH SITE PLAN
1
VOLUME

Job. No.	Sheet No.
1738-01-01	CS
Drawn By: RAH	1.1
Date: 10-25-2016	



GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
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10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

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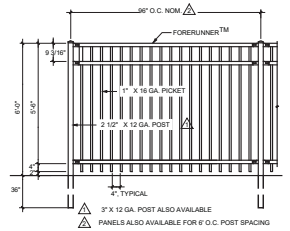
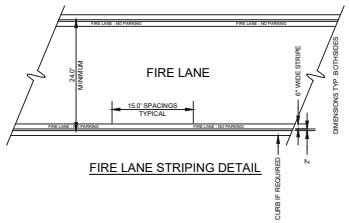
Revision /	Date
1 ADDENDUM #2	11/11/2016

Scale 1" = 40'



ORNAMENTAL FENCE DETAIL
N.T.S.



FIRE LANE STRIPING DETAIL

STRIPING DETAILS AND SPECIFICATIONS

A. PAINT:
1. STRIPE SHALL BE SIX(6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GILDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE "TRAFFIC WHITE" GILDDEN NO. 563245 OR EQUAL.

B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

NOTE

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ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(972) 771-0905 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL CASE NO.

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

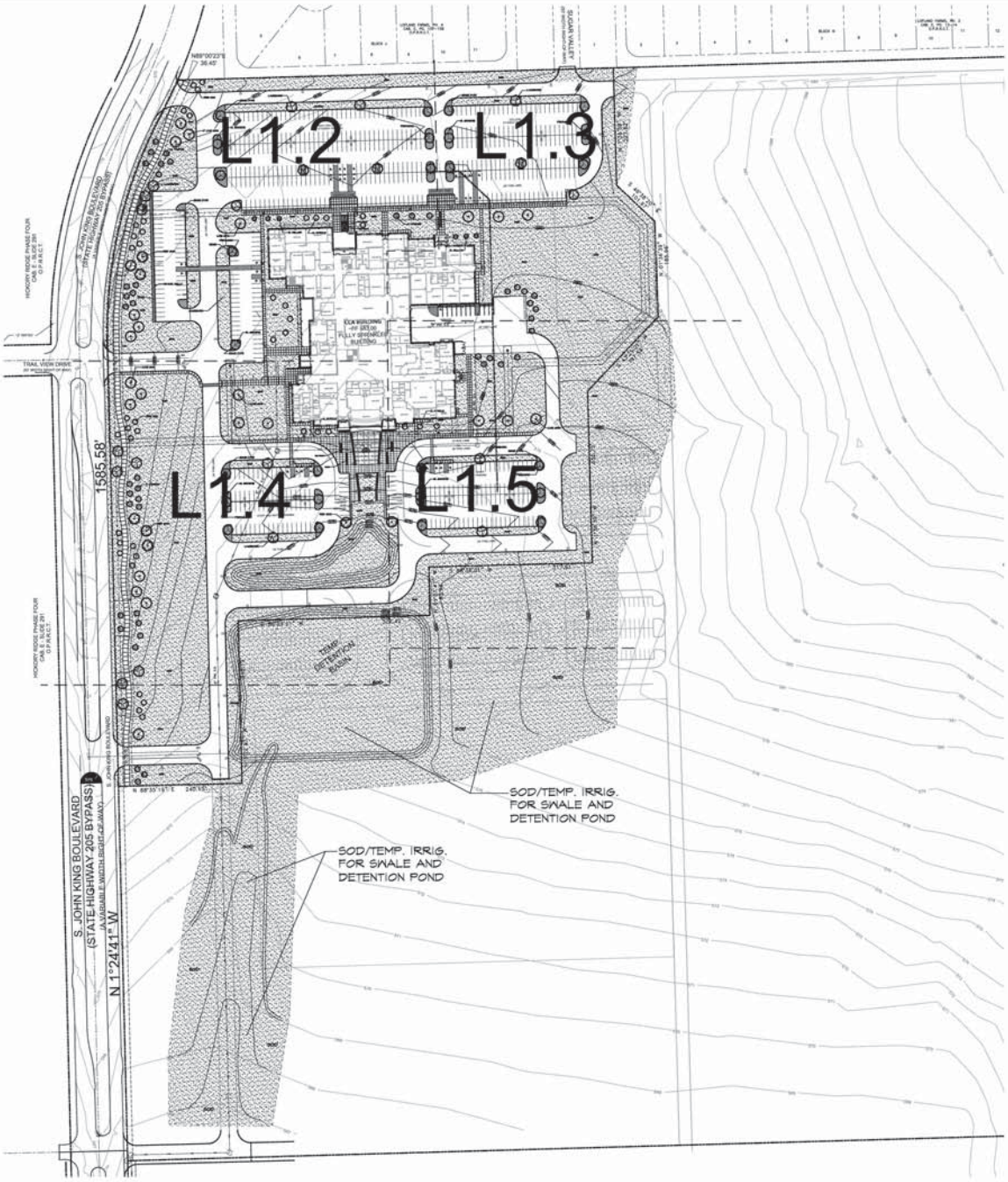
STATE OF TEXAS
MIKE GLENN
103749
The seal appearing on this document was authorized by Mike Glenn, P.E., 103749, on November 11, 2016

Huckabee

DETAILED SOUTH CITY SITE PLAN

VOLUME

Job. No.	Sheet No.
1738-01-01	CS
Drawn By: RAH	1.2A
Date: 10-25-2016	

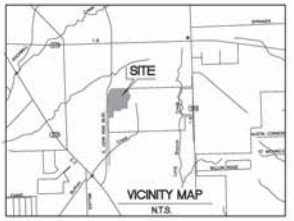


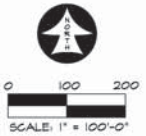
SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG – SUP (Z2016-035)
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA 24.238 ACRES	1,055,819 SQ. FT. OR
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	112,725 SF
PROPOSED SECOND FLOOR	38,123 SF
TOTAL BUILDING AREA	150,848 SF
TOTAL FLOOR AREA (FIRST FLOOR)	112,725 SF
LOT COVERAGE 10.7%	112,725 SF / 1,055,819 SF =
FLOOR AREA RATIO	0.11 : 1
TOTAL IMPERVIOUS COVERAGE OR 8.725 ACRES	380,096 SF
CLASSROOM BUILDING HEIGHT – AREA A TO PARAPET"	41'-0" (2 STORY) "MEASURED

PARKING REQUIREMENTS

HIGH SCHOOL – CLASSROOMS	28 CLASSROOMS
COLLEGE – CLASSROOMS	11 CLASSROOMS
HIGH SCHOOL – STUDENTS	1400 STUDENTS
COLLEGE – STUDENTS	400 STUDENTS
TOTAL STUDENT POPULATION	1,800 STUDENTS
TOTAL REQUIRED PARKING (FOR HIGH SCHOOL)	1 PER 5 STUDENTS1,800 / 5 = 360 SPACES
TOTAL REQUIRED PARKING	360 SPACES
PARKING PROVIDED	
PARKING HIGH SCHOOL	(9.0' X 20.0') 270 SPACES
	HC SPACES 10 SPACES
PARKING COLLEGE 147 SPACES	(9.0' X 20.0')
	HC SPACES 8 SPACES
TEACHER / VISITOR	(9.0' X 20.0') 210 SPACES
	HC SPACES 9 SPACES
TOTAL PARKING PROVIDED 654 SPACES	





ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 EAST WASHINGTON ST, ROCKWALL TEXAS, 75087 (972) 771-0805 CONTACT: JAMES WATSON	SURVEY GROUP 400 SOUTH INDUSTRIAL BLVD SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-05 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ	GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 999-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL CASE NO.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0669
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

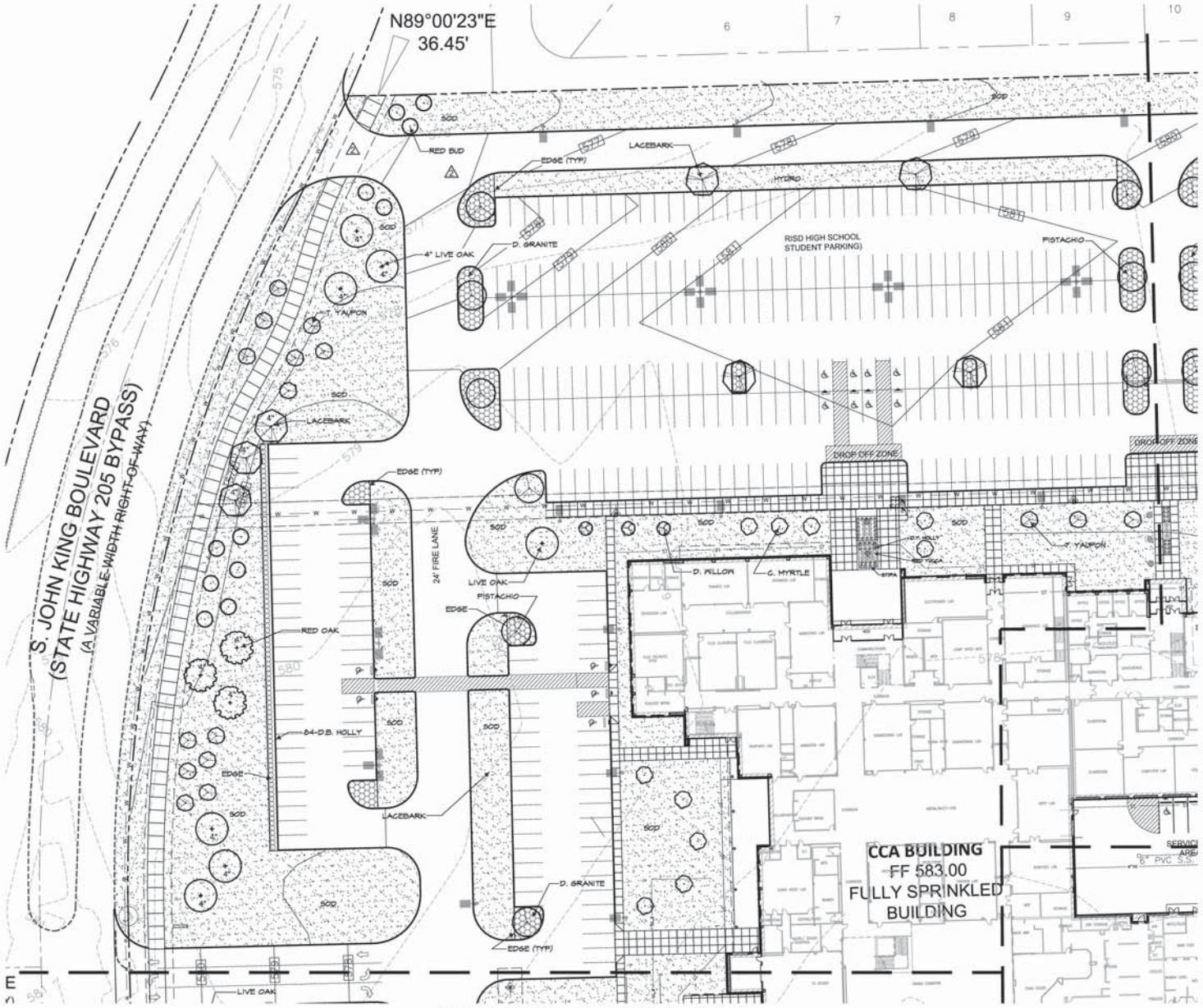
OVERALL LANDSCAPE PLAN

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=100'

SHEET No.
L1.1



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0669
FAX (469) 362-5433
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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

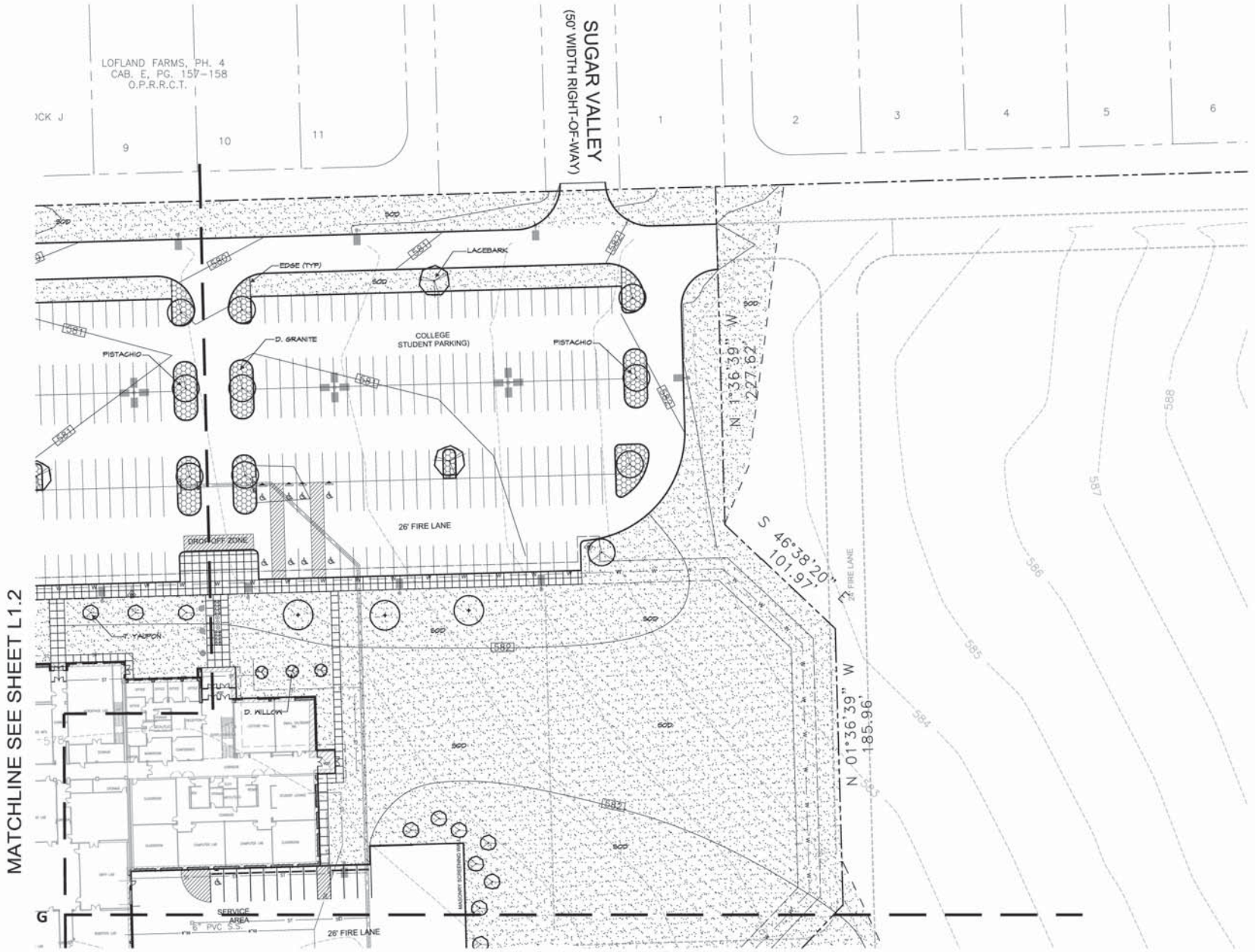
LANDSCAPE PLAN AREA A

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.2



0 30 60
SCALE: 1" = 30'-0"

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0669
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

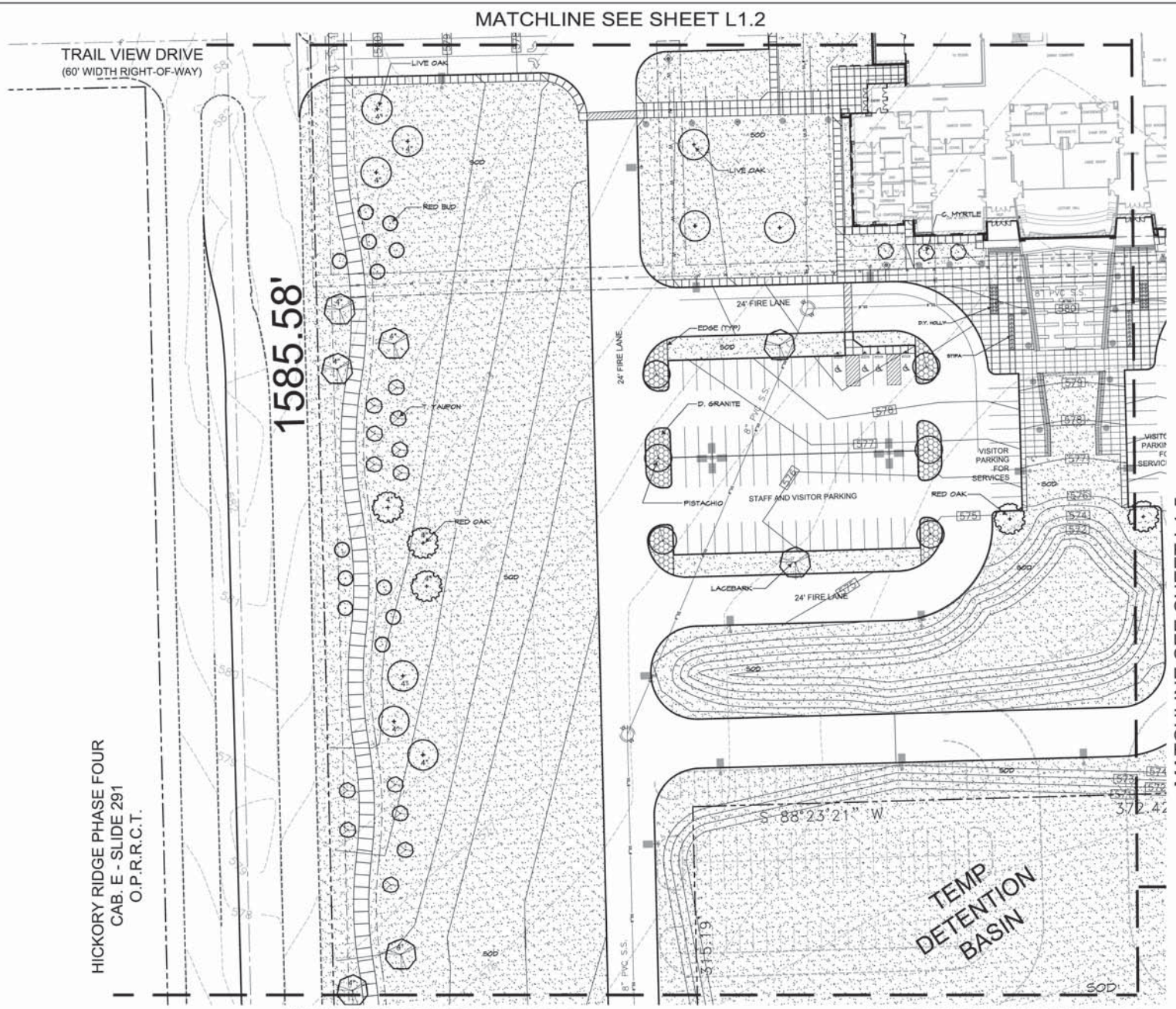
LANDSCAPE PLAN AREA B

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.3



RAMSEY LANDSCAPE ARCHITECTS, LLC
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FRISCO, TEXAS 75035
PHONE (972) 335-0669
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE PLAN AREA C

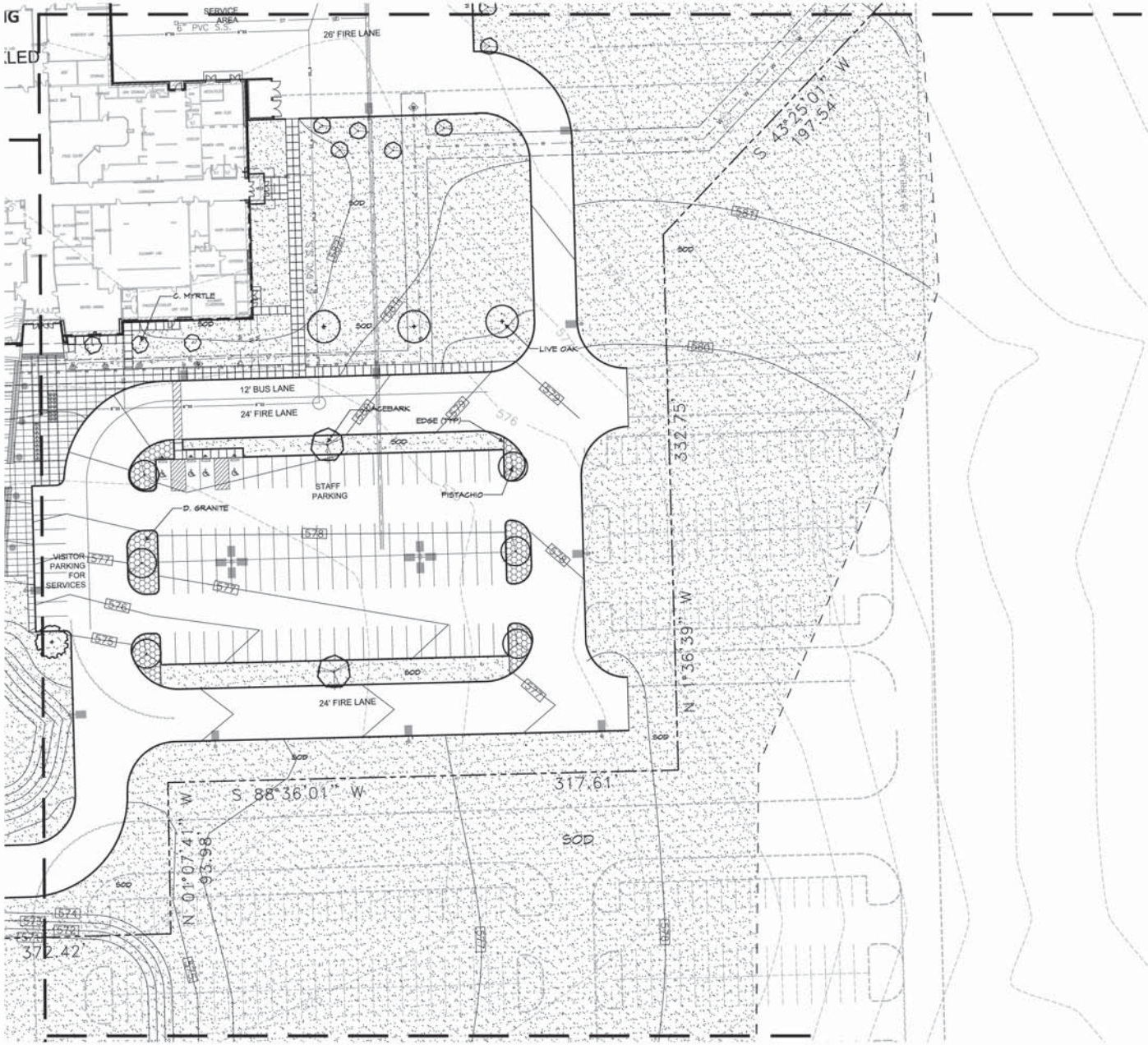
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.4

MATCHLINE SEE SHEET L1.3



MATCHLINE SEE SHEET L1.4

MATCHLINE SEE SHEET L1.1

SCALE: 1" = 30'-0"

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0669
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE PLAN AREA D

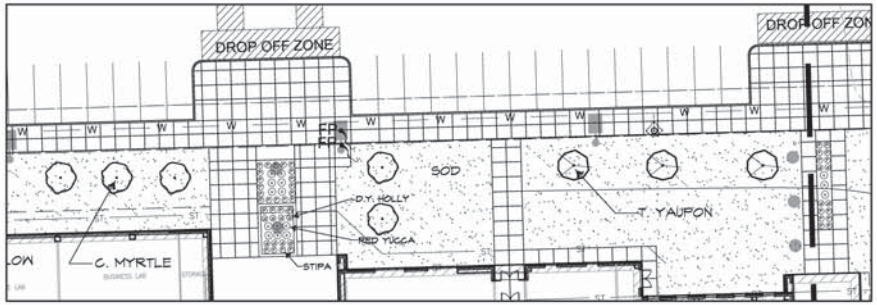
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

11/11/16

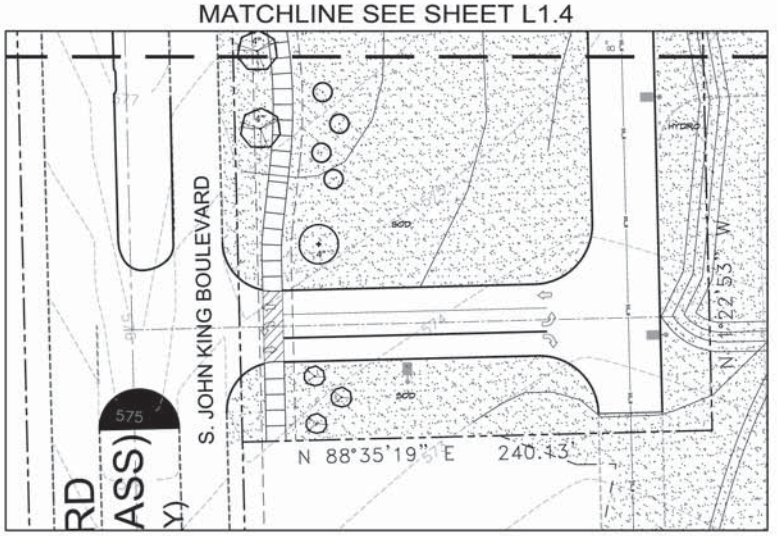
ISSUES/
REVISIONS

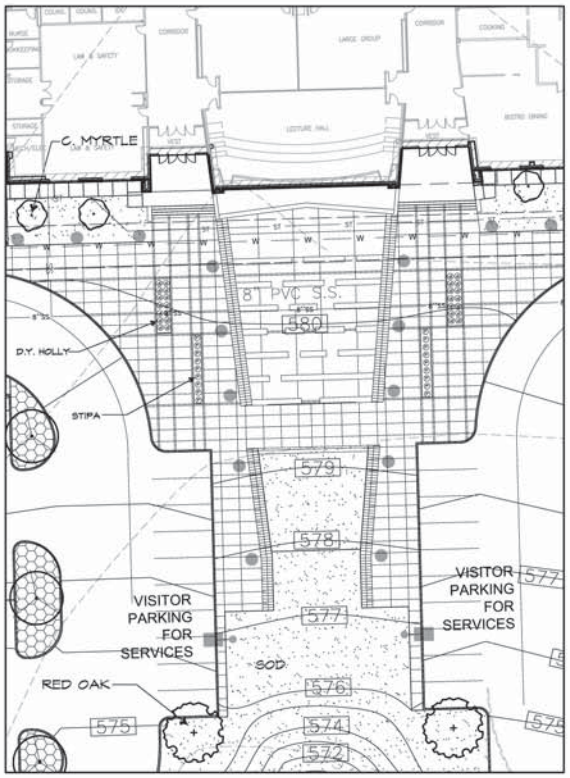
DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.5



NORTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"





SOUTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT
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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

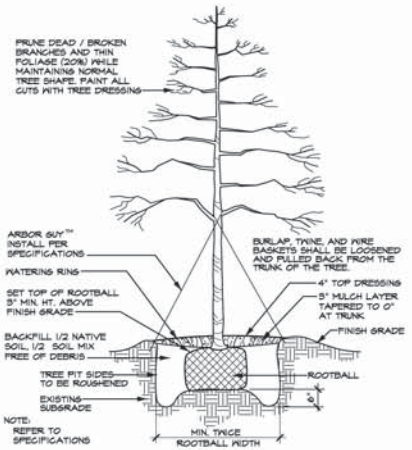
LANDSCAPE NOTES

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

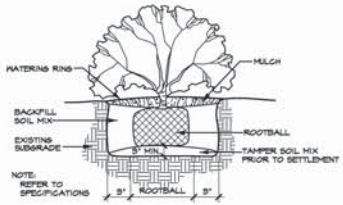
DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.1



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

NORTH RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

WEST STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
WEST BUFFER TREES REQUIRED (1,345 LF X 50 LF =)	28 TREES
BUFFER PROVIDED	28 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	557 SPACES
PARKING LANDSCAPE REQUIRED 149,100 SF X 5% =)	7,455 SF
PARKING LANDSCAPE PROVIDED	9,950 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	987,900 SF
SITE LANDSCAPE REQUIRED 987,900 SF X 15% =)	148,185 SF
SITE LANDSCAPE PROVIDED	231,350 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(82%) 121,600 SF
SITE IMPERVIOUS AREA	380,096 SF

205 BY-PASS CORRIDOR OVERLAY DISTRICT

15' BUFFER FOR COMMERCIAL 25' RESID. W/ 30' FROM QUAIL RUN TO 205, 50' FOR OFFICE, RESEARCH, TECH, AND INDUSTRIAL AND INCLUDE BERM AND/OR SHRUBS OR COMBO ALONG JOHN KING, BERM/SHRUB MIN HT. 30" MAX. HT. 48".

BUFFER PLANTINGS: 2 LG. TREES AND 4 ACCENT TREES PER 100 LF OF JKB, LG. TREES 4", BUR RED LIVE OAK, CED. ELM, LACEBARK. SHRUBS 15" ACCENT 4', YAUPON/POSSHM, RED BUD, PEAR, ELDARICA PINE, WAX MYRTLE, MEX. PLUM

205 OVERLAY (WEST) BUFFER REQUIRED	30' BUFFER
205 OVERLAY (WEST) BUFFER PROVIDED	30' BUFFER
205 OVERLAY LARGE TREES REQUIRED (1,345 LF / 100 LF X 2 =)	28 4" TREES
205 OVERLAY LARGE TREES PROVIDED	28 4" TREES
205 OVERLAY ACCENT TREES REQUIRED (1,345 LF / 100 LF X 4 =)	56 4' TREES
205 OVERLAY ACCENT TREES PROVIDED	56 4' TREES

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
13	4"	4" LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10		LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
6	4"	4" RED OAK	Shumard Red Oak	Quercus shumardi	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
2		RED OAK	Shumard Red Oak	Quercus shumardi	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
9	4"	4"LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
13		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
28		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
6		D. YELLOW	Desert Willow	Chilopsis linearis	5'-6' Ht, 5'-4' spread, container
16		C. MYRTLE	Red Flowering Crape Myrtle	Lagerstroemia indica 'Catawba Beauty'	3/4" caliper per trunk, 4 trunk minimum, 6' Ht./4' spread, B&B tree form, limbed to 5'
45		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 3 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 5'
27		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' Ht, 5'-4' spread, container

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40		D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
56		STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
84		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
15		RED YUCCA	Red Yucca	Hesperaloe parviflora	1 gallon

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

MISCELLANEOUS

AS SHOWN	-----	SHOVEL EDGE	Shovel edge-4" deep, 6" wide, formed per plan.	
AS SHOWN	——	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color	Install to separate granite from turf areas or granite from bed areas.
AS SHOWN		D. GRANITE	Decomposed Granite	4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging. Install weed barrier mat below granite. Install binder with decomposed granite. Binder to be STABILIZER from Stabilizer Solutions. (800) 336-2468.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0869
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE DETAILS

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.2

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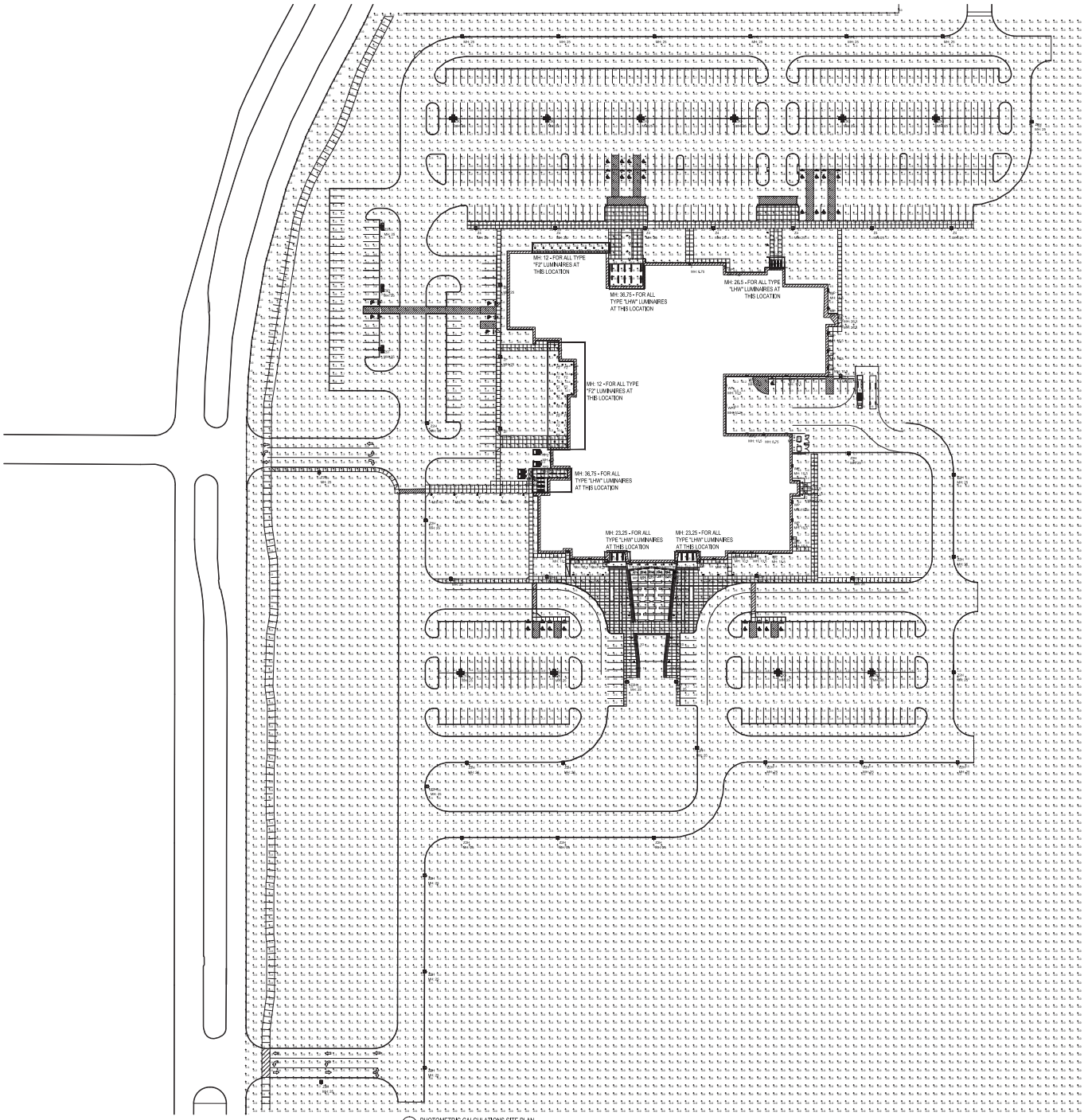


1 PHOTOMETRIC CALCULATIONS SITE PLAN
1"=50'-0"

PHOTOMETRIC CALCULATIONS GENERAL NOTES

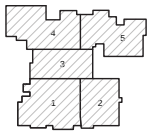
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY IN FOOTCANDLES (FC).
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.
4. ALL MOUNTING HEIGHTS (MH) INDICATED ARE IN FEET.

Revision / # | Date
ADDENDUM #1 | 11/8/2016

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

11-7-16



KEY PLAN - 1ST FLOOR
N.T.S.

N TRUE

Huckabee

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

PHOTOMETRIC CALCULATIONS
SITE PLAN - CITY PERMIT

Job No. 1734-01-01
Drawn By: AMD
Date: 10/19/16

Sheet No. ES1.3

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LUMINAIRE SCHEDULE FOR ROCKWALL ISD - COLLEGE & CAREER ACADEMY

EMA PROJECT # 1-067-0079-001

Unless otherwise indicated, all fluorescent ballasts are to be PS with a minimum B.F. of .87. All HID ballasts are to be EL with a minimum B.F. of 1. Ballasts & Drivers that exceed max V.A. or operate below minimum B.F. will not be accepted. See specs for IECC and NFPA controls requirements.

FOR ALL LUMINAIRES ENDING IN "E", PROVIDE A BODINE GENERATOR TRANSFER DEVICE. FOR LINEAR LUMINAIRES EVERY THIRD 4' SECTION SHALL BE EMERGENCY.

TYPE	DESCRIPTION	PART NUMBERS	LAMPS	QTY	BALLASTS / DRIVERS	VOLTS	MAX VA
A	T-GRID MOUNTED GENERAL PURPOSE LED 2X4 TROFFER WITH 3000 LAMPS. OPTIONS INCLUDE : 0-10V DIM, COLOR: STANDARD	LITHONIA #2BLT4-30L-SDP-MVOLT-EZ1-LP80K COLUMBIA EQUAL METALUX EQUAL HEW EQUAL DAYBRITE EQUAL	3000 LUMEN 4100K -INCLUDED	1	30W DRIVER -INCLUDED	277	30
B	T-GRID MOUNTED GENERAL PURPOSE LED 2X4 TROFFER WITH 4800 LAMPS. OPTIONS INCLUDE : 0-10V DIM, COLOR: STANDARD	LITHONIA #2BLT4-45L-SDP-MVOLT-EZ1-LP80K COLUMBIA EQUAL METALUX EQUAL HEW EQUAL DAYBRITE EQUAL	4800 LUMEN 4100K -INCLUDED	1	45W DRIVER -INCLUDED	277	45
C	SURFACE MOUNTED LED 6" CYLINDER WITH 4000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	GOTHAM #ICO CYL-XX40-6AR-LSS-40D-MVOLT-EZ10-FCM-DWHG COLUMBIA EQUAL METALUX EQUAL LSI EQUAL HE WILLIAMS EQUAL	4000 LUMEN 4100K -INCLUDED	1	40W DRIVER -INCLUDED	277	40
C2	CABLE MOUNTED LED 4" CYLINDER WITH 2000 LAMPS. OPTIONS INCLUDE : , COLOR: BY ARCHITECT	GOTHAM #ICO CYL-XX20-4AR-LSS-40D-MVOLT-EZ10-ACC-COLOR BY ARCHITECT COLUMBIA EQUAL METALUX EQUAL LSI EQUAL HE WILLIAMS EQUAL	2000 LUMEN 4100K -INCLUDED	1	23W DRIVER -INCLUDED	277	23
CB	CABLE MOUNTED LED 6" CYLINDER WITH 4000 LAMPS. OPTIONS INCLUDE : , COLOR: BLACK	GOTHAM #ICO CYL-XX40-6AR-LSS-40D-MVOLT-EZ10-ACC180-DBL COLUMBIA EQUAL METALUX EQUAL LSI EQUAL OMEGA EQUAL	4000 LUMEN 4100K -INCLUDED	1	40W DRIVER -INCLUDED	277	40
CP	CABLE MOUNTED LED 6" CYLINDER WITH 4000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	GOTHAM #ICO CYL-XX40-6AR-LSS-40D-MVOLT-EZ10-ACC-DWHG COLUMBIA EQUAL METALUX EQUAL LSI EQUAL OMEGA EQUAL	4000 LUMEN 4100K -INCLUDED	1	40W DRIVER -INCLUDED	277	40
D	SURFACE,CHAIN MOUNTED FIBERGLASS STRIP LED 1X4 FIXTURE WITH 4000 LAMPS. OPTIONS INCLUDE : 0-10V DIM AND BI-LVL, COLOR: STANDARD	LITHONIA #VAP-4000LM-PCL-WD-MVOLT-GZ10-XXK-80CRI-CMB-DL COLUMBIA EQUAL METALUX #4VT2-LD4-4-DR-UNV-L8XX-CD1-WL-U HEW# 96-4-L40/80XX-DCL-DIM-UNV DAYBRITE #V2WPE43L80C4-UNV-WHP	4000 LUMEN 4100K -INCLUDED	1	44W DRIVER -INCLUDED	277	44
D1	T-GRID, GYP MOUNTED DROP LENS LED 6" DOWNLIGHT WITH 1300 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE FLANGE	GOTHAM #EVO-XXK/22-6-DFD-XX-DIM MAXLUME #HVS-LED-1500-DIM10-85-LED-6112-CL-WH ATLANTIC #LED7-DLB1-XXK-U-TLEDDO-WH SPECTRUM EQUAL LOL#110TLED15NXX210U / 117BSH	1300 LUMEN 4100K -INCLUDED	1	39W DRIVER -INCLUDED	277	39
F	T-GRID, GYP MOUNTED OPEN REFLECTOR LED 4" DOWNLIGHT WITH 1431 LAMPS. OPTIONS INCLUDE : , COLOR: CLEAR FLANGE	GOTHAM #EVO-XX/14-4AR PRESCOLITE #LF4LED04-4LFLED0G4 PORTFOLIO # LD4A-13-D010TE-ERM4A-13-8-40-4LM0-LI SPECTRUMRFDFDLED07-D9LXX-RD4FSG LOL#C4L15N1VBZ10V/ C4L10DLXXCCLPVB	1431 LUMEN 4100K -INCLUDED	1	26W DRIVER -INCLUDED	277	26
F2	T-GRID, GYP MOUNTED OPEN REFLECTOR LED 4" DOWNLIGHT WITH 2015 LAMPS. OPTIONS INCLUDE : , COLOR: CLEAR FLANGE	GOTHAM #EVO-XX/20-4AR PRESCOLITE #LF4LED04-4LFLED7G4 PORTFOLIO # LD4A-18-D010TE-ERM4A/18-8-40-4LM0-LI SPECTRUMRFDFDLED07-D9LXX-RD4FSG LOL#C4L20NXVBZ10 / C4L10DLXXCCLPVB	2015 LUMEN 4100K -INCLUDED	1	31W DRIVER -INCLUDED	277	31
FP	TENON MOUNTED ARCHITECTURAL LED FLOOD LIGHT WITH 2995 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSXF1 LED-2-A530/40K-MFL-MVOLT-DSXF1/2TS COLUMBIA EQUAL COOPER EQUAL GE EQUAL PHILIPS EQUAL	2995 LUMEN 4100K -INCLUDED	1	37W DRIVER -INCLUDED	277	37
FP2	TENON MOUNTED ARCHITECTURAL LED FLOOD LIGHT WITH 5791 LAMPS. OPTIONS INCLUDE : , COLOR: BY ARCHITECT	LITHONIA #DSXF2LED-4-A530/40K-MFL-MVOLT-DSXF1/2TS COLUMBIA EQUAL COOPER EQUAL GE EQUAL PHILIPS EQUAL	5791 LUMEN 4100K -INCLUDED	1	74W DRIVER -INCLUDED	277	74
FS	T-GRID, GYP MOUNTED OPEN REFLECTOR LED 4" SQUARE DOWNLIGHT WITH 1250 LAMPS. OPTIONS INCLUDE : , COLOR: CLEAR FLANGE	GOTHAM #ICO SQ-XX12-4AR-LSS-40D-277-EZ10-TRW PRESCOLITE EQUAL PORTFOLIO EQUAL SPECTRUM EQUAL LIGHTOLIER EQUAL	1250 LUMEN 4100K -INCLUDED	1	12W DRIVER -INCLUDED	277	12
K	T-GRID MOUNTED GASKETED LED 2X4 TROFFER WITH 6000 LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	LITHONIA #2GTL4-60L-FW-A-12-MVOLT-EZ1-LP80K-ABC COLUMBIA LLT2A-WMLG-SA-12F-EDU METALUX #24GR-LD4-55-F1-UNV-L8XX-CD1-G1-U HEW# 50-G-S-24-L60/80XX-F-AF12125-DG-DIM-UNV DAYBRITE #2TG54L800-4-FS-02F-UNV-DIM-3W	6000 LUMEN 4100K -INCLUDED	1	47W DRIVER -INCLUDED	277	47
L19	GRID MOUNTED 19' LINEAR RECESSED LED WITH 12350 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-19'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	12350 LUMEN 4100K -INCLUDED	1	114W DRIVER -INCLUDED	277	114
L20	GRID MOUNTED 20' LINEAR RECESSED LED WITH 13000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-20'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	13000 LUMEN 4100K -INCLUDED	1	120W DRIVER -INCLUDED	277	120
L21	GRID MOUNTED 21' LINEAR RECESSED LED WITH 13650 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-21'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	13650 LUMEN 4100K -INCLUDED	1	126W DRIVER -INCLUDED	277	126
L23	GRID MOUNTED 23' LINEAR RECESSED LED WITH 14950 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-23'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	14950 LUMEN 4100K -INCLUDED	1	138W DRIVER -INCLUDED	277	138
L4	WOOD MOUNTED 4' LINEAR RECESSED LED WITH 1928 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL PINNACLE #EV6A-40-4-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	1928 LUMEN 4100K -INCLUDED	1	21W DRIVER -INCLUDED	277	21
L6	WOOD MOUNTED 6' LINEAR RECESSED LED WITH 3750 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-XXK-1C-UNV-LD1-TFW-WH-6' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	3750 LUMEN 4100K -INCLUDED	1	44W DRIVER -INCLUDED	277	44
L8	WOOD MOUNTED 8' LINEAR RECESSED LED WITH 3856 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL PINNACLE #EV8A-40-8-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	3856 LUMEN 4100K -INCLUDED	1	42W DRIVER -INCLUDED	277	42
LC2	WOOD/GYP MOUNTED 8' CEILING/2' WALL LINEAR RECESSED LED WITH 5000 LAMPS. OPTIONS INCLUDE : CEILING IS WOOD-WALL IS DRYWALL, COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-XXK-1C-UNV-LD1-CXXX-WH-6C2W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	5000 LUMEN 4100K -INCLUDED	1	58W DRIVER -INCLUDED	277	58
LC3	WOOD/GYP MOUNTED 4' CEILING/3' WALL LINEAR RECESSED LED WITH 4375 LAMPS. OPTIONS INCLUDE : CEILING IS WOOD-WALL IS DRYWALL, COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-XXK-1C-UNV-LD1-CXXX-WH-4C3W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	4375 LUMEN 4100K -INCLUDED	1	51W DRIVER -INCLUDED	277	51
LC4	WOOD/GYP MOUNTED 4' CEILING/4' WALL LINEAR RECESSED LED WITH 5000 LAMPS. OPTIONS INCLUDE : CEILING IS WOOD-WALL IS DRYWALL, COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-XXK-1C-UNV-LD1-CXXX-WH-4C4W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	5000 LUMEN 4100K -INCLUDED	1	58W DRIVER -INCLUDED	277	58
LH30	GRID MOUNTED 30' LINEAR RECESSED LED WITH 33000 LAMPS. OPTIONS INCLUDE : , COLOR:	PRUDENTIAL #STR-LED4-HO-30'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	33000 LUMEN 4100K -INCLUDED	1	330W DRIVER -INCLUDED	277	330
LH4	WOOD MOUNTED 4' LINEAR RECESSED LED WITH 3508 LAMPS. OPTIONS INCLUDE : , COLOR:	PEERLESS EQUAL PINNACLE #EV6A-40HO-4'-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	3508 LUMEN 4100K -INCLUDED	1	41W DRIVER -INCLUDED	277	41
LH68	GRID MOUNTED 68' LINEAR RECESSED LED WITH 74800 LAMPS. OPTIONS INCLUDE : , COLOR:	PRUDENTIAL #STR-LED4-HO-68'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	74800 LUMEN 4100K -INCLUDED	1	748W DRIVER -INCLUDED	277	748
LH8	WOOD MOUNTED 8' LINEAR RECESSED LED WITH 7016 LAMPS. OPTIONS INCLUDE : , COLOR:	PEERLESS EQUAL PINNACLE #EV6A-40HO-8'-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	7016 LUMEN 4100K -INCLUDED	1	81W DRIVER -INCLUDED	277	81
LHW4	WOOD MOUNTED 4' LINEAR RECESSED LED WITH 2844 LAMPS. OPTIONS INCLUDE : WET RATED, COLOR: SILVER	PEERLESS EQUAL PINNACLE #EV6-WET-40HO-4'-IND-FL-UNV-1C-S CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	2844 LUMEN 4100K -INCLUDED	1	35W DRIVER -INCLUDED	277	35
LHW8	WOOD MOUNTED 8' LINEAR RECESSED LED WITH 5688 LAMPS. OPTIONS INCLUDE : WET RATED, COLOR: SILVER	PEERLESS EQUAL PINNACLE #EV8-WET-40HO-8'-IND-FL-UNV-1C-S CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	5688 LUMEN 4100K -INCLUDED	1	69W DRIVER -INCLUDED	277	69
LL119	GRID MOUNTED 119' LINEAR RECESSED LED WITH 51170 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-119-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	51170 LUMEN 4100K -INCLUDED	1	476W DRIVER -INCLUDED	277	476
LL247	GRID MOUNTED 247' LINEAR RECESSED LED WITH 106210 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-247-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	106210 LUMEN 4100K - INCLUDED	1	988W DRIVER -INCLUDED	277	988
LL38	GRID MOUNTED 38' LINEAR RECESSED LED WITH 16340 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-38-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	16340 LUMEN 4100K -INCLUDED	1	152W DRIVER -INCLUDED	277	152
LL58	GRID MOUNTED 58' LINEAR RECESSED LED WITH 24940 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-58-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	24940 LUMEN 4100K -INCLUDED	1	232W DRIVER -INCLUDED	277	232
LL62	GRID MOUNTED 62' LINEAR RECESSED LED WITH 26660 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-62-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	26660 LUMEN 4100K -INCLUDED	1	248W DRIVER -INCLUDED	277	248
LL63	GRID MOUNTED 63' LINEAR RECESSED LED WITH 27090 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-63-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	27090 LUMEN 4100K -INCLUDED	1	252W DRIVER -INCLUDED	277	252
LL66	GRID MOUNTED 66' LINEAR RECESSED LED WITH 28380 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-66-'-TMV-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	28380 LUMEN 4100K -INCLUDED	1	264W DRIVER -INCLUDED	277	264
LS12	SURFACE MOUNTED LED 12' LINEAR WITH 12000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4LS-FL-1000LF-XXK-1C-UNV-LD1-SM-WH-12' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	12000 LUMEN 4100K -INCLUDED	1	153W DRIVER -INCLUDED	277	153
LS16	SURFACE MOUNTED LED 16' LINEAR WITH 16000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4LS-FL-1000LF-XXK-1C-UNV-LD1-SM-WH-16' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	16000 LUMEN 4100K -INCLUDED	1	204W DRIVER -INCLUDED	277	204
LS20	SURFACE MOUNTED LED 20' LINEAR WITH 20000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4LS-FL-1000LF-XXK-1C-UNV-LD1-SM-WH-20' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	20000 LUMEN 4100K -INCLUDED	1	255W DRIVER -INCLUDED	277	255
S	RECESSED MOUNTED ARCHITECTURAL LED 25" LINEAR WITH 1221 LAMPS. OPTIONS INCLUDE : , COLOR: STAINLESS STEEL	LITHONIA EQUAL COLUMBIA EQUAL LUMUX #LF600-1-LED-120/277-SILVER-ASYMMETRIC GE EQUAL PHILIPS EQUAL	1221 LUMEN 4100K -INCLUDED	1	15W DRIVER -INCLUDED	277	15
T	SURFACE MOUNTED TAPE LIGHT LED WITH 579 LAMPS. OPTIONS INCLUDE : REFER TO NUMBER IN TYPE MARK FOR LENGTH IN FEET, COLOR: STANDARD	LITHONIA EQUAL COLUMBIA EQUAL DIODE LED #DI-12V-DB40-8099-W/ SLIM ALUMINUM CHANNEL AND 277V TRANSFORMER(S) AS NECESSARY PER RUN HE WILLIAMS EQUAL PHILIPS EQUAL	579 LUMENS PER FOOT 4100K - INCLUDED	1	6W PER FOOT - TRANSFORMER(S) INCLUDED	277	6
V	GRID MOUNTED ARCHITECTURAL LED 1X4 TROFFER WITH 4350 LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	FLUXWERX #TR1-14-D-40-E1-M COLUMBIA EQUAL METALUX #14SR-LD2-45C-UNV-L840-HCD-1-PL HEW EQUAL DAYBRITE EQUAL	4350 LUMEN 4100K -INCLUDED	1	47W DRIVER -INCLUDED	277	47
V2	GRID MOUNTED ARCHITECTURAL LED 1X4 TROFFER WITH 2800 LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	FLUXWERX #TR1-14-B-40-E1-M COLUMBIA EQUAL METALUX #14SR-LD2-30C-UNV-L840-HCD-1-PL HEW EQUAL DAYBRITE EQUAL	2800 LUMEN 4100K -INCLUDED	1	29W DRIVER -INCLUDED	277	29
W8	WALL MOUNTED LED 8' LINEAR WITH 4976 LAMPS. OPTIONS INCLUDE : , COLOR: SILVER	PEERLESS EQUAL PINNACLE #EW3-WET-N-40HO-8'WA-UNV-1C-S CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	4976 LUMEN 4100K -INCLUDED	1	70W DRIVER -INCLUDED	277	70
WP	WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH 2803 LAMPS. OPTIONS INCLUDE : , COLOR: STEEL GRAY	LITHONIA EQUAL PRISMA LIGHTING - MIMIK 30 #070015 MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	2803 LUMEN 4100K -INCLUDED	1	36W DRIVER -INCLUDED	277	36
WP2	WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH 11129 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSXW2 LED-30C-1000-XXK-T4M-MVOLT-SF-BSW-DNAXD BEACON #TRV-D/2NNB-554K/T3/UNV/XXK US ARCH #RZR-WM-PLED-II-20LED-700MA-X-RAL-9005-T GE EQUAL PHILIPS EQUAL	11129 LUMEN 4100K -INCLUDED	1	109W DRIVER -INCLUDED	277	109
X	CEILING,WALL MOUNTED EMERGENCY SPEC GRADE LED EXIT WITH LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	LITHONIA #LQC-1-R-ELN DUAL-LITE #SESRBNE SURE-LITES #CX4-1-SD MULE EQUAL CHLORIDE #SC-N-U-R-W-IC		1	2W DRIVER -INCLUDED	277	2
X2	CEILING,WALL MOUNTED EMERGENCY SPEC GRADE LED EXIT WITH LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	LITHONIA #LQC-2-R-ELN DUAL-LITE #SESRBNE SURE-LITES #CX7-2-SD MULE EQUAL CHLORIDE #SC-N-U-R-W-IC		1	2W DRIVER -INCLUDED	277	2
Y	POLE MOUNTED ARCHITECTURAL LED WALKWAY WITH 2580 LAMPS. OPTIONS INCLUDE : , COLOR: SILVER	LUMINIS #CL621-L1W30-R5-CLP693-277V-MST COLUMBIA EQUAL LUMARK EQUAL GE EQUAL PHILIPS EQUAL	2580 LUMEN 4100K -INCLUDED	1	30W DRIVER -INCLUDED	277	30
Z2H	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 14175 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-XXK-T2M-XX-SPA-DF-HS-PIRH/SSS-25-SG-DM19AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	14175 LUMEN 4100K -INCLUDED	1	131W DRIVER -INCLUDED	480	131
Z4	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 14443 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-XXK-T4M-XX-SPA-DF-PIRH/SSS-25-SG-DM19AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	14443 LUMEN 4100K -INCLUDED	1	131W DRIVER -INCLUDED	480	131
Z5D	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 30202 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-XXK-T5M-XX-SPA-DF-PIRH/SSS-25-SG-DM28AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	30202 LUMEN 4100K -INCLUDED	1	262W DRIVER -INCLUDED	480	262
Z5Q	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 60404 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-XXK-T5M-XX-SPA-DF-PIRH/SSS-25-SG-DM49AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	60404 LUMEN 4100K -INCLUDED	1	524W DRIVER -INCLUDED	480	524
Z5T	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 45303 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-XXK-T5M-XX-SPA-DF-PIRH/SSS-25-SG-DM39AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	45303 LUMEN 4100K -INCLUDED	1	393W DRIVER -INCLUDED	480	393
ZF	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 14224 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-XXK-TFTM-XX-SPA-DF-PIRH/SSS-25-SG-DM19AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	14224 LUMEN 4100K -INCLUDED	1	131W DRIVER -INCLUDED	480	131
		NO SUBSTITUTES TO ANY LISTED FIXTURE WILL BE ACCEPTED!					

THIS COLUMN INDICATES LUMINAIRE WATTAGES

Revision / Date

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

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LUMINAIRE SCHEDULE

Job No. 1712-01-01
Drawn By: DNK
Date: 10/19/16

Sheet No. EL8.1

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

November 16, 2016

City of Rockwall
Site Plan Review Checklist

Re: Rockwall ISD
Project Name: Rockwall College and Career Academy
Project Number: 01738-01-01

Architectural Building Materials:

1. Building Total: (City Council Presentation for approval)
    a. 74% Masonry
        i. 33% Brick
        ii. 23% Glazing
        iii. 12% Cut Limestone
        iv. 6% Cast Stone
    b. 26% Other (ACM, Metal Panel Profile, Synthetic wood)
        i. 21% ACM (composite metal panel)
        ii. 3% Profile Metal Panel
        iii. 2% Synthetic wood

2. Facades: (Based on literal head on Elevations for sf)
    a. West Façade (Facing John King Blvd.) - 16,446 SF
        i. Glazing - 30% (4898 sf)
        ii. Brick - 23% (3825 sf)
        iii. ACM - 23% (3875 sf)
        iv. Cut Limestone - 20% (3278 sf)
        v. Cast Stone - 4% (570 sf)
    b. South Façade (Facing Open area/ Future HS) - 12,675 SF
        i. Glazing - 32% (4081 sf)
        ii. Brick - 26% (3260 sf)
        iii. Cut Limestone - 24% (3040 sf)
        iv. ACM - 14% (1806 sf)
        v. Cast Stone - 4% (488 sf)
    c. East Façade – 14,272 SF
        i. Brick - 46% (6565 sf)
        ii. ACM - 18% (2527 sf)
        iii. Glazing - 17% (2374 sf)
        iv. Cut Limestone - 9% (1308 sf)
        v. Profile Metal Panel - 5% (778 sf)
        vi. Cast Stone - 5% (720 sf)

d. North Façade - 16,611 SF
    i. Glazing - 41% (6752 sf)
    ii. Brick - 34% (5703 sf)
    iii. ACM - 11% (1826 sf)
    iv. Profile Metal Panel - 6% (1044 sf)
    v. Cut Limestone - 4% (711 sf)
    vi. Cast Stone - 4% (574 sf)

3. Roofing Materials:
    a. ACM Overhang Fascia along clerestory roof overhangs. This accounts for a good percentage of the ACM numbers above.
    b. Single ply white color roofing, behind parapets. Non-visible from exterior.

4. Design Elements:
    a. Tall Entry elements with folded form and cylindrical columns at Main Entry, Student Entries (North & South) and College Entry.
    b. Vertical sun louvers on west curtain wall
    c. Geometrical massing forms represented with ACM panels
    d. Cantilevered form/second floor at North
    e. South Plaza with presentation wall
    f. Raised clerestory windows above large common spaces and circulation

5. Articulation:
    a. Horizontal Articulation: Meets or Exceeds standards – see elevations and rendered perspectives issued as part of this submittal.
    b. Vertical Articulation: Meets or Exceeds standards – see elevations and rendered perspectives issued as part of this submittal.

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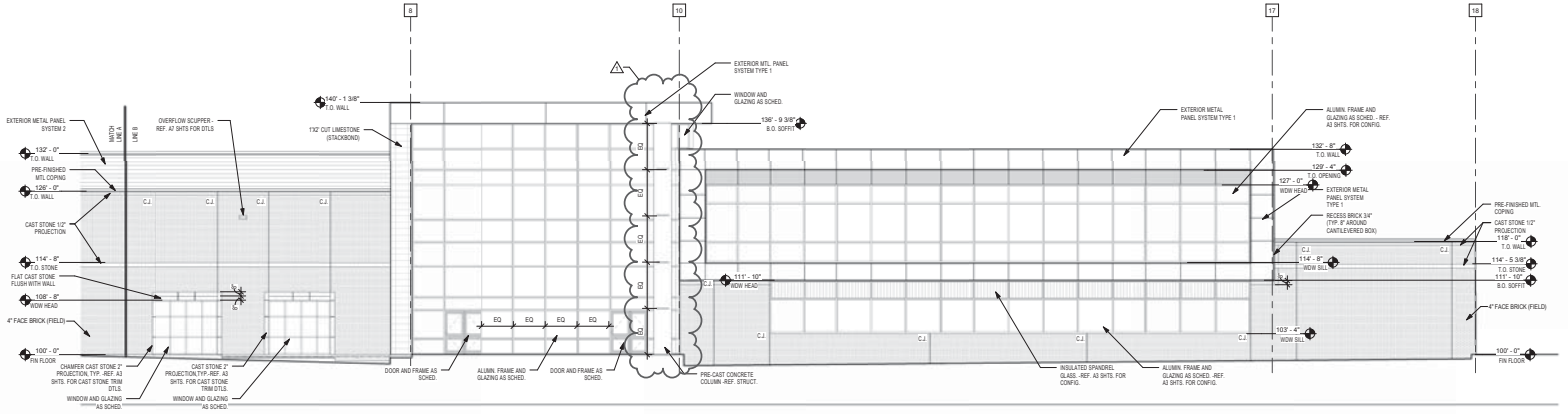
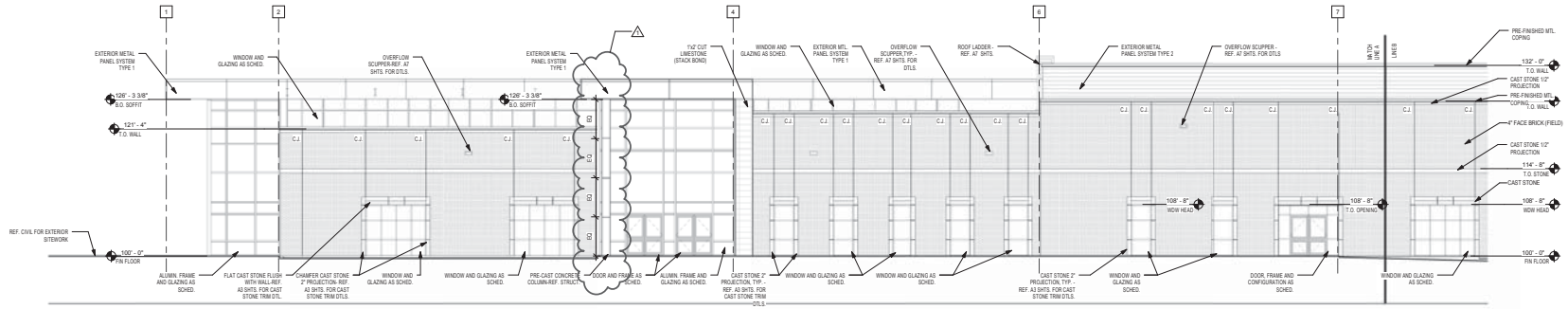
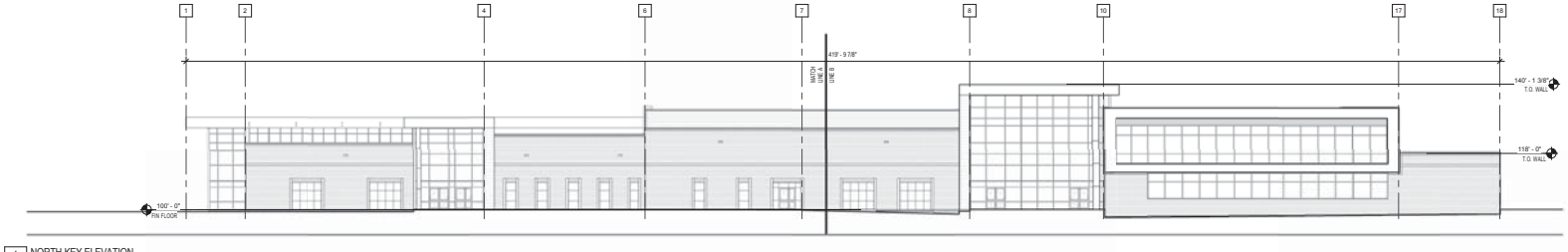


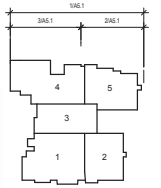
3 NORTH ELEVATION - SECTION 3/A5.1
A5.1 1/8" = 1'-0"



2 NORTH ELEVATION - SECTION 2/A5.1
A5.1 1/8" = 1'-0"



1 NORTH KEY ELEVATION
A5.1 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

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3D VIEW DISCLAIMER

DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR NOMINAL ELEVATIONS, LENGTH, AND HEIGHT OF CUT STONE VENEER. COORDINATE WITH ARCHITECT BEFORE MASONRY VENEER CONSTRUCTION BEGINS.

CUT STONE VENEER

1) INSTALL ALL WINDOW, DOOR, AND OTHER WALL PENETRATION SYSTEMS AND MEMBRANE FLASHING AND WATER TEST PRIOR TO VENEER FINISH INSTALLATION.

2) REFER TO A7 SHEETS FOR TYPICAL FLASHING CONFIGURATIONS.

GENERAL NOTES APPLICABLE TO ALL A5 SHEETS

Revision / 1 — ADDENDUM #1
Date 11/8/16

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

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EXTERIOR ELEVATIONS

VOLUME

Job No. 1738-01-01
Drawn By: JI
Date: 11/08/2016
Sheet No. ADDENDUM #2 A5.1

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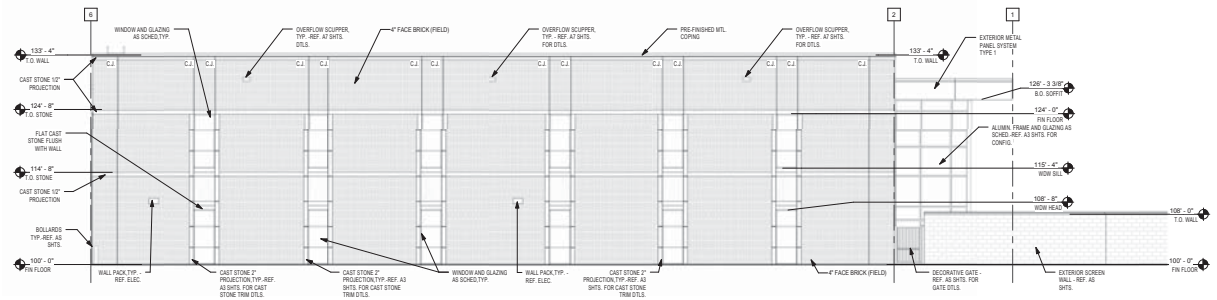
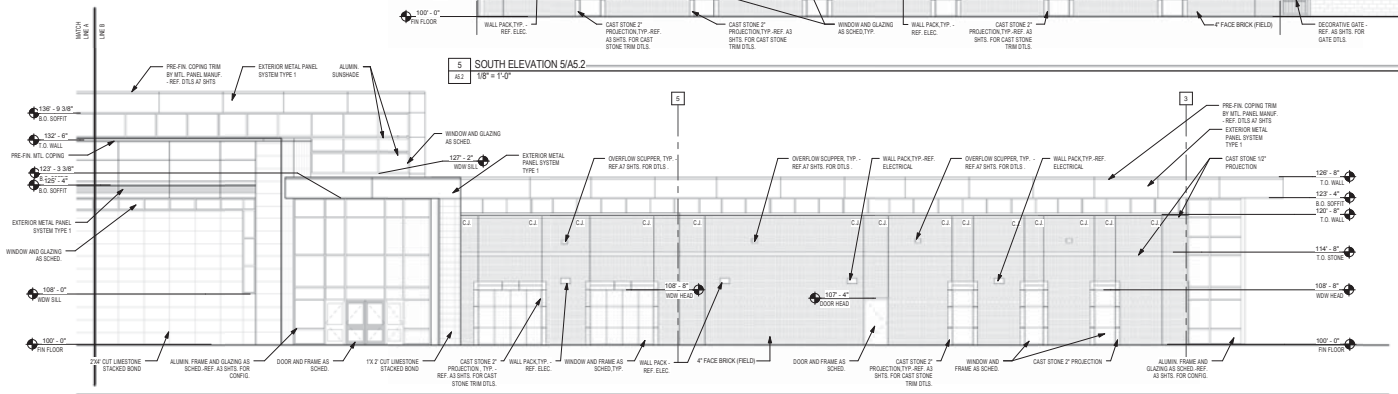
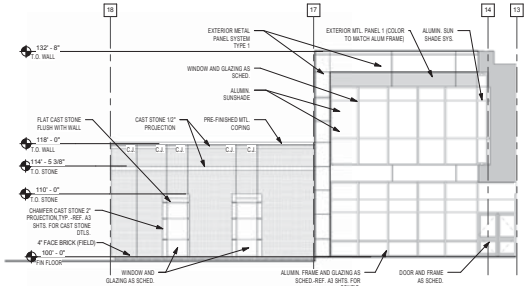


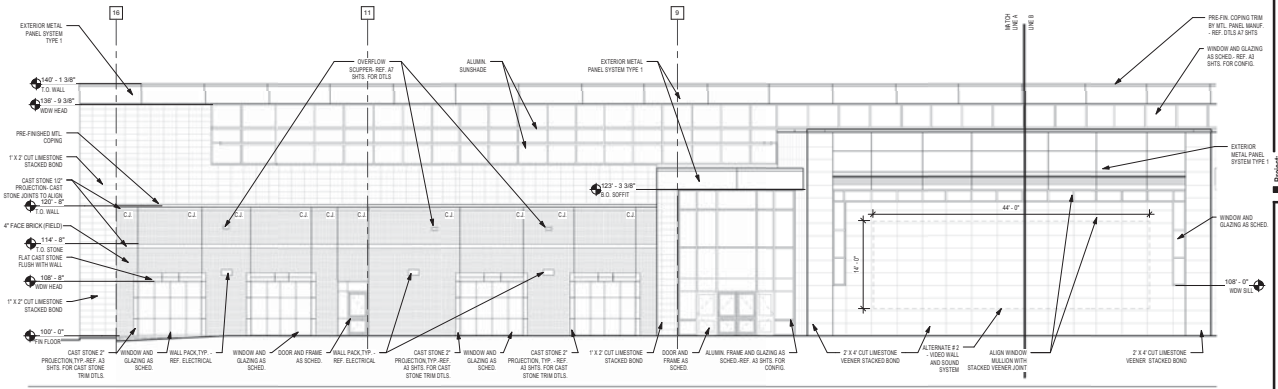
5 SOUTH ELEVATION 5/A5.2
A5.2 1/8" = 1'-0"



3 SOUTH ELEVATION 3/A5.2
A5.2 1/8" = 1'-0"



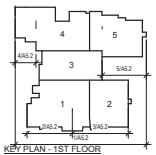
4 SOUTH ELEVATION 4/A5.2
A5.2 1/8" = 1'-0"



2 SOUTH ELEVATION SECTION 2/A5.2
A5.2 1/8" = 1'-0"



1 SOUTH KEY ELEVATION
A5.2 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

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2) REFER TO A7 SHEETS FOR TYPICAL FLASHING CONFIGURATIONS.

GENERAL NOTES APPLICABLE TO ALL A5 SHEETS

ALT.#1 - PROVIDE VCT IN LIEU OF VINYL TILE WHERE OCCURS. (VINYL TILE TO BE BASE BID

ALT. #3- OUTDOOR VIDEO WALL AND SOUND SYSTEM. THIS SHOULD INCLUDE ALL ELEMENTS, INCLUDING POWE, DATA, STRUCTURE, AND ARCHITECTURE.

ALT. #3 - INTERIOR STOREFRONT GRAPHIC FILM

ALT #4 - DINING/COMMONS VIDEO WALL
ALT#4A - ZERO BEZEL DISPLAY MONITORS
ALT#4B - SMALL BEZEL DISPLAY MONITORS - 1/2" TO 3/4" TOTAL BEZEL SEPARATION WIDTH.

ALT. #5 - RTU MFR #1- REF. MECHANICAL

ALT. #6 - RTU MFR #2 -REF. MECHANICAL

ALT #7 - RTU MFR #3 - REF. MECHANICAL

ALTERNATES

Date

Revision /

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project

Huckabee

EXTERIOR ELEVATIONS

VOLUME

Job No. 1738-01-01	Sheet No. ADDENDUM #2 A5.2
Drawn By: JI	
Date: 11/08/2016	

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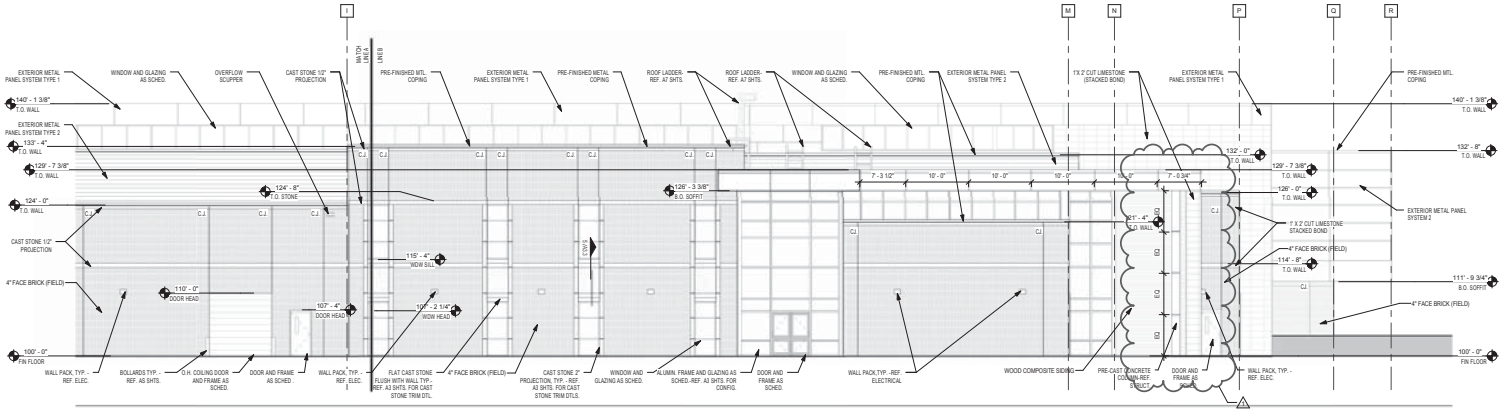
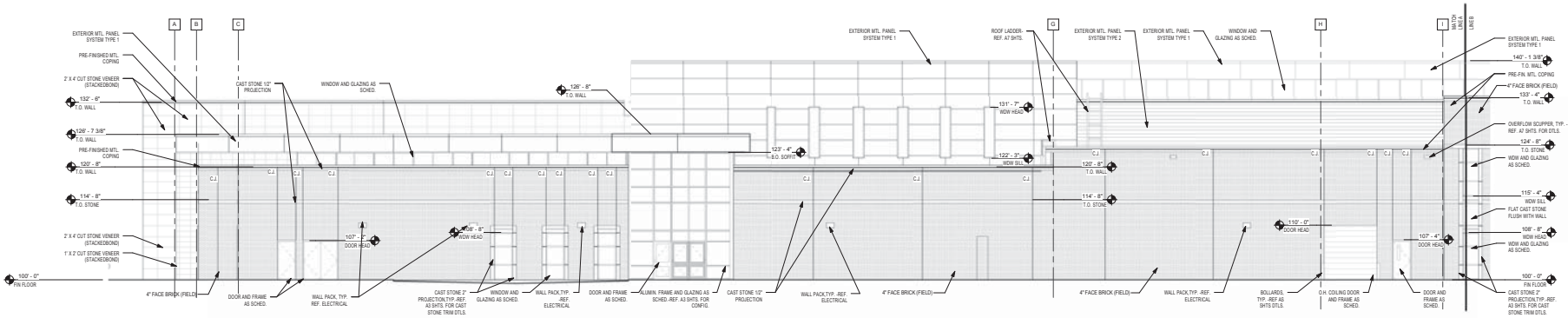
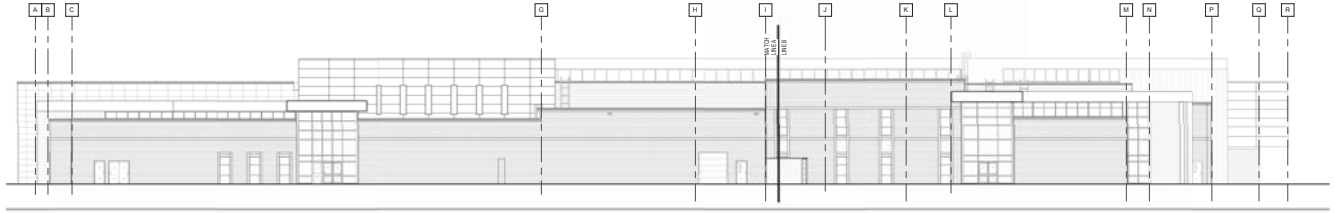


3 ELEVATION SECTION - 3/A5.3
A5.3 1/8" = 1'-0"



2 EAST ELEVATION - SECTION 2/A5.3
A5.3 1/8" = 1'-0"



1 EAST KEY ELEVATION
A5.3 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

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GENERAL NOTES APPLICABLE TO ALL A5 SHEETS

Revision / 1 — Date 11/8/16 — ADDENDUM #1

Project:
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FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

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EXTERIOR ELEVATIONS

VOLUME

Job No.	Sheet No.
1738-01-01	ADDENDUM #2 A5.3
Drawn By: JW/KM	
Date: 11/08/2016	

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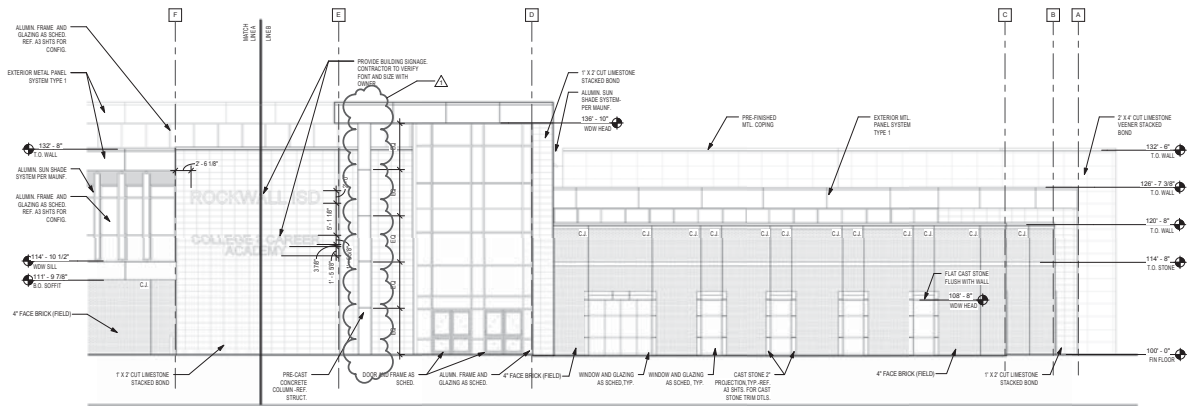

3 WEST ELEVATION 3/A5.4
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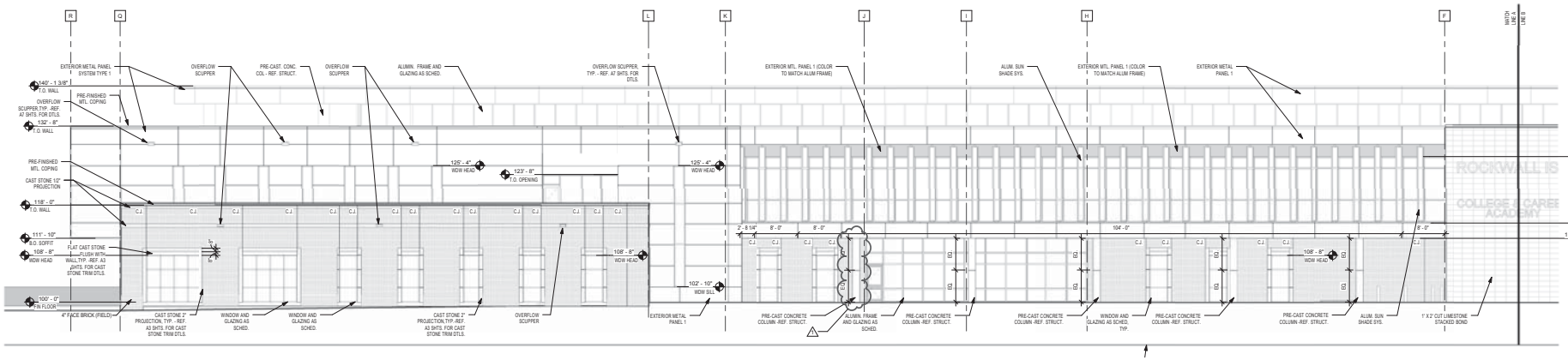
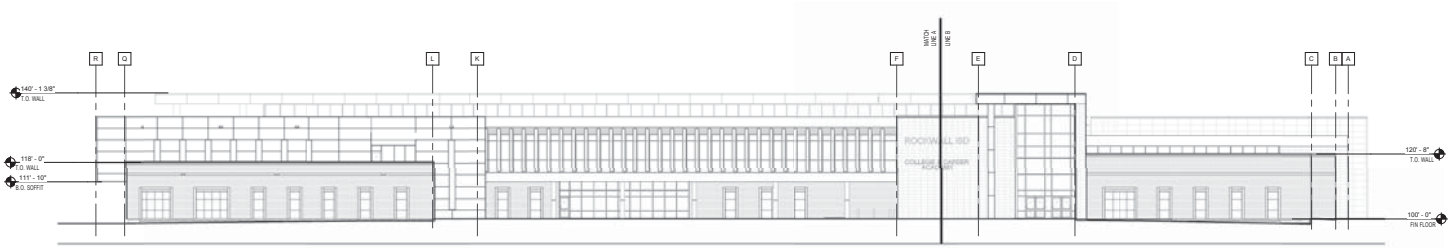
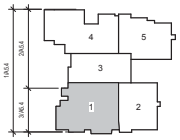


2 WEST ELEVATION 2/A5.4
A5.4 1/8" = 1'-0"



1 WEST KEY ELEVATION
A5.4 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

Revision / 1 — ADDENDUM #1 — Date 11/9/16

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Huckabee
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EXTERIOR ELEVATIONS

VOLUME

Job No. 1738-01-01
Drawn By: JW/KM
Date: 11/08/2016
Sheet No. ADDENDUM #2
A5.4

11/7/2016 3:26:45 PM
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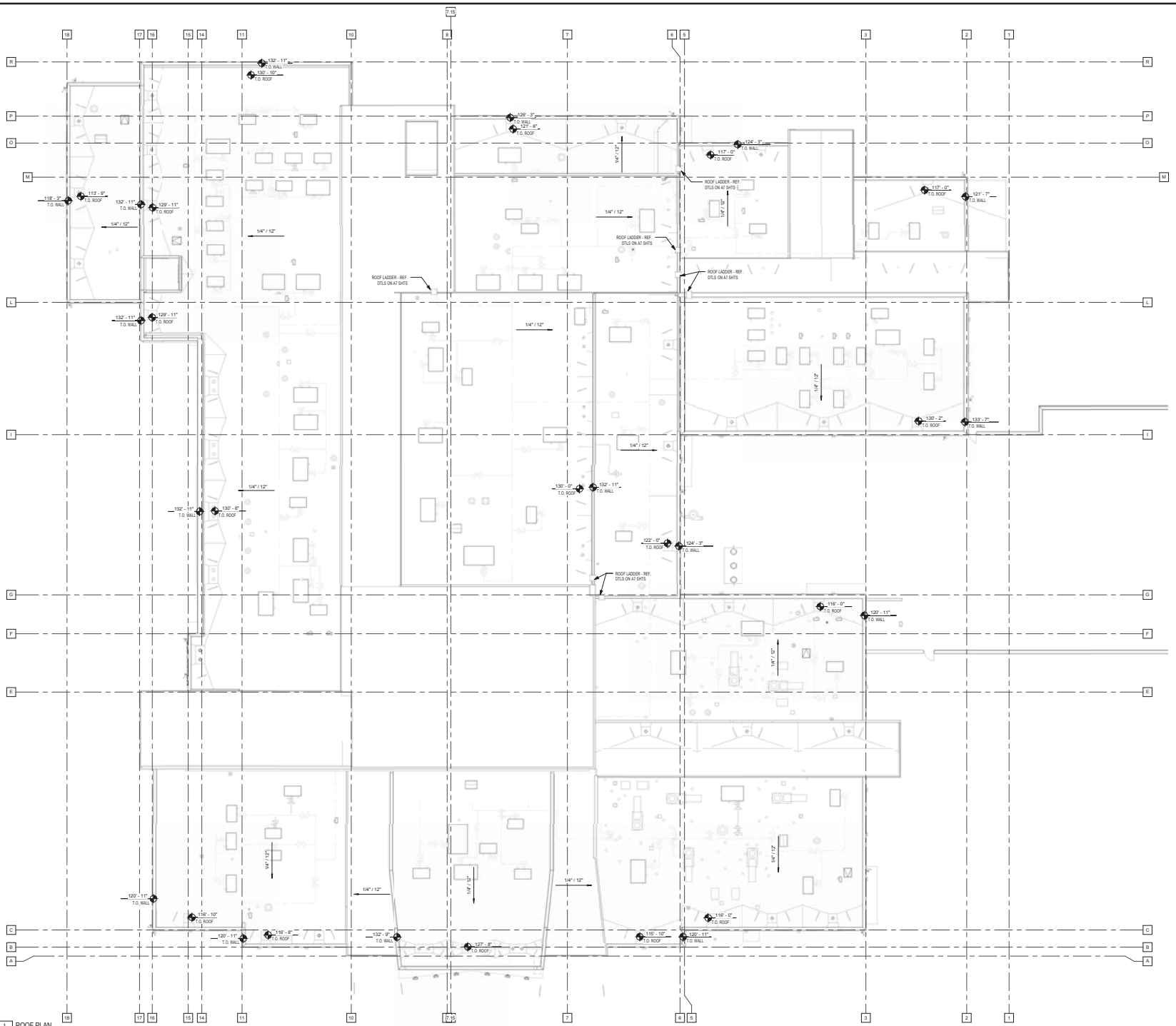

1 ROOF PLAN
A7.1 1/16" = 1'-0"

TYPICAL ROOF NOTES

1) PROVIDE AND INSTALL SINGLE-PLY ROOFING SYSTEM WITH RIGID INSULATION AS SPECIFIED. REFER TO SPECIFICATIONS FOR ATTACHMENT REQUIREMENTS FOR ROOF INSULATION BOARD. REFER TO SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR DESCRIPTION OF UNDERLYING STEEL DECK.

2) PROVIDE PERLITE TAPERED INSULATION AS SHOWN ON THE DRAWINGS. TAPERED INSULATION SHALL BE INSTALLED TO PROVIDE TWO PERCENT (1/4" PER FOOT) MINIMUM SLOPE IN ANY ROOF PLANE AND ONE PERCENT (1/8" PER FOOT) MINIMUM SLOPE DOWN VALLEYS TOWARD ROOF DRAINS.

3) EXPANSION JOINT COVERS SHALL BE AS SHOWN ON TYPICAL ROOF DETAILS. EXPANSION JOINT COVERS SHALL BE INSTALLED WHERE INDICATED ON PLANS AND IN FULL ACCORDANCE WITH CONVENTIONAL ROOFING AND SHEET METAL PRACTICES. ALL EXPANSION JOINT COVERS AND END CLOSURES AT SINGLE-PLY ROOF SHALL BE 24 GA. G.I. (REFER TO EXPANSION JOINT DETAILS AND ROOFING PLAN FOR LOCATION).

4) REF. TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZING & LEADER INFORMATION. INSULATE THE EXPOSED ROOF DRAIN PIPING AND ROOF DRAIN BODY IN THE ATTIC. EXTEND DOWNSPOUTS THROUGH CHASES INTO UNDERGROUND COLLECTION SYSTEM. REFER TO MECH AND CIVIL DRAWINGS FOR EXTENSION. IF ROOF DRAINS CONFLICT WITH STRUCTURAL, MOVE AS DIRECTED, BUT MAKE ALL WALL PENETRATIONS AS SHOWN. REFER TO PLUMBING SHTS. FOR UNDERGROUND PIPING.

5) ROOFING CONTRACTOR SHALL PROVIDE & INSTALL ALL FLASHINGS, COUNTERFLASHINGS, EXPANSION JOINT COVERS, & GUTTERS. ROOFING CONTRACTOR SHALL INSTALL ROOF DRAINS AND FLASHING & COUNTER FLASHING CALLED FOR ON ALL MECHANICAL EQUIPMENT. ALL ROOF FLASHINGS AND COUNTERFLASHINGS SHALL BE MIN. 24 GA. G.I. WHEN CONCEALED FROM VIEW AND MIN. 24 GA. PRE-FINISHED GALV. METAL WHEN EXPOSED TO VIEW. SCUPPERS SHALL BE PRE-FINISHED GALV. METAL.

6) SEE MECHANICAL AND ELECTRICAL SHEETS FOR VENTS, GAS LINES, A/C UNITS, EXHAUST FANS, ETC.

7) REFER TO STRUCTURAL DRAWINGS FOR ROOF MOUNTING FRAME SUPPORT DETAILS.

8) GENERAL CONTRACTOR SHALL COORDINATE ROOFING, PLUMBING, AND MECHANICAL CONTRACTOR ON ALL WORK.

9) COUNTERFLASHINGS SHALL BE MIN. 24 GA. G.I. WHERE SINGLE-PLY ROOF SLOPES AT WALL LINE UNIFORMLY STEP FLASHINGS AS DIRECTED BY ARCHITECT AND LAP JOINTS 3" MINIMUM IN A WATERTIGHT CONDITION.

10) ALL WOOD MATERIALS INCLUDED IN THE ROOF OR PARAPET ASSEMBLY, INCLUDING CURBS, BLOCKING, AND NAILERS SHALL BE PRESERVATIVE-TREATED AS SPECIFIED.

11) WOOD NAILER FASTENING: FASTENER PER FACTORY MUTUAL SYSTEM, LOSS PREVENTION DATA 1-49.

12) WOOD BLOCKING TO METAL DECK: ATTACH NAILER TO THE METAL DECK WITH TWO ROWS OF NO. 15 GALVANIZED STEEL METAL SCREWS AT 24" O.C. PROVIDE A GALVANIZED STEEL WASHER (SIT O.D.) AT EACH SCREW. TOP NAILER PLATE SHALL BE FASTENED TO BOTTOM NAILER PLATE WITH NAILS LONG ENOUGH TO PENETRATE 1 1/4" INTO BOTTOM NAILER AND SPACED 24" STAGGERED IN TWO ROWS. SPACING SHALL NOT EXCEED 12" FOR A MINIMUM OF 8' - 0" EACH WAY FROM AN OUTSIDE CORNER. WITHDRAWAL RESISTANCE SHALL BE 100 LBS. PER NAIL MINIMUM.

13) ALL CURBS (FOR MECHANICAL EQUIPMENT, EXPANSION JOINTS, ETC.) SHALL PROVIDE A MINIMUM OF 8" FLASHING HEIGHT ABOVE FINISH ROOF LEVEL AT ALL CONDITIONS, INCLUDING ABOVE CRICKETS.

14) ALL WORK SHALL BE COMPLETED SO AS TO PRODUCE A 100 PERCENT WATERTIGHT CONDITION FOR THE LIFE OF THE ROOF WARRANTY.

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Revision / Date

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Huckabee

PARTIAL ROOF PLAN AREA 1

VOLUME

Job No.	Sheet No.
1738-01-01	ADDENDUM #2 A7.1
Drawn By: Author	
Date: 11/08/2016	

11/7/2016 3:09:33 PM
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City of Rockwall

Project Plan Review History

Project Number	SP2016-030	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Applied**	11/21/2016 LM
Project Name	Harbor Urban Center Condominiums	**Applicant**	ATTICUS REAL ESTATE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/21/2016 LM

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/21/2016	11/28/2016	11/21/2016		APPROVED	
ENGINEERING	Amy Williams	11/21/2016	11/28/2016	11/21/2016		COMMENTS	See Comments
(11/21/2016 11:20 AM AW) Move the water line to be a constant distance from right-of-way Parallel parking to be 22' in length x 8.5' wide (if dimensions are back of curb) Show storm sewer in public street Label street name See markup Storm pro-rata=$7,226.59/acre							
FIRE	Ariana Hargrove	11/21/2016	11/28/2016				
GIS	Lance Singleton	11/21/2016	11/28/2016				
PLANNING	David Gonzales	11/21/2016	11/28/2016	11/22/2016	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 6, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-030" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department (if any).
5. Is there a Streetscape Plan? PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements that must be adhered to:
a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
b) Lighting (i.e. tree uplighting)
c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
6. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development (if any). If so, provide detail.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Label street as "24-ft Firelane & Public Access & Utility Easement."
2. Provide a street name for street type G1.
3. Use a darker gray scale in order to delineate the courtyard area.
4. Provide label for 2-ft parkway.
5. Stub out west bound street to property line (south side of condo's).
6. Provide a legend with site details and abbreviations.

Building Elevations:
1. The buildings' elevations are subject to Ord. 16-54 as depicted in Exhibit 'C' and the Residential Subdistrict architectural guidelines of Ord. 10-21, Exhibit E-9.
2. Based on the elevations submitted, will you be requesting to amend the PD Ord. 16-54 to allow for the submitted elelvations?
3. The building elevations are required to be reviewed by the Architectural Review Board per Ord. 16-54 and PD-32 (Ord. 10-21).
4. Provide a color rendering/perspective and a materials sample board for ARB review.

Photometric Plan:
1. Meet the intent of PD-32, the Unified Development Code (UDC), and is OK as submitted.

**The following plans are required to be submitted in order to continue the site plan process:
a) Landscape Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

b) Treescape Plan:
c) Open Space Master Plan (ASAP - requires Parks Board review and approval - refer to schedule below)
d) Streetscape Plan

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Parks Board Meeting - Discussion - December 6, 2016 (6:00 p.m.) Open Space Master Plan - Review

Architecural Review Board - Discussion/Recommendation to P&Z: November 29, 2016 (5:00 p.m.)

Planning& Zoning - Work Session: November 29, 2016 (6:00 p.m.) [Applicant to provide presentation/discussion with the Planning Commission]

Planning & Zoning - Action: December 13, 2016 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7006 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM MCHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SWTOTN CYBER SPACE, AND SW606 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	**CANOPY #1 REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
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SYMBOL LEGEND - ELEVATIONS

- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG
- DETAIL SECTION TAG
- SLOPE TAGS
- STONE
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
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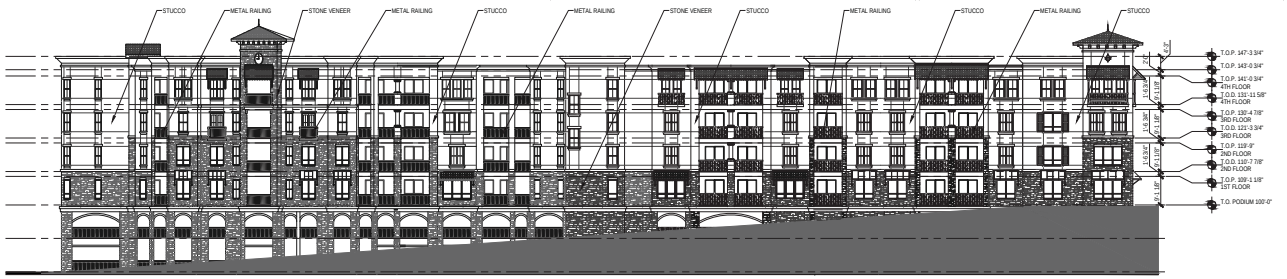
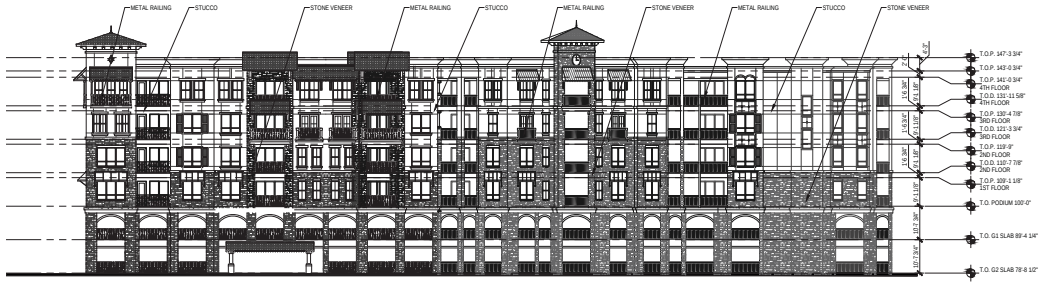
- F.F. 100'-0" — FINISH FLOOR
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



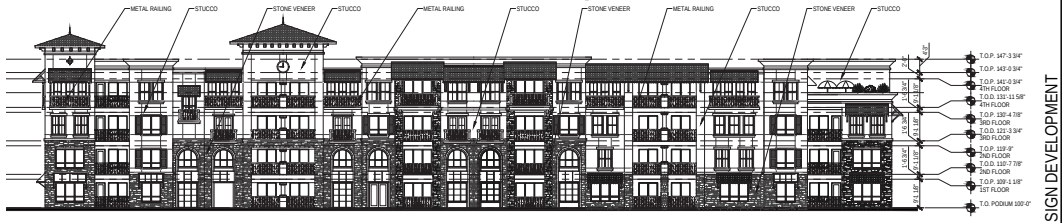
4 BLDG. TYPE I - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BLDG. TYPE I - WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG. TYPE I - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BLDG. TYPE I - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DESIGN DEVELOPMENT

Designed by: MS
Drawn by: DF
Architect of Record: XXX
Date Plotted: XX/XX/XX

Issue for Pricing / Bidding	XX/XX/XX
Issue for Permit Application	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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HARBOUR URBAN CENTER PODIUM
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240
(972) 701 - 9639 (972) 701 - 9659 FAX
DALLAS · CHICAGO · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO
SAN RAMON · SCOTTSDALE · EDMONTON · TORONTO · MONTEVIDEO
www.hpmpheys.com

SHEET CONTENTS:
BLDG TYPE I - OVERALL EXTERIOR ELEVATIONS

SHEET NO.
A4.17

16205

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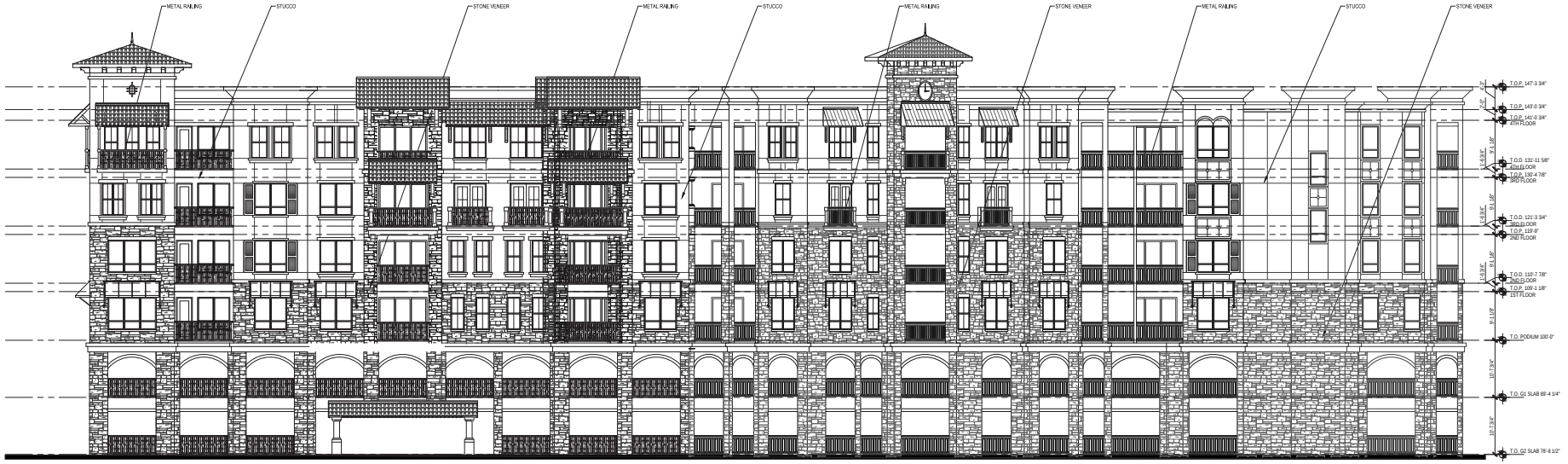

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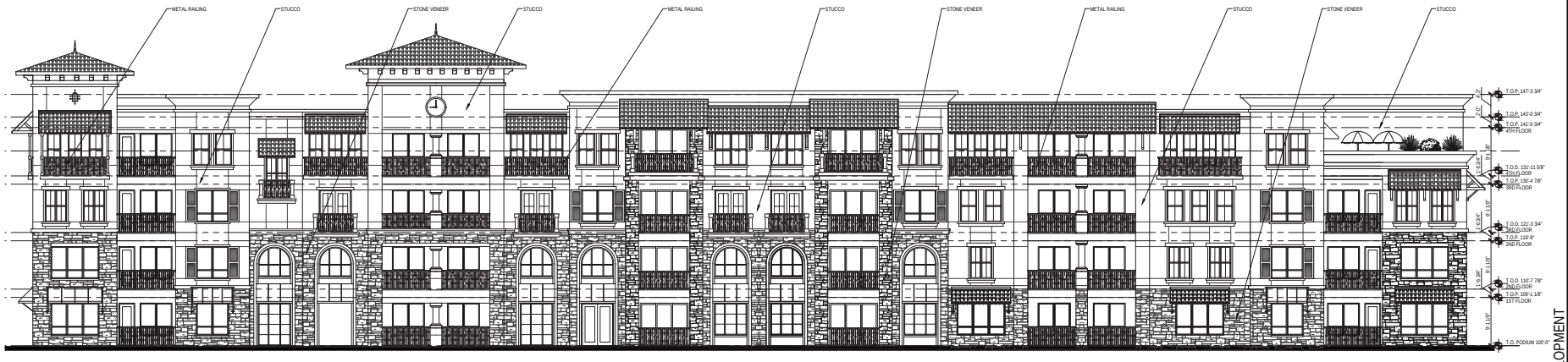

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Revisions:

#	DATE	COMMENTS

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HARBOUR URBAN CENTER PODIUM
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240
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SAN RAMON · SCOTTSDALE · EDMONTON · TORONTO · MONTEVIDEO
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SHEET CONTENTS:
BLDG TYPE I - PARTIAL EXTERIOR ELEVATIONS

SHEET NO.
A4.18

16205

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6004 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	**CANOPY #1 REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER. U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG
- DETAIL SECTION TAG
- SLOPE TAGS
- STONE
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.H. 100'-0" XTH FLOOR — TOP OF HEEL
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



2 BLDG. TYPE I - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG. TYPE I - WEST ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: DF
Architect of Record: XXX
Date Plotted: XX/XX/XX

Issue for Pricing / Bidding	XX/XX/XX
Issue for Permit Application	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BLDG TYPE I - PARTIAL EXTERIOR ELEVATIONS

SHEET NO.
A4.19

16205

DESIGN DEVELOPMENT

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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P1	FIELD COLOR 1	C1	**CANOPY #1 REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

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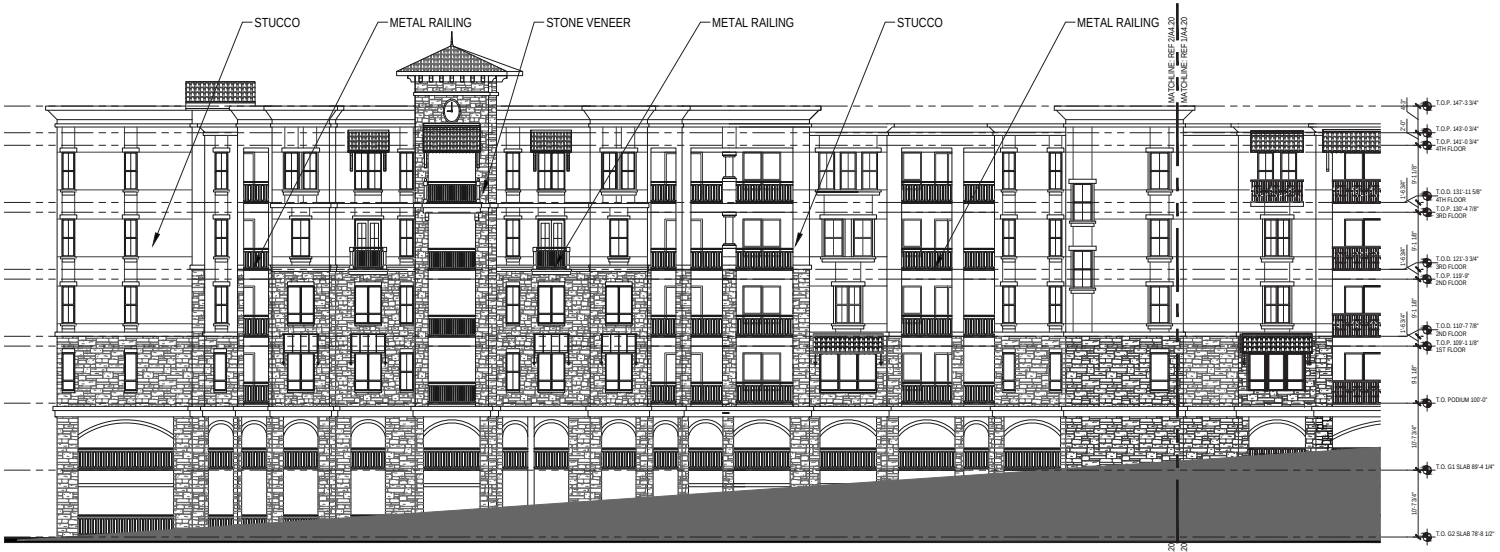
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



2 BLDG. TYPE I - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG. TYPE I - EAST ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: DF
Architect of Record: XXX
Date Plotted: XX/XX/XX

Issue for Pricing / Bidding	XX/XX/XX
Issue for Permit Application	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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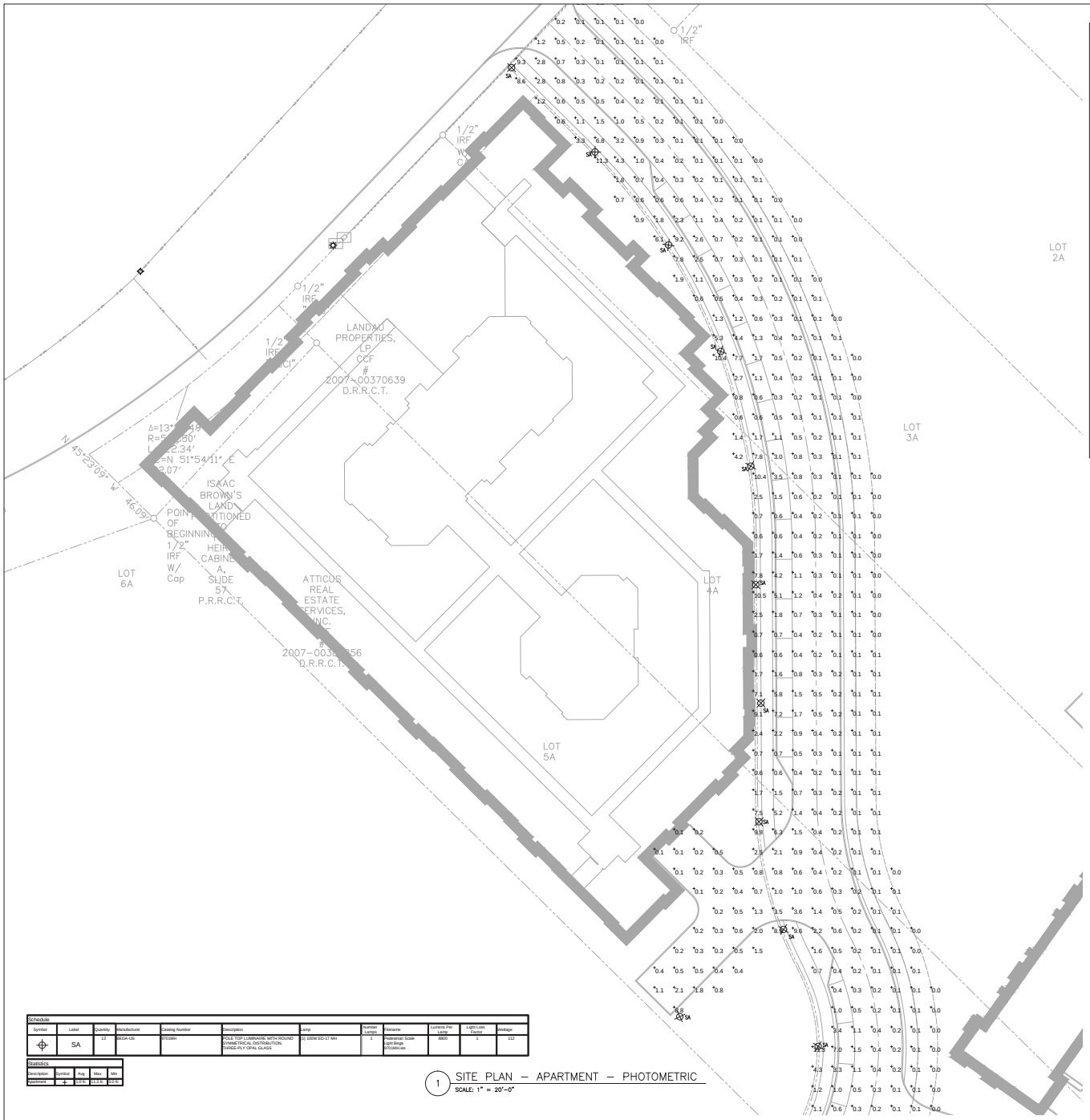
DESIGN DEVELOPMENT

SHEET CONTENTS:
BLDG TYPE I - PARTIAL EXTERIOR ELEVATIONS

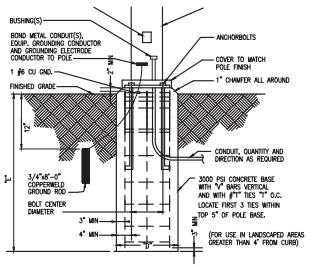
SHEET NO.
A4.20

16205





WIND SPEED OF 91 MPH TO 100 MPH		
	≤ 2 LIGHT FIXTURES ON POLE	
POLE HEIGHT	DIAMETER (D)	EMBEDMENT (E)
≤ 11'8"	1'-6"	4'-9"



2 POLE BASE DETAIL
SCALE: 1" = 20'-0"

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	SA	12	BEGA-US	9701MH	POLE TOP LUMINAIRE WITH ROUND SYMMETRICAL DISTRIBUTION; THREE-PLY OPAL GLASS	1) 100W ED-17 MH	1	Pedestrian Scale Light Bega 9701MH.ies	8800	1	112

Statistics				
Description	Symbol	Avg	Max	Min
Apartment	+	4.8 fc	11.3 fc	0.0 fc

1 SITE PLAN – APARTMENT – PHOTOMETRIC
SCALE: 1" = 20'-0"

JSE
JORDAN & SKALA ENGINEERS
17855 N. DALLAS PKWY., SUITE 320
DALLAS, TX 75287
V: (469) 385-1616 F: (469) 385-1615

MARK N. BIGBIE 83876 LICENSED PROFESSIONAL ENGINEER

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HARBOUR URBAN CENTER PROJECT I
ROCKWALL, TX
ATTICUS REAL ESTATE DEVELOPMENT

PRINT RECORD	
DATE	ISSUED FOR
7/19/2023	SITE PLAN SUBMISSION

REVISIONS		
#	DATE	DESCRIPTION

Texas Firm Registration # F-4999
Project Number: 163-11722
Drawn By: BDH Checked By: MNB

SHEET TITLE
SITE PLAN - APARTMENT - PHOTOMETRIC

SHEET NUMBER
E1.00





VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE

NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET EC-1 FOR GENERAL NOTES AND LEGEND.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

PAVING LEGEND
- SIDEWALKS (PUBLIC): 4" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.
- LIGHT DUTY PAVING: 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
- HEAVY DUTY PAVING: 7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
- DUMPSTER AREA PAVING: 8" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
- RESIDENTIAL THOROUGHFARE (PUBLIC): 5" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE PER CITY OF ROCKWALL STANDARDS.

DEVELOPER/APPLICANT:
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DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
Hpeivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.705.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA
Drawn by:	YCG
Date Plotted:	11/16/2018
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOUR URBAN CENTER
PODIUM
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Civil engineering, LLC.
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PRELIMINARY
(NOT FOR CONSTRUCTION)

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E.
TEXAS REG. #109439
DATE: 11/16/2018

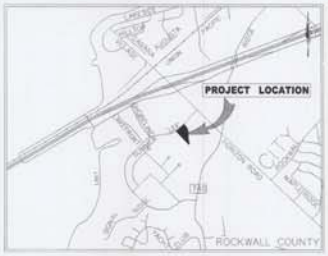
SHEET TITLE
SITE PLAN

SHEET NO.
SP-1

HPCE #16-434

P:\Projects\2016 16-434 Old Bowser Harbor Urban Center\Construction\Arch\CAD\Working Drawings\16-434-Phase 1 Const SITE PLAN.dwg
11/16/2018 - 1:47:08 PM - YCG





VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE

NOTES
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3. REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
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4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

PAVING LEGEND
- SIDEWALKS (PUBLIC): 4" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.
- LIGHT DUTY PAVING: 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
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RECEIVED
OCT 21 2016

DEVELOPER/APPLICANT:
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DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

SP2016 030

Engineer of Record	BCA
Drawn by	TCS
Date Plotted	11/18/2016
Issue for Pricing / Bidding	
Issue for Permit Application	
Issue for Construction	

REVISIONS

#	DATE	COMMENTS

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PRELIMINARY
[NOT FOR CONSTRUCTION]

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DATE: 11/18/2016

SHEET TITLE
SITE PLAN

SHEET NO.
SP-1

HPCE #16-434

P:\E. X:\Projects\2016\16-434 TX-Rockwall-Harbor Urban Center Condominiums\AutoCAD\Working Drawings\16-434-Phase 1 Condos\SITE PLAN.dwg
USER: laurencer DATE/TIME: Nov 18, 2016 - 10:27am

City of Rockwall

Project Plan Review History

Project Number	SP2016-031	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Applied**	11/21/2016 LM
Project Name	Harbor Urban Center Townhomes	**Applicant**	ATTICUS REAL ESTATE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/21/2016 LM

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/21/2016	11/28/2016	11/21/2016		APPROVED	
ENGINEERING	Amy Williams	11/21/2016	11/28/2016				See Comments
(11/21/2016 12:30 PM AW) See markups All dimensions at stated to be "back of curb" so all dimensions on the plans need to be revised (20.5', 24.5', 25'...see markups) No structures in any easements (including dumpster) Label sanitary sewer as "private" FAUE=fire lane, access, and utility easement"? Extend all access to the property lines Storm pro-rata due =$7,226.59/acre Extend 8" water to properties to the northeast and southwest Label dead end driveway to be 15' in length (see markup)							
FIRE	Ariana Hargrove	11/21/2016	11/28/2016				
GIS	Lance Singleton	11/21/2016	11/28/2016				
PLANNING	David Gonzales	11/21/2016	11/28/2016	11/22/2016	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 6, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-031" at the lower right corner of each revised plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department (if any).
5. Is there a Streetscape Plan? PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements that must be adhered to:
a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
b) Lighting (i.e. tree uplighting)
c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
6. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development (if any). If so, provide detail.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Stub out east & west bound access points to property line.
2. Provide a legend with site details and abbreviations.

Building Elevations:
1. The buildings' elevations are subject to Ord. 16-48 as depicted in Exhibit 'C' and the Residential Subdistrict architectural guidelines of Ord. 10-21, Exhibit E-9.
2. Based on the elevations submitted, will you be requesting to amend the PD Ord. 16-48 to allow for the submitted elelvations?
3. The building elevations are required to be reviewed by the Architectural Review Board per Ord. 16-54 and PD-32 (Ord. 10-21).
4. Provide a color rendering/perspective and a materials sample board for ARB review.

Photometric Plan:
1. Meet the intent of PD-32, the Unified Development Code (UDC), and is OK as submitted.

**The following plans are required to be submitted in order to continue the site plan process:
a) Landscape Plan:
b) Treescape Plan:
c) Open Space Master Plan (ASAP - requires Parks Board review and approval - refer to schedule below)
d) Streetscape Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

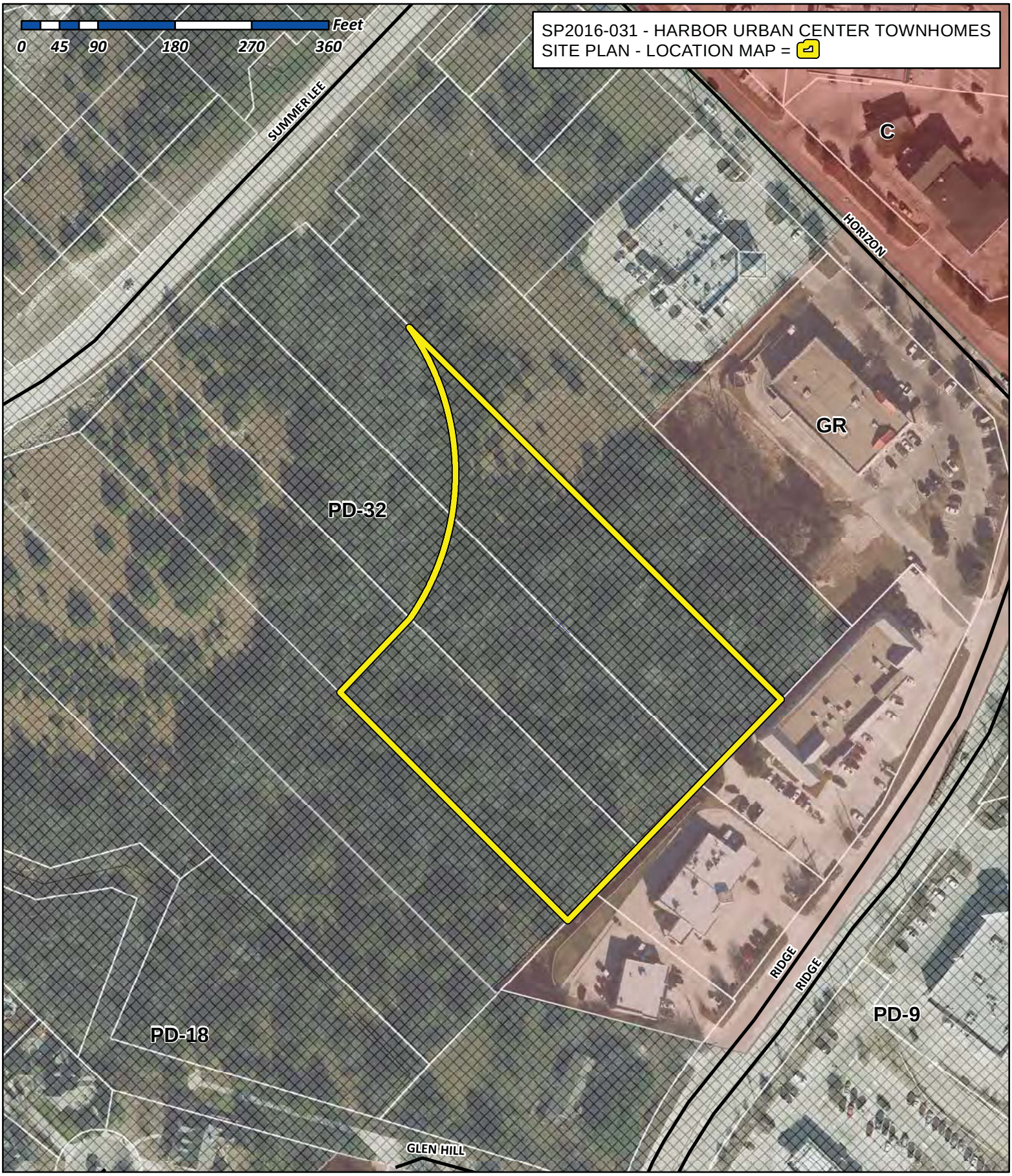
Parks Board Meeting - Discussion - December 6, 2016 (6:00 p.m.) Open Space Master Plan - Review

Architecural Review Board - Discussion/Recommendation to P&Z: November 29, 2016 (5:00 p.m.)

Planning & Zoning - Work Session: November 29, 2016 (6:00 p.m.) [Applicant to provide presentation/discussion with the Planning Commission]

Planning & Zoning - Action: December 13, 2016 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7069 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROOKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	**CANOPY #1 REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
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8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
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12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

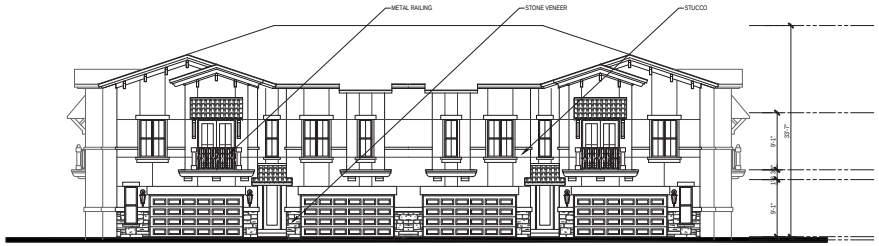
1	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
XX / AX.XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1/12 / 12	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE II - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE II - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE II - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: VS
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

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DESIGN DEVELOPMENT

SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO.
A4.22

16382

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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P1	FIELD COLOR 1	C1	**CANOPY #1 REF A7.XX**
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

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SYMBOL LEGEND - ELEVATIONS

- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG
- DETAIL SECTION TAG
- SLOPE TAGS
- STONE
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.H. 100'-0" XTH FLOOR — TOP OF HEEL
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE III - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE III - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE III - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE III - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: VS
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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DESIGN DEVELOPMENT

SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO.
A4.32

16382

COLOR LEGEND

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P1	FIELD COLOR 1	C1	**CANOPY #1 REF AT.XX**
P2	FIELD COLOR 2	C2	CANOPY #2 REF AT.XX
P3	FIELD COLOR 3		

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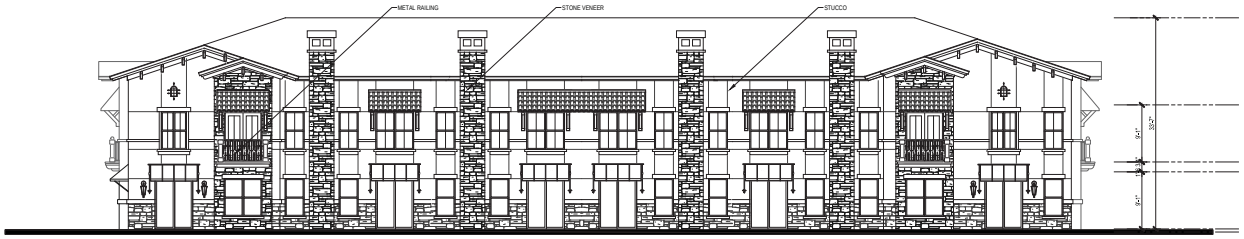


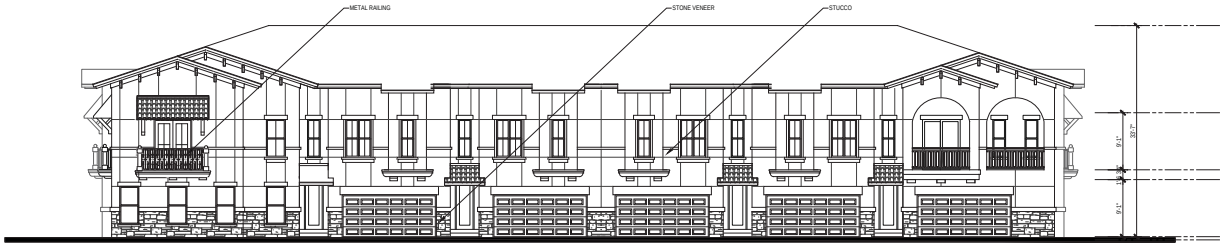
1 BLDG TYPE IV - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE IV - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE IV - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE IV - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: VS
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
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Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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DESIGN DEVELOPMENT

SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO.
A4.42

16382

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7069 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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P3	FIELD COLOR 3		

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9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III) CONSTRUCTION, SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

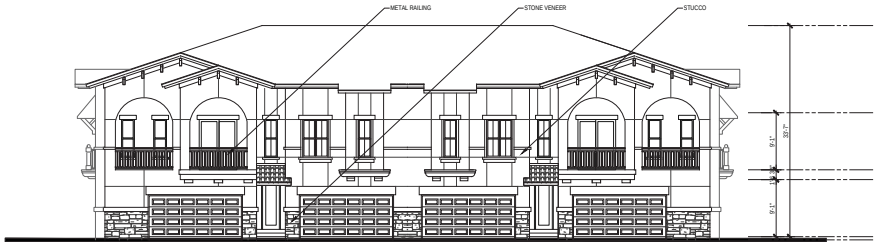
1	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
A	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
XX / AX.XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1/12 / 12 / 5	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE V - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE V - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE V - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: VS
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

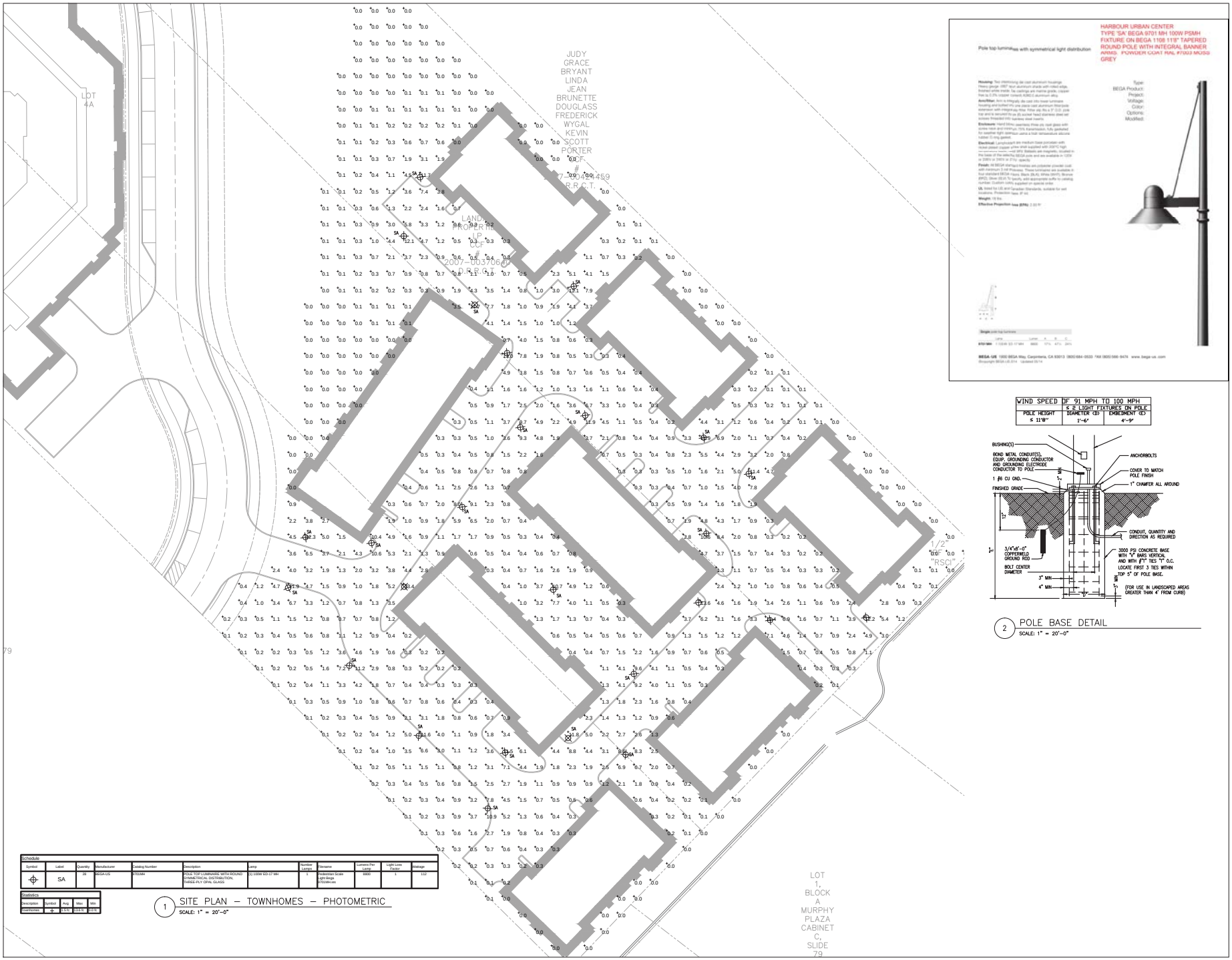
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240
(972) 701 9639 (972) 701 9639 FAX
DALLAS · CHICAGO · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO
SAN FRANCISCO · SCOTTSDALE · SEATTLE · TORONTO · MONTERREY
www.humphreys.com

DESIGN DEVELOPMENT

SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO.
A4.52

16382



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	SA	28	BEGA-US	9701MH	POLE TOP LUMINAIRE WITH ROUND SYMMETRICAL DISTRIBUTION, THREE-PLY OPAL GLASS	(1) 100W ED-17 MH	1	Pedestrian Scale Light Bega 9701MH.ies	8800	1	112

Statistics				
Description	Symbol	Avg	Max	Min
overhomes	+	3.5:1	34.8:1	0.0:1

1 SITE PLAN – TOWNHOMES – PHOTOMETRIC
SCALE: 1" = 20'-0"

HARBOUR URBAN CENTER
TYPE 'SA' BEGA 9701 MH 100W PSMH FIXTURE ON BEGA 1108 11'8" TAPERED ROUND POLE WITH INTEGRAL BANNER ARMS. POWDER COAT RAL #7003 MOSS GREY

Pole top luminaire with symmetrical light distribution

Housing: Two interlocking die cast aluminum housings. Heavy gauge .093" (mm) aluminum shards with rolled edge, finished white inside. Top castings are marine grade, copper free (≤ 0.3% copper content ASTM A360) aluminum alloy.
Arm/Riser: Arm is a integrally die cast into lower luminaire housing and bolted into one piece cast aluminum flat-blade extension with integral cap. Riser slip fits a 3" O.D. pole top and is secured to pc (6) socket head stainless steel set screws threaded into stainless steel inserts.
Enclosure: Hard Mine, seamless three-ply cast glass with screw neck and crimp-on, 75% transmission, fully gasketed for weather tight optimum using a high temperature silicone rubber O-ring gasket.
Electrical: Lampholder: are medium base porcelain with nickel-plated copper screw shell supplied with 200°C high temperature leads—mogul (ME) ballasts are magnetic, located in the base of the electrical ballasts are available in 120V or 240V or 277V specify.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors, supplied on special order.
UL: listed for US and Canadian Standards, suitable for wet locations. Protection type: IP 65.
Weight: 19 lbs.
Effective Projection Area (EPA): 2.00 ft²

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

BEGA US: 1000 BEGA Way, Carpinteria, CA 93013 (800) 684-0533 FAX (800) 568-9478 www.bega-us.com
Copyright BEGA US 2014 Updated 05/14

WIND SPEED OF 91 MPH TO 100 MPH		
	≤ 2 LIGHT FIXTURES ON POLE	
POLE HEIGHT ≤ 11'8"	DIAMETER (D) 1'-6"	EMBEDMENT (E) 4'-9"

2 POLE BASE DETAIL
SCALE: 1" = 20'-0"

JSE
JORDAN & SKALA ENGINEERS
17855 N. DALLAS PKWY., SUITE 320
DALLAS, TX 75287
V: (469) 385-1616 F: (469) 385-1615

MARK N. BIGBIE 83876 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS THE PROPERTY OF JORDAN & SKALA ENGINEERS INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION BY JORDAN & SKALA ENGINEERS.

HARBOUR URBAN CENTER PROJECT I
ROCKWALL, TX

ATTICUS REAL ESTATE DEVELOPMENT

PRINT RECORD	
DATE	ISSUED FOR
7/29/2015	SITE PLAN SUBMISSION

REVISIONS		
#	DATE	DESCRIPTION

Texas Firm Registration # F-9990
Project Number: 1634-0722
Drawn By: BDH Checked By: MNB

SHEET TITLE
SITE PLAN - TOWNHOMES - PHOTOMETRIC

SHEET NUMBER
E1.01





VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET EX-1 FOR GENERAL NOTES AND LEGEND.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

PAVING LEGEND

- SIDEWALKS (PUBLIC): 4" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.
- LIGHT DUTY PAVING: 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
- HEAVY DUTY PAVING: 7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
- DUMPSTER AREA PAVING: 8" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION.
- RESIDENTIAL THOROUGHFARE (PUBLIC): 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE PER CITY OF ROCKWALL STANDARDS.

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
Hpeivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.705.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA
Drawn by:	YCG
Date Plotted:	11/16/2018
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOUR URBAN CENTER
TOWN HOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300, DALLAS, TEXAS 75240
972.701.9636 FAX 972.701.9639
TX REGISTRATION NUMBER F-23500
www.hpeciltexas.com

PRELIMINARY
(NOT FOR CONSTRUCTION)

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E.
TEXAS REG. #108439
DATE: 11/16/2018

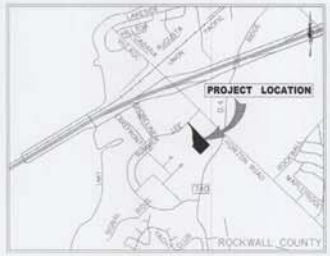
SHEET TITLE
SITE PLAN

SHEET NO.
SP-2

HPCE #16-433

P:\Projects\2016 Work\Old Rowlett Harbor Urban Center\Construction\Land\CAD\Working Drawings\16-433-Phase 1 Civil\SITE PLAN.dwg
11/16/2018 10:47:07 AM Brian Abbott





VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE

NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
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PAVING LEGEND
- SIDEWALKS (PUBLIC): 4" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS. (min 6' back-to-back)
- LIGHT DUTY PAVING: 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION. (min 6.5 back-to-back)
- HEAVY DUTY PAVING: 7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION. (min 6.5 back-to-back)
- DUMPSTER AREA PAVING: 8" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER GEOTECHNICAL RECOMMENDATION. (min 6.5 back-to-back)
- RESIDENTIAL THOROUGHFARE (PUBLIC): 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE PER CITY OF ROCKWALL STANDARDS. (min 6.5 back-to-back)

SP2016-031

RECEIVED
OCT 21 2016

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA
Drawn by:	TCS
Date Plotted:	11/18/2016
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOUR URBAN CENTER TOWN HOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

PRELIMINARY
(NOT FOR CONSTRUCTION)

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E. TEXAS REG. #108439 DATE: 11/18/2016

SHEET TITLE
SITE PLAN

SHEET NO.
SP-2

HPCE #16-433

FILE: X:\Projects\2016\16-434-TX-Rockwall-Harbor Urban Center Condominiums\Sub\CAD\Working Drawings\16-434-Phase 1 Civil.dwg
USER: hcollins DATE: Nov 18, 2016 - 10:39am

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 13, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *November 15, 2016* Planning and Zoning Commission meeting.

2. **SP2016-025** **(Korey)**
   Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

3. **MIS2016-012** **(Ryan)**
   Discuss and consider a request by John Arnold of BH Balance I LLC for the approval of a tree mitigation plan for Breezy Hill, Phase VI being 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **Z2016-038** **(David)**
   Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

6. **Z2016-039** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [*N. SH-205*] and N. Lakeshore Drive, and take any action necessary.

7. **Z2016-040** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [*S. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

8. **Z2016-041** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

9. **Z2016-042** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

ACTION ITEMS

10. **SP2016-026** **(David)**
    Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of Tim & Ray Seymore for the approval of a site plan for the construction of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.

11. **SP2016-027** **(David)**
    Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

12. **SP2016-028** **(David)**
    Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

13. **SP2016-029** **(David)**
    Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

14. **SP2016-030** **(David)**
    Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 228 unit, condo development situated on a 2.87-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

15. **SP2016-031** **(David)**
    Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 4.03-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

DISCUSSION ITEMS

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2016-050: Lots 3 & 4, Block A, Walker Addition [*Approved*]
- ✓ P2016-051: Lots 4 & 5, Block A, Platinum Storage Addition [*Approved*]
- ✓ MIS2016-010: Masonry Exception for 306 Harborview Drive [*Approved*]
- ✓ Z2016-034: NWC of FM-549 & SH-205 (AG to C) (*2nd Reading*) [*Approved; General Retail (GR) District*]
- ✓ Z2016-035: SUP for the CCA (*2nd Reading*) [*Approved*]
- ✓ Z2016-036: Amendment to PD-79 (*1st Reading*) [*Denied*]
- ✓ Z2016-037: The RISE (AG to C) (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of December, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 13, 2016
5:00 P.M.

ACTION ITEMS

1. **SP2016-027** **(David)**
   Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

2. **SP2016-029** **(David)**
   Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

3. **SP2016-030** **(David)**
   Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

4. **SP2016-031** **(David)**
   Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

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MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 15, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, Tracey Logan, Annie Fishman, and Mark Moeller. Absent was Commissioner Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the October 11, 2016 Planning and Zoning Commission meeting.

2. Approval of Minutes for the October 25, 2016 Planning and Zoning Commission meeting.

3. P2016-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

4. P2016-046

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

5. P2016-047

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

6. P2016-048

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

7. P2016-049

Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Cindy Paris of Rockwall Regional Hospital, LLP for the approval of a replat for Lot 22, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

Commissioner Trowbridge made motion to approve the item. Commissioner Whitley seconded the motion which passed by a vote of 6-0, with Commissioner Lyons absent.

III. PUBLIC HEARING ITEMS

8. Z2016-033

Hold a public hearing to discuss and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of item stating that in 2008 the City Council approved a Specific Use Permit to allow for a hotel in a Commercial District and at that time Specific Use Permit limited the height to 58 feet and also prohibited a Residence Hotel and that the building elevations had to strictly adhere to the proposed elevation in that SUP ordinance. Since that time, the new applicant is requesting some changes to the SUP; the first is to allow a residence hotel with the provision that four of the suites be residence suites and the remaining to be standard rooms that do not have a kitchen facility. The next change the applicant is proposing is to go 65 feet in height whereas the original SUP is limited to 58 feet, and lastly the applicant would like to propose different building elevations, therefore the provision that the building elevations strictly adhere would be changed that the building elevations would generally conform to the proposed elevations at the time of site plan. With the exception of the proposed suited, the request does conform to all applicable requirements, however an SUP is discretionary decision to City Council. Should this SUP be approved, the applicant will be required to submit a site plan and at that time it would also go to ARB to review the building elevations, which do generally conform.

Mr. Brooks went on to state that all the surrounding properties are all commercial properties. North of the subject property there are two restaurants, a Culvers and Popeye's. West there is a McDonalds and a Chevron gas station and beyond that is Ridge Road. Directly south there are some automotive uses and beyond that there is IH-30 and east there is a Rockwall Town Center.

Mr. Brooks further added that on October, 27, 2016, and sent 35 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to the Lakeside Village and Turtle Cove HOA's. One notice was received in opposition of the request.

Mr. Brooks stated the applicant was present and staff is available for questions.

Chairman Renfro asked the Commission for questions for staff.

Commissioner Trowbridge asked if the request is to modify the original SUP form 2008. Mr. Brooks stated that was correct, it would modify the height from 58 to 65, the use of a residence limited to four suites and instead of strictly adhering to the old elevations the ordinance would change to state they generally conform to the new proposed elevations should they be approved by ARB.

Chairman Renfro asked if procedurally if they wanted to tie the elevations, subject to change by the Architectural Review Board, in a motion, when that would be done. Mr. Brooks stated that that would need to be added to the motion.

Commissioner Fishman asked if the applicant changed the proposed height change from the previous meeting. Mr. Brooks stated the applicant did increase the height since the previous meeting and the applicant can elaborate further.

Chairman Renfro asked the applicant to come forward.

Phillip Craddock
Craddock Architecture
750 E. IH-30 Suite 160

Rockwall, TX

Mr. Craddock came forward and provided a power point and stated it the proposal is based on a new prototype of the brand of Best Western. The look and the corporate structure is changing, it is being brought up to a higher scale, executive type hotels from what it may have been known in the past. He provided pictures of the new elevations. It will be an all brick façade which would meet the requirements of the ordinance. He further spoke of what the hotel will provide such as nice looks of the lake from the third floor up, a lounge on the fifth floor, meeting rooms. The minimum room rates will be $100 per night. The four suites will have a full size refrigerator, dishwasher, the cooktop and a microwave.

Mr. Craddock went on to explain that the intention is to provide a very nice hotel and a nice experience for the guests and be a nice addition to Rockwall. The owner of this hotel also owns the Best Western currently in Rockwall and resides in the City as well.

Chairman Renfro asked the Commission for questions for the applicant.

Commissioner Logan asked if the number of suites could be changed to add any additional ones if for example the applicant decided a standard room would be converted to a suite, what would prevent that from happening. Mr. Brooks stated the SUP limits it to only four, if the applicant would want to change that he would need to come back before the Commission and Council.

Commissioner Trowbridge asked from 58 feet to 65 feet, was it an architectural thing. Mr. Craddock stated it was an architectural decision to give it more punch in some of the levels and angels. Commissioner Trowbridge asked what the thought behind four residency suites. Mr. Craddock stated it was meant to provide for the executive clientele.

Chairman Renfro asked why it had to be classified residency just because they are larger. Mr. Craddock stated it was due to it having a kitchen.

Commissioner Fishman asked if the owner would retain long term ownership of the property. Mr. Craddock stated that was the intent to keep both the one he owns now and this one should it be approved.

Chairman Renfro asked what the purpose of the 36 foot height limit. Mr. Miller stated that the subject property is sandwiched in between two of the Overlay Districts. Ridge Road has an Overlay District that tries to be preserve the views of the lake that is the Scenic Overlay that caps the height for all uses at 36 feet with the ability to get an SUP to go higher. It is also within the IH30 Overlay District and as depicted on the aerial the applicant provided, it is more within the IH30 Overlay than the Scenic Overlay but since it crosses both, it is subject to both Overlays restrictions. The thinking behind the 36 feet was to allow all views from the lake from the Ridge Road area.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward and do so. There being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Trowbridge expressed concern over changing the original Specific Use Permit as well as this being a Residence Hotel which is making a long term land use decision not a short term marketing decision.

Commissioner Logan expressed concern with it being a Residence Suites and how it will work in the long term. She also expressed concern with the height, with it being one of the first views as you travel into Rockwall that is seen.

Commissioner Trowbridge made motion to deny the item. Commissioner Logan seconded the motion, which passed with a vote of 5-1, with Commissioner Whitley dissenting and Commissioner Lyons absent.

9. Z2016-034

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from

an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating subject property is located at the northwest corner of FM549 and 205 and is currently zoned Agricultural District. Taking a look at the property to the south of the subject property that is zoned General Retail District, east is zoned Commercial and to the north of it that is Agricultural District as well. There are a couple of existing homes and the Oaks of Buffalo Way that is to the west and adjacent to the subject property. The applicant is requesting to rezone the property to a Commercial zoning and in looking at the Comprehensive Plan, the Future Land Use Map shows that this particular property would be a Commercial land use therefore the applicant is requesting to rezone that to the Commercial land use with it being in conformance with the Comprehensive Plan.

Mr. Gonzales went on to state that on October 27, 2016, staff mailed 17 notices to property owners and residents within 500-feet of the subject property and also sent a notice to the Oaks of Buffalo Way Homeowner's Associations. Two notices were received in opposition of the request.

Mr. Gonzales stated the applicant was present and staff available for questions.

Chairman Renfro asked if rather than going to a Commercial designation could it go to General Retail instead and how would General Retail restrict the applicant from doing what they wish to do. Mr. Gonzales stated the applicant is requesting Commercial land use; however the General Retail use is less intense than that of a Commercial use. For example building heights, on a Commercial it is 60 feet in height without an SUP but on General Retail it is 36 feet in height without an SUP.

Mr. Gonzales added that the applicant is seeking entitlement to the property, and currently there is no site plan and staff does not at this point know what the use will be.

Planning Director, Ryan Miller, added that the General Retail use would still conform to the Future Land Use map it is under the Commercial designation it would represent a more restrictive zoning than the Commercial.

Chairman Renfro asked the applicant to come forward.

David Palmer
Cencor Realty Services
3102 Maple Ave
Dallas, TX

Mr. Palmer came forward and stated they are a retail development, shopping center ownership company and brokerage company. They have this land under contract to purchase it not for what it is today but for where it's going to be at the rather critical commercial intersection in the future when the State brings FM 549 thru the adjacent property to the east. The request today is to have the property zoned in conformance with the City's Comp Plan and land use plan. They do not intend on developing the property in the near future, but would like it entitled consistent with the land use and comp plan in order to market the property. Cencor Realty Partnerships are approximately 200 retail centers in the four major Texas markets and are retail developers. It will be a retail center, the shape and intensity of which will depend on the market in the future. They are not asking for any exceptions other than it be zoned according to the Comp Plan and land use plan.

Chairman Renfro asked the Commission for any questions.

Commissioner Trowbridge asked if they will be selling or developing. Mr. Palmer stated they will only develop and it will be a retail center, restaurant, with some garden medical uses.

Commissioner Whitley asked what the reason for going Commercial instead of General Retail. Mr. Gonzales stated the applicant is who is requesting Commercial, the General Retail was a

question brought up by the Chairman. Also, the Future Land Use map designates that for Commercial land uses.

Mr. Palmer added that the 45 acres across the street which the extension of SH 205 will split, is also commercial. He believes Council considered this to be a commercial intersection when they did the Land Use plan.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward.

Matt Scott
4925 Bear Claw Lane
Rockwall, TX

Mr. Scott came forward and stated he lives in the Oaks of Buffalo Way although not directly behind the subject property since 2002 and knows it was always expected that particular corner would develop in some form or fashion and would not mind a 7-11. He stated his concerns is when there is AG it allows all the flexibility for someone to come in wanting to change it instantly to Commercial and they don't have a project that causes concern by not knowing what will be coming. If there is going to be any blanket rezone he would like to see the Commission ask for it to be zoned General Retail rather than Commercial. He also expressed concern of there not being any information available for the company Home Boy Enterprises believes the goal is to turn this into a bigger plan than what was discussed by the applicant. His biggest concern is giving someone a Commercial designation when there is no information as to what will be going in. He rather it stay AG until a use is known.

Greg Shockley
5155 Bear Claw Lane
Rockwall, TX

Mr. Shockley came forward and stated his property abuts the subject property and every property that abuts it are all families with young children. He stated his concerns are safety, noise, and traffic. Believes a gas station is a horrible idea, in looking at every direction down surrounding 205 it is all residential. He along with five other families that he is speaking for do not want a 7-11, a Walmart or anything similar. He agrees with the previous speaker to leave it AG until something positive for all the families that live in the area is brought up.

Steve Romo
2230 Arrowhead Court
Rockwall, TX

Mr. Romo came forward and stated his opposition to the request and agrees with the previous two speakers. The CORE that is the General Retail that is across the street that is something they would welcome something similar to that. Feels it is not good to go from AG to full blown Commercial will create a traffic and safety problem. He is also concerned with the environmental issues that would be created by the drainage that goes thru the property. He would like the City to develop that as a City Park for that side of the City.

Chairman Renfro asked how many lanes will the road be when completed. Mr. Gonzales stated it will be four lanes divided. Chairman Renfro added that is something that should be taken into consideration as well.

Michael Pollock
1885 Broken Lance
Rockwall, TX

Mr. Pollock came forward and stated he lives in the neighborhood and is president of the HOA and has received many emails. There are differing opinions as to what should go in there and therefore it is hard to represent the neighborhood overall as there is not one shared solution but the neighborhood does want to be involved in what does go in there. By going straight commercial the neighborhood feels it loses any connection to any decision making or having input with those types of decisions going forward. They would like to see its intended use in

whatever format that may be prior to the approval to allow some sort of input by the neighborhood.

Chairman Renfro asked if there was anyone else who wished to speak, there being no one indicating such; Chairman Renfro closed the public hearing and asked the applicant to come forward for rebuttal.

Mr. Palmer came forward and stated they are a large retail developer and shopping center owner and do that because they build first class retail centers and build them to own them. They work with neighborhoods all over the metroplex when they develop. He went on to state he was not sure it was the province of the Commission to say a property cannot be rezoned for what is consistent with a Comp Plan and Land Use Plan. They need the rezoning in order to market the property, and the subject property will not fit a Walmart or a large retail shopping center of that sort but rather a smaller grocer such as a Whole Foods or a Trader Joe's. Most likely it will be retail and restaurants, free standing buildings. They will meet the requirements of the City and build projects to own indefinitely and will shield the center from residences as is required by the ordinances.

Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Trowbridge made a motion to deny the item. There being no second, the motion failed to pass and Chairman Renfro brought the item back for discussion.

Commissioner Logan how long the Comprehensive Plan would have shown that the future use of this land would be commercial, where someone new moving into the City would have had the opportunity to know before moving into this area that the future use would be commercial. Mr. Gonzales stated he did not know the specific answer to that, but it would have been at least since 2010. Mr. Miller stated it has been on the Future Land Use map as a commercial designation for some time and that roadway FM 549 is expected to eventually meet up and create a four way intersection at the southeast corner of this property.

Commissioner Fishman asked for clarification of the process involved in terms of the ordinance by allowing a rezoning of commercial without knowing what will be going in there, is that something that is typical. Mr. Gonzales stated the applicant has indicated he does not have a plan at this point nor does he have a site plan. Mr. Gonzales added when a developer comes in and wants to rezone a property and the Comp Plan designates is for commercial land uses it then is up to the Commission to make that decision whether they want to allow that or not.

Commissioner Moeller expressed concern with going straight to commercial within a residential area without knowing what will be developed.

Commissioner Whitley also expressed concerned with going only commercial, feels the citizens need to be heard as they are the ones that are building their lives in our communities and is not unreasonable for the citizens to be kept in the process.

Chairman Renfro made a motion to approve the item with a General Retail designation. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Commissioner Lyons absent.

10. Z2016-035

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is requesting an SUP to allow for a public school, college and career academy, for this particular location located on a 24.209-acre portion of a larger 173.0-acre tract of land that is situated within the SH-205 By-Pass Corridor Overlay. Staff discussed with the applicant that although the Future Land Use map designates it as Low Density Residential, however by taking a look at

what's required on that it would have to be rezoned to a Low Density Residential and they would still have to come in for a Specific Use Permit, therefore the applicant is requesting to a Specific Use Permit and keep the property AG and that will allow for the CCA to be constructed if approved. They have submitted a conceptual site plan and if the SUP is approved, a site plan as well as platting will be brought forward to the Commission.

Mr. Gonzales added that staff mailed 102 notices to property owners and residents within 500feet of the subject property and did not receive any notices for or against the request.

Chairman Renfro asked the applicant to come forward

Robert Helman
Glenn Engineering
(No address given)

Mr. Helman came forward and stated he is present on behalf of the Rockwall Independent School District to bring the Career and Technology center forward and respectfully asking for approval.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward and do so.

Jennifer Jeffus
1669 Westbury
Rockwall, TX

Ms. Jeffus came forward and stated she lives in Meadowcreek Estates as well as her parents and wants clarification as to what exactly will be in the Career and Technology Center. She stated she is an educator and is all for schools, but would like to know exactly what will be going in and is generally in favor of the request.

Chairman Renfro asked if there was anyone else who wished to speak, there being no one indicating such; Chairman Renfro closed the public hearing and asked the applicant to come forward for rebuttal.

Mr. Helman came forward and stated the building will be separated into several different buildings which will include a studio for teaching of radio, and law offices as well as a college section where evening classes will be offered. As the students' progress they will be able to get college credit. It is a sublet to all the high schools and is more of a vocational and trade type training that will be offered.

Chairman asked for questions or discussions from the Commission.

Commissioner Fishman asked if the evening classes would be available to other than high school students. Mr. Heldman stated they would be and they are working with the community college to house classes in the alternate wing.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Whitley seconded the motion which passed by a vote of 6-0, with Commissioner Lyons absent.

11. Z2016-036
Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of the request stating that the applicant earlier in the year came before the Commission and rezoned the subject property from AG to PD and it became PD-79 and incorporated some 45 plus acres and established 113 single family lots and in May of this year voluntarily annexed additional 11.121-acre tract of land and amended PD-79, incorporating this property into the subdivision. The annexation created a 55.413-acre tract of land for the Saddle Star Estates South development. The amendment to PD-79 increased the lot count from 113 to 138 lots. At the time of this proceeding, the applicant requested and was granted a maximum of 50% of the garages to be oriented in a front entry configuration, allowing the garage to be flush with the front façade of the primary structure.

Mr. Gonzales went on to state that in the October 25, 2016 work session the applicant indicated that David Weekly and Highland Homes will be the builders for the subdivision and indicated that the builders do not have a traditional swing or j-swing product and because of this he was requesting 100% front entry configuration. Since this meeting, the applicant has modified his request to allow for a minimum of 20% of the garages to be oriented in a traditional swing, or j-swing configuration, thereby allowing for up to 80% front entry garage configuration, flush with the front façade or optional 5-foot off-set of the primary structure. The purpose of the garage orientation requirements in the UDC which is a 20-ft setback from the front façade is intended to provide variation and articulation to the front façade of the proposed home where the development is not alley served. It should be noted that if approved, the remainder of the PD ordinance will not be affected by this request; however, it is at the discretion of the Planning and Zoning Commission and City Council to approve the applicant's request.

Mr. Gonzales added that staff mailed three notices to property owners and one staff received one notice from the Skorburg Companies comprising two properties that are opposed to the zoning change request. The notice constitutes a protest from more than 20% of the property owners within 200-ft of the proposed property and will require a super-majority vote by the City Council for approval of the PD Amendment.

Mr. Gonzales advised the applicant was present and staff was available for questions.

Commissioner Trowbridge asked if it was originally approved for 50 percent. Mr. Gonzales stated the original PD allowed for 50 percent j-swing drives and 50 percent front entry.

Commissioner Moeller asked for clarification if it will be locked down to 80/20. Mr. Gonzales stated that it is the purpose of the ordinance to lock that down where the developer cannot have more than 80% front entry drives and 20% is a minimum for j-swing.

Commissioner Whitley asked for clarification of what the previous request was for 100% front entry and came back with a compromise of 80% front entry and 20% j-swing but is the surrounding neighborhood, Stone Creek, is 50/50. Mr. Gonzales stated that Stone Creek is less than 20% front entry and the Gideon tract that is just to the east requires j-swing but allows for front entry but the garage needs to be setback 20 feet.

General discussion took place concerning the percentages and setback requirements.

Chairman Renfro asked the applicant to come forward.

Pat Atkins
3076 Hays Lane
Rockwall, TX

Mr. Atkins came forward and stated in the previous meeting the Commission asked he go back to the builders, David Weekly and Highland Homes, and after discussion both came back with a compromise request to allow of 80/20 % as they feel that is what the market dictates, and would like to have that flexibility. They are respectfully asking for approval.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward and do so. There being no one indicating such, Chairman Renfro closed the public hearing and brought the item back for discussion.

Commissioner Trowbridge asked if the builder does not have enough floor plans. Mr. Atkins stated that they have a variation of floor plans, but have stated that the market is dictating this articulation of front entry.

Commissioner Logan expressed concern with the opposition that was received of the surrounding properties, if it's being requested to waiver from the original plan there should be some uniformity to what has been agreed in another neighborhood.

Commissioner Moeller expressed concern from it being quite a leap from the 50% compromise and now are up to requesting 80% the market may dictate it but it is risky to end up with that much front entry.

Commissioner Whitley expressed concern that other builders have been able to work within the parameters of the City and would like to see 50% front entry.

General discussion took place as to what an appropriate percentage would be that would allow the builder flexibility but not compromise City standards.

Chairman Renfro asked the Commission for any additional comments or questions.

Commissioner Trowbridge made a motion to approve with a minimum of 35% j-swing garages to be constructed within the development. Chairman Renfro seconded the motion, which passed by a vote 6-0, with Commissioner Lyons absent.

12. Z2016-037

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is requesting to change the zoning of the subject property from an Agricultural District to a Commercial District for the purpose of installing light poles adequate to serve the outdoor baseball complex for usage at night. They used to have lights some years ago but a storm damaged them. Since they are zoned Agriculture they would need to be rezoned to Commercial and if that change is approved they will then come back with an SUP and the lights will be looked at during that time.

Mr. Gonzales further stated that staff mailed 56 notices to property owners and residents within 500-feet of the subject property and also sent a notice to the Hickory Ridge and Hickory Ridge East Homeowner's Associations. Staff received one notice in favor of the request.

Mr. Gonzales added the applicant was present and staff is available for questions.

Chairman Renfro asked the applicant to come forward.

Cher DeMarco
2922 S. Goliad
Rockwall, TX

Mrs. DeMarco came forward and stated she is the owner of the RISE. A customer approached them a few months ago and wants to donate the lights. They feel it is going to be a great asset to the community.

Chairman Renfro opened up the public hearing and asked anyone who wished to speak to come forward

Kyle Burke
401 E. Boydstun
Rockwall, TX

Mr. Burke came forward and stated he is the baseball director for the RISE. They have started a program to outreach to the community. The RISE itself does not have teams, but they do lessons and have teams that use the facility and many teams want to use the field. Currently during the winter months the field is of no use. He feels allowing the request will be very beneficial to the community.

Chairman Renfro asked if the request is to light only the existing field. Mr. Burke stated it would that was correct and there are currently lights there but are inoperable. Chairman Renfro asked what the height of the lights would be. Mr. Burke stated currently with the zoning being Agriculture the requirement is 36 feet but the Commercial would be 60 feet. Chairman Renfro asked if they can go higher than the 60 feet. Mr. Gonzales stated that when the SUP comes forward it would be able to establish standards of heights of the poles and the lighting standards. The current request is only for the zoning change.

Chairman Renfro closed the public hearing and brought the item back to the Commission.

Commissioner Trowbridge expressed concern with how the surrounding neighborhoods may be affected by the lights and therefore could it possibly be zoned something lighter than Commercial. Mr. Miller added that the Future Land Use map designates this property to be Heavy Commercial and therefore the Commercial would be a lighter use than what is planned.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion, which passed by a motion of 6-0, with Commissioner Lyons absent.

IV. ACTION ITEMS

13. SP2016-024

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating the property came before the Commission in May of this year when it went through the Planned Development phase and at the previous meeting the tree mitigation plan was approved. The subdivision will include 45 single family lots and will also include a rural street cross-section and larger front yard setback to give it a more rural feel and will be 80 foot lots. The submitted site plan conforms to the technical requirements contained in the UDC for properties located in Planned Development District 81. The maximum permissible density for the property should not exceed 1.52 dwelling units per gross acre of land and also the development should not exceed 45 units.

Mr. Brooks went on to state that with the proposed site plan the applicant has indicated that approximately six acres will be open space that will be maintained by the HOA and therefore that satisfies the park land dedication for the development. It went before the Park Board November 1st and the recommendations were that developer pay pro-rata equipment fees cash-in-lieu of land fees. Also on the site plan there is a shading structure towards the middle of the property and the Park Board recommended that that be changed into a play structure.

Chairman Renfro asked the Commission for any questions or discussion.

Commissioner Fishman approved the item. Commissioner Moeller seconded the motion which passed by a vote of 6-0, with Commissioner Lyons absent.

V. DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ SP2016-023: Variance for Lakeshore Commons [*Approved*]
- ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (*2nd Reading*) [*Approved*]

- ✓ Z2016-031: Amendment to PD-1 for a Brewery (*1st Reading*) [*Approved*]
- ✓ Z2016-032: Amendment to PD-74 (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VI. ADJOURNMENT

Chairman Renfro adjourned the meeting at 8:02 p.m.

VII. TRAINING SESSION

15. *Planning and Zoning Commission Training Session*
A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the November 15, 2016 Planning and Zoning Commission work session meeting.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2015

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **SP2016-025**; *Somerset Park Subdivision, Phase 1*

SUMMARY:

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

PURPOSE

The Somerset Park Subdivision is a two (2) phase, master planned community that will be composed of 309 single-family, residential lots on approximately 139.354-acres land. The 309 single-family lots will be broken down into three (3) lot types with 93 lots being allocated to the 7,200 SF lot type, 135 lots being allocated to the 8,400 SF lot type, and 81 lots being allocated to the 10,400 SF lot type. Additionally, the plan will consist of 38.7-acres of open space (*or ~27.05% of total land area*). The purpose of this request is to *site plan* 144 of the 309 single-family, residential lots and 5.998-acres of private park and open space. The lot mix for the proposed 144 lots is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	60' x 120'	7,200 SF	40	27.8%
B	70' x 120'	8,400 SF	58	40.3%
C	80' x 130'	10,400 SF	46	31.9%
		Total Lots:	*144*	*100.00%*

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan and landscape plan conform to the technical requirements contained in the Unified Development Code (UDC) for properties located in Planned Development District 63 (PD-63). The maximum permissible density for the subject property shall not exceed 2.22 units per gross acre of land. A summary of the proposed density and dimensional requirements is as follows:

Table 2: Density and Dimensional Requirements

	A	***B***	***C***
Minimum Lot Width [1]	60'	70'	80'
Minimum Lot Depth	120'	120'	130'
Minimum Lot Area	7,200 SF	8,400 SF	10,400 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'

Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'	10'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	30'	30'	30'
Minimum Rear Yard Setback [4]	20'	20'	20'
Minimum Area/Dwelling Unit (SF)	2,200 SF	2,700 SF	3,200 SF
Maximum Lot Coverage	65%	65%	65%
Permitted Encroachment into Required Setbacks [5]	Allowed	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces] (*see Exhibit 'F' of the Ordinance*).

TREESCAPE PLAN:

The *Treescape Plan* submitted by the applicant shows that a total of 330-caliper inches of trees will be removed from the *subject property*. The applicant has stated that the tree mitigation balance will be satisfied through the *per lot* planting requirements (*i.e. two [2], three [3] inch caliper street trees per lot*), which will total 864-inches of trees provided.

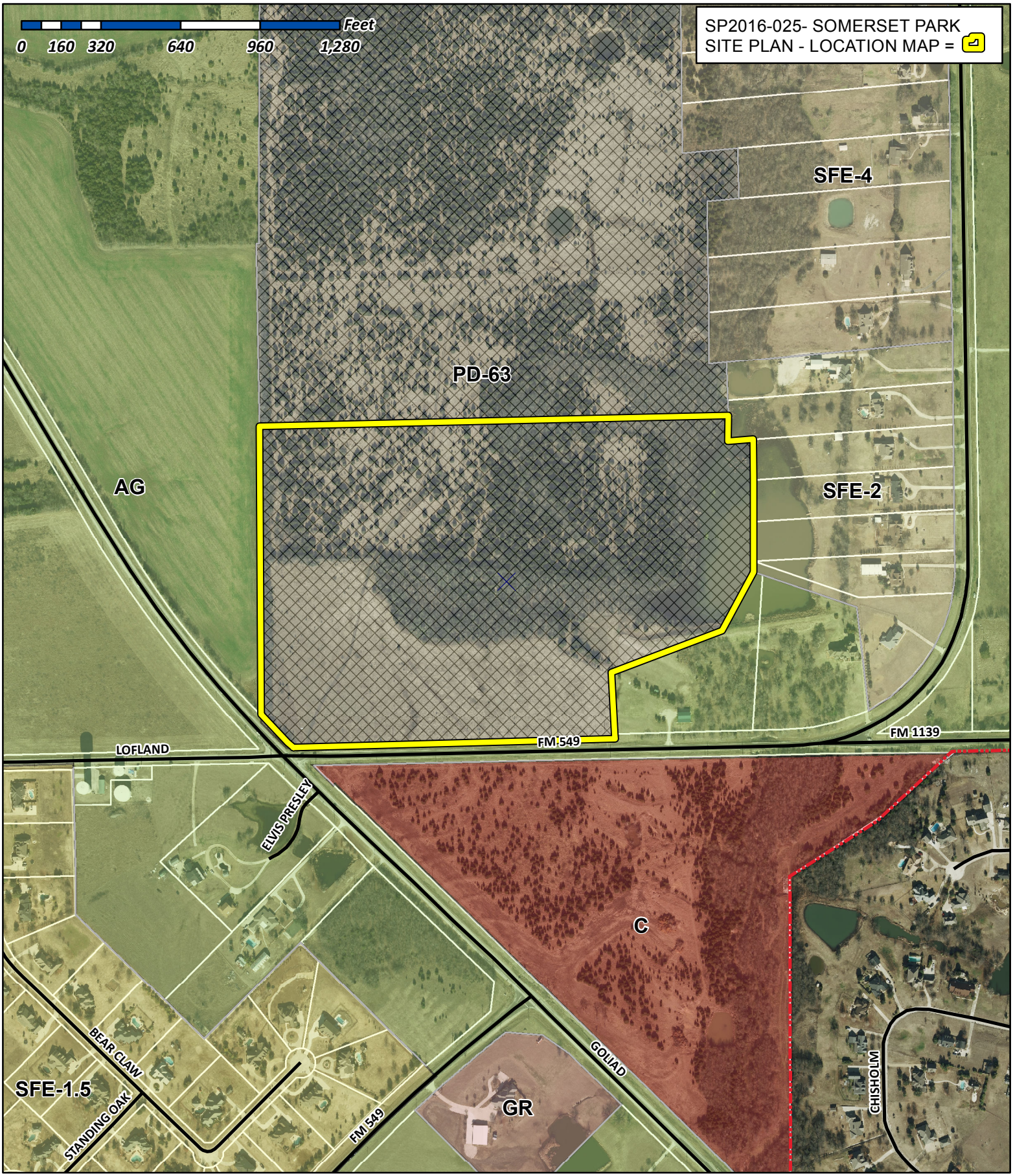
RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *site plan* for *Phase 1* of the *Somerset Park Subdivision* staff would recommend the following conditions of approval:

1) The site plan shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments.

2) The development shall conform to the recommendations made by the Parks Board at the December 14, 2016 Parks Board meeting; and,

3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Project Plan Review History

				Applied	11/1/2016	LM
Project Number	SP2016-025	**Owner**	REALTY, CAPITAL LAKES OF SOMERSET LTD	**Approved**		
Project Name	Somerset Park	**Applicant**	SOMERSET PARK DEVELOPMENT LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	11/1/2016	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2994 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EDWARDS ACRES SUBD	1	NULL	1	0123-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/1/2016	11/8/2016	11/2/2016	1	APPROVED	
ENGINEERING	Amy Williams	11/1/2016	11/8/2016	11/2/2016	1	COMMENTS	See Comments

(11/2/2016 1:16 PM AW)
Every sheet needs to show water, sanitary sewer, and storm sewer
Every pertaining sheet-change Griffith Street to Stableglen Drive
Sheet LS2.01 Section 6 calls out for "2/LS3.01 Ped Paving"...but there isn't one
Sheet LS2.01 Section 1 needs to state that the sidewalk paving to be a minimum of 3,000 psi (min 5.5 sack mix)
Sheet LP1.01-check matchline information and check for tree conflict with 8" water
Sheet LP1.02-check matchline information
Sheet LP1.09-check for tree conflict with manhole and sanitary sewer
Sheet LP1.10 and LP1.11-check for tree conflict with storm sewer inlets in the medians
Add note to plant trees 5' from all utilities

FIRE	Ariana Hargrove	11/1/2016	11/8/2016	11/2/2016	1	APPROVED	see comment

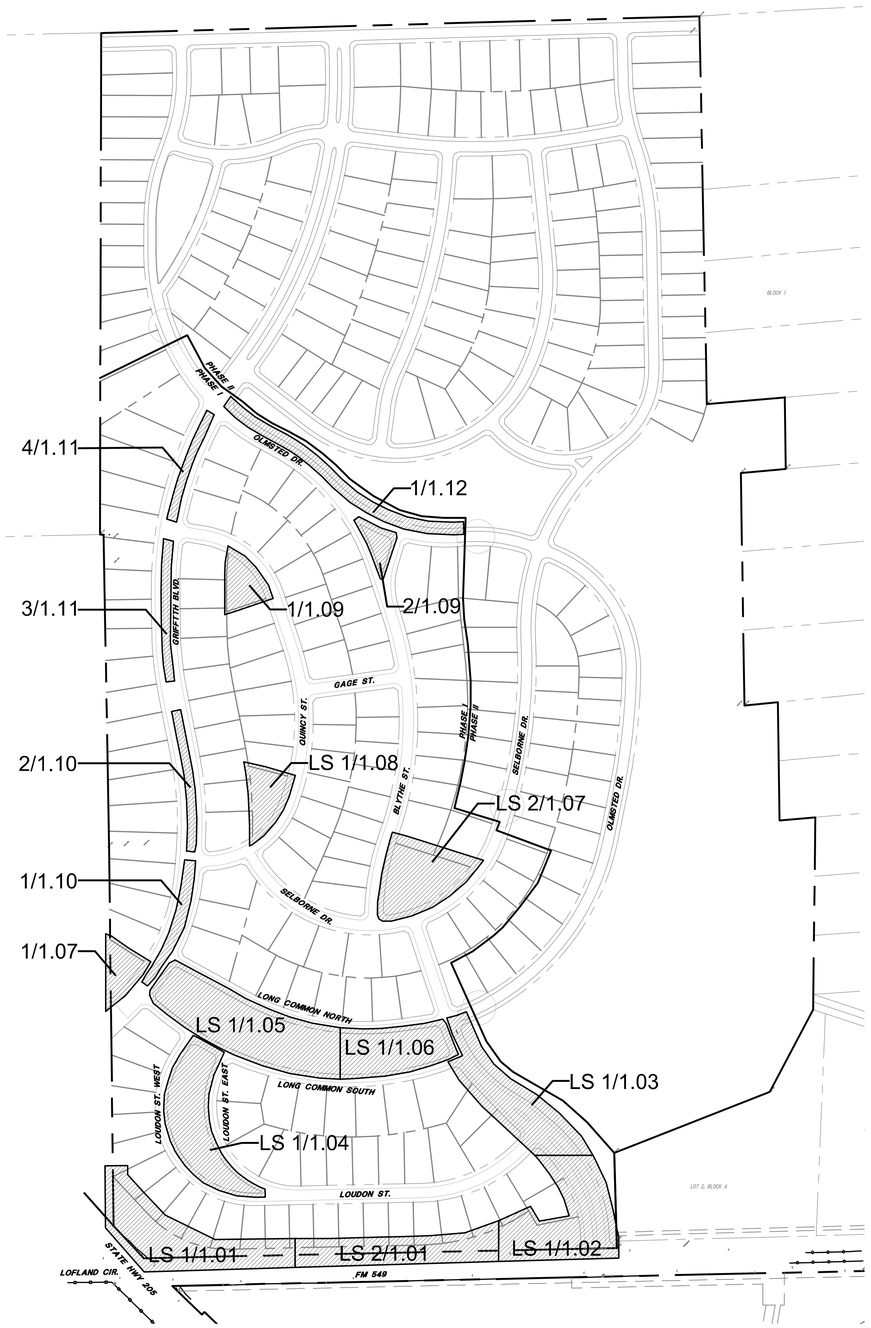
(11/2/2016 8:26 AM AA)
The one-way streets shall be provided with “No Parking” signage on the parkway side and stripped designated parking spots on the home side. (as agreed upon during the amendment to PD-63)

GIS	Lance Singleton	11/1/2016	11/8/2016				
PLANNING	Korey Brooks	11/1/2016	11/8/2016	11/23/2016	22	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(11/23/2016 8:47 AM KB)
SP2016-025 Somerset Park Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-025) in the lower right hand corner of all pages on future submittals.
M.4 Please provide overall site plan and landscape plan
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 6, 2016. The Planning & Zoning date for this case will be November 29, 2016. The Park Board Meeting will be December 14, 2016.
I.7 The projected City Council meeting date and subsequent approval for this plat is December 5, 2016



1 OVERALL KEYMAP

PLAN

SCALE: 1"=200' 0' 100' 200' 400' N O R T H

Z:\Tbg\Lakes of Somerset - P (D13615)\Lakes of Somerset (D15076)\04 CD\Sheets\01-LC\D15076-LC1-00.dwg

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

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Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

Date Issued:
AUGUST 12, 2016

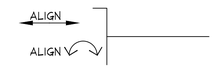
Revisions:

Sheet Title:
OVERALL KEYMAP

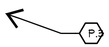
Sheet Number:
LC 1.02

GENERAL LEGEND

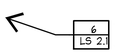
SIM.	SIMILAR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
PA	PLANTING AREA
BOC	BACK OF CURB
FOW	FACE OF WALL
O.C.E.W.	ON CENTER EACH WAY
℄	CENTERLINE CALLOUT



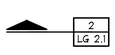
ALIGN ELEMENTS



HARDSCAPE / MATERIAL CALLOUT



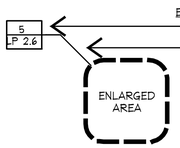
DETAIL REFERENCE
DETAIL NUMBER
SHEET NUMBER



SECTION REFERENCE
DETAIL NUMBER
SHEET NUMBER



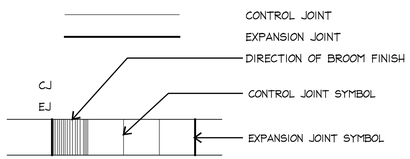
ELEVATION REFERENCE
ELEVATION NUMBER
SHEET NUMBER



ENLARGEMENT REFERENCE
ENLARGEMENT NUMBER
SHEET NUMBER

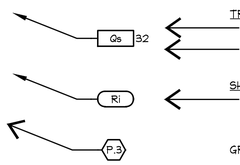
SHEET MATCHLINE
PROPERTY LINE
LIMIT OF CONSTRUCTION LINE
CENTERLINE

SITEWORK LEGEND



CONTROL JOINT
EXPANSION JOINT
DIRECTION OF BROOM FINISH
CONTROL JOINT SYMBOL
EXPANSION JOINT SYMBOL

PLANTING LEGEND



TREE CALLOUT
SPECIES (REF. PLANT SCHEDULE)
TREE QUANTITY
SHRUB / GROUNDCOVER CALLOUT
SPECIES (REF. PLANT SCHEDULE)
GRAVEL/EDGING CALLOUT

STEEL EDGE
ROOT BARRIER

GENERAL SITEWORK NOTES:

1) THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY OF ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.

2) ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3) THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

5) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING IRRIGATION AND LANDSCAPE ON SITE FROM ANY DAMAGE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

6) THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND THE EXPENSE OF THE CONTRACTOR.

8) ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.

9) THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.

10) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

11) THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK BID. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER IN THE FORM OF A CHANGE ORDER.

12) THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.

13) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

14) ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (TOOL, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY. REMOVE ALL EXCESSIVE DIRT BUILD UP ON HAUL ROUTE AS REQUIRED DAILY AND BY NOON EVERY FRIDAY.

15) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAP, BRICK PIECES, MORTAR AND LITTER, ETC. AND REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS, ETC., CAUSED BY CONSTRUCTION.

16) PROVIDE EXPANSION AND/OR ISOLATION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS, OR WHERE CONCRETE ABUTS UTILITY VAULTS OR BOXES.

LAYOUT NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.

2) ALL DIMENSIONS MUST BE VERIFIED ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

3) ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO WALL, CURB, P.O.B., OR CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS AT CURB ARE FROM BACK OF CURB.

4) VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.

5) WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

6) THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND CIVIL DEVICES. COORDINATE CONSTRUCTION, DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. CONFIRM LOCATIONS WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH IN.

7) REFERENCE CIVIL DRAWINGS FOR LAYOUT, GRADES, DETAILS OF VEHICULAR DRIVES, ROADS, PARKING AND ALL CURBS (UNLESS NOTED OTHERWISE).

8) THE SITE BASE INFORMATION & ROADWAY LAYOUT ARE FROM COMPUTER BASE DATA SUPPLIED BY JONES & CARTER.

MATERIALS SCHEDULE

	DESCRIPTION	COLOR	FINISH	CONTACT	REMARKS
CONCRETE					
C.1	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM		
EDGING					
E.1	3/16"X 4" STEEL EDGING	BLACK	POWDERCOAT	COMPANY: J.D. RUSSELL CONTACT: 270.826.7008	OR APPROVED EQUAL
LIGHTING					
L.1	MONUMENT SIGN LIGHT BY BK LIGHTING YOSEMITE SERIES HP2 METAL HALIDE (T6) W/CS CUT OFF	NATURAL	NATURAL	COMPANY: ARCHITECTURAL LIGHTING ASSOCIATES CONTACT: BILL GALVIN PHONE: 214.658.9000	REF. MEP FOR POWER REQ. INSTALL PER SPEC'S, DETAIL AND MAN. RECOMMENDATIONS. LOCATE PER SITE LAYOUT
STONE					
S.1	LEUDERS LIMESTONE QUARRY BLOCK 12" THK X 3'-0" X 4'-0" - 8'-0" RANGE AND 24" THK X 3'-0" X 4'-0" - 8'-0" RANGE	NATURAL	NATURAL	COMPANY: MEIZGER ENTREPRISES CONTACT: CLINT HART: 214.998.1067	REF. 1/LS 3.01

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS ANDERSON
2516
STATE OF TEXAS

08/12/2016

Landscape Architects • Planners
1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

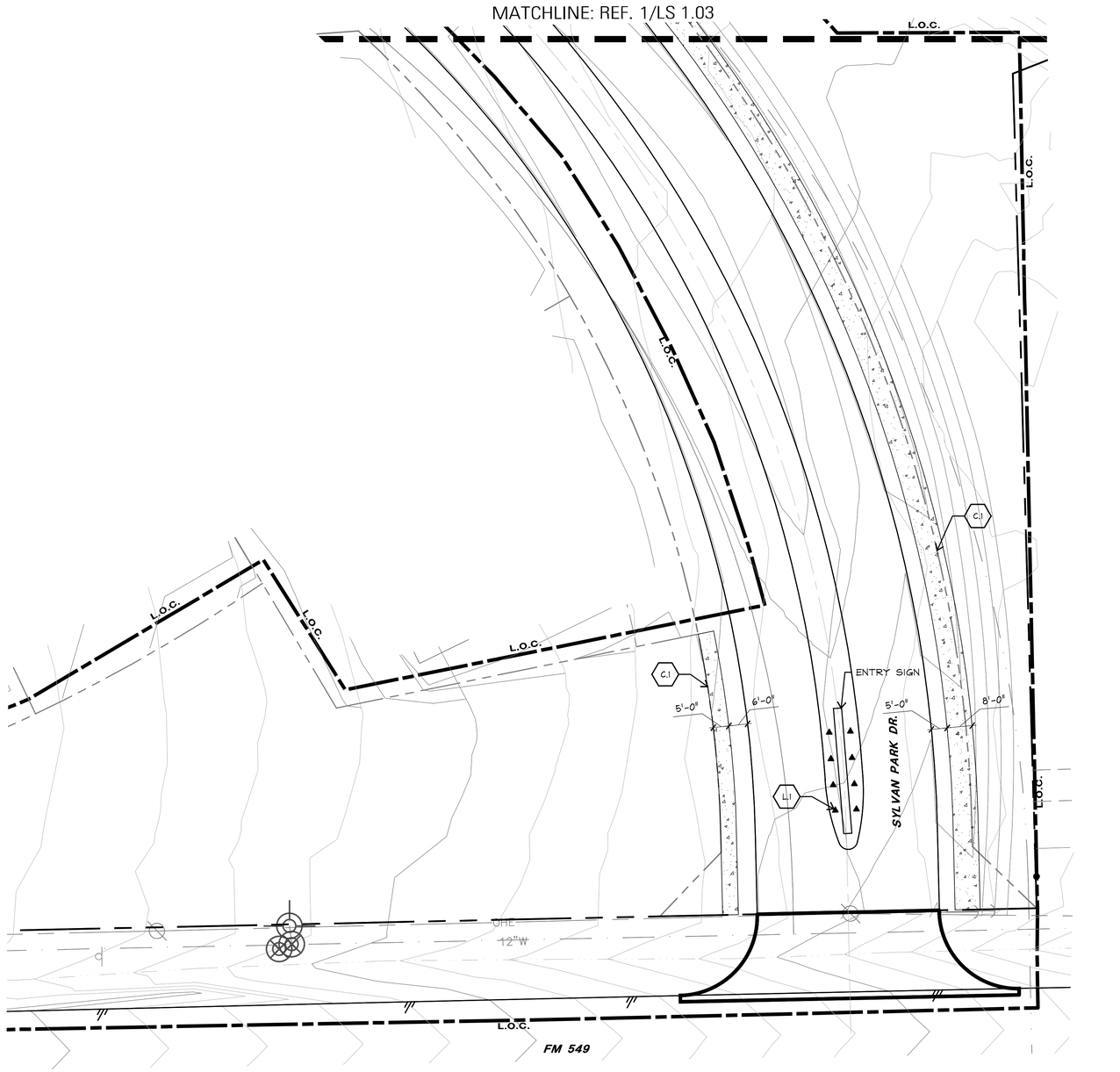
Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
NOTES, LEGEND & MATERIAL SCHEDULE

Sheet Number:
LC 1.01

Z:\Tbg\Lakes of Somerset - P (D13615)\Lakes of Somerset (D15076)\04 CD\Sheets\01-LC\D15076-LC1-00.dwg



1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

Landscape Architects • Planners
1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848

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Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
SITEWORK

Sheet Number:
LS 1.02

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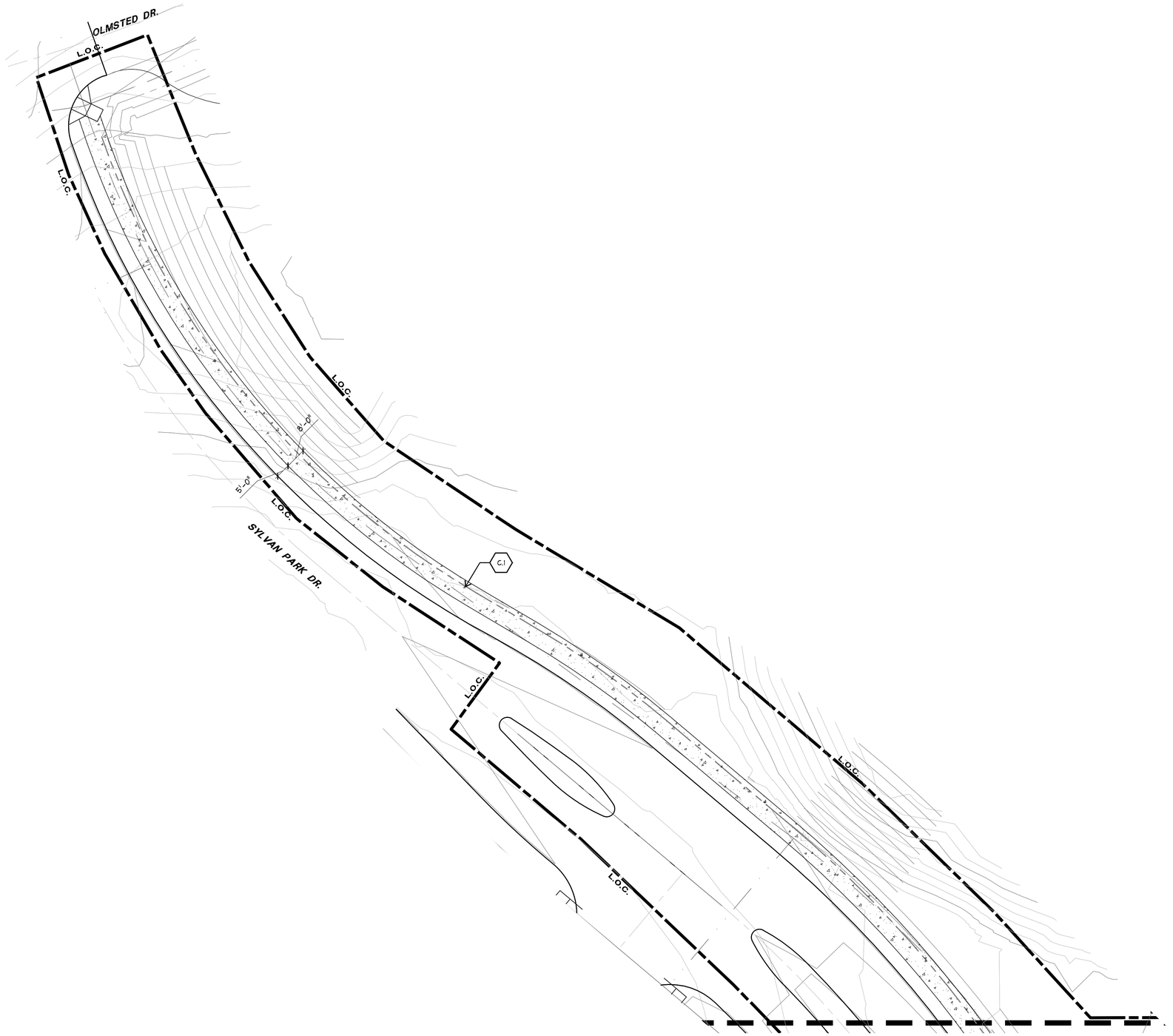

1 SITE PLAN

0' 10' 20' 40' SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
2576
08/12/2016

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Fort Worth, Texas 76104
(817) 870-9848
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
SITEWORK

Sheet Number:
LS 1.03

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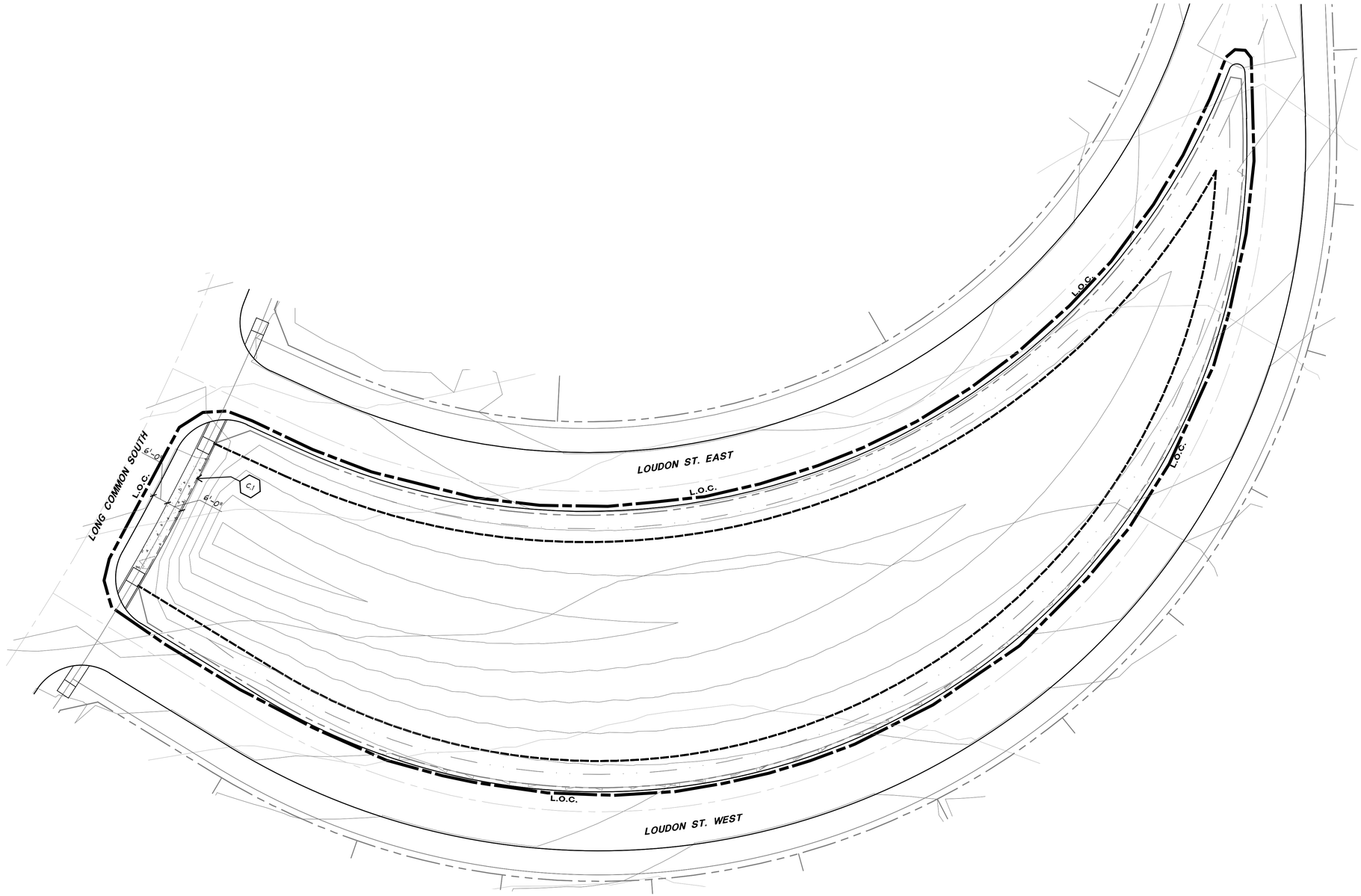

1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
2476
08/12/2016

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Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
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Sheet Number:
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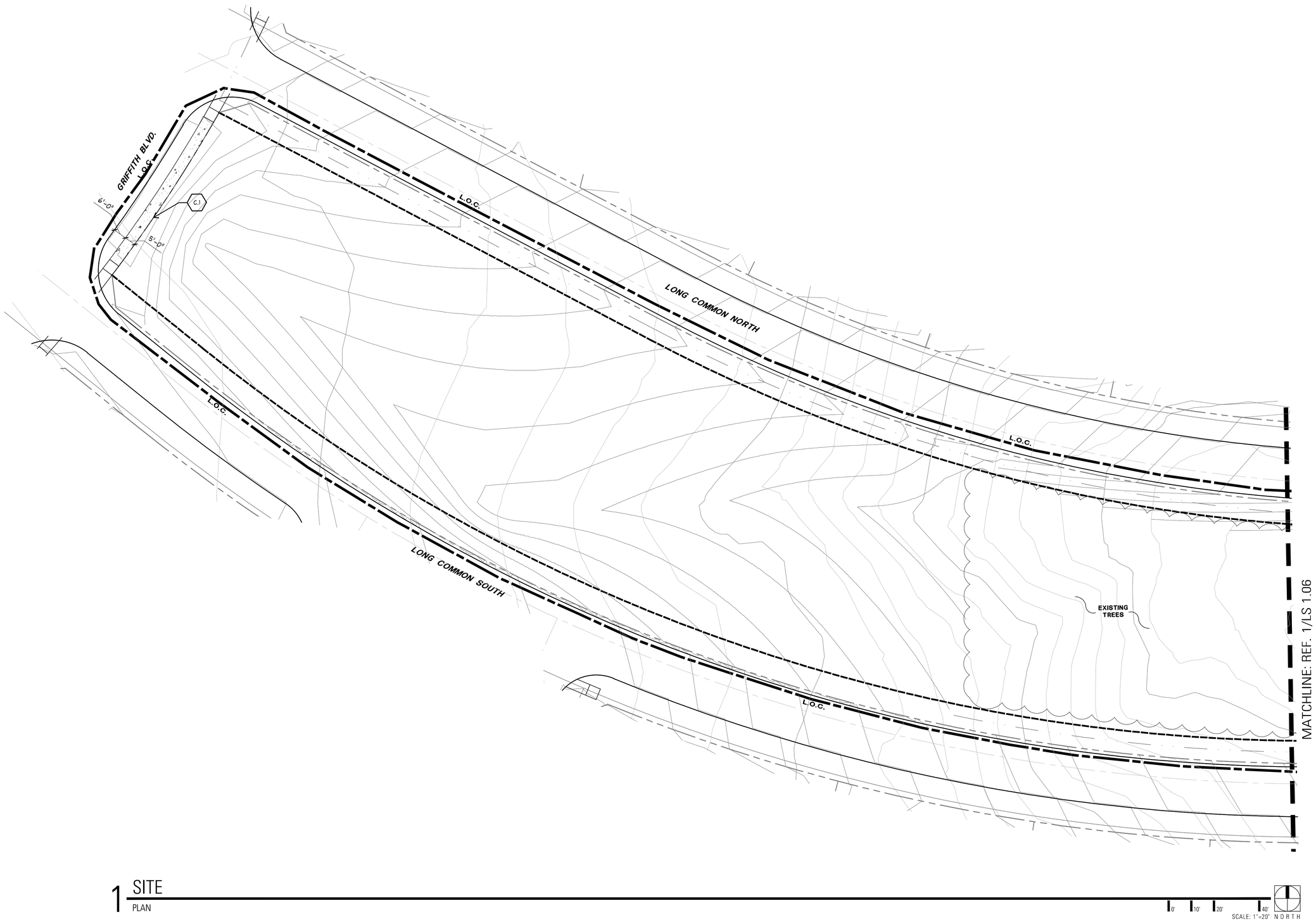

1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MERKEL
STATE OF TEXAS
08/12/2016

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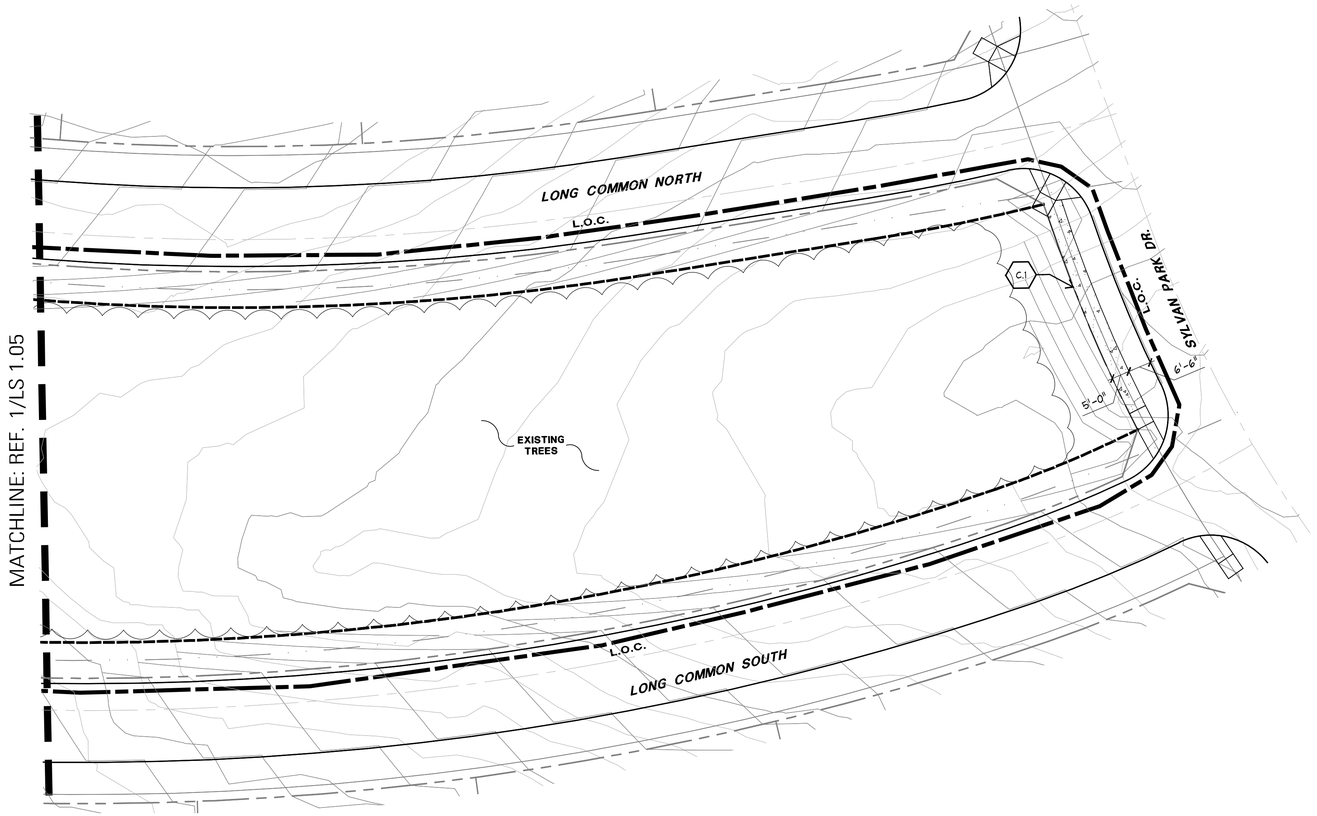

1 SITE PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

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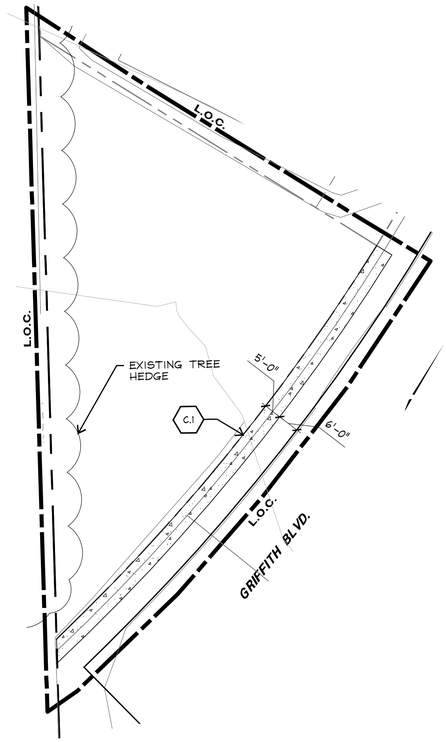
LS 1.06



2 SITE
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 SITE
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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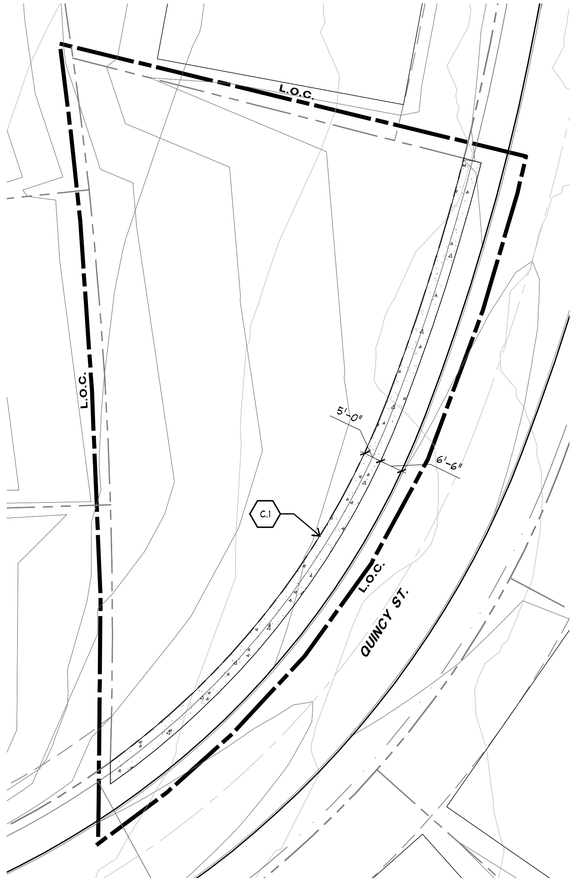

1 SITE
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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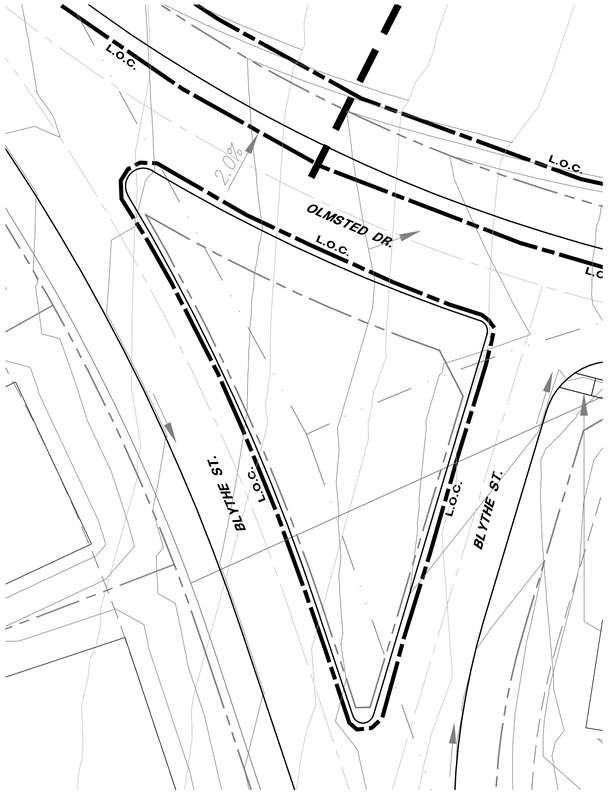

2 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 SITE PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
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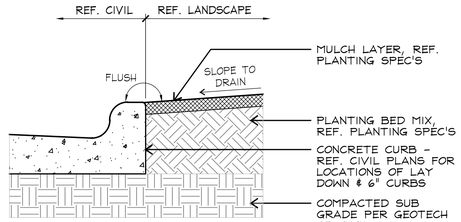
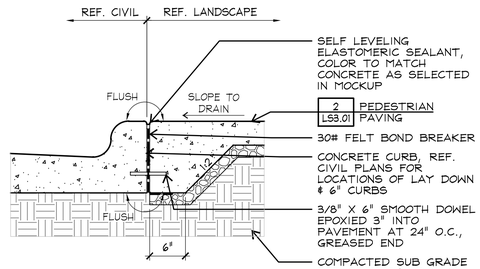


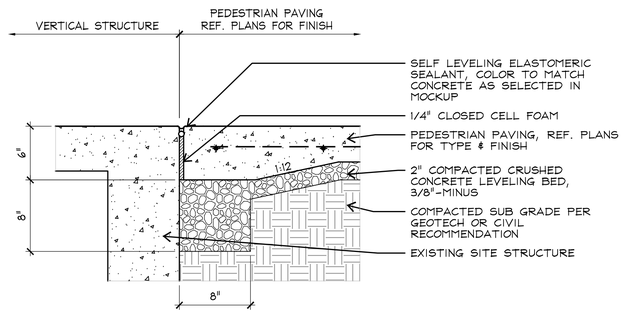
7 PLANTING AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



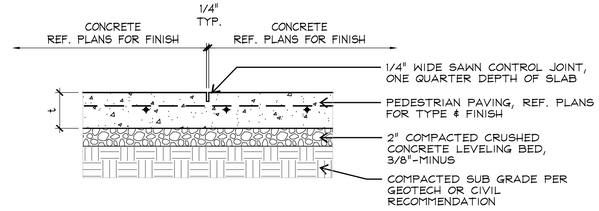
6 CONCRETE AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



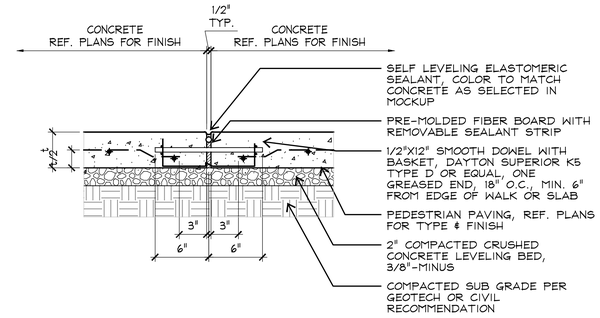
5 ISOLATION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



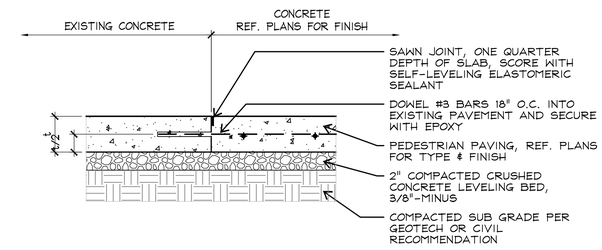
4 CONTROL JOINT

SECTION — SCALE: 1-1/2"=1'-0"



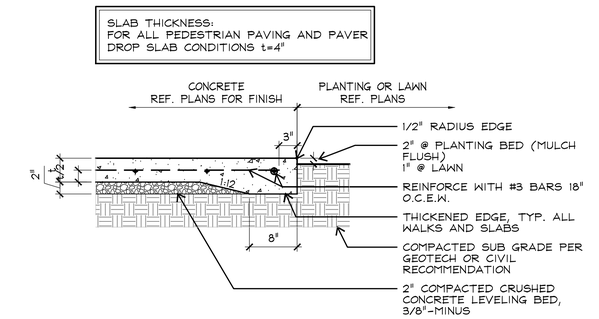
3 EXPANSION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



2 COLD JOINT

SECTION — SCALE: 1-1/2"=1'-0"



1 CONCRETE WALK OR SLAB

SECTION — SCALE: 1"=1'-0"

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MARK THOMAS REBER
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08/12/2016

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Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
SITEWORK DETAILS

Sheet Number:
LS 2.01

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PLANT LIST

SHADE TREES

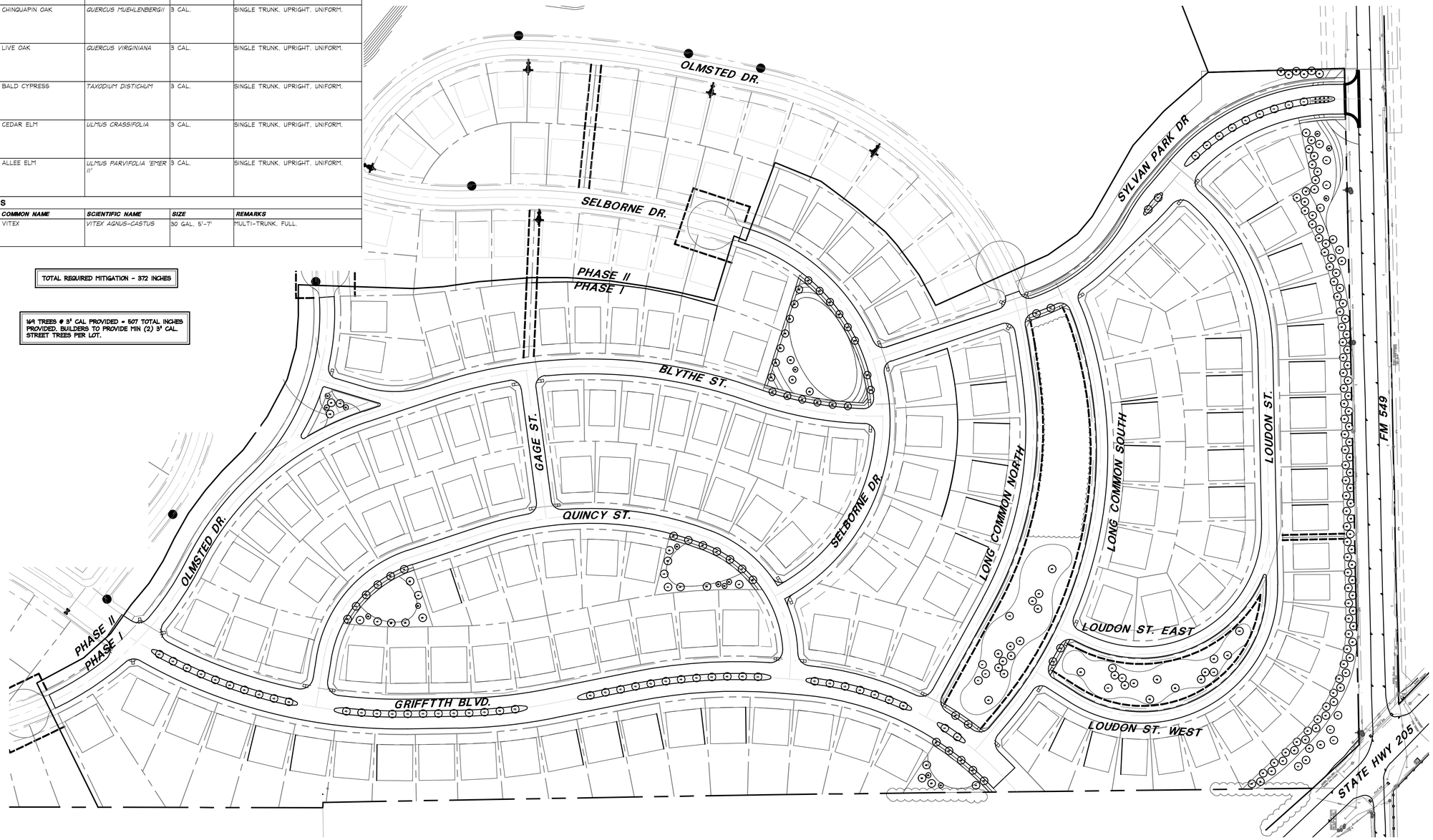
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
+	BO	BUR OAK	*QUERCUS MACROCARPA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
○	FPU	URBANITE ASH	*FRAXINUS PENNSYLVANICA URBANITE*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM
●	JV	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	10' HT.	SINGLE TRUNK. UPRIGHT. UNIFORM.
⊠	PC	CHINESE PISTACHE	*PISTACHIA CHINENSIS*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
◉	PO	SYCAMORE	*PLATANUS OCCIDENTALIS*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
◪	QM	CHINQUAPIN OAK	*QUERCUS MUEHLENBERGII*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
⊕	QV	LIVE OAK	*QUERCUS VIRGINIANA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
□	TD	BALD CYPRESS	*TAXODIUM DISTICHUM*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
▲	UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
◉	UP	ALLEE ELM	*ULMUS PARVIFOLIA 'EMER II'*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.

ORNAMENTAL TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
⊠	VAC	VITEX	*VITEX AGNUS-CASTUS*	30 GAL. 5'-7'	MULTI-TRUNK. FULL.

TOTAL REQUIRED MITIGATION - 372 INCHES

169 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.



1 Overall Tree Planting Plan
PLAN

0' 50' 100' 200'
SCALE: 1"=100' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT MARK THOMAS MEYER 2016 STATE OF TEXAS
08/12/2016

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Project:
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ROCKWALL, TEXAS

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Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
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1 2016-11-22 Overall Tree Planting Plan

Sheet Title:
OVERALL TREE PLANTING PLAN

Sheet Number:
LP 1.00

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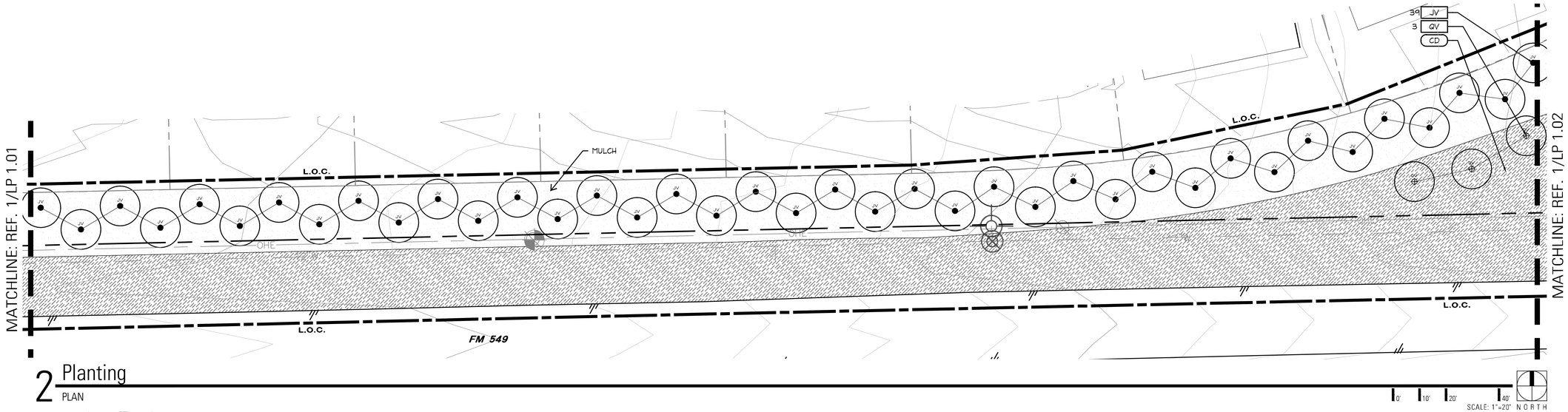
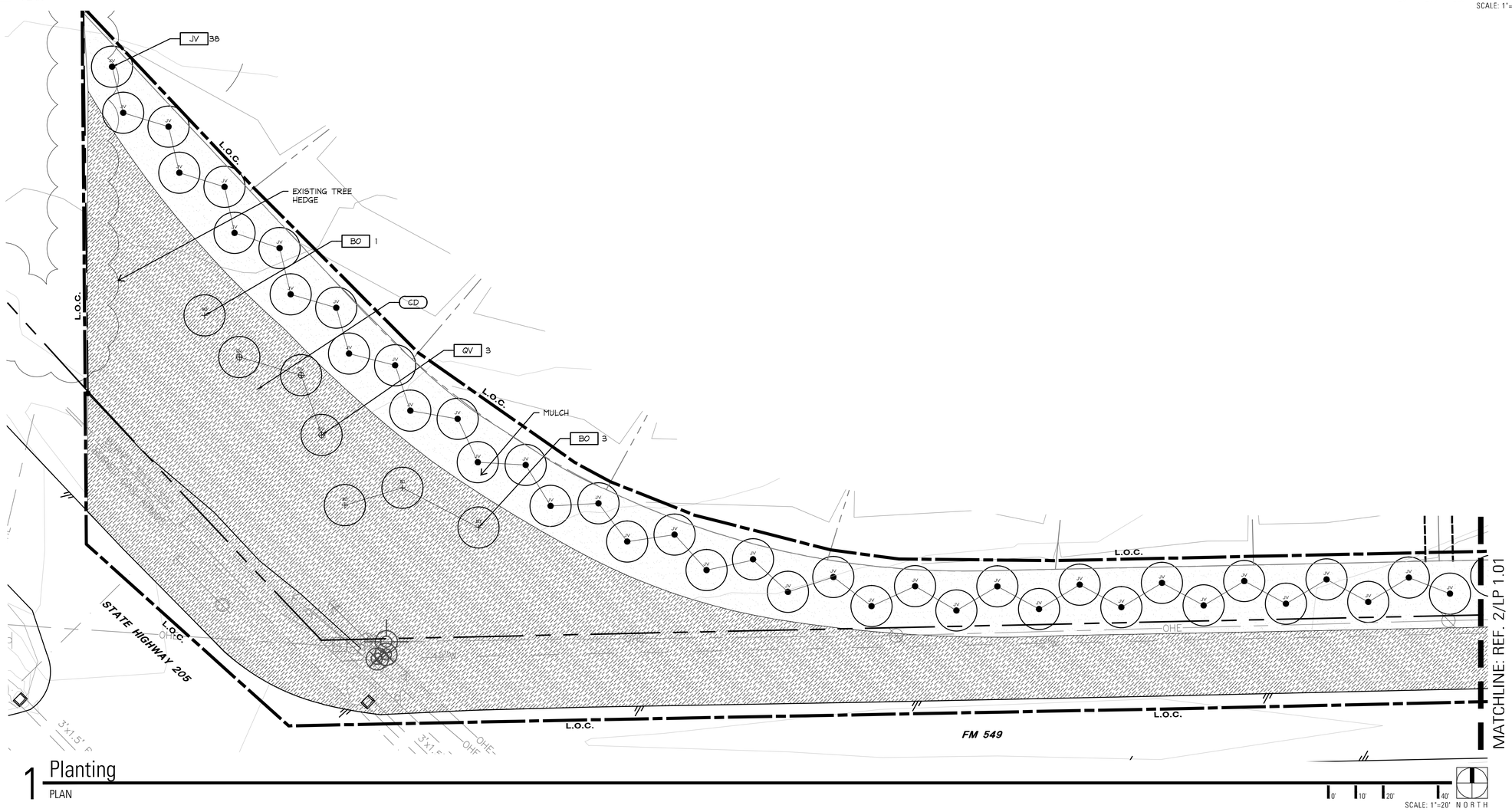


2 Planting PLAN

SCALE: 1"=20' NORTH



1 Planting PLAN

SCALE: 1"=20' NORTH

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REGISTERED LANDSCAPE ARCHITECT MARK THOMAS MEDEA STATE OF TEXAS

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Sheet Title:
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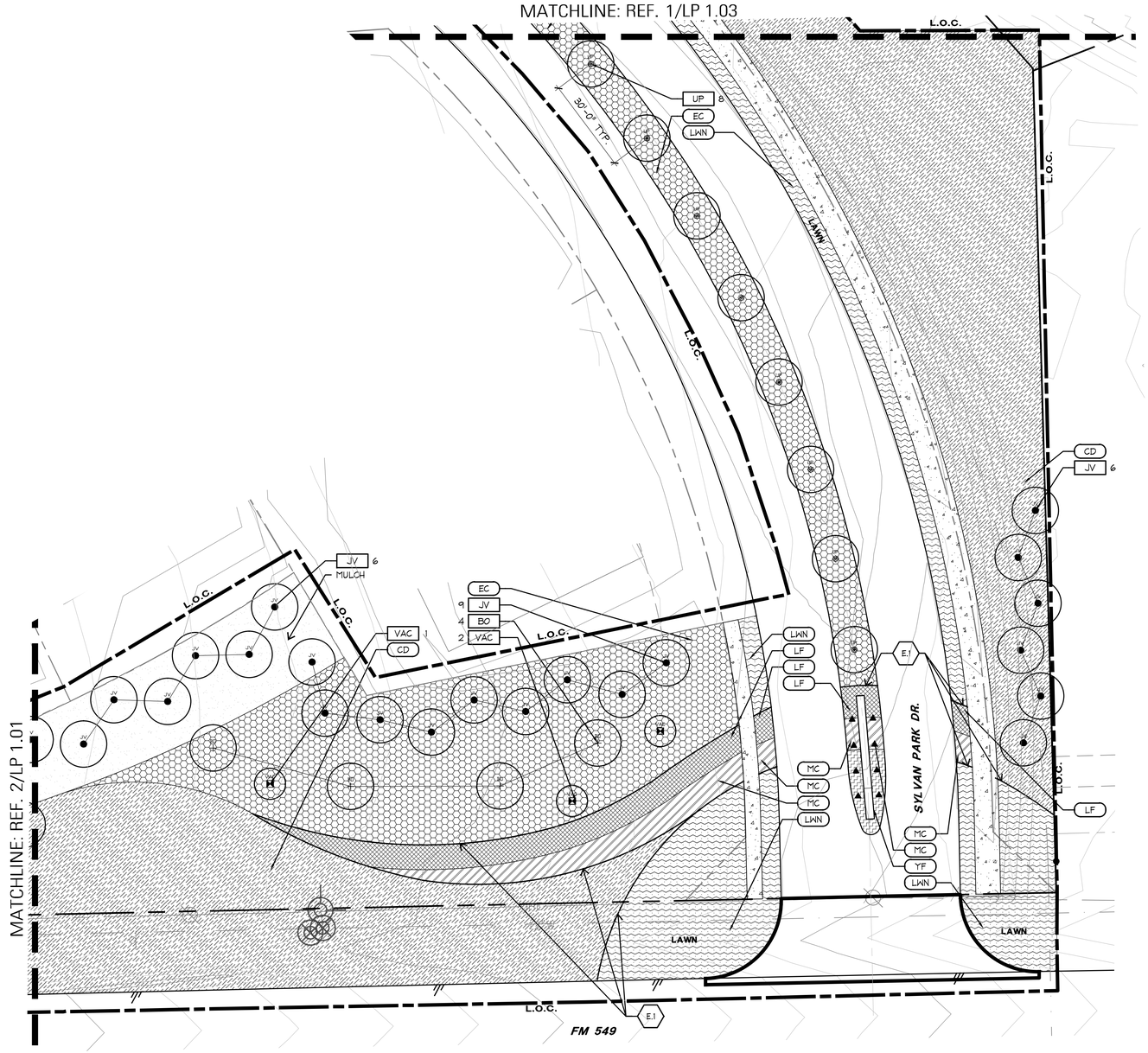
Sheet Number:
LP 1.01



1 PLANTING

PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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Sheet Title:
PLANTING PLAN

Sheet Number:
LP 1.02

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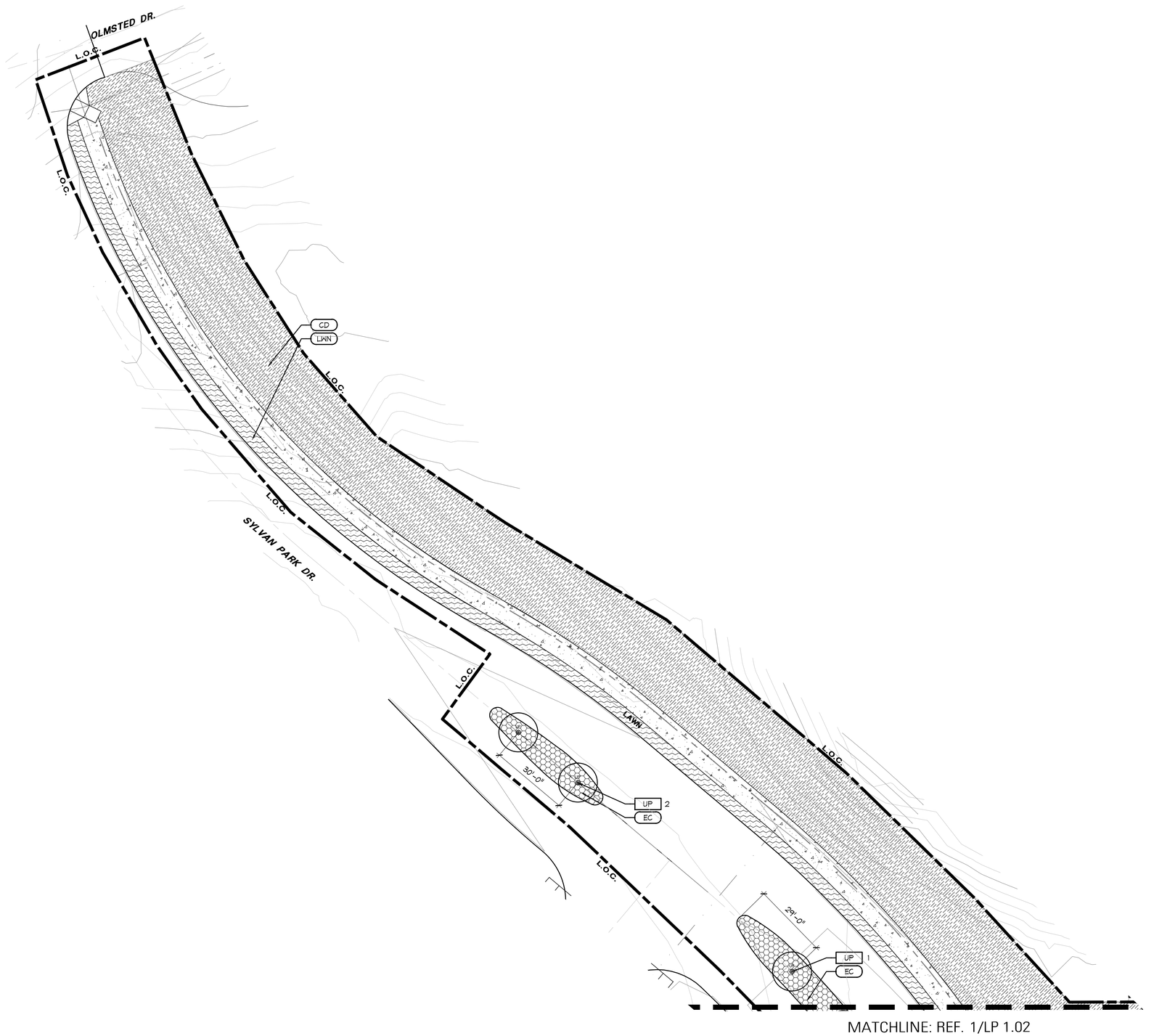

MATCHLINE: REF. 1/LP 1.02

1 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG

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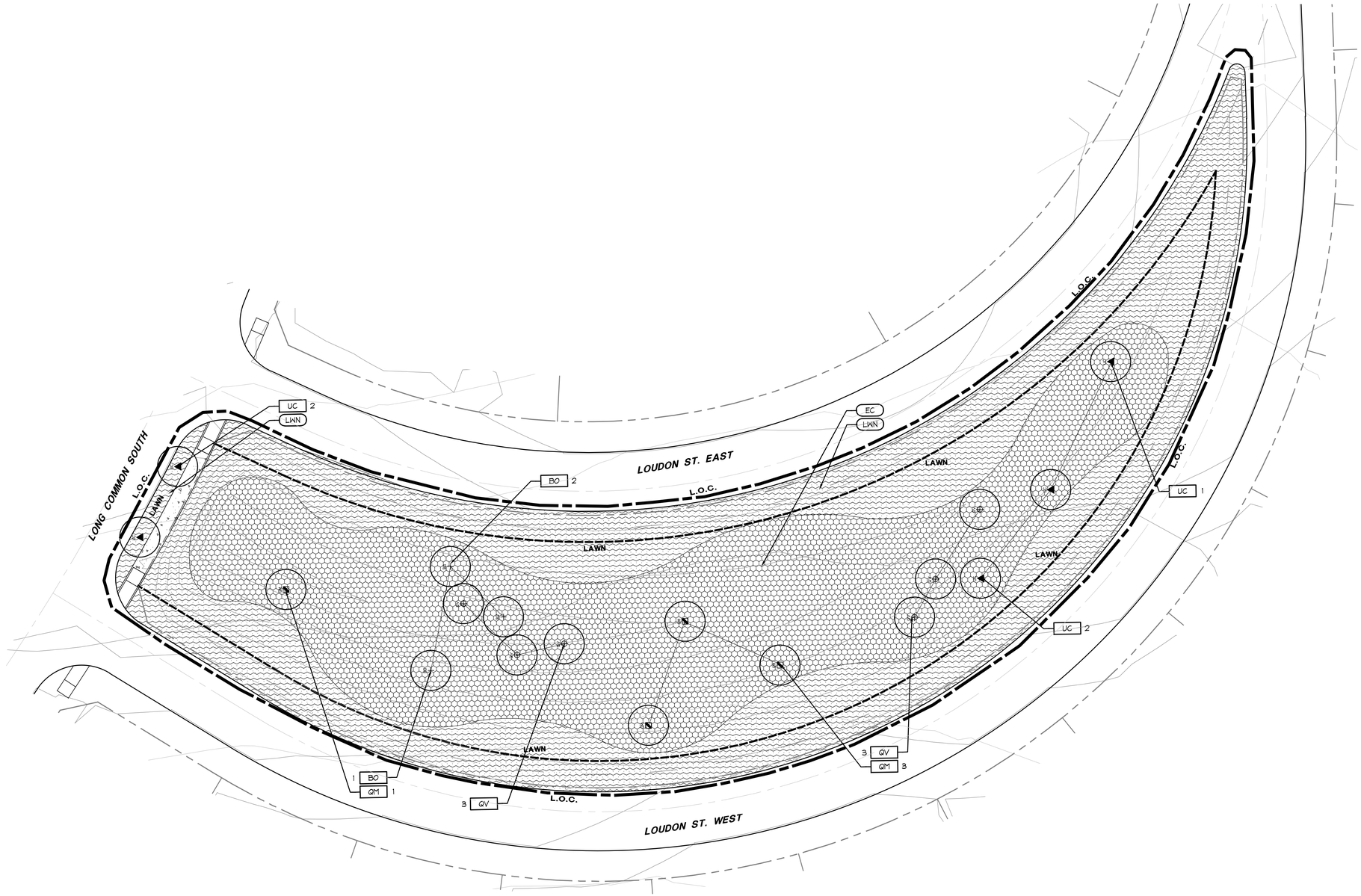

1 PLANTING

PLAN

0' 10' 20' 40'

SCALE: 1"=20' NORTH

TBG

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STATE OF TEXAS
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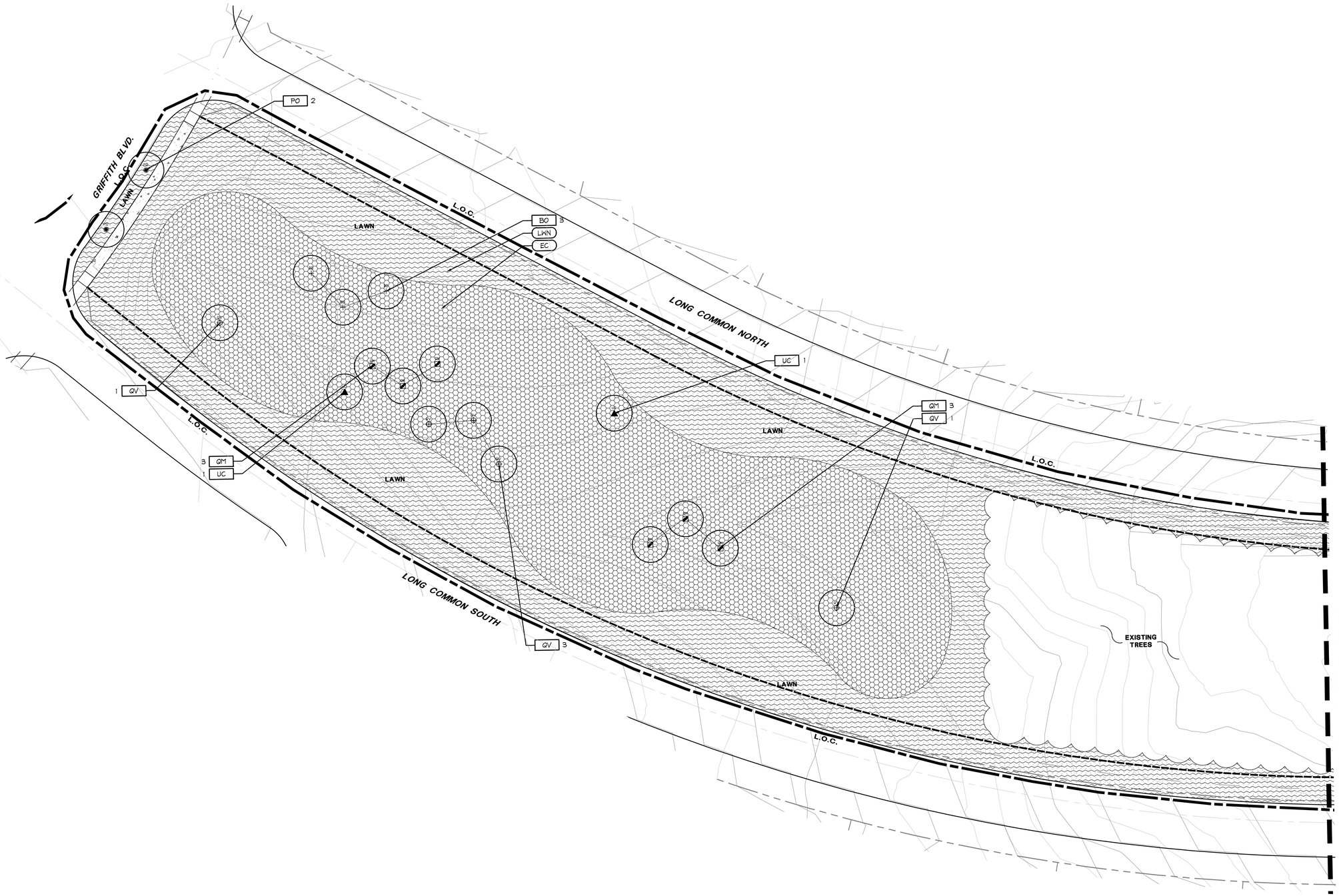

1 PLANTING
PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

TBG

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MARK THOMAS MEREDITH
08/12/2016

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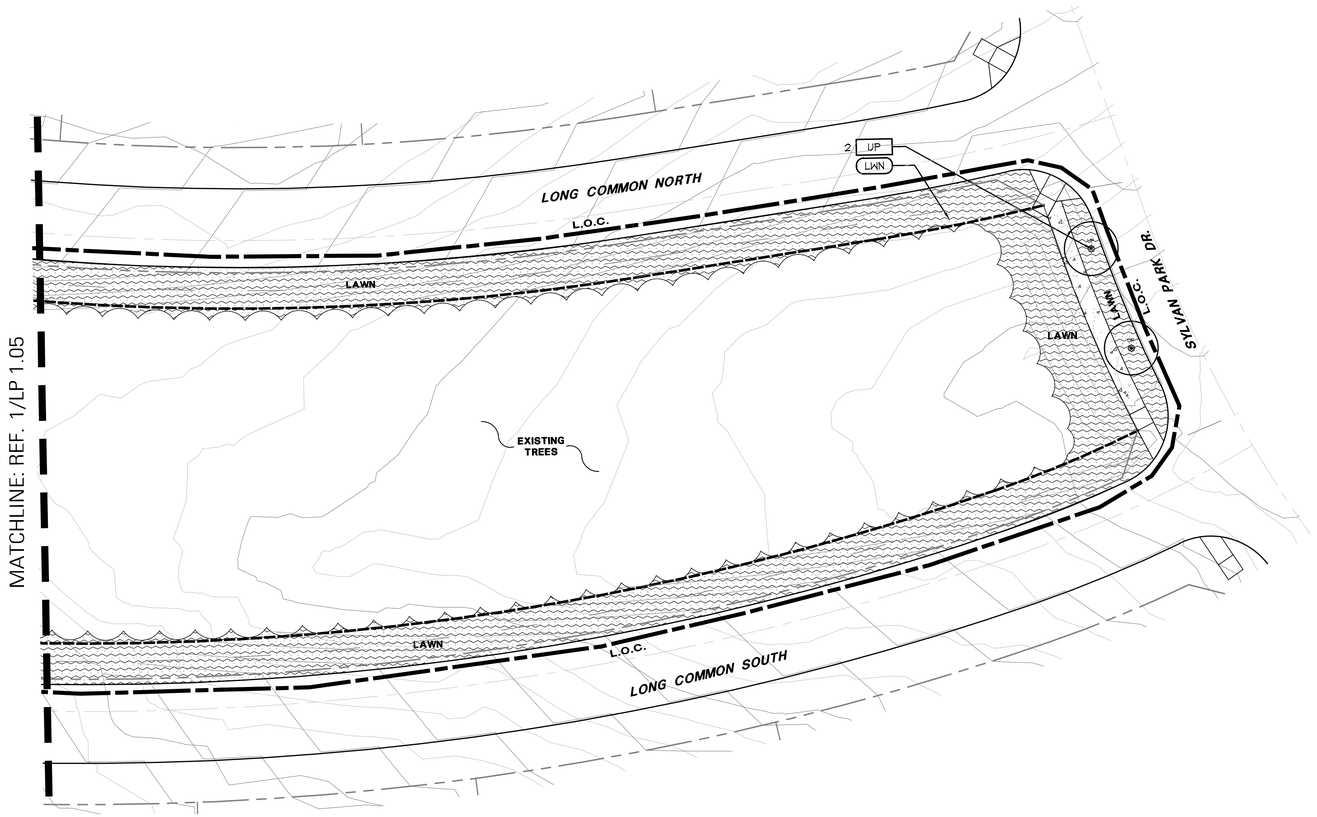

1 PLANTING PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

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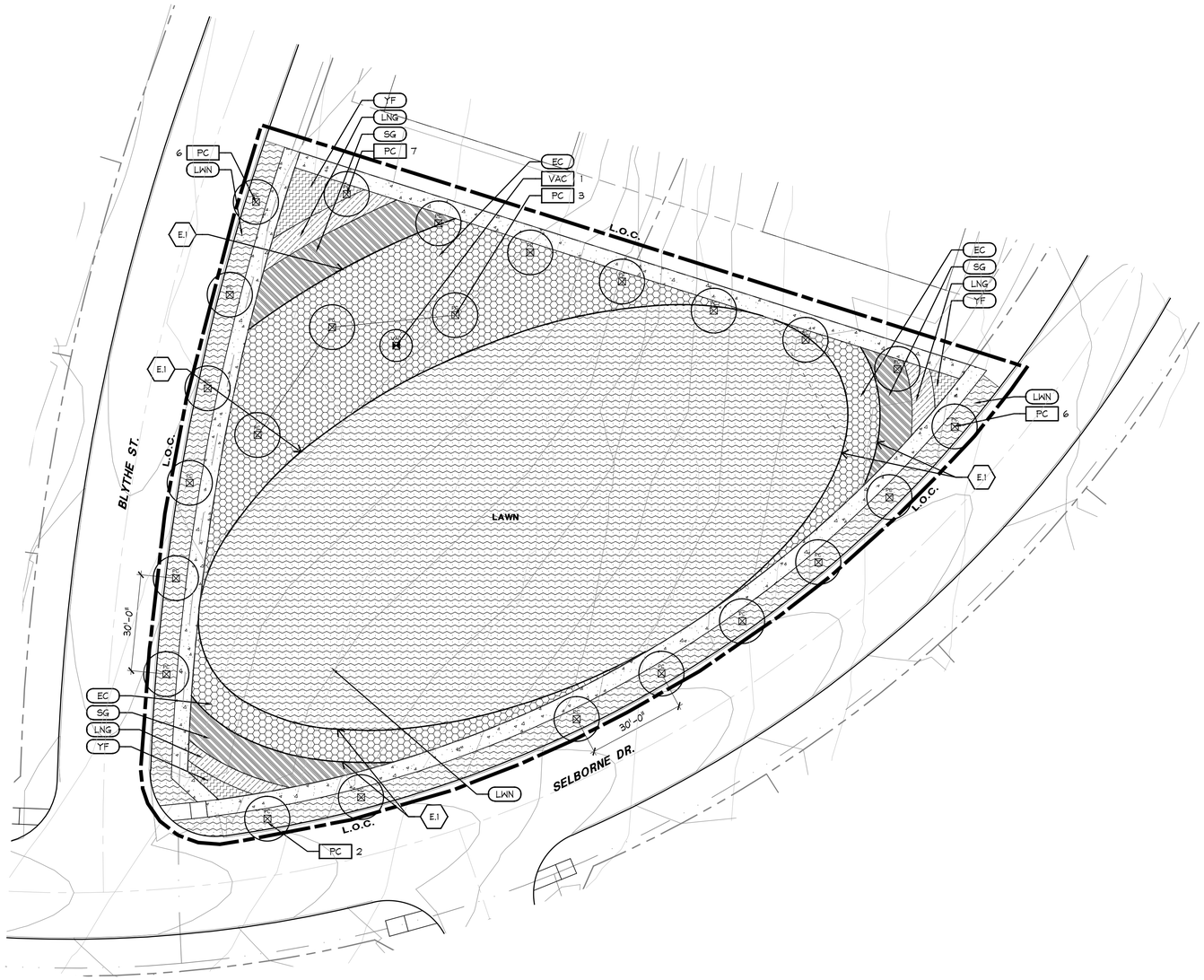
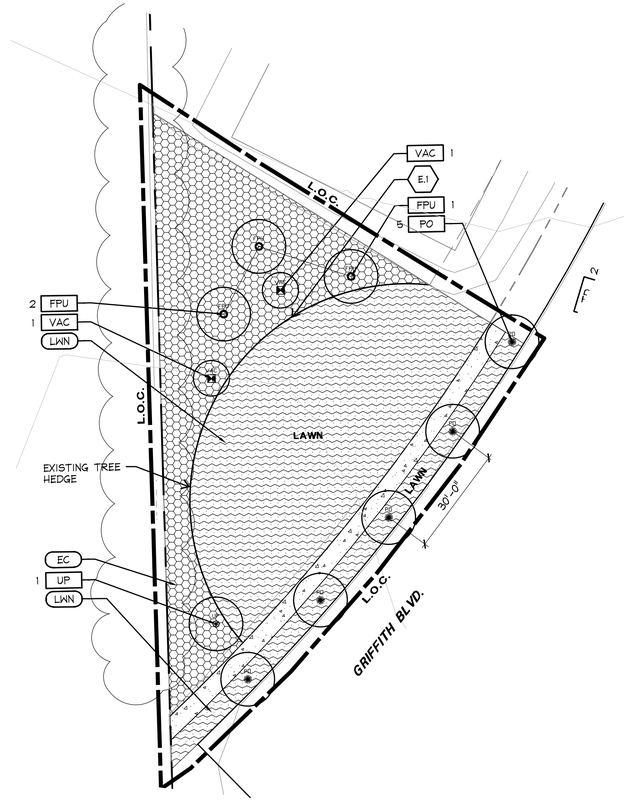


2 PLANTING PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH



1 PLANTING PLAN

SCALE: 1"=20' 0' 10' 20' 40' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

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LP 1.07

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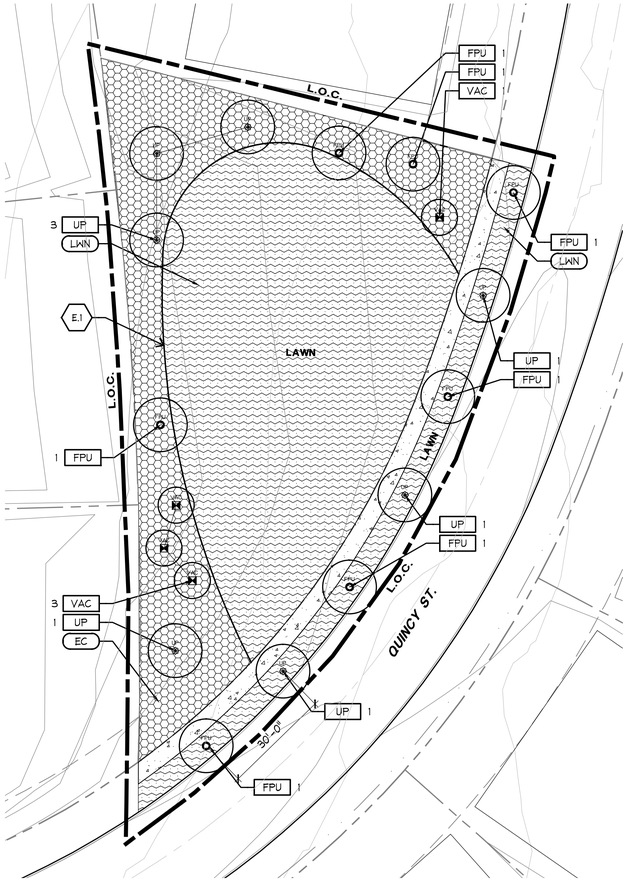

1 PLANTING

PLAN

SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
2516
08/12/2016

Landscape Architects • Planners
1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
PLANTING PLAN

Sheet Number:
LP 1.08

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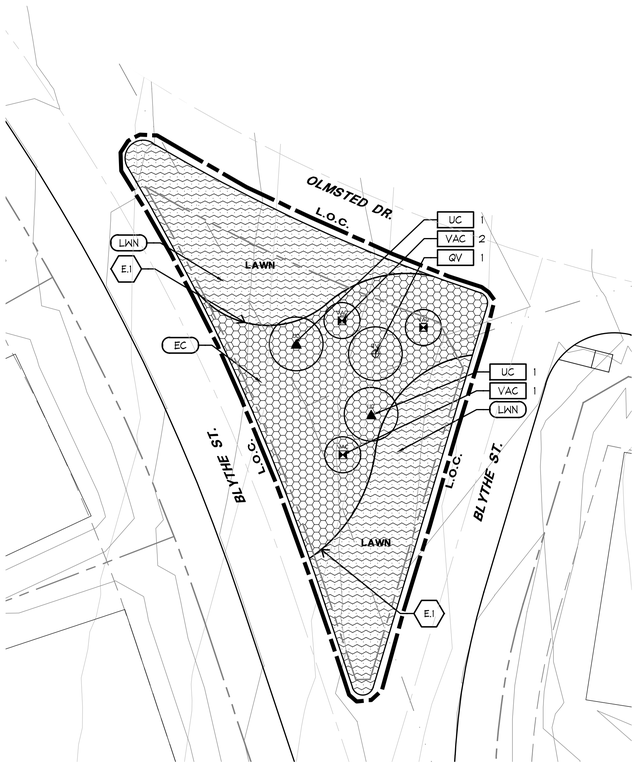
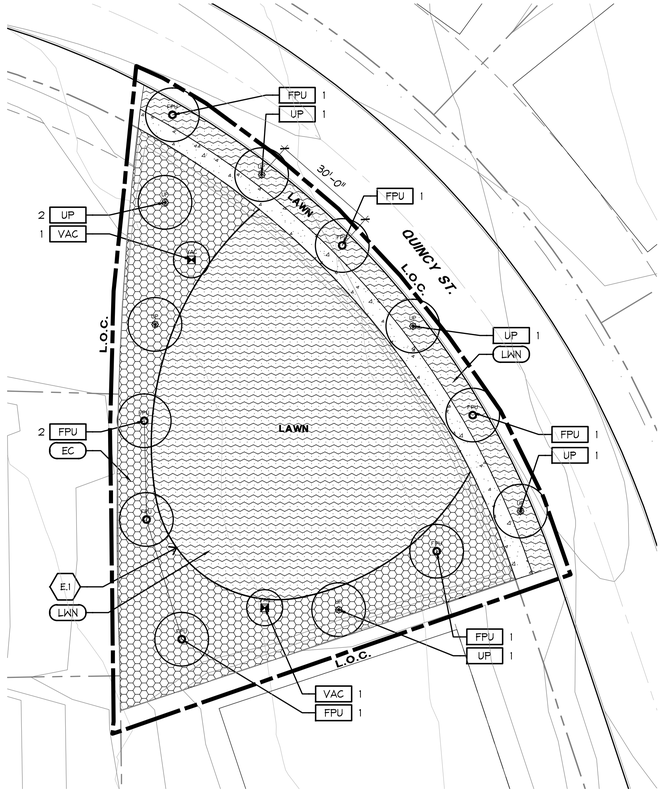


2 PLANTING PLAN

SCALE: 1"=20' NORTH



1 PLANTING PLAN

SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
2576
08/12/2016

Landscape Architects • Planners
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Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

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Revisions:

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Sheet Number:
LP 1.09

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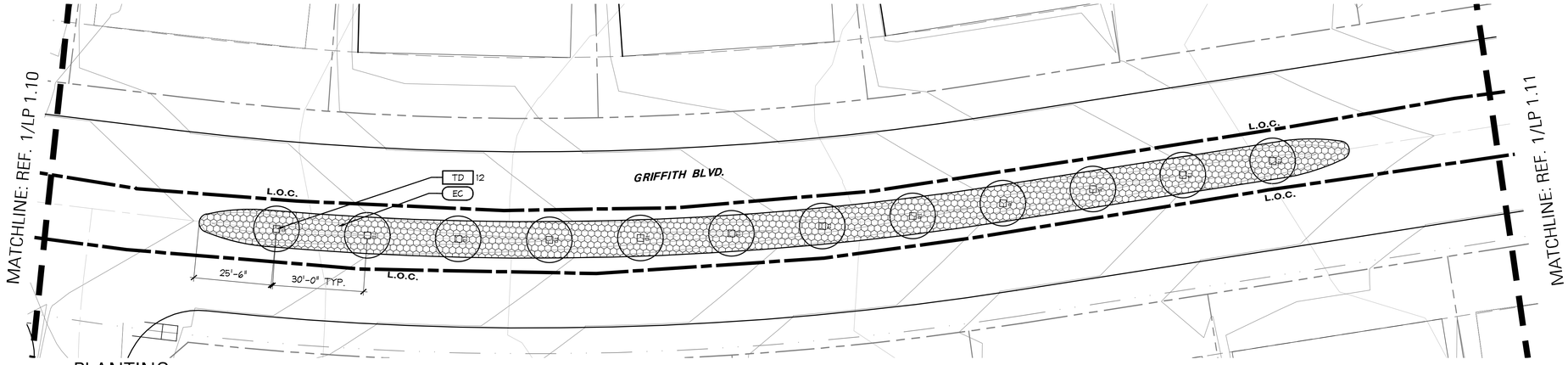
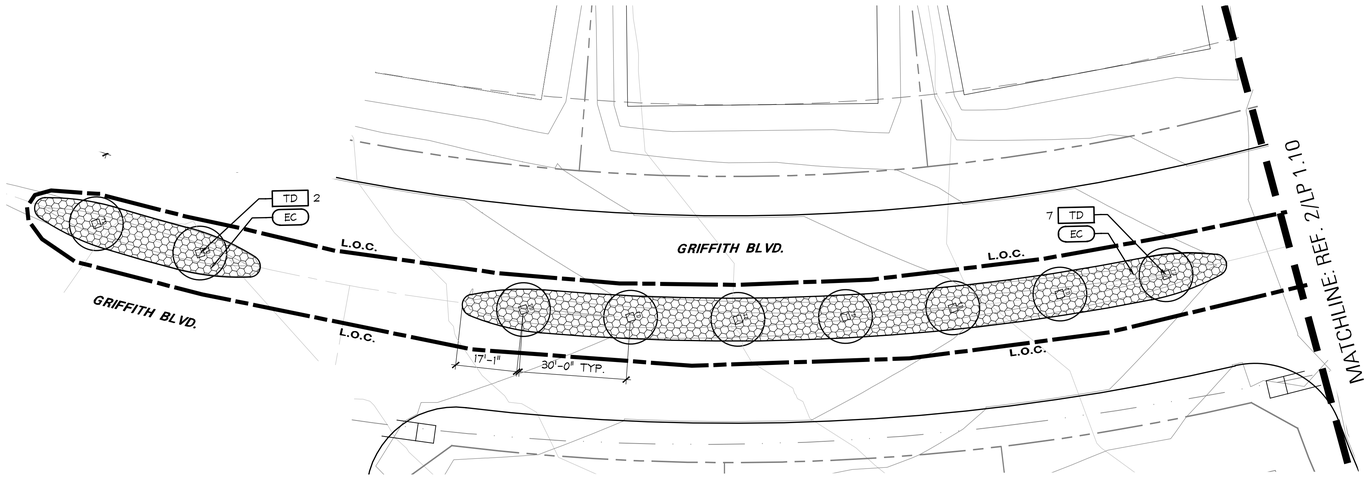


2 PLANTING PLAN

SCALE: 1"=20' NORTH



1 PLANTING PLAN

SCALE: 1"=20' NORTH

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
2476
08/12/2016

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Sheet Title:
PLANTING PLAN

Sheet Number:
LP 1.10

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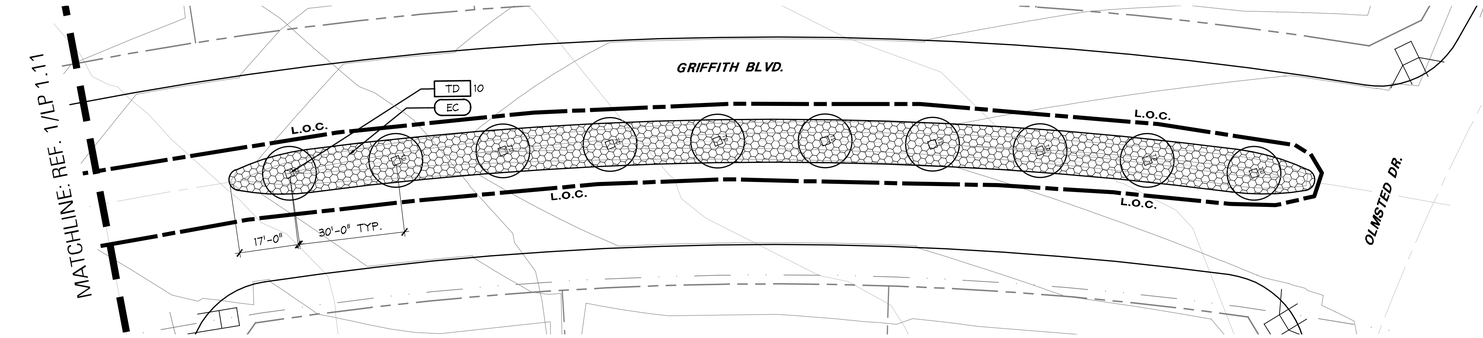
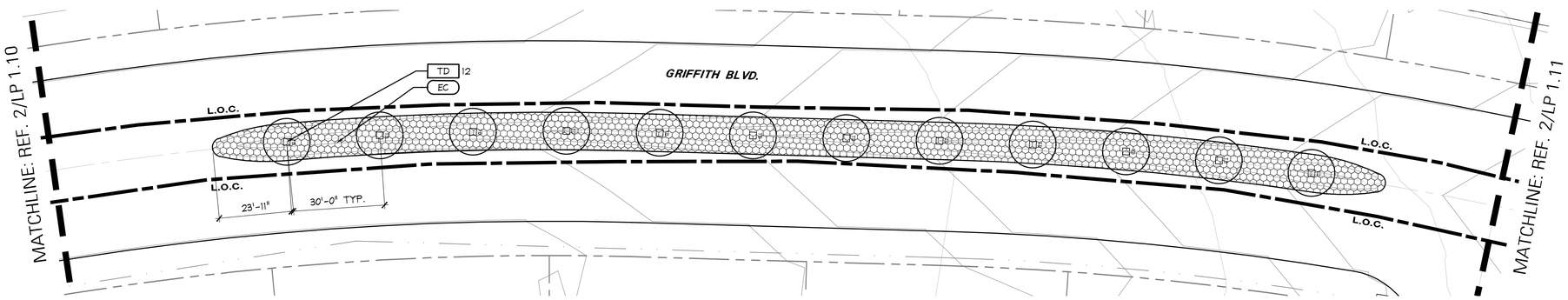


2 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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Project:
SOMERSET PARK

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ROCKWALL, TEXAS

Project Number:
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Drawn: JM
Reviewed: JD

Date Issued:
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Sheet Title:
PLANTING PLAN

Sheet Number:
LP 1.11

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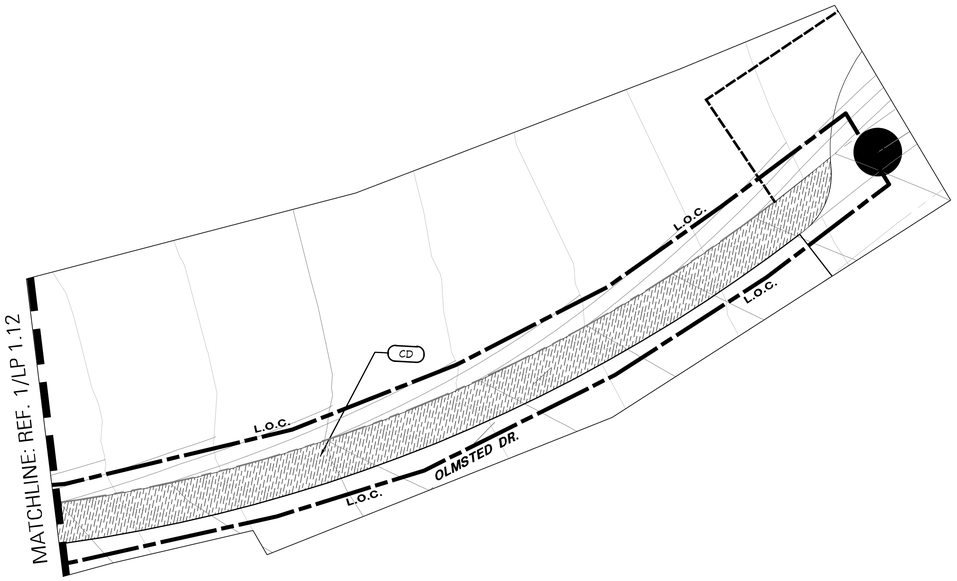
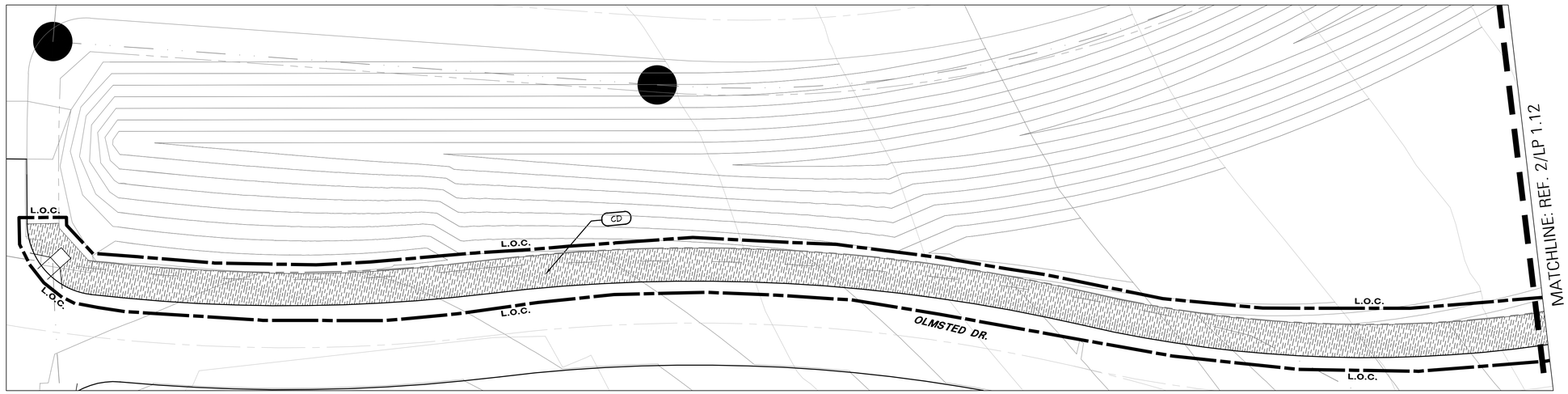


2 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH



1 PLANTING
PLAN

0' 10' 20' 40'
SCALE: 1"=20' NORTH

TBG



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Project:
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Project Number:
D13615

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Drawn: JM
Reviewed: JD

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Sheet Title:
PLANTING PLAN

Sheet Number:
LP 1.12

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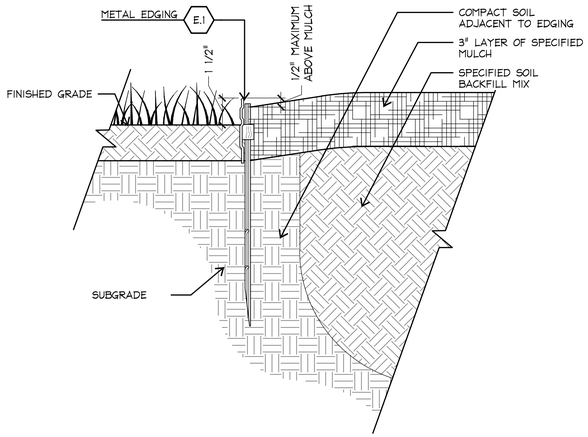
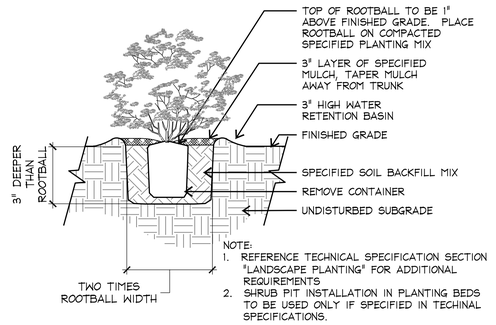


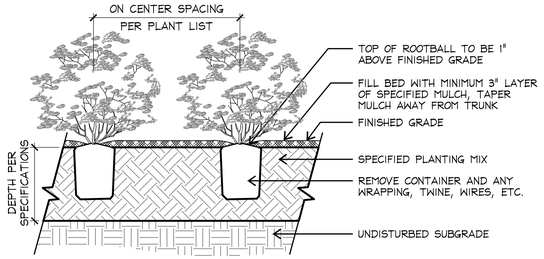
6 METAL EDGING AT PLANTING & LAWN

PLAN SCALE: 3"=1'-0"



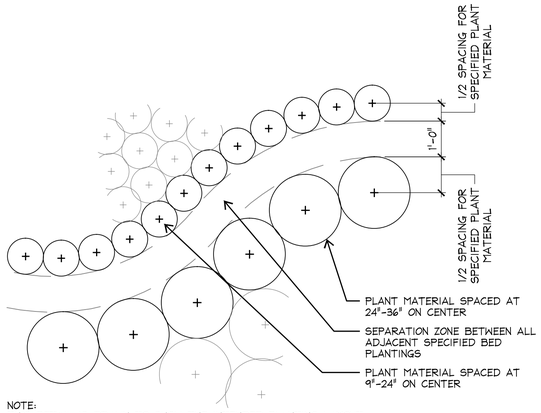
5 SHRUB PIT PLANTING

SECTIONS SCALE: 3/8"=1'-0"



4 SHRUB BED PLANTING

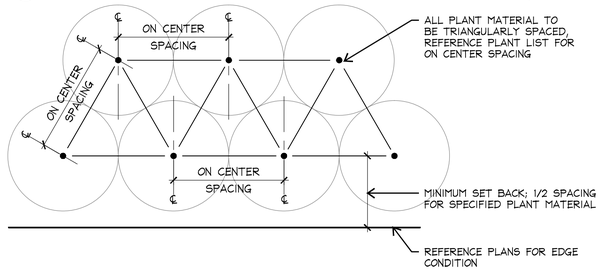
SECTIONS SCALE: 3/8"=1'-0"



NOTE:
THIS DETAIL IS DRAWN TO SHOW THE INTENDED PLANTING LAYOUT OF ADJACENT SHRUB BEDS ALONG CURVES. CONTRACTOR TO PLANT ALL PERIMETER OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

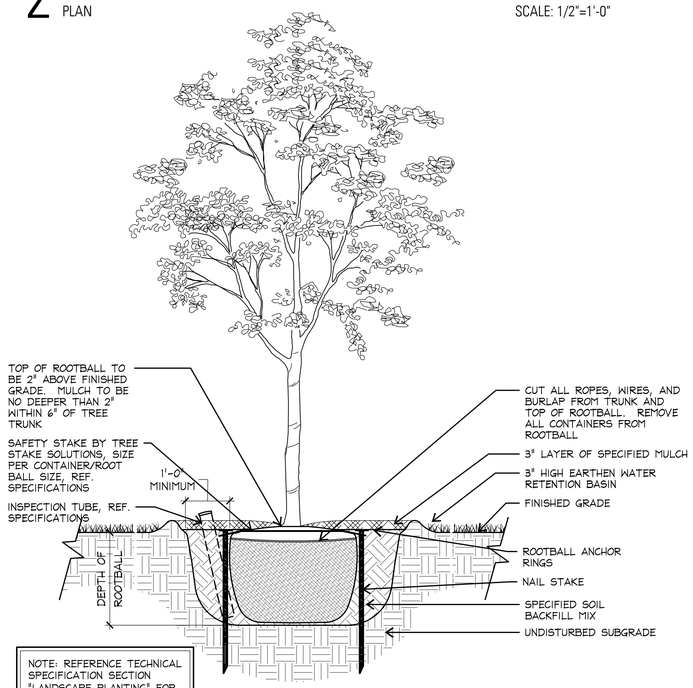
3 CURVED BED LAYOUT

PLAN SCALE: 1/2"=1'-0"



2 PLANT SPACING DIAGRAM

PLAN SCALE: 1/2"=1'-0"



NOTE: REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS

1 TREE PLANTING - STANDARD TRUNK

SECTION SCALE: 1/2"=1'-0"

PLANT LIST

SHADE TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
+	BO	BUR OAK	*QUERCUS MACROCARPA*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
o	FPU	URBANITE ASH	*FRAXINUS PENNSYLVANICA URBANITE*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM
●	JV	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	10' HT.	SINGLE TRUNK, UPRIGHT, UNIFORM.
⊠	PC	CHINESE PISTACHE	*PISTACHIA CHINENSIS*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
✺	PO	SYCAMORE	*PLATANUS OCCIDENTALIS*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
◪	QM	CHINQUAPIN OAK	*QUERCUS MUEHLENBERGII*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
⊕	QV	LIVE OAK	*QUERCUS VIRGINIANA*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
□	TD	BALD CYPRESS	*TAXODIUM DISTICHUM*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
▲	UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.
⊛	UP	ALLEE ELM	*ULMUS PARVIFOLIA 'EMER II'*	3 CAL.	SINGLE TRUNK, UPRIGHT, UNIFORM.

ORNAMENTAL TREES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
⋈	VAC	VITEX	*VITEX AGNUS-CASTUS*	30 GAL. 5'-7'	MULTI-TRUNK, FULL.

PERENNIALS, GROUNDCOVERS, AND ANNUALS

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LF	TEXAS SAGE	*LEUCOPHYLLUM FRUTESCENS 'SILVERADO'*	3 GAL. 36" O.C.	DENSE, UNIFORM.
	LNG	NEW GOLD LANTANA	*LANTANA X 'NEW GOLD'*	3 GAL. 18" O.C.	DENSE, UNIFORM.
	MC	GULF MUHLY	*MUHLENBERGIA CAPILLARIS*	3 GAL. 24" O.C.	DENSE, UNIFORM.
	SG	LIPSTICK AUTUMN SAGE	*SALVIA GREGGII 'LIPSTICK'*	3 GAL. 24" O.C.	DENSE, UNIFORM.
	YF	COLOR GUARD YUCCA	*YUCCA FILAMENTOSA 'COLOR GUARD'*	3 GAL. 18" O.C.	DENSE, UNIFORM.

TURF GRASS AND SEED MIXES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CD	GIANT BERMUDA	*CYNODON DACTYLON*	HYDROSEED	HYDROSEED
	EC	WEEPING LOVE GRASS	*ERAGROSTIS CURVULA*	HYDROSEED	HYDROSEED
	LWN	COMMON BERMUDA	*CYNODON DACTYLON*	HYDROSEED	HYDROSEED

169 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.

TBG

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS MARK THOMAS MEDEA 2516
08/12/2016

Landscape Architects • Planners
1306 May Street, Suite 200
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(817) 870-9848

Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

Date Issued:
AUGUST 12, 2016

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Sheet Title:
PLANTING MATERIAL

Sheet Number:
LP 2.01

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1 STREET TREE GUIDELINE

PLAN

NOT TO SCALE

NORTH

STREET TREES



URBANITE ASH



PRINCETON ELM



ALLEE ELM



LACEBARK ELM



CEDAR ELM



BUR OAK



CHINQUAPIN OAK



LIVE OAK



SYCAMORE



CHINESE PISTACHE

TBG

REGISTERED LANDSCAPE ARCHITECT
MARK THOMAS MEREDITH
STATE OF TEXAS
08/12/2016

Landscape Architects • Planners

1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848

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Fort Worth • Houston • San Antonio

Project:

SOMERSET PARK

ARCADIA REALTY

ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

Date Issued:
AUGUST 12, 2016

Revisions:

Sheet Title:
STREET TREE GUIDELINE

Sheet Number:
LP 2.02

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 13, 2016

SUBJECT: MIS2016-012; *Breezy Hill, Phase VI Tree Mitigation Plan*

The applicant, John Arnold of the Skorburg Company, has submitted a tree mitigation plan for Phase VI of the Breezy Hill Subdivision in accordance with Section 1.2, *Plan Required*, of Article IX, *Tree Preservation*, of the Unified Development Code; and, in accordance with Section 1.4, *Authority to Review and Approval*, of this code staff is bringing the plan forward to the Planning and Zoning Commission for approval. According to the plan, a total of 1,091-inches of trees will be removed to accommodate the proposed development. It should also be noted that some of the trees being removed are located on parkland that was previously dedicated by the developer; however, the City has reached an agreement with the Skorburg Company with regard to this land. To satisfy the outstanding mitigation balance the applicant has indicated that they will be preserving 318-inches of existing trees, which entitles them to a maximum tree credit of 64-inches. In addition, the applicant has shown that the balances from other phases of the Breezy Hill Subdivision coupled with the proposed *per lot* planting requirements (*i.e. two [2], three [3] inch canopy trees per lot -- 79 lots x 2 trees x 3-inches = 474-inches*) can be used to satisfy the balance. Specifically, the applicant will be applying: (1) the tree balance from the landscaping provided with the amenity center (*i.e. 88-inches*), (2) the tree balance from the park improvements used with *Phase 3* (*i.e. 169-inches*), (3) remaining tree balance from *Phase 1* (*i.e. 92-inches*), (4) remaining tree balance from *Phase 7* (*i.e. 60-inches*), and (5) remaining tree balance from *Phases 2A & 2B* (*i.e. 214-inches*). This means that the tree balance for the entire Breezy Hill Subdivision to date is +70-inches. This balance can be carried over to future phases of the proposed subdivision.

Miller, Ryan

To: John Arnold
Subject: RE: Breezy Hill Phase 6

From: John Arnold [mailto:jarnold@skorburgcompany.com]
Sent: Thursday, December 08, 2016 3:08 PM
To: Miller, Ryan; 'Grubbs Design Group '
Subject: RE: Breezy Hill Phase 6

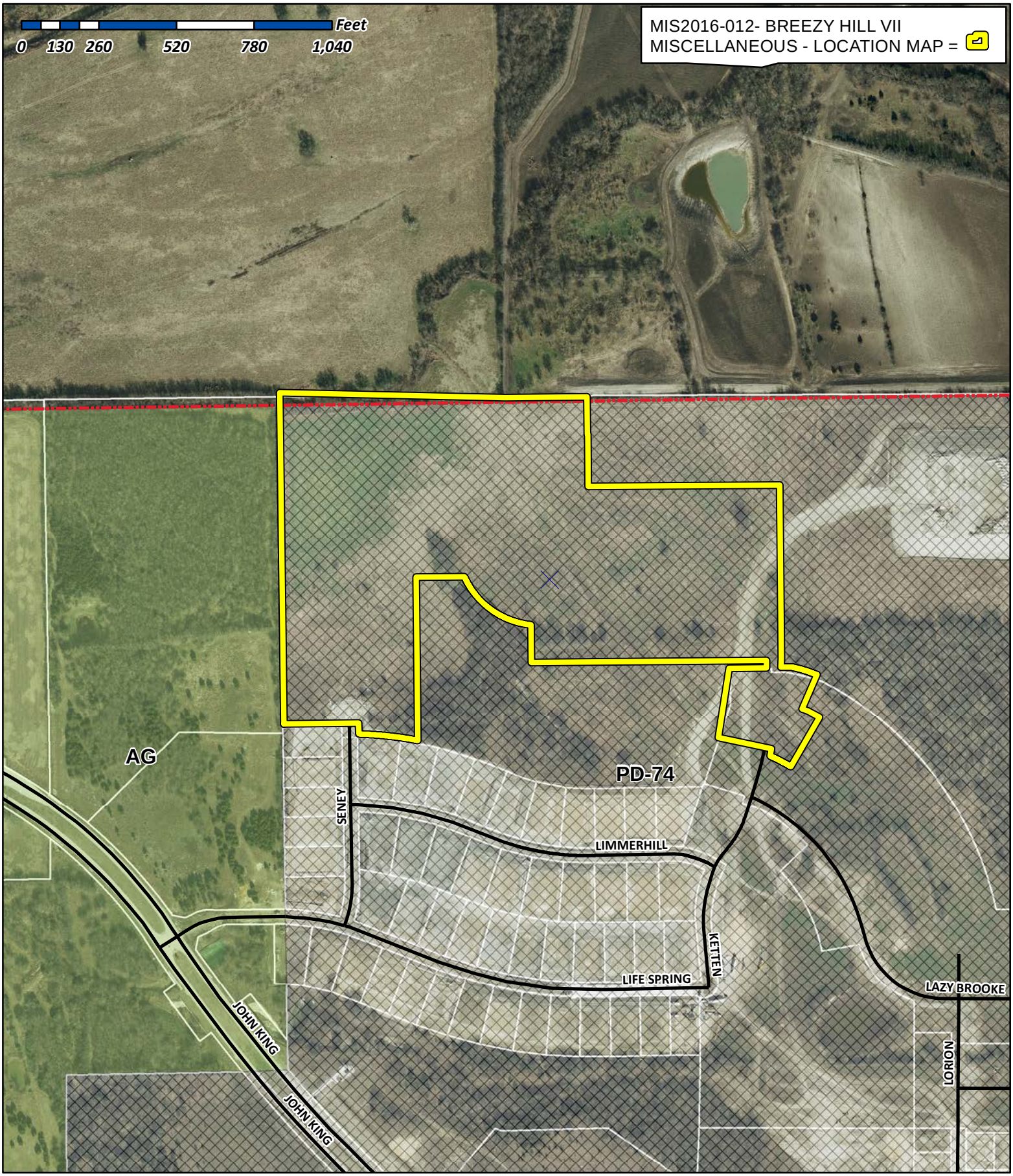
Ryan,

Skorburg Company is requesting that the City approve the Tree mitigation as submitted by Joe Grubbs Design on December 8, 2016.

John

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

1



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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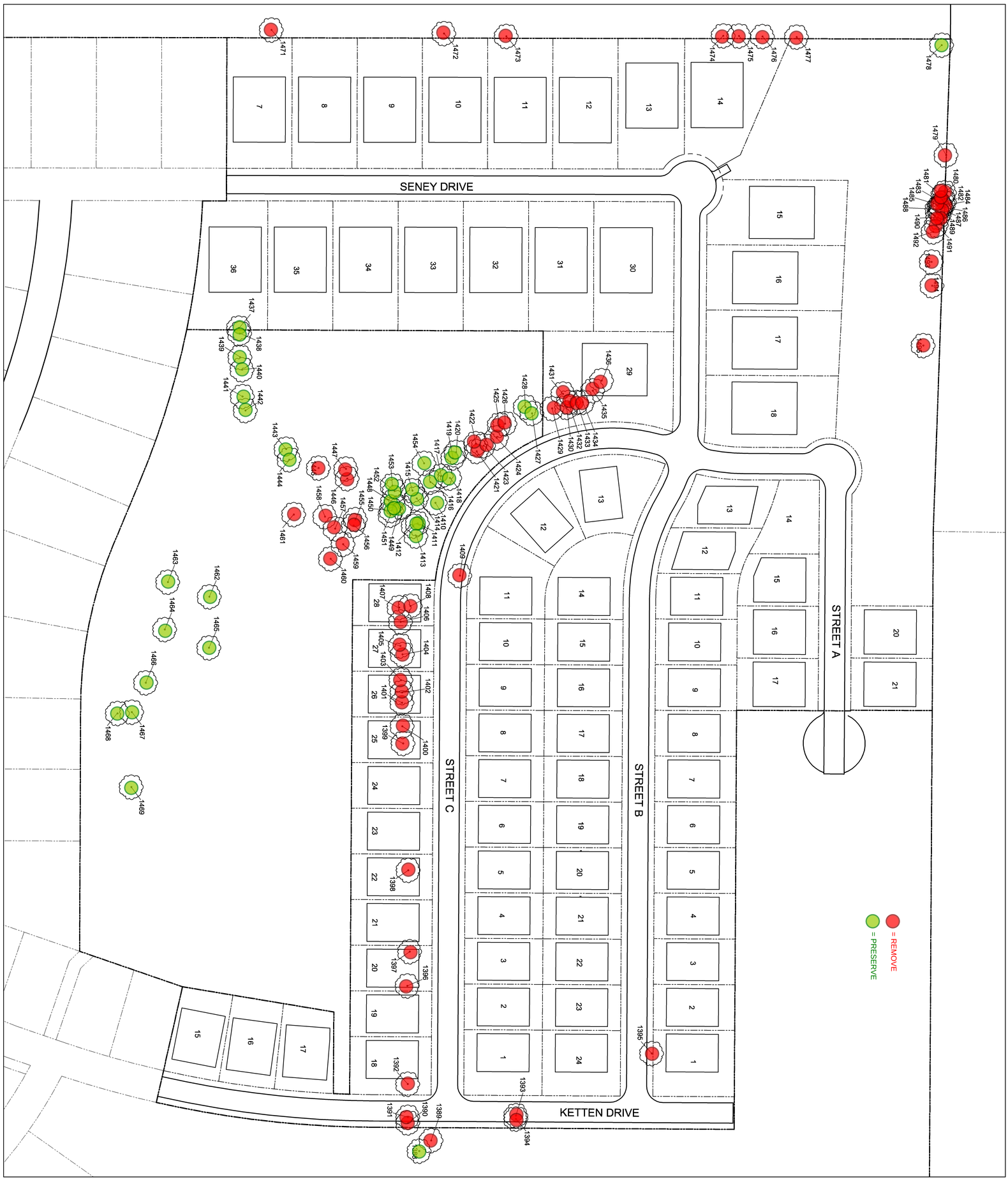

Sheet Number: TS1 of TS2 Sheets

Sheet Title:

Tree Survey & Mitigation Plan

STATE OF TEXAS
JOE D. GRUBBS
LANDSCAPE ARCHITECT
12-7-16

Breezy Hill

Phase VI

Rockwall Texas

Issued For: CONSTRUCTION
Job No. 16129
Scale 1" = 70'-0"
Drawn By: JDG
Date 12-7-2016

#	Revisions:	Date:

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1388	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1389	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1390	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1391	17"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1392	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1393	12"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1394	6"	HERCULES CLUB	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1395	42"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	84 INCHES	
1396	12"	CEDAR ELM	GOOD	SAVED	MITIGATION REQUIRED 1:1 RATIO	12 INCHES	
1397	23" M.T.	CEDAR	GOOD	SAVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	11.5 INCHES	
1398	17"	CEDAR	GOOD	SAVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1399	17"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1400	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1401	13"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	13 INCHES	
1402	14"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1403	23" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1404	11"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1405	25"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1406	17" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1407	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1408	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1409	18"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1410	30"	RED OAK	GOOD	SAVED			
1411	17"	PECAN	GOOD	SAVED			
1412	18"	PECAN	GOOD	SAVED			
1413	24"	PECAN	GOOD	SAVED			24 INCHES
1414	19"	PECAN	GOOD	SAVED			
1415	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1416	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1417	13"	PECAN	GOOD	SAVED			
1418	25"	PECAN	GOOD	SAVED			25 INCHES
1419	22"	RED OAK	GOOD	SAVED			
1420	28"	PECAN	GOOD	SAVED			28 INCHES
1421	19"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1422	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1423	10"	PECAN	LEANING	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1424	21"	HACKBERRY	LEANING TOP BROKEN	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	10.5 INCHES	
1425	15"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	7.5 INCHES	

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1426	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1427	20" M.T.	HACKBERRY	GOOD	SAVED			
1428	24" M.T.	CEDAR ELM	GOOD	SAVED			24 INCHES
1429	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1430	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1431	19"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	9.5 INCHES	
1432	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1433	28"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	28 INCHES	
1434	22"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	22 INCHES	
1435	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1436	34" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	68 INCHES	
1437	15"	CEDAR ELM	GOOD	SAVED			
1438	13"	CEDAR ELM	GOOD	SAVED			
1439	16" M.T.	CEDAR ELM	GOOD	SAVED			
1440	14"	CEDAR ELM	GOOD	SAVED			
1441	8"	CEDAR ELM	GOOD	SAVED			
1442	15"	CEDAR ELM	GOOD	SAVED			
1443	7"	CEDAR ELM	GOOD	SAVED			
1444	6"	CEDAR ELM	GOOD	SAVED			
1445	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1446	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1447	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1448	6"	CEDAR ELM	GOOD	SAVED			
1449	6"	MEXICAN PLUM	GOOD	SAVED			
1450	8"	CEDAR ELM	GOOD	SAVED			
1451	7"	CEDAR ELM	GOOD	SAVED			
1452	6"	CEDAR ELM	GOOD	SAVED			
1453	6"	CEDAR ELM	GOOD	SAVED			
1454	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1455	19"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1456	27"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	27 INCHES	
1457	25"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1458	19" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1459	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1460	37"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	74 INCHES	
1461	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1462	12"	HACKBERRY	GOOD	SAVED			
1463	20"	CEDAR ELM	GOOD	SAVED			

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1464	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1465	26"	CEDAR ELM	GOOD	SAVED			26 INCHES
1466	22"	PECAN	GOOD	SAVED			22 INCHES
1467	17"	CHITTAMWOOD	GOOD	SAVED			17 INCHES
1468	24"	PECAN	GOOD	SAVED			24 INCHES
1469	27"	CEDAR ELM	GOOD	SAVED			27 INCHES
1471	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1472	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1473	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1474	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1475	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1476	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1477	12" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1478	18"	TEXAS ASH	GOOD	SAVED			
1479	10"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1480	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1481	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1482	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1483	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1484	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1485	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1486	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1487	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1488	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1489	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1490	8"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	8 INCHES	
1491	11"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1492	9"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1493	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1494	15"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	15 INCHES	
1495	16" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8 INCHES	
					TOTAL MITIGATION 1091 INCHES REQUIRED		
					TOTAL TREES PRESERVED	318 INCHES	

MITIGATION REQUIREMENT PHASE VI

GROSS MITIGATION REQUIRED	1091 INCHES
TOTAL EARNED TREE CREDITS (318 x 20% =)	64 INCHES
NET MITIGATION REQUIRED	-1027 INCHES
LESS 2 - 3" CALIPER TREES PER LOT PHASE VI-74 LOTS (74 x 2 x 3" CALIPER=)	+474 INCHES
LESS 4" CALIPER TREES PLANTED ON RECENT AMENITY CENTER ADDITION =16 (16 x 4 =)	+88 INCHES
LESS 3" CALIPER TREES PLANTED ON RECENT PHASE 3 PARK IMPROVEMENTS =61 (61 x 3 =)	+169 INCHES ~~+183 INCHES~~
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 1 (92.5 CALIPER INCHES)	+92 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 7 (60 CALIPER INCHES)	+60 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 2A&2B (214 CALIPER INCHES)	+214 INCHES
EXCESS TREE CREDITS TO BE USED IN NEXT DEVELOPMENT PAHSE	+70 INCHES ~~+84 INCHES~~

#	Revisions:	Date:

Issued For: CONSTRUCTION

Job No. 16129

Scale

Drawn By: JDG

Date 12-7-2016

Breezy Hill
Phase VI
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1715
REGISTERED
LANDSCAPE ARCHITECT
12-7-16

Sheet Title: Tree Survey & Mitigation Plan

Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

NOTE:

RETAINING WALLS 3' IN HEIGHT AND OVER NEED A ENGINEERED SEALED PLAN. (PLANS TO BE SUBMITTED PRIOR TO ENGINEERING APPROVAL)

Note:

Each lot will need a detailed grading plan with building permit submittal. This is a general grading plan for site work only.

Ⓧ DRIVEWAY LOCATION SO MAXIMUM 10% SLOPE OR UNDER IS MAINTAINED, OR AS TO AVOID INLET OR MIN. DISTANCE FROM INTER-SECTION (DRIVEWAY MAY BE PLACED AT ALTERNATE LOCATION WITH USE OF A DROP GARAGE AS LONG AS MAXIMUM SLOPE IS 10% OR UNDER)

LEGEND

SPOT ELEVATION 706.2

EXIST. CONTOUR —700—

PROP. CONTOUR —704—

RETAINING WALL - - -

NOTES:

1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
3. Finished Pad Elevations are within ± 0.3 Feet.
4. All fill compacted to min 95% std. density using sheeps foot roller.
5. All portions of the wall to be on one lot. Do not install on property line or in easements or right of way.
6. All R.O.W. to be ¼" per foot.

N

SCALE: 1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WARREN L. CORWIN, P.E. #57875. IT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL PHASE VI
ROCKWALL, TEXAS

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 15054	DATE JUNE 2016	SCALE: 1"=50'	25 OF 28



NOTE:

RETAINING WALLS 3' IN HEIGHT AND OVER NEED A ENGINEERED SEALED PLAN. (PLANS TO BE SUBMITTED PRIOR TO ENGINEERING APPROVAL)

LEGEND

SPOT ELEVATION 706.2

EXIST. CONTOUR ——700——

PROP. CONTOUR —704—

RETAINING WALL - - - -

Note:

Each lot will need a detailed grading plan with building permit submittal. This is a general grading plan for site work only.

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(DRIVEWAY MAY BE PLACED AT ALTERNATE LOCATION WITH USE OF A DROP GARAGE AS LONG AS MAXIMUM SLOPE IS 10% OR UNDER)

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE VI
ROCKWALL, TEXAS

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 15054	DATE JUNE 2016	SCALE: 1"=50'	26 OF 28

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Michael Scott

AGENDA ITEM: **Z2016-038;** 1950 Copper Ridge Circle (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

BACKGROUND INFORMATION

The applicant Michael Scott is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). Specifically, the applicant is proposing to construct a metal building that will be 30-feet by 40-feet, or approximately 1,200 sq. ft. in area.

According to the UDC, in an SFE/1.5 District, a property can have a maximum of two (2) accessory structures as long as each structure does not exceed 625 sq. ft. or a single accessory building no larger than 1,250 sq. ft. and 15-feet in height (or less), provided the exterior materials contains the same materials as found on the main structure. In this case the main structure is brick and the proposed accessory building will be 100% metal panel.

It should be noted that the accessory building does conform to the size and height requirements of the UDC. The applicant has also included a letter indicating the removal of an existing accessory building located in the rear yard, this will bring the property into compliance with the UDC's requirements regarding the number of accessory structures to be located on one SFE/1.5 lot. This will be added as a condition of approval. Additionally, the accessory building will be located behind the main structure and should not be visible from the street. A request for an SUP is a discretionary decision for the Planning and Zoning Commission and the City Council.

NOTIFICATION:

On November 29, 2016, Staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms and Timber Creek Estates HOAs, which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in favor of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The accessory building be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    A. The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits 'A' & 'B' of the attached ordinance.

    B. The accessory building shall not exceed a maximum size of 1,250 square feet.

    C. The accessory building shall not exceed a maximum overall height of 15-feet.

    D. The accessory building is generally to be comprised of 100% metal paneling.

    E. The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

UPDATED COMMENTS

Project Number	Z2016-038	**Owner**	SCOTT, MICHAEL C & DOROTHY	**Applied**	11/17/2016 LM
Project Name	SUP for 1950 Copper Ridge Circle	**Applicant**	SCOTT, MICHAEL C & DOROTHY	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2016 LM

Site Address	**City, State Zip**	**Zoning**
1950 COPPER RIDGE CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STERLING FARMS ADDITION	16	B	16	5069-000B-0016-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016	11/28/2016	11	APPROVED	
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/28/2016	11	APPROVED	
FIRE	Ariana Hargrove	11/17/2016	11/24/2016	11/23/2016	6	APPROVED	
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/22/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.22.2016

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 6, 2016. Please provide three (3) copies and one PDF version fo a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-038) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The development must meet all Fire Department, Building Inspections, and Engineering standards.
2. The accessory structure is generally not to exceed a maximum area of 1250 sq. ft.
3. The accessory structure is generally not ot exceed an maximaum overall height of 15-ft.
4. The accessroy structure is to generally be comprised of 100% metal paneling.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/o enforced by the state and federal government.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free t contact David Gonzales,AICP with the Planning Department at 972-771-7745 or e-mail at dgonzales@rockwall.com.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00 p.m.) [The applicant to present case to P&Z]
Planning - Public Hearing: December 13, 2016 (6:00 p.m.) [The applicant/representative required to be present for the public hearing process]

City Council - Public Hearing: December 19, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - December 5, 2016 [If approved during 1st reading of ordinance (2nd Reading of Ordinance)] [6:00 p.m.]

purpose

The purpose of this development application for Specific Use Permit for Property located at 1950 Copper Ridge Circle Rockwall, TX 75032.

The purpose is to build an accessory building consisting of a detached garage. This building will be used as storage and for hobby purposes.

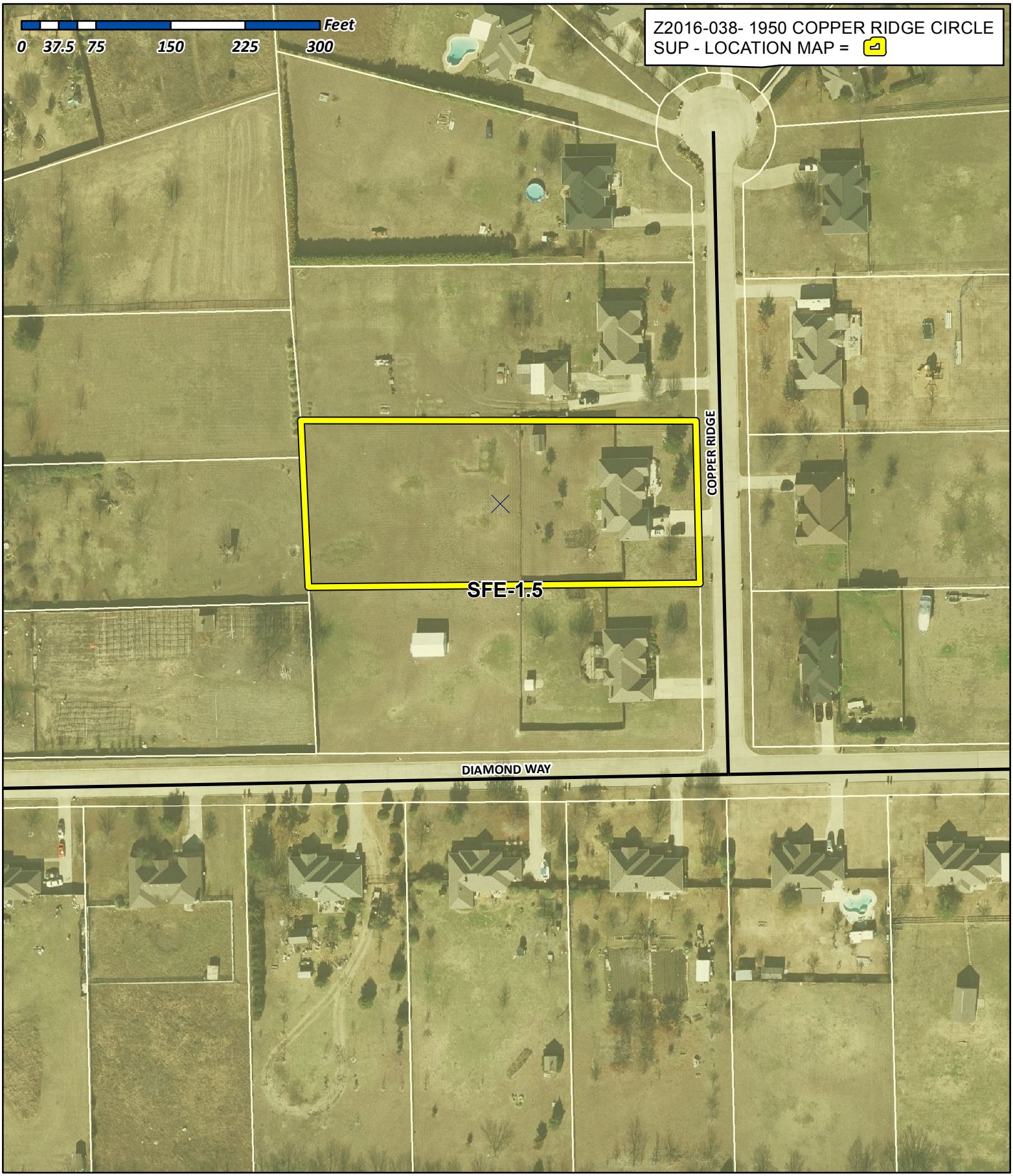
November 29, 2016

RE: Existing 12x16 wood structure as pertains to SUP application for 1950 Copper Ridge Circle

The existing barn like structure on the north side of the back yard area will be eliminated and replaced by the new 30 x 40 metal building per the site plan.

Thanks,

Mike C. Scott



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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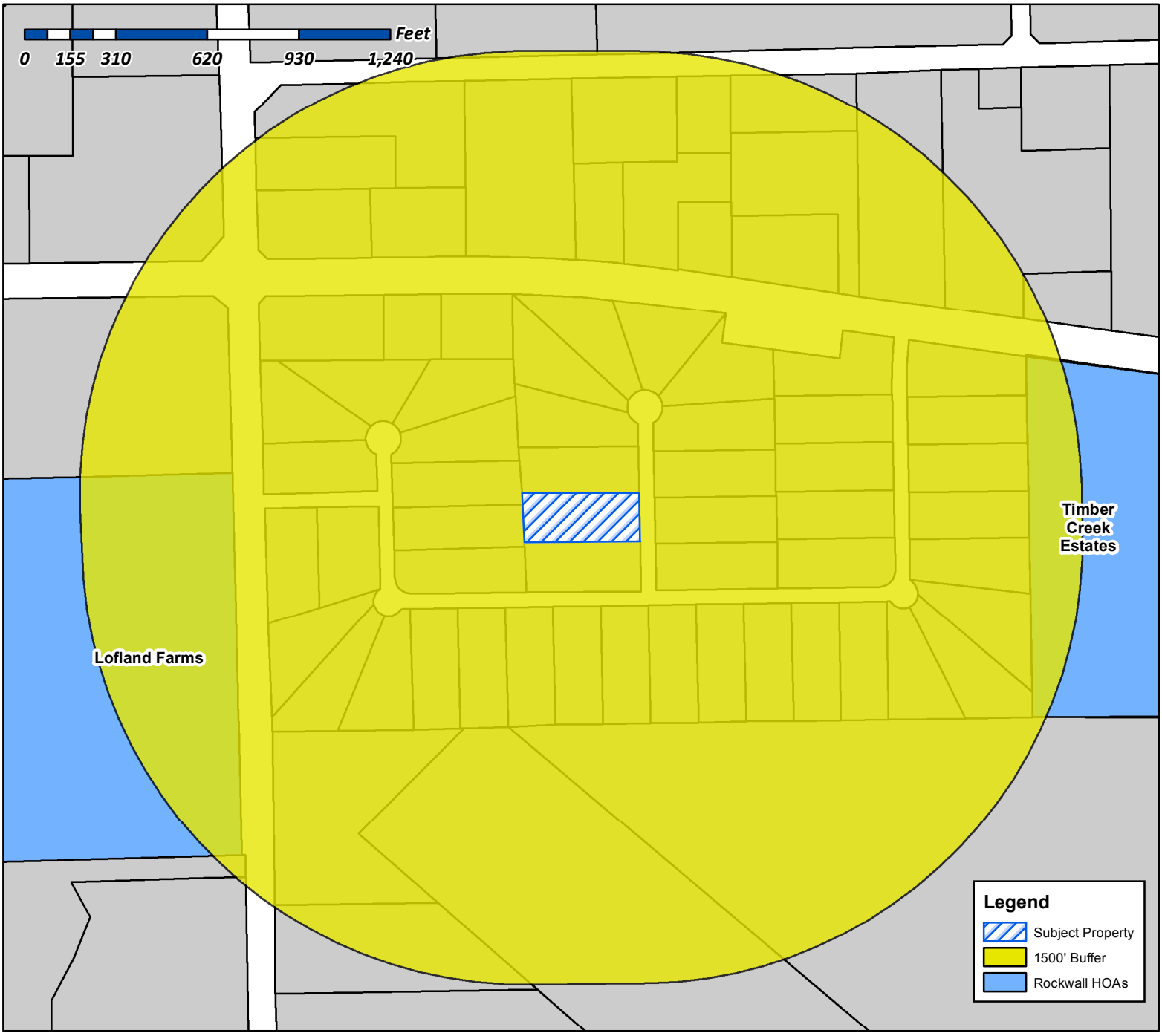
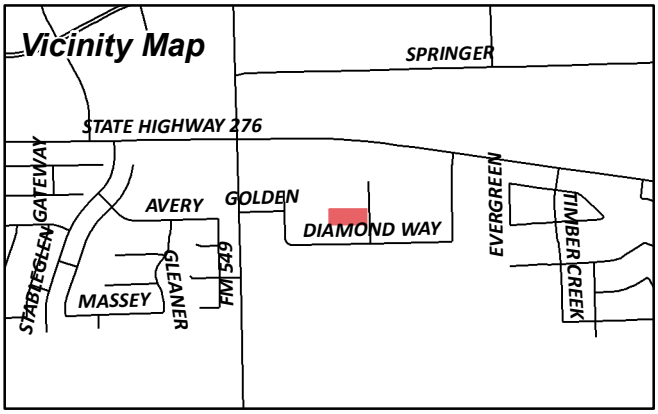


Case Number: Z2016-038
Case Name: SUP for 1950 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1950 Copper Ridge Circle



Date Created: *11/17/2016*

For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Tuesday, November 22, 2016 11:31 AM
To: 'mdoemeny@principal-mgmt.com'; 'jcomerford@principal-mgmt.com'; 'timbercreekhoa@yahoo.com'
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 25, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 12/13/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 12/19/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-038- Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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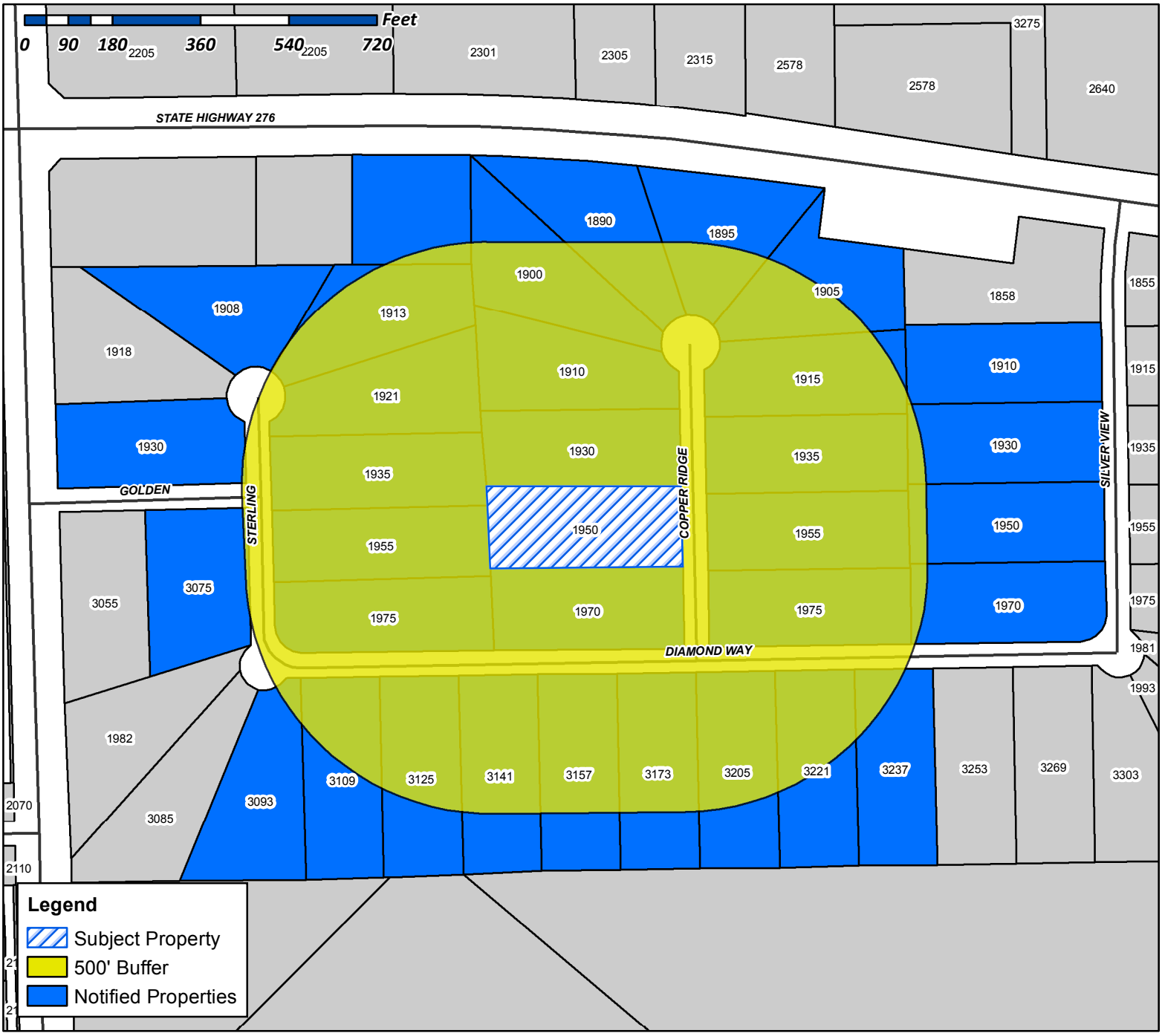
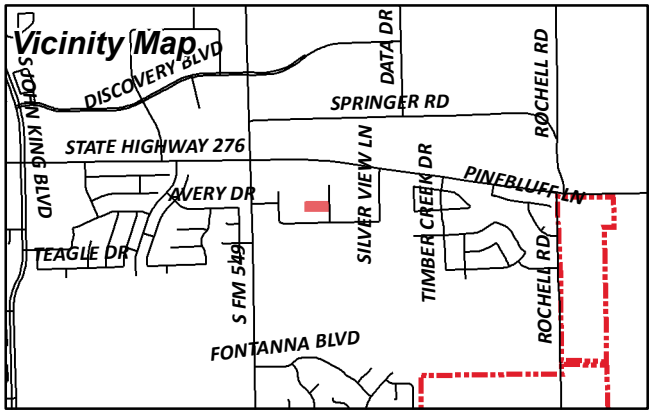


Case Number: Z2016-038
Case Name: SUP for 1950 Copper Ridge Circle
Case Type: Zoning
Zoning: SFE-1.5
Case Address: 1950 Copper Ridge Circle



Date Created: *11/17/2016*

For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-038: SUP for 1950 Copper Ridge Circle

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/13/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/19/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/19/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-038: SUP for 1950 Copper Ridge Circle

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1900 GRAND FAIRWAY DR
WYLIE, TX 75098

MCDOUGLE RONNIE D & DEBORAH J
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

SHAW JAMES EDWARDS JR
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

HALL RICHARD N JR AND ELIZABETH A
1913 STERLING CT
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

PHILLIPS JEFFREY A
1930 STERLING COURT
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1970 SILVER VIEW LN
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

TABESTAN ENTERPRISES LLC
206 WESTWIND DRIVE
COPPELL, TX 75019

AMH 2014-1 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

CURRENT RESIDENT
3075 GOLDEN TR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

FOWLER DONALD D & MICHELLE
3136 MARBLE FALLS LN
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 1.4947-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) AND IDENTIFIED AS LOT 16, BLOCK B, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Michael Scott for the approval for a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements, situated on a 1.4947-acre parcel of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 1950 Copper Ridge Circle, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single-Family Estate (SF/E 1.5) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

DRAFT 12.15.16

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,250 square feet.

3) The accessory building shall not exceed a maximum overall height of 15-feet.

4) The exterior composition of the accessory building shall generally be comprised of 100% metal paneling.

5) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

DRAFT ORDINANCE 12.13.2016

APPROVED AS TO FORM:

_____

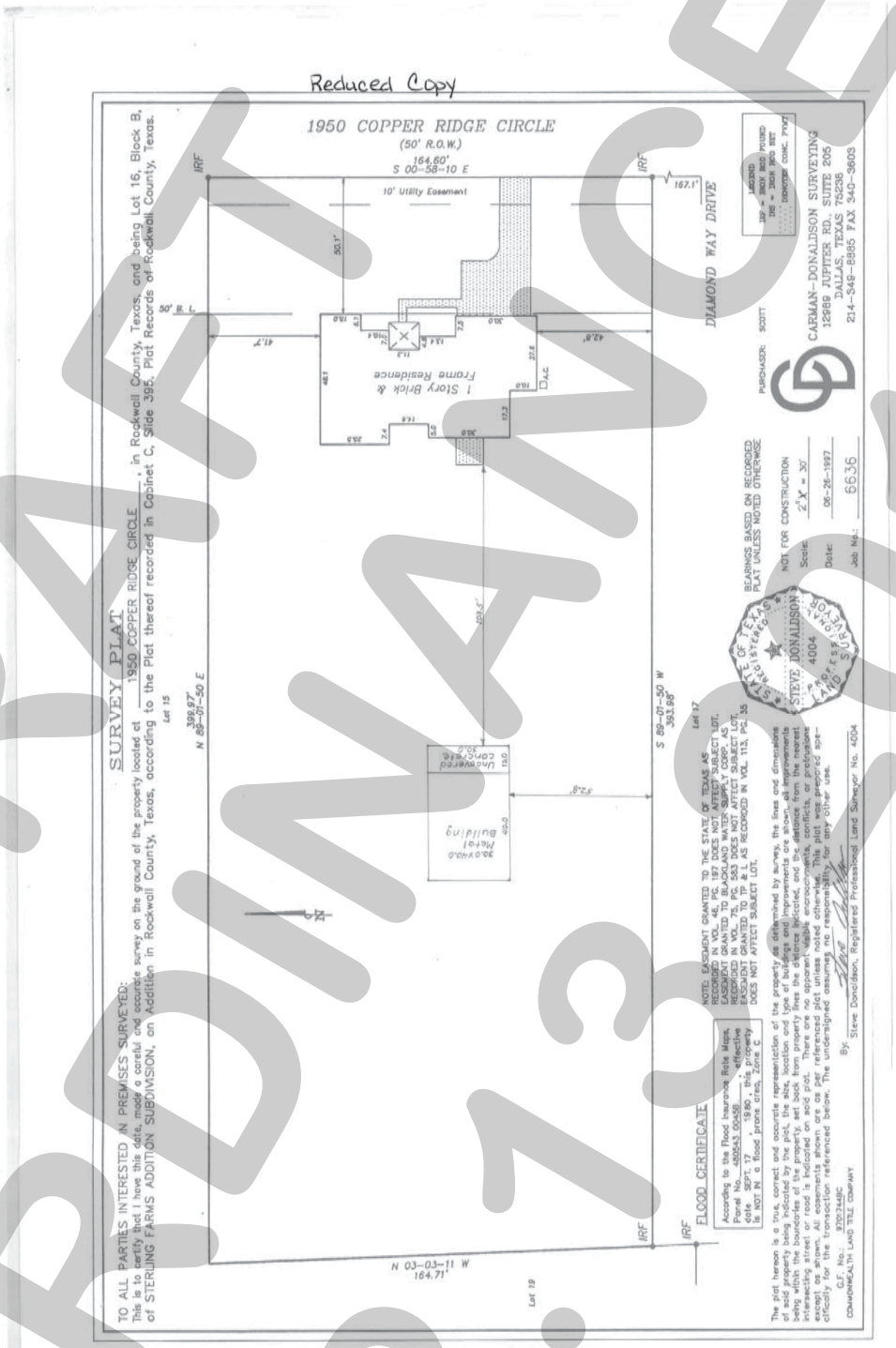
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

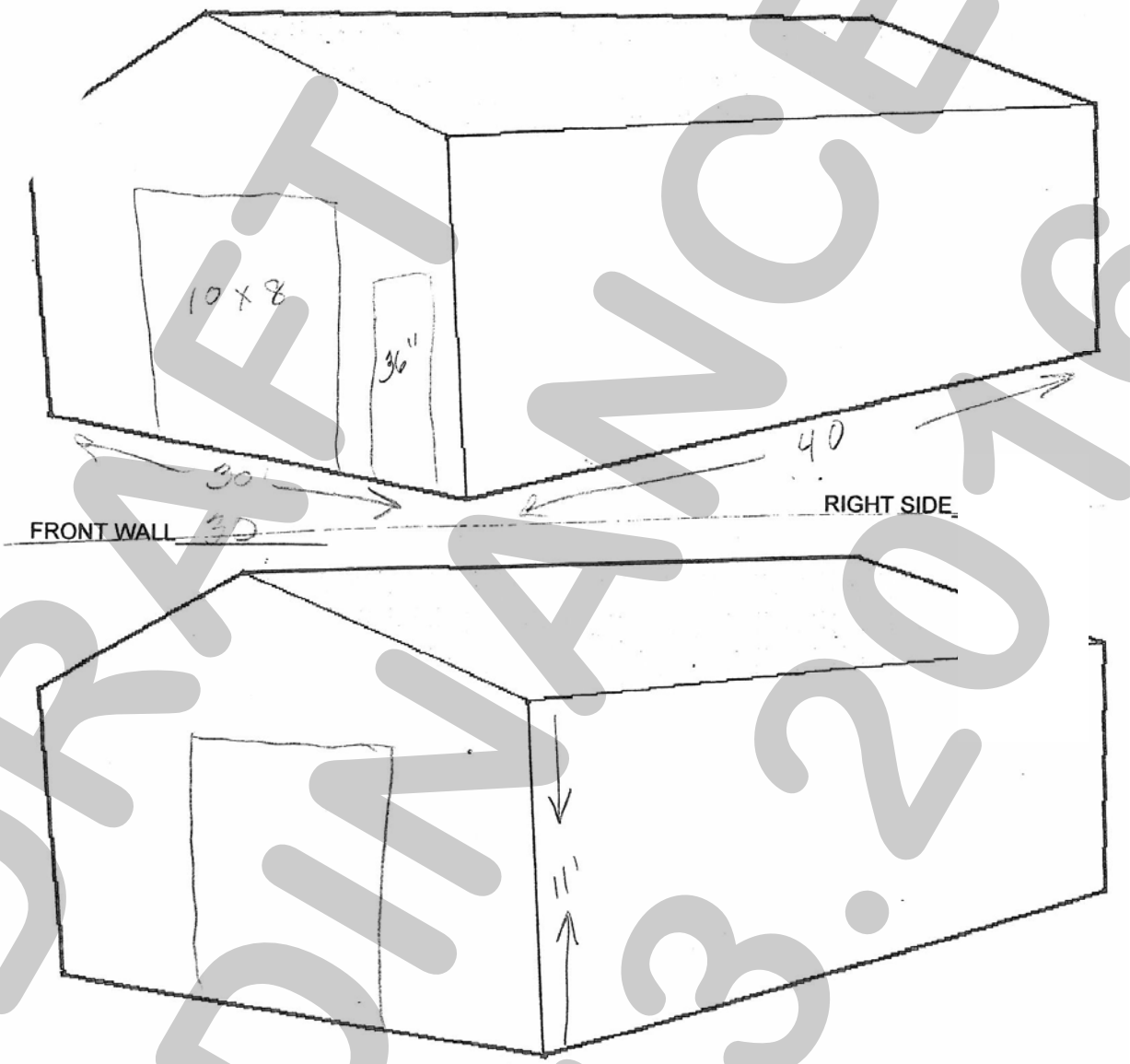
DRAFT ORDINANCE 12.13.2016

Exhibit 'A':
Survey



DRAFT ORDINANCE 12.13.2016

Exhibit 'B':
Building Elevations



LEG HEIGHT 11

COLORS:
ROOF Stone
WALLS Red
TRIM Stone
COLONIAL

SHEET METAL
____29 GAUGE
____26 GAUGE

ROLL UP 10x8 # 2
WALK _____ #____
WINDOWS _____ #____

Certified

PLEASE DRAW IN DOORS AND WINDOWS WITH MEASUREMENTS.

CUSTOMER:_____ DATE_____

DRAFT ORDINANCE 12.13.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Worth Williams, *Moore Worth Investments, LLC*

AGENDA ITEM: **Z2016-039**; *Amendment to PD-65*

SUMMARY:

Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [*N. SH-205*] and N. Lakeshore Drive, and take any action necessary.

BACKGROUND:

Planned Development District 65 [*Ordinance No. 06-02*] was originally approved on January 3, 2006 under *Case No. Z2005-039*. Contained in the approved ordinance was a duplicated set of the North SH-205 Overlay (N. SH-205 OV) District development standards; however, Subsection J, *Variance*, of the overlay district standards was omitted. This section grants the City Council the ability to approve variances to the overlay district requirements. This basically made these requirements obligatory for any development within PD-65 without exception. Also, approved with this ordinance was the ability for the applicant to establish a *Retail Store w/ Gasoline Sales (Limited to Six [6] Dispensers or 12 Vehicles)* on *Parcel No. 4* (*i.e. the parcel at the northwest corner of the intersection of SH-205 [N. Goliad Street] and N. Lakeshore Drive*). On January 7, 2008, the City Council approved an amendment to PD-65 (*i.e. Ordinance No. 08-02; Case No. Z2007-034*), which changed the maximum building height for *Parcel No.'s 3, 4 & 5* (*see attached zoning exhibit*) from 28-feet to 36-feet. In addition, the amendment moved the *Retail Store w/ Gasoline Sales (Limited to Six [6] Dispensers or 12 Vehicles)* from *Parcel No. 4* to *Parcel No. 5* (*i.e. the parcel at the southwest corner of the intersection of SH-205 [N. Goliad Street] and N. Lakeshore Drive*).

PURPOSE:

On November 18, 2016, the applicant, Worth Williams, submitted an application requesting that the overlay district standards be removed from the Planned Development District 65 (PD-65) zoning ordinance. In addition, the applicant is also requesting that the *Retail Store w/ Gasoline Sales (Limited to Six [6] Dispensers or 12 Vehicles)* be moved from *Parcel No. 5* to *Parcel No. 3* (*i.e. directly south of the Children's Lighthouse Daycare*).

PROPOSED CHANGES TO THE ORDINANCE:

With regard to the North SH-205 Overlay (N. SH-205 OV) District requirements that were incorporated into the zoning ordinance the applicant has stated in a letter to staff that several prospective tenants have brand identities with regard to their building designs, and would like the ability to request variances as part of their site plan request. As stated above, under the current ordinance variances and exceptions to these requirements cannot be granted. If the request is approved -- *and because the majority of the properties are still within the North SH-*

205 Overlay (N. SH-205 OV) District -- these requirements would still be in effect for the properties along SH-205; however, *Parcel No.'s 1a, 1b & 2* would be exempted due to their proximity to the overlay districts' boundaries. The change in the entitlements for the *Retail Store w/ Gasoline Sales (Limited to Six [6] Dispensers or 12 Vehicles)* would only affect *Parcel No. 5* and *Parcel No. 3*, and would not have implications on any other portion of the Planned Development District. It should also be noted that by making this change *Parcel No. 3* would not retain the *Retail Store w/ Gasoline Sales (Limited to Six [6] Dispensers or 12 Vehicles)* land use.

As with other Planned Development Districts that have multiple regulatory ordinances, staff has taken this opportunity to consolidate all ordinances associated with PD-65 (*i.e. Ordinance No.'s 06-02 & 08-02*) into one (1) regulatory ordinance. The approval of any changes to an existing zoning ordinance remains a discretionary decision for the City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Since the proposed zoning request does not make any changes to the proposed land uses, the request does not have any implications with regard to the Comprehensive Plan.

NOTIFICATION:

On November 23, 2016, staff mailed 36 notices to property owners and residents within 500-feet of the subject property. Additionally, staff posted a zoning sign along T. L. Townsend Drive, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received one (1) notice and five (5) emails in opposition to the applicant's request. All the emails stated opposition to the *Retail Store w/ Gasoline Sales (Limited to Six [6] Dispensers or 12 Vehicles)*, but did not address the remainder of the request.

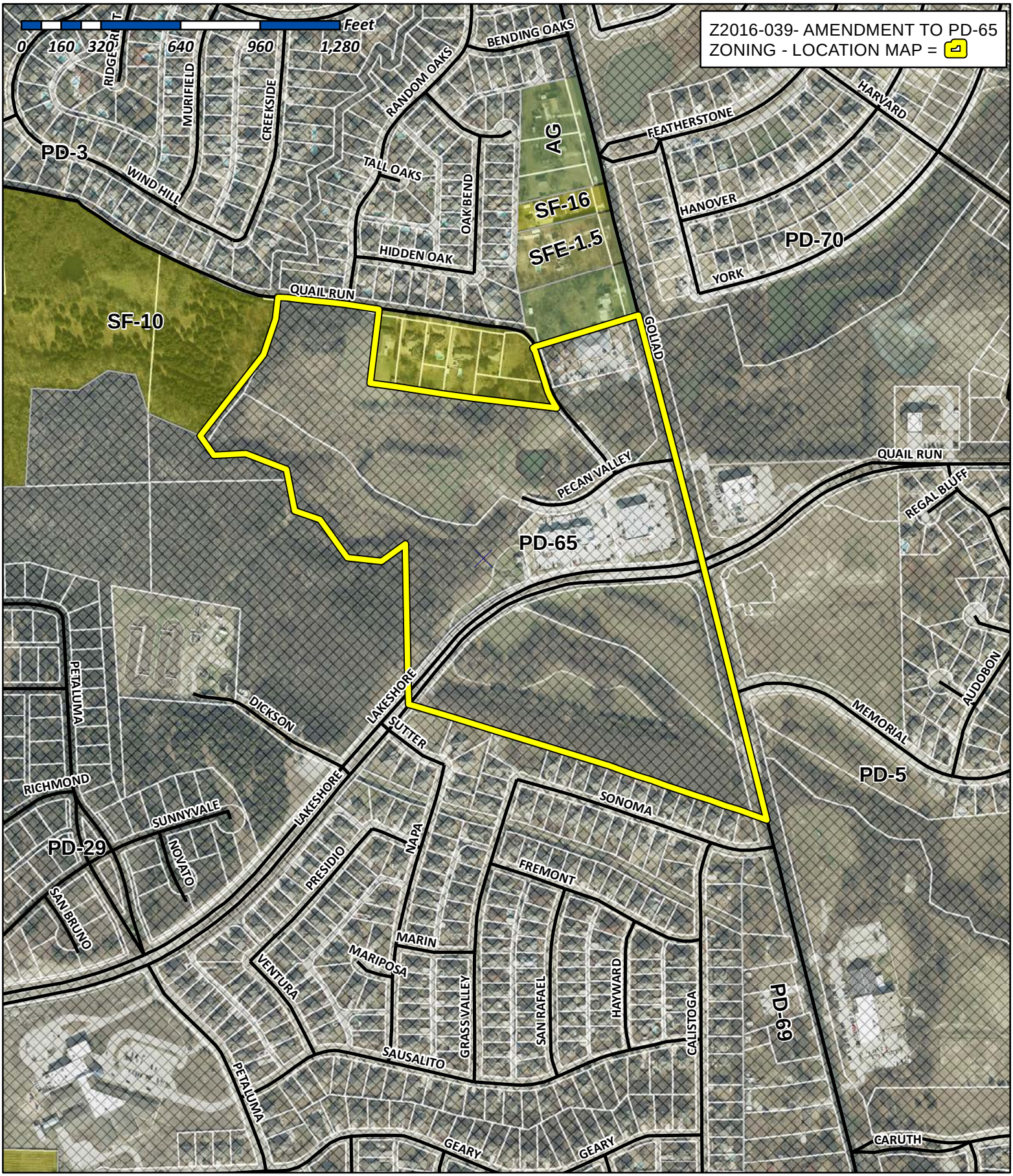
RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 65 (PD-65) then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) All conditions of approval approved with *Case No.'s Z2005-039, Z2007-034* & *P2006-053* shall still be conditions of approval with this case. Specifically, the condition that all common area be maintained by a Property Owner Association (POA). Documents for the POA shall be filed with the approval of a final plat for *Parcel No. 5*.

3) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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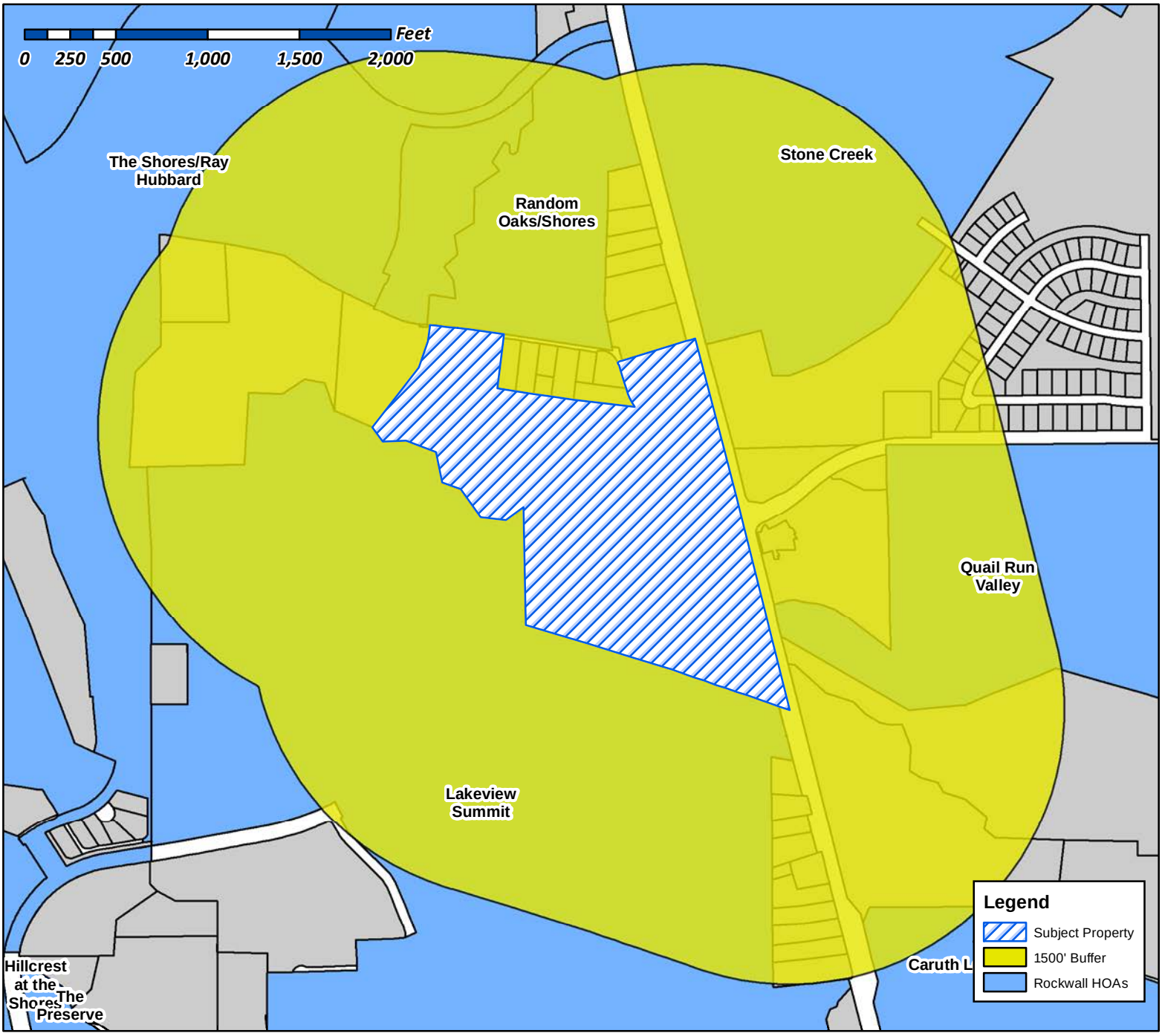
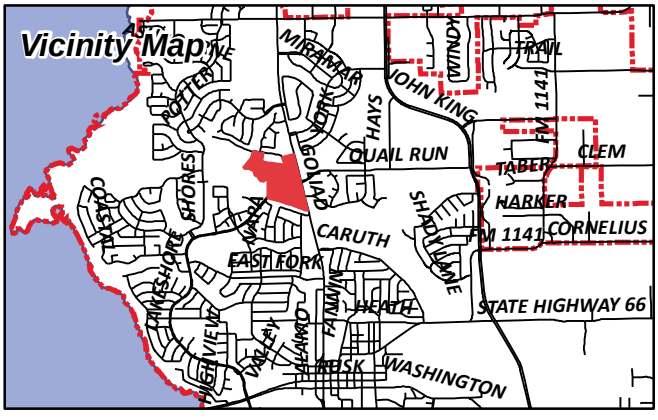


Case Number: Z2016-039
Case Name: Lakeshore Commons
Case Type: Zoning
Zoning: Amendment to PD-65
Case Address: West side of N. Goliad Street and N. Lakeshore Drive

Date Created: *11/21/2016*

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Brooks, Korey; Gonzales, David
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Tuesday, November 22, 2016 11:37:13 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 25, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 12/13/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 12/19/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-039- Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [*N. SH-205*] and N. Lakeshore Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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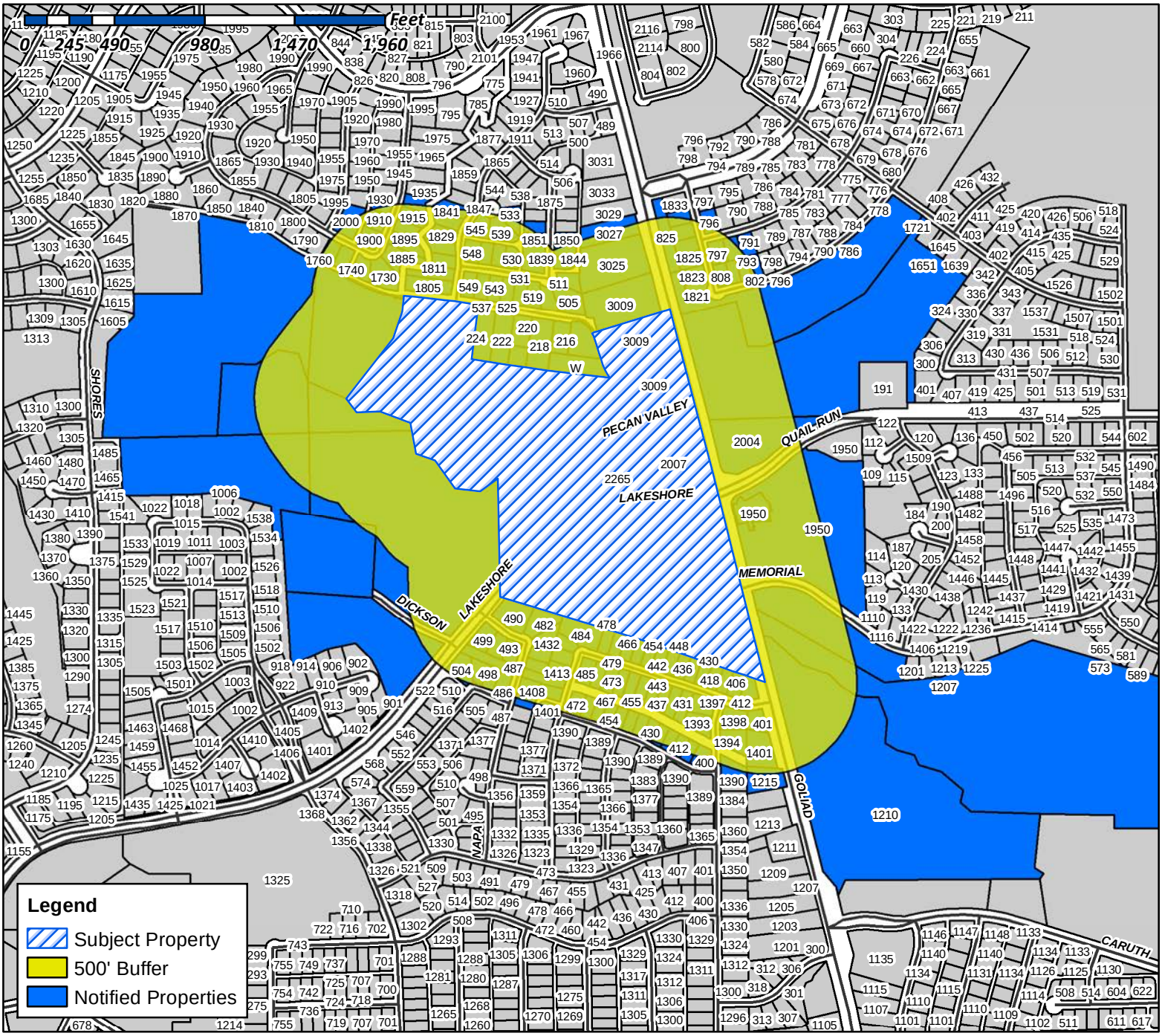
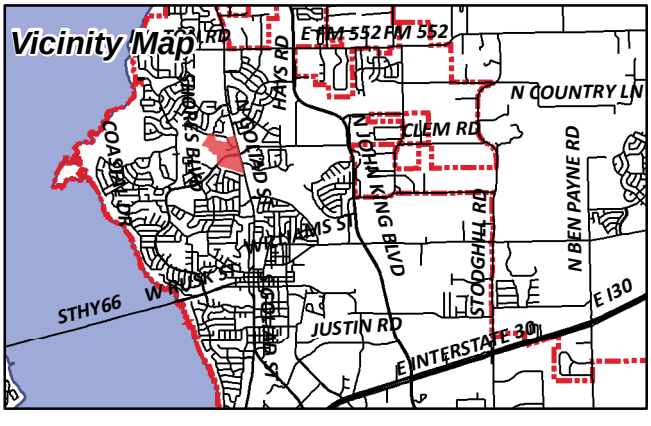


Case Number: Z2016-039
Case Name: Lakeshore Commons
Case Type: Zoning
Zoning: Amemdment to PD-65
Case Address: West side of N. Goliad Street and N. Lakeshore Drive

Date Created: 11/18/2016

For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

PULERA JOHN TRUST
JOHN PULERA TRUSTEE
110 AGAVE
LAKE FOREST, CA 92630

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

CURRENT RESIDENT
1210 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 GOLIAD
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

TAYEM ALEXANDER G & CINDY SIKES
1245 WALES DR
ROCKWALL, TX 75032

VU THONG H
12913 ELROND DR
OKLAHOMA CITY, OK 73170

CRAIG JONATHAN P
1390 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1393 CALISTOGA DR
ROCKWALL, TX 75087

OLOYA MARIANNE M
1394 CALISTOGA DR
ROCKWALL, TX 75087

RICH SANDY & MARVIN D
1395 GRASS VALLEY DRIVE
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE
1397 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 GOLIAD ST
ROCKWALL, TX 75087

BARTHOLOMEW HARRY D &
BEATRICE W
1401 GRASS VALLEY DR
ROCKWALL, TX 75087

LATIMER RICHARD C & SHELLY D
1402 NAPA DR
ROCKWALL, TX 75087

MOSES TIMOTHY MICKEY & SHEILA BRUMLEVE
1408 NAPA DR
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

GIBBS CHARLES D & CATHERINE T
1413 GRASS VALLEY DRIVE
ROCKWALL, TX 75087

JOLLEY JULIE M
1419 GRASS VALLEY DR
ROCKWALL, TX 75087

SEYOUM BETHLEHEM
1420 NAPA DR
ROCKWALL, TX 75087

MERAZ BELINDA
1425 GRASS VALLEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 NAPA DR
ROCKWALL, TX 75087

GRAY JAMES & MEGAN B
1432 NAPA DR
ROCKWALL, TX 75087

PETTINGER WESLEY & HEDWIG A
1501 BANBURY CT
RICHARDSON, TX 75082

YMCA OF DALLAS
1621 W WALNUT HILL LN
IRVING, TX 75038

STARK ROBERT JR & KIMBERLY A
1730 WIND HILL RD
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O SPECTRUM ASSOCIATION MGT.
17319 SAN PEDRO SUITE #318
SAN ANTONIO, TX 78232

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

HORST JOCELYNE AND ELMER
1740 WIND HILL RD
ROCKWALL, TX 75087

JORDAN GORDON AND ANNE-MARIE
1760 WIND HILL RD
ROCKWALL, TX 75087

CUTLER STEVEN R
1770 WIND HILL RD
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1823 HAINSWORTH DR
ROCKWALL, TX 75087

NICHOLS MONTE C & SHERRI E
1823 RANDOM OAKS DR
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

DUNLOP FRANK W & CHERYL L AUSTIN DUNLOP
1829 RANDOM OAKS DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

BOBACK STEPHEN P & DONNA A
1835 RANDOM OAKS DR
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

WEBB JENNIFER & SCOTT
1841 RANDOM OAKS DR
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE
1851 OAK BEND DR
ROCKWALL, TX 75087

RILEY JORI
1857 OAK BEND DR
ROCKWALL, TX 75087

JACKSON GARY & NICHOLE L
1885 CREEKSIDE DR
ROCKWALL, TX 75087

RHYNER KENNETH R & VALERIE L
1895 CREEKSIDE DR
ROCKWALL, TX 75087

VALFRE JONATHAN B
1900 CREEKSIDE DRIVE
ROCKWALL, TX 75087

VARNON JIM HR AND JULIA A
1905 CREEKSIDE DR
ROCKWALL, TX 75087

PEARRE CHARLES W & JANET L
1915 CREEKSIDE DR
ROCKWALL, TX 75087

GUILFOYLE JOANNE AND HENRY PASTERCZYK
1920 CREEKSIDE DR
ROCKWALL, TX 75087

CAGLE CHRISTOPHER
1925 CREEKSIDE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 GOLIAD
ROCKWALL, TX 75087

ALBERS STEPHEN
1965 CLUBLAKE
ROCKWALL, TX 75087

BENNETT BYRON R & STACEY L
1990 MURIFIELD AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 MURIFIELD AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI
227 BRANDON LN
MURPHY, TX 75094

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O LONE STAR ASSOC MANAGEMENT
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

FARAH NICOLAS & SIMONE
3402 ANTHONY CIRCLE
ROWLETT, TX 75088

LOK JAMES S H & JANE F L TRUSTEES
LOK FAMILY TRUST
3926 KINGRIDGE DR
SAN MATEO, CA 94403

BONNER THOMAS LANCE & RACHEL LEA
400 FREMONT DRIVE
ROCKWALL, TX 75087

NEAL DEMETRIA J
401 SONOMA DR
ROCKWALL, TX 75087

SMITH W MARK & RENE M
406 FREMONT DR
ROCKWALL, TX 75087

LEDBETTER TOM E & LYLY K
406 SONOMA DR
ROCKWALL, TX 75087

SEUBERT ELIZABETH A
412 FREMONT DR
ROCKWALL, TX 75087

SEARS BRUCE A & MICHELLE R
418 FREMONT DR
ROCKWALL, TX 75087

KANUTH KATE E & ROBERT G
418 SONOMA DR
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

MORRIS JANNA
424 FREMONT DR
ROCKWALL, TX 75087

BRAHIMAJ SHABAN A
424 SONOMA DR
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN
430 SONOMA DRIVE
ROCKWALL, TX 75087

INGALLS MICHELE
431 SONOMA DRIVE
ROCKWALL, TX 75087

MCCAW TUCKER
436 FREMONT DR
ROCKWALL, TX 75087

MILLER TOBY M &
TAMY J STIVES
436 SONOMA DR
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON
437 SONOMA DRIVE
ROCKWALL, TX 75087

BARTON ADELAIDE
442 FREMONT DR
ROCKWALL, TX 75087

RENICK TINA NEILE
442 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
443 SONOMA DR
ROCKWALL, TX 75087

DUFFY WAYNE T & JO ELLEN
448 FREMONT DR
ROCKWALL, TX 75087

TOMASINO JUAN C &
DEIDRA LOVEJOY
448 SONOMA DR
ROCKWALL, TX 75087

KLEINSCHMIDT DUSTIN AND STACY
449 SONOMA DR
ROCKWALL, TX 75087

PLESSINGER RICHARD W & JANE C
454 FREMONT DR
ROCKWALL, TX 75087

BAXTER LINDA E
454 SONOMA DR
ROCKWALL, TX 75087

GIPSON JAMES G & JOAN M
455 SONOMA DR
ROCKWALL, TX 75087

RHODES JOHN AND ANGKANA
460 FREMONT DR
ROCKWALL, TX 75087

LOVEJOY LARRY S & MELISSA L
460 SONOMA DR
ROCKWALL, TX 75087

SOSANYA AKINTOLA & TITILAYO
461 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
466 SONOMA DR
ROCKWALL, TX 75087

ELLIOTT DEBRA LYNN
466 FREMONT DRIVE
ROCKWALL, TX 75087

MARCOE STEVEN J AND SUSAN M
467 SONOMA DR
ROCKWALL, TX 75087

WALLIS NANCY
472 FREMONT DR
ROCKWALL, TX 75087

SIMMONS DUSTAN LEE & FAYE E
472 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
473 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
478 SONOMA DR
ROCKWALL, TX 75087

TYSON ANNETTE L
479 SONOMA DR
ROCKWALL, TX 75087

ROECKER EDWARD A JR
482 SUTTER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
484 SONOMA DR
ROCKWALL, TX 75087

DELCORE LISA LOFLAND
4849 FRANKFORD RD APT 1113
DALLAS, TX 75287

GEIGER TIMOTHY J & HEIDI
485 SONOMA DRIVE
ROCKWALL, TX 75087

CHAW GLORY &
TIMOTHY AULBAUGH
486 PRESIDIO DR
ROCKWALL, TX 75087

CONFIDENTIAL
487 SUTTER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
490 SUTTER DR
ROCKWALL, TX 75087

JONES KELLEY
492 PRESIDIO DR
ROCKWALL, TX 75087

BARRON FREIDA & ESTUS
493 SUTTER DR
ROCKWALL, TX 75087

SMITH JENNIE C & LAWRENCE TRAVIS
498 PRESIDIO DRIVE
ROCKWALL, TX 75087

LUU THU
499 SUTTER DR
ROCKWALL, TX 75087

TAYLOR JAREN
502 ROBIN RIDGE
SUNNYVALE, TX 75182

YEAGER TODD & TONI
504 PRESIDIO DR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

HANKINS ANGELA &
MICHAEL ELDON WHIPPLE
531 HIDDEN OAK LN
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

KLEMM OTTO H & MERY
667 SANCTUARY GOLF PLACE
APOPKA, FL 32712

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

CURRENT RESIDENT
825 GOLIAD ST
ROCKWALL, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
DALLAS, TX 75019

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
DALLAS, TX 75019

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX 75087

PLEASE RETURN THE BELOW FORM

Case No. Z2016-039: Amendment to PD-65 (Lakeshore Commons)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

PLEASE KEEP THIS AREA THE SAME WITHOUT ADDITIONAL BUILDINGS! I LOVE THE HOMETOWN FEEL & THE BIRDS IN THE PARK AREA. I WOULD RATHER HEAR NATURE IN THE SPRING & SUMMERTIME THAN CARS & NOISE. THERE IS AN OWL FAMILY LIVING IN THOSE TREES!

Name: BELINDA MERAZ

Address: 1425 GRASS VALLEY DR ROCKWALL 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: Planning
Sent: Friday, December 02, 2016 8:42 AM
To: Miller, Ryan
Subject: FW: Development Case Z2016-039

-----Original Message-----
From: Jonathan Barrick [mailto:iamjtb@gmail.com]
Sent: Friday, December 02, 2016 2:18 AM
To: Planning
Subject: Development Case Z2016-039

Please do not allow the development of a gas station on parcel 3. (Near Goliad & Quail Run) Horrible idea of putting a transient business like a gas station in this spot adjacent to a an established and growing daycare facility for young children.

Thank you

Jonathan Barrick
Sent from my iPhone

Miller, Ryan

From: Planning
Sent: Monday, December 05, 2016 1:52 PM
To: Miller, Ryan
Subject: FW: 7-11

From: White, Bobbi [mailto:bwhite@dcccd.edu]
Sent: Monday, December 05, 2016 11:28 AM
To: Planning
Subject: 7-11

Please reconsider any plans regarding a 7-11 store on Goliad and Pecan Valley Drive next to the Children's Lighthouse. This area is going to be completely over-run with traffic as is with the unfortunate addition of the Chick-fil-a and Starbucks of all things. The area has neither space nor roads to accommodate all the traffic that will be engendered by this development and a 7-11 will only complicate matters. Additionally, surely you will question the wisdom of a 7-11 selling alcohol next door to a day care?

I respectfully request that this planning and zoning change be denied. There are 7-11's within spitting distance of this location and leaving a small pocket or two of green is not a negative thing.
"It's beginning to look a lot like Garland" here. Not a compliment.
Thank you for your consideration.

Miller, Ryan

From: Morales, Laura
Sent: Friday, December 02, 2016 1:38 PM
To: Miller, Ryan
Subject: FW: 205 proposed zoning change

-----Original Message-----
From: Matt Ward [mailto:mattward55@yahoo.com]
Sent: Friday, December 02, 2016 1:23 PM
To: Morales, Laura
Subject: 205 proposed zoning change

Hello,

My name is Matt Ward and I'm a resident of Rockwall. I wanted to voice my opposition to the zoning change on 205. There are too many 7-11's in north Rockwall and I don't want to see another built. This would make three 7-11's within in 3 miles of each other, and all on 205.

Rockwall should encourage more high quality development. There should be no rush to develop land when it doesn't bring development wanted and needed by the residents.

Sincerely,

Matt Ward

Miller, Ryan

From: Planning
Sent: Friday, December 02, 2016 1:08 PM
To: Miller, Ryan
Subject: FW: Relocating 7 -11 and it's gas pumps to Plat 3 SH 205 (N Goliad)

-----Original Message-----
From: dhiester [mailto:dhiester@att.net]
Sent: Friday, December 02, 2016 12:42 PM
To: Planning
Subject: Relocating 7 -11 and it's gas pumps to Plat 3 SH 205 (N Goliad)

I argue against revising Plat 3 to accommodate 7-11 and gas it's gas pumps from its current planned location on Plat 5. Locating such a busy business next to a day care center creates an even more dangerous entry/exit (to/from) SH 205 issues for the increasing number of families using that daycare center, and potential safety and security issues for the children. Further, relocating that business and its many many in/out customers away from the traffic light controlled Lakeshore Drive/SH 205 intersection (Plat) to an 50 mph uncontrolled entry/exit to SH 205 location will pose an even more potentially dangerous situation for the thousands of vehicles now speeding north and south on NARROW SH 205 between Lakeshore and Dalton (552) Rd and screeching to a stop and "rubber banding" as they approach the Lakeshore Drive light.
Although my opinion matters not on economic considerations- is there REALLY a need to inject such problematic vehicular to and fro traffic at Plat 3 when (a) there are 7-11s a Mike or two in either direction in better controlled controlled traffic locations, and (2) Plat 5 has inherently better traffic management?

Respectfully,
David Hiester
Stone Creek Estates

Sent from my iPhone

From: SuLaine
To: Miller, Ryan
Subject: Construction-Moore West Investments request for Lakeshore Dr/Hwy 205 (S. Goliad)
Date: Sunday, December 04, 2016 8:17:17 PM

>
> Mr. Miller,

> As residents of north Rockwall I do want to see continued growth for this sector of town. However, we want the growth to be the correct growth for us residents and not just development for the sake of new development.
>
> I have been made aware of the November 3, 2016 letter from Moore Worth Investments requesting the move of a gas/retail store from parcel 5 to parcel 3 of the proposed development at Lakeshore/Pecan Valley/ Hwy 205.
>
> This proposal is not acceptable! The wooded area should be protected!
>
> The idea of a retail/gas station (7-Eleven) in parcel 5 is unacceptable as well, since there is a grocery store/ gas station (Kroger) already on the southeast side of the Lakeshore/Quail Run/ Hwy 205 location, not to mention two existing gas stations (Tom Thumb and 7-Eleven) within a mile of the proposed location. If there must be a retail gas outlet at Lakeshore/Hwy 205, parcel 5 at least would be the better choice since there would be some controlled traffic with the signal light. However, traffic congestion will definitely be hazardous with ingress/egress directly onto Hwy 205 for all businesses locating here.
>
> I'm not sure why a Starbucks would want to locate in parcel 3 when there are two existing locations within a mile of the new development (and there are at least eight Starbucks outlets within Rockwall). If there is still any room for discussion on this matter, please enter our negative vote on this, as well.
>
> There are limitations to your authority, I realize, but please hear us and do not approve the requested changes.
>
> Wendell and SuLaine Callaway
> 517 Cellars Ct.
> Rockwall, TX 75087

Moore Worth Investments

November 3, 2016

Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Letter of Explanation for Zoning Request to Amend Ordinance 06-02 for Parcel 5 and Parcel 3.

Dear Ryan:

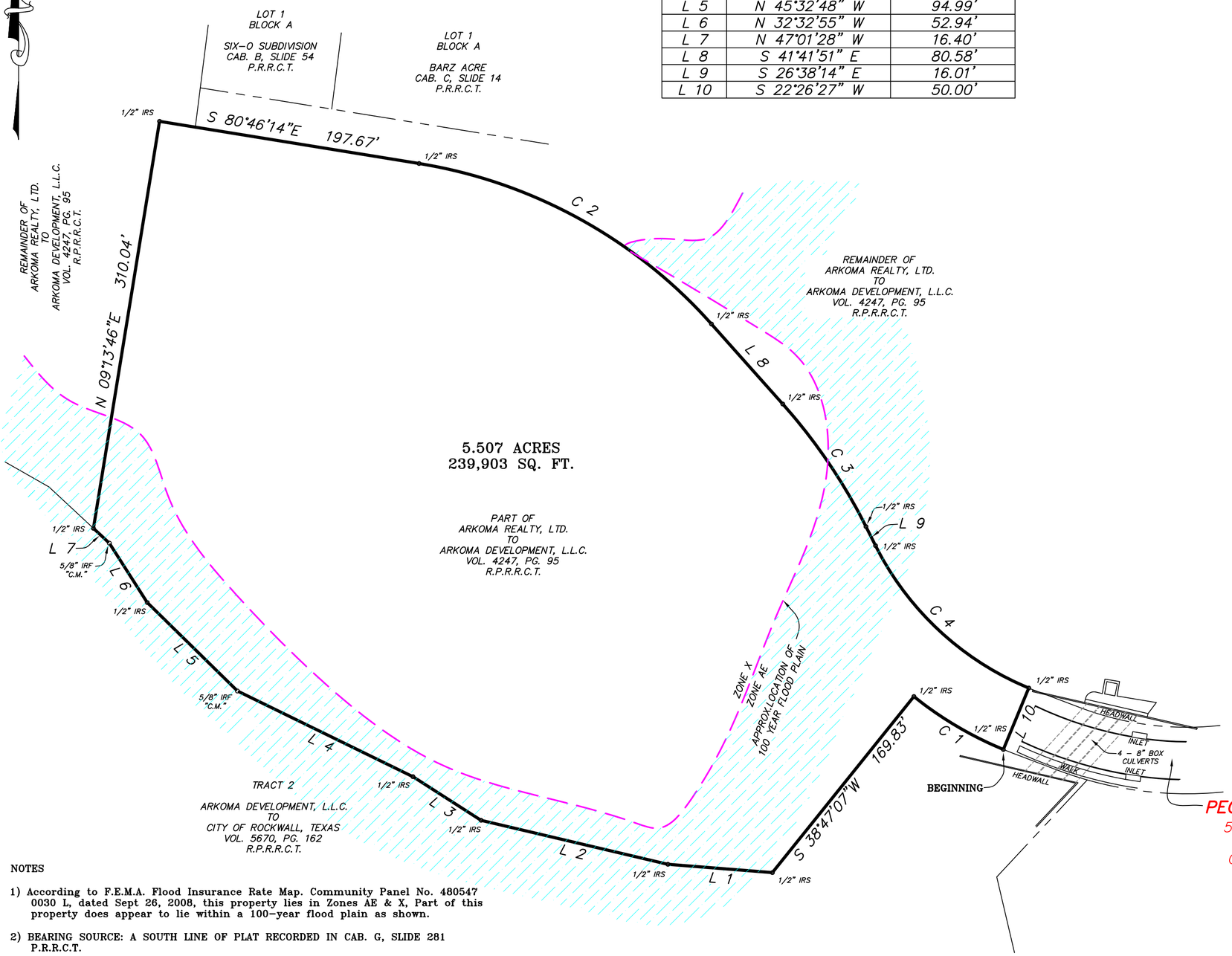
Please accept this letter as formal request to amend the above referenced Ordinance to delete Section 4.7 and 4.8 for Parcel 3 in their entirety and delete Section 6.9 and 6.10 for Parcel 5 in their entirety. This request is being made on behalf of our proposed tenants who include Chick-fil-A, Wells Fargo Bank, Starbucks and 7-Eleven. All tenants have their own unique prototypical buildings, which include a flat *not* pitched roof. The flat roof is an essential feature and integral part their "brand identity". In addition, we would like to transfer the ability to have a maximum of six (6) dispensers that could accommodate twelve (12) vehicles for a retail/gas store from Parcel 5 to Parcel 3 and will agree to waive the right to have retail/gas store as a permitted use on Parcel 5. Thank you in advance for your time and consideration concerning our request and we look forward to hearing from you.

Sincerely,

Worth Williams

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	78.45'	16°20'41"	78.18'	N 59°23'12" W
C 2	375.00'	255.73'	39°04'23"	250.81'	S 61°14'03" E
C 3	425.00'	111.71'	15°03'37"	111.39'	S 34°10'03" E
C 4	225.00'	160.70'	40°55'19"	157.31'	S 47°05'53" E

Course	Bearing	Distance
L 1	N 85°27'52" W	78.82'
L 2	N 76°44'54" W	144.35'
L 3	N 57°21'09" W	60.80'
L 4	N 63°58'26" W	146.84'
L 5	N 45°32'48" W	94.99'
L 6	N 32°32'55" W	52.94'
L 7	N 47°01'28" W	16.40'
L 8	S 41°41'51" E	80.58'
L 9	S 26°38'14" E	16.01'
L 10	S 22°26'27" W	50.00'



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.H.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T. (xxv) VOL. 3828, PG. 49 R.P.R.R.C.T. (xvi) VOL. 3228, PG. 31 D.R.R.C.T. (xvii) VOL. 2817 PG. 70, D.R.R.C.T. (xviii) VOL. 2563, PG. 37 D.R.R.C.T. (xix) VOL. 45, PG. 516 D.R.R.C.T. (xxx) VOL. 81, PG. 97 D.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in a North line of that tract of land described as Tract 2 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas (hereinafter called The City Tract), at a West corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas, said point also being at the beginning of a curve to the right, said point also being at the Southwest corner of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas);

THENCE in a Northwesterly direction with a North line of The City Tract and with said curve to the right having a central angle of 16 deg. 20 min. 41 sec., a radius of 275.00 feet, a chord bearing of N. 59 deg. 23 min. 12 sec. W., a chord distance of 78.18 feet and an arc length of 78.45 feet to a 1/2" iron rod set for corner at a North corner of The City Tract;

THENCE in a Westerly direction with the North line of The City Tract the following:

S. 38 deg. 47 min. 07 sec. W. a distance of 169.83 feet to a 1/2" iron rod set for corner;
N. 85 deg. 27 min. 52 sec. W. a distance of 78.82 feet to a 1/2" iron rod set for corner;
N. 76 deg. 44 min. 54 sec. W. a distance of 144.35 feet to a 1/2" iron rod set for corner;
N. 57 deg. 21 min. 09 sec. W. a distance of 60.80 feet to a 1/2" iron rod set for corner;
N. 63 deg. 58 min. 26 sec. W. a distance of 146.84 feet to a 5/8" iron rod found for corner;
N. 45 deg. 32 min. 48 sec. W. a distance of 94.99 feet to a 1/2" iron rod set for corner;
N. 32 deg. 32 min. 55 sec. W. a distance of 52.94 feet to a 5/8" iron rod found;
N. 47 deg. 01 min. 28 sec. W. a distance of 16.40 feet to a 1/2" iron rod set for corner;

THENCE N. 09 deg. 13 min. 46 sec. E. leaving the North line of The City Tract, a distance of 310.04 feet to a 1/2" iron rod set for corner;

THENCE S. 80 deg. 46 min. 14 sec. E. a distance of 197.67 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with said curve to the right having a central angle of 39 deg. 04 min. 23 sec., a radius of 375.00 feet, a chord bearing of S. 61 deg. 14 min. 03 sec. E., a chord distance of 250.81 feet and an arc length of 255.73 feet to a 1/2" iron rod set for corner;

THENCE S. 41 deg. 41 min. 51 sec. E. a distance of 80.58 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with said curve to the right having a central angle of 15 deg. 03 min. 37 sec., a radius of 425.00 feet, a chord bearing of S. 34 deg. 10 min. 03 sec. E., a chord distance of 111.39 feet and an arc length of 111.71 feet to a 1/2" iron rod set for corner;

THENCE S. 26 deg. 38 min. 14 sec. E. a distance of 16.01 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction with said curve to the left having a central angle of 40 deg. 55 min. 19 sec., a radius of 225.00 feet, a chord bearing of S. 47 deg. 05 min. 53 sec. E., a chord distance of 157.31 feet and an arc length of 160.70 feet to a 1/2" iron rod set for corner at a Northwest corner of Pecan Valley Drive;

THENCE S. 22 deg. 26 min. 27 sec. W. with the West line of Pecan Valley Drive a distance of 50.00 feet to the POINT OF BEGINNING and containing 5.507 acres or 239,903 square feet of land.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTSA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

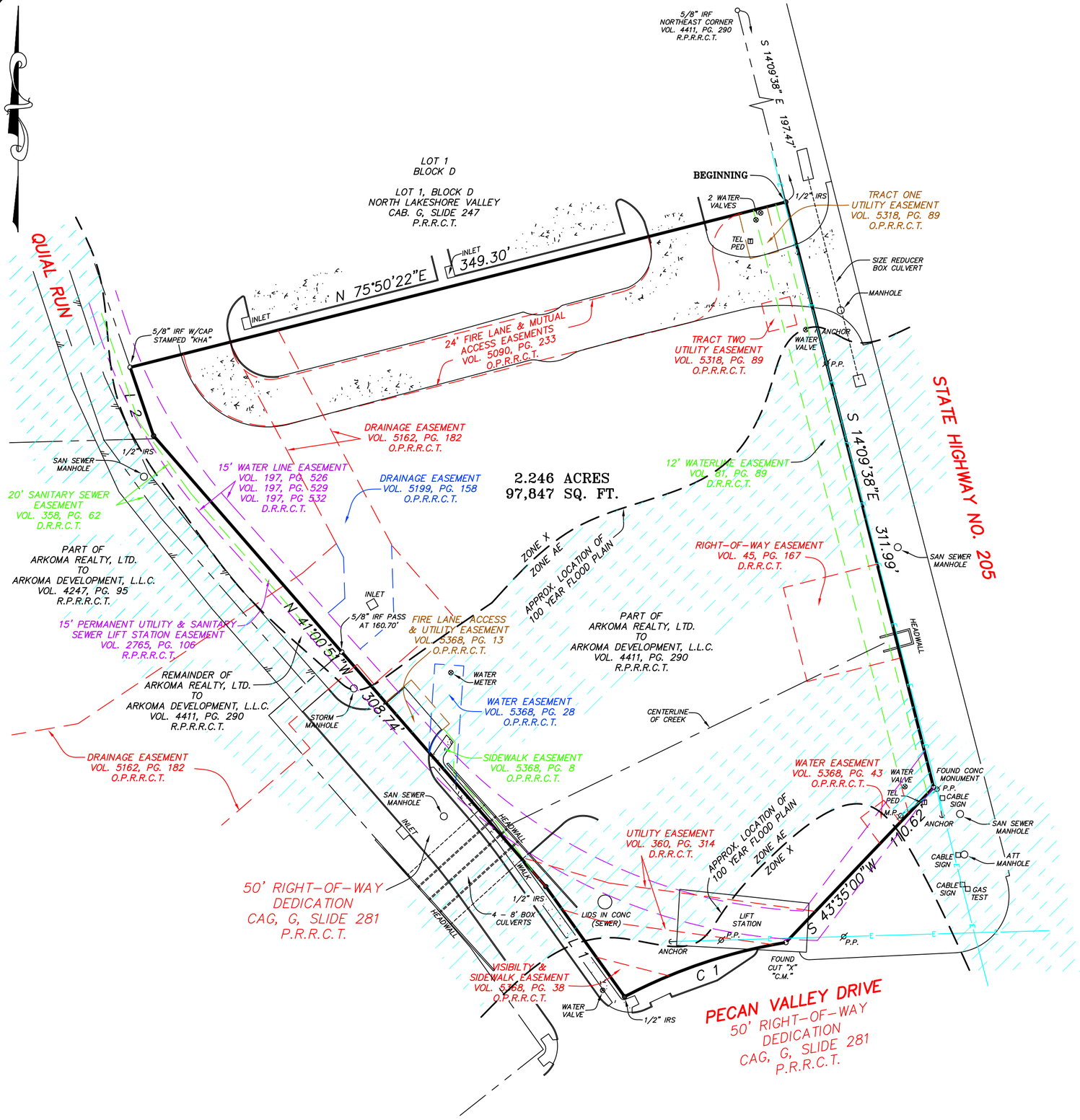
Bobby W. Stovall, R.P.L.S. No. 3703

STOVALL & ASSOCIATES — SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND
GAS METER · O I.R.F. IRON ROD FOUND · FENCE · BRICK WALL · BOUNDARY LINE · CONCRETE
ELEC ELECTRIC METER · I.R.S. IRON ROD SET · E ELEC. SERVICE · CROSS TIE WALL · ROCK WALL · ASPHALT

SCALE: 1" = 60' DATE: AUG. 31, 2015
JOB NO. 150270-B GF NO.
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

DESCRIPTION

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2' iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat, passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 66, PG. 612, D.R.R.C.T. (ii) VOL. 358, PG. 62, R.P.R.R.C.T. (iii) VOL. 258, PG. 820, R.P.R.R.C.T. (iv) VOL. 5368, PG. 23, O.P.R.R.C.T. (v) VOL. 5583, PG. 183, O.P.R.R.C.T. (vi) VOL. 3828, PG. 49 R.P.R.R.C.T. (vii) VOL. 3228, PG. 31 D.R.R.C.T. (viii) VOL. 2817 PG. 70, D.R.R.C.T. (ix) VOL. 2563, PG. 37 D.R.R.C.T. (x) VOL. 45, PG. 516 D.R.R.C.T. (xi) VOL. 81, PG. 97 D.R.R.C.T.

7) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (i) VOL. 63, PG. 263 D.R.R.C.T. (ii) VOL. 38, PG. 98 D.R.R.C.T. (iii) VOL. 33, PG. 611 D.R.R.C.T.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTSA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

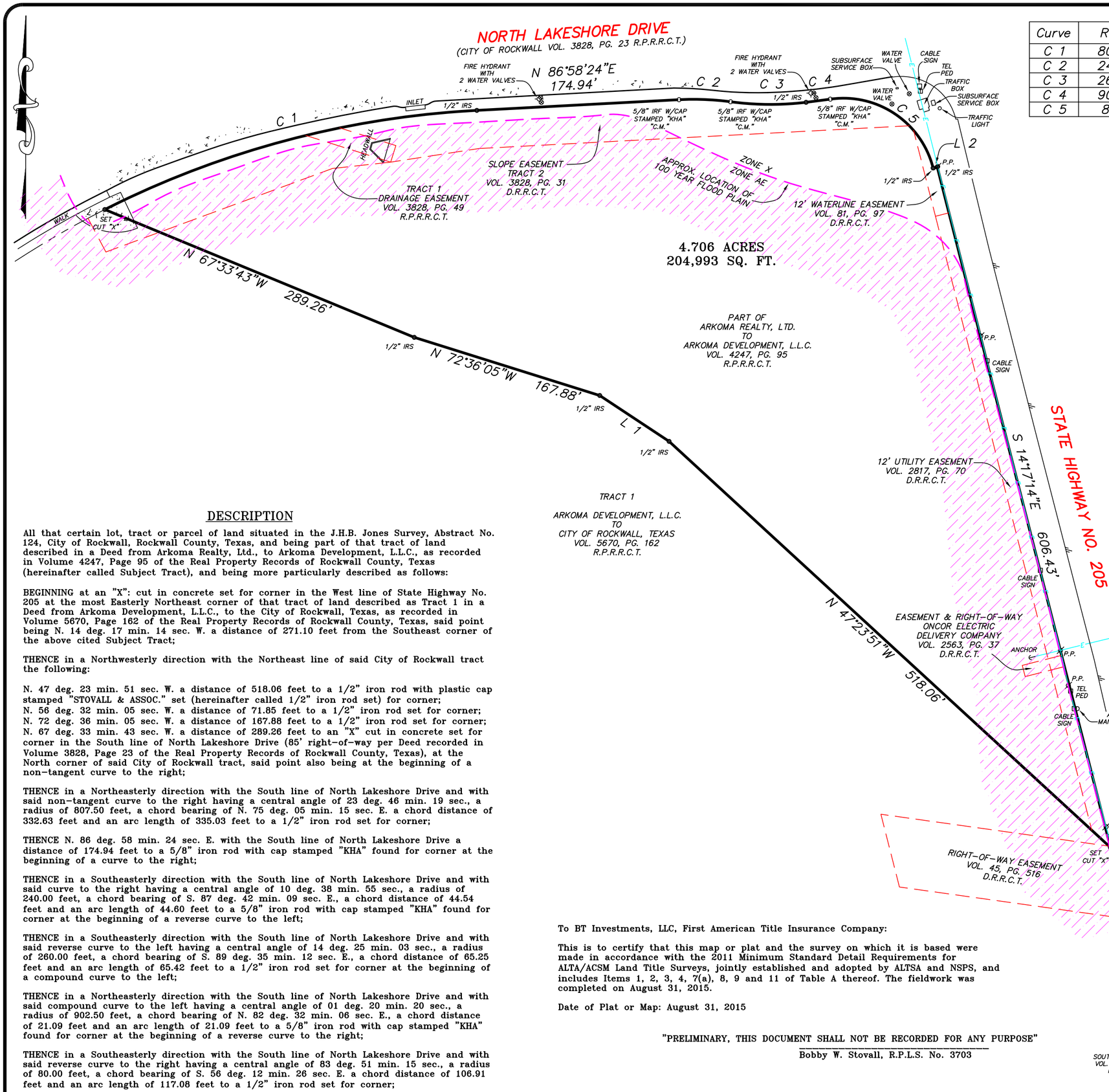
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

● GAS GAS METER	○ I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
▼ ELEC ELECTRIC METER	● I.R.S. IRON ROD SET	E ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 40' DATE: AUG. 31, 2015
JOB NO. 150270-C GF NO.
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.H.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X": cut in concrete set for corner in the West line of State Highway No. 205 at the most Easterly Northeast corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point being N. 14 deg. 17 min. 14 sec. W. a distance of 271.10 feet from the Southeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 518.06 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;
N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to a 1/2" iron rod set for corner;
N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;
N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of said City of Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec., a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E., a chord distance of 44.54 feet and an arc length of 44.60 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec., a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E., a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 01 deg. 20 min. 20 sec., a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E., a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec., a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 75 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No, 205 a distance of 606.43 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTSA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

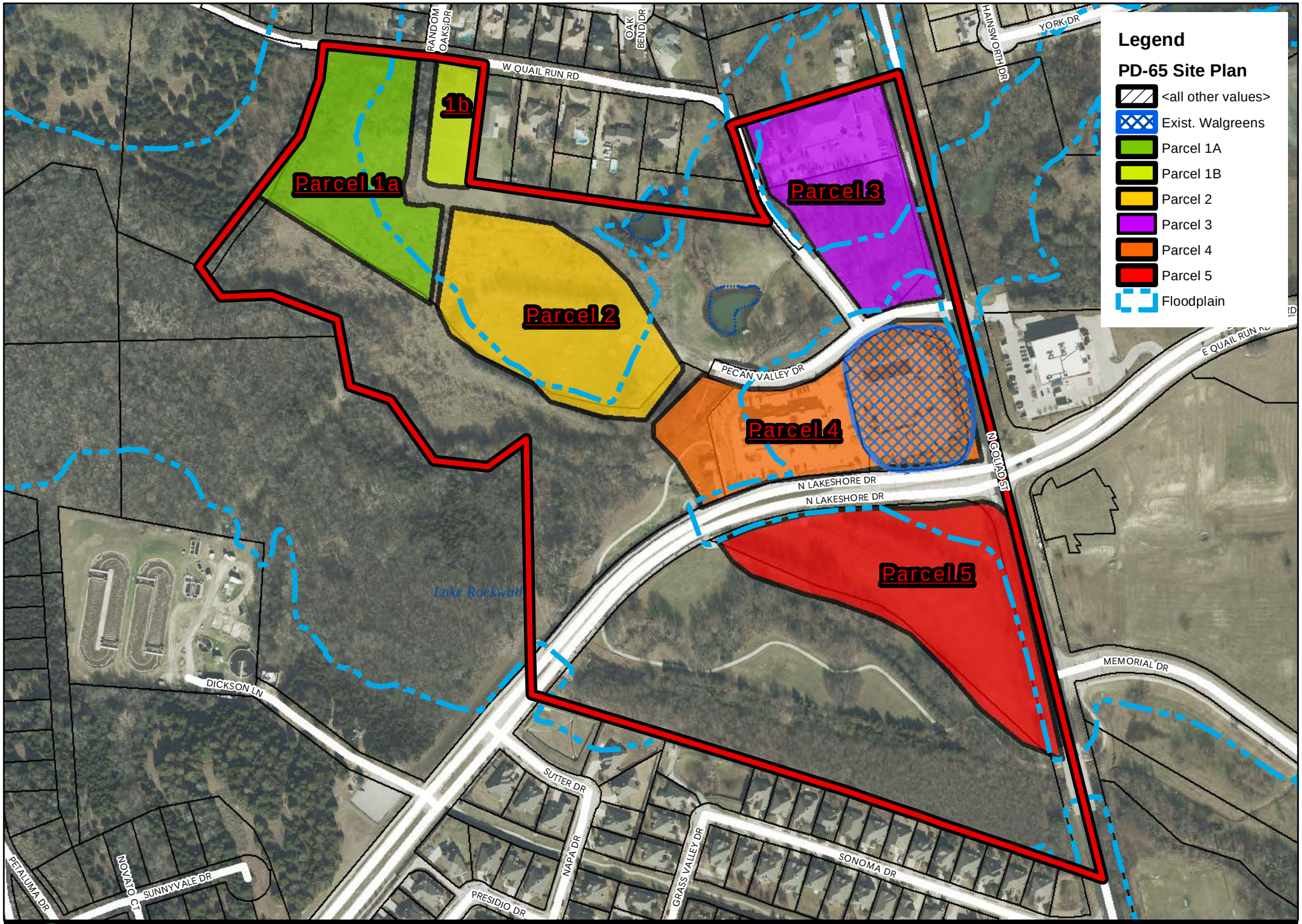
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

● GAS GAS METER	○ I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
▼ ELEC ELECTRIC METER	● I.R.S. IRON ROD SET	E ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 60' DATE: AUG. 31, 2015
JOB NO. 150270-A GF NO.
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



City of Rockwall

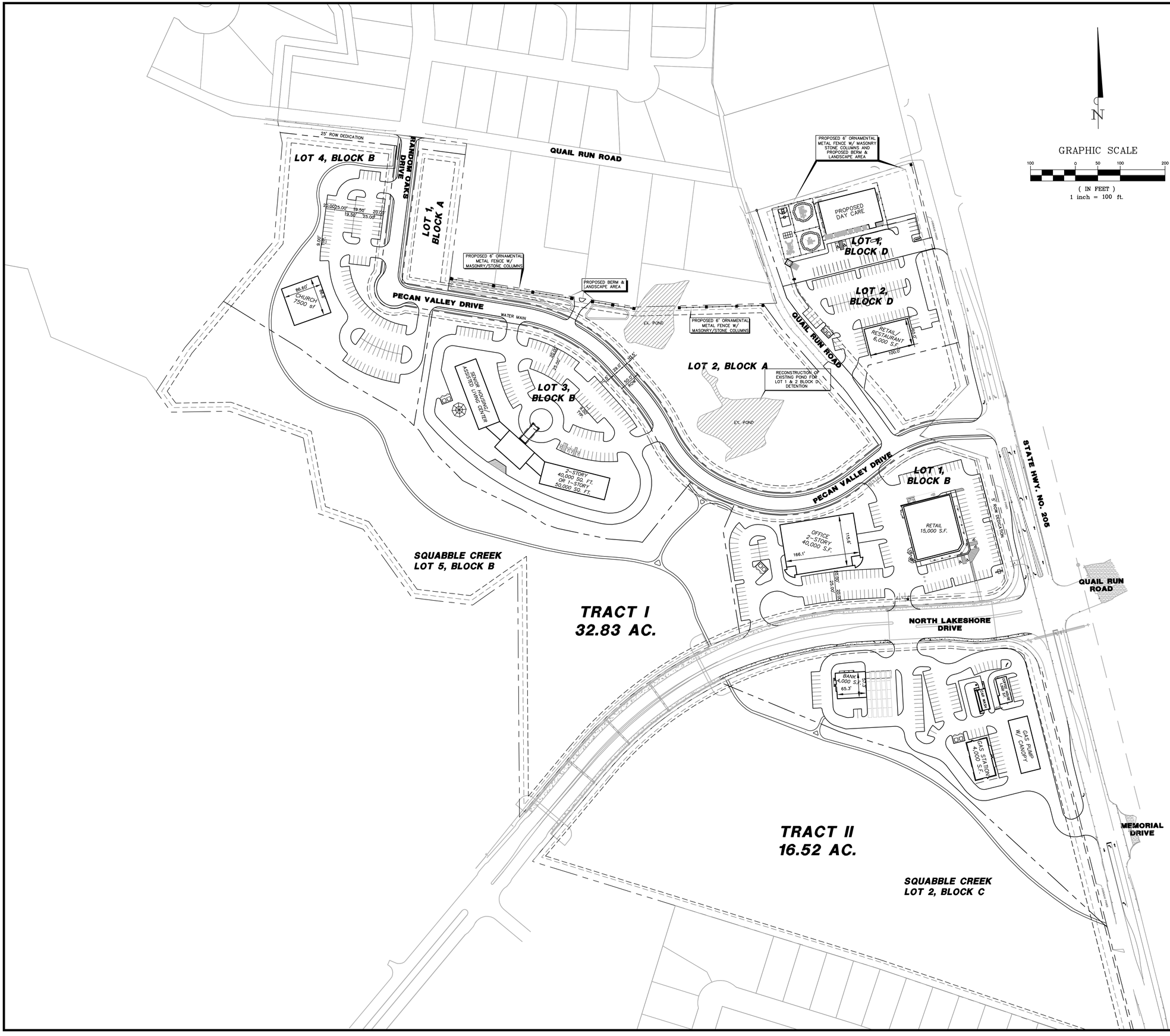
N

Date: 11/18/2016

0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PD65



NOTES:

1.) REFER TO SITE ARCHITECTUAL DETAILS FOR ADDITIONAL INFORMATION ON:
- -TRAIL SYSTEM DETAILS
- -SCREENING/BUFFERING DETAILS
- -ENTRY DETAILS
- -FENCING DETAILS
- -STREET DETAILS
- -WATER FEATIRES
- -LIGHTING STANDARDS
- -CONCEPUTAL BUILDING ELEVATIONS

No.	Date	Revisions

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

NORTH LAKESHORE VALLEY

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PD SITE PLAN

Date: November 8, 2007
Drawn by: JPF / KFD
Checked by: DKK
Approved by: DKK
Acad File: 10c_PD Site Plan
Project No. 068108000

SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO AMEND *ORDINANCE NO. 06-02, 08-02 & 10-28*, BEING IDENTIFIED AS A 49.35-ACRE TRACT OF LAND SITUATED WITHIN THE S. KING SURVEY, ABSTRACT NO. 131 AND THE J. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) for the purpose of amending *Ordinance No.'s 06-02, 08-02 & 10-28* being identified as a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 1 (PD-1) [*Ordinance No.'s 06-02, 08-02 & 10-28*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 06-02, 08-02 & 10-28*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Location Map/Area Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORD. 2016

Section 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

DRAFT ORDINANCE 10.29.16

Exhibit 'A':
Legal Description

Tract One: 32.83-Acres

BEING of a tract of land out of the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, in the City of Rockwall, Rockwall County, Texas, being part of the 46.81 tract of land described in deed to Arkoma Realty, recorded in *Volume 2279, Page 273* of the *Deed of Record* of Rockwall County, Texas, being part of the 6.40 acre tract of land described in deed to Granville Davis recorded in Volume 69, Page 595 of the Deed of Record of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for the intersection of the northwest right-of-way line of North Lakeshore Drive (*85-feet ROW at this point*) with the southerly most west line of said 46.81-acre tract;

THENCE with the west lines of said 46.81-acre tract, the following courses and distances to wit:

North 00°26'38" West, a distance of 543.18-feet to a point for corner;
South 54°58130" West, a distance of 122.35-feet to a point for corner;
North 83°16'59" West, a distance of 136.00-feet to a point for corner;
North 35°30'59" West, a distance of 188.00-feet to a point for corner;
North 70°43'59" West, a distance of 107.50-feet to a point for corner;
North 10°45159" West, a distance of 171.00-feet to a point for corner;
North 70°07'59" West, a distance of 175.00-feet to a point for corner;
South 89°07'01" West, a distance of 130.00-feet to a point for corner;
North 36°05159" West, a distance of 56.87-feet to a point for corner;
North 33°07'21" East, a distance of 116.67-feet to a point for corner;
North 39°50'57"' East, a distance of 311.65-feet to a point for corner;
North 04°37'55" East, a distance of 217.53-feet to a point for corner;
North 11°37'41" West, a distance of 50.53-feet to a point in Quail Run Road;

THENCE along said Quail Run Road, the following courses and distances to wit:

South 83°27'28" East, a distance of 295.32-feet to a point for corner;
South 82°32'17'' East, a distance of 129.27-feet to a point for corner;

THENCE leaving said Quail Run Road and with the west line of *Six-0 Subdivision*, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet B, Page 54* of the *Plat Records* of Rockwall County, Texas part of the way, South 07°07'49" West, a distance of 299.69-feet to a point for corner;

THENCE with the south line of said *Six-0 Subdivision*, the south line of Barz Acres, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet C, Page 14* of the *Plat Records* of Rockwall County, Texas, the south line of Wilson Addition, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet A, Page 275* of the *Plat Records* of Rockwall County, Texas and the south line of a 0.49 acre tract of land described in deed to Dean Lanty recorded in *Volume 349, Page 4* of the Deed Records of Rockwall County, Texas, South 80°48'3711 East, a distance of 420.59-feet to a point for corner;

THENCE continuing with the south line of said 0.49-acre tract, North 88°281 17" East, a distance of 313.50-feet to a point in the centerline of Quail Run Road;

THENCE with said centerline, North 18°54'05" West, a distance of 211.45-feet to a point for corner;

THENCE leaving said centerline, North 72°55'01" East, a distance of 389.63-feet to a point for corner in the west right-of-way line of State Highway 205 (variable width ROW);

THENCE with said west right-of-way line, the following courses and distances to wit:

South 14°09'38" East, a distance of 509.46-feet to a point for corner;
South 43°34'59" West, a distance of 158.82-feet to a point for corner;
South 71°57'06" East, a distance of 159.25-feet to a point for corner;

DRAFT ORDINANCE 10.25.2016

South 14°17'14" East, a distance of 243.88-feet to a point in the north right-of-way line of said North Lakeshore Drive;

THENCE with said north right-of-way line, the following courses and distances to wit:

South 75°56'40" West, a distance of 3.43 feet to a point for the beginning of a non-tangent curve to the right with a radius of 65.00-feet, a central angle of 96°44'10" and a chord bearing and distance of South 34°18'46" West, 97.17-feet;

Southwesterly, with said curve, an arc distance of 109.74-feet to a point for the beginning of a compound curve to the right with a radius of 807.50-feet, a central angle of 4°17'33" and a chord bearing and distance of South 84°49'37" West, 60.48-feet;

Southwesterly, with said curve, an arc distance of 60.50-feet to a point for corner; South 86°58'24" West, a distance of 225.10-feet to a point for the beginning of a tangent curve to the left with a radius of 892.50-feet, a central angle of 47°07'08", and a chord bearing and distance of South 63°24'50" West, 713.47-feet;

Southwesterly, with said curve, an arc distance of 733.97-feet to a point for corner;

THENCE South 39°51'16" West, a distance of 192.14-feet to the *POINT OF BEGINNING* and containing 32.83-acres of land.

DRAFT ORDINANCE 10.29.2016

Exhibit 'A':
Legal Description

Tract Two: 16.52-Acres

BEING of a tract of land out of the J. B. Jones Survey, Abstract No. 124, in the City of Rockwall, Rockwall County, Texas, being part of the 46.81-tract of land described in deed to Arkoma Realty, recorded in *Volume 2279, Page 273* of the *Deed of Record* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the intersection of the south right-of-way line of North Lakeshore Drive (*85-feet ROW at this point*) with the south line of said 46.81-acre tract;

THENCE with said south right-of-way line, the following courses and distances to wit:

North 39°51'16" East, a distance of 249.64-feet to a point for the beginning of a tangent curve to the right with a radius of 807.50-feet, a central angle of 47°07'08", and a chord bearing and distance of North 63°24'50" East, 645.52-feet;

Northeasterly, with said curve, an arc distance of 664.07-feet to a point for corner;

North 86°58'24" East, a distance of 174.93-feet to a point for the beginning of a tangent curve to the right with a radius of 240.00-feet, a central angle of 10°38'58", and a chord bearing and distance of South 87°42'08" East, 44.54-feet;

Southeasterly, with said curve, an arc distance of 44.61-feet to a point for the beginning of a reverse curve to the left with a radius of 260.00-feet, a central angle of 14°25'10", and a chord bearing and distance of South 89°35'14" East, 65.26-feet;

Southeasterly, with said curve, an arc distance of 65.43-feet to a point for the beginning of a compound curve to the left with a radius of 902.50-feet, a central angle of 1°20'16" and a chord bearing and distance of North 82°32'03" East, 21.07-feet;

Northeasterly, with said curve, an arc distance of 21.07-feet to a point for the beginning of a reverse curve to the right with a radius of 80.00-feet, a central angle of 83°51'17'', and a chord bearing and distance of South 56°12'26" East, 106.91-feet;

Southeasterly, with said curve, an arc distance of 117.08-feet to a point for corner;

North 75°43'11" East, a distance of 3.66-feet to a point for corner in the west right-of-way line of State Highway 205 (*variable width ROW*);

THENCE with said west right-of-way line, South 14°17'14" East, a distance of 877.52-feet to a point for the northeast corner of Lakeview Summit Phase IV, an addition to the City of Rockwall according to the plat thereof recorded in *Cabinet D, Page 378* of the *Plat Records* of Rockwall County, Texas;

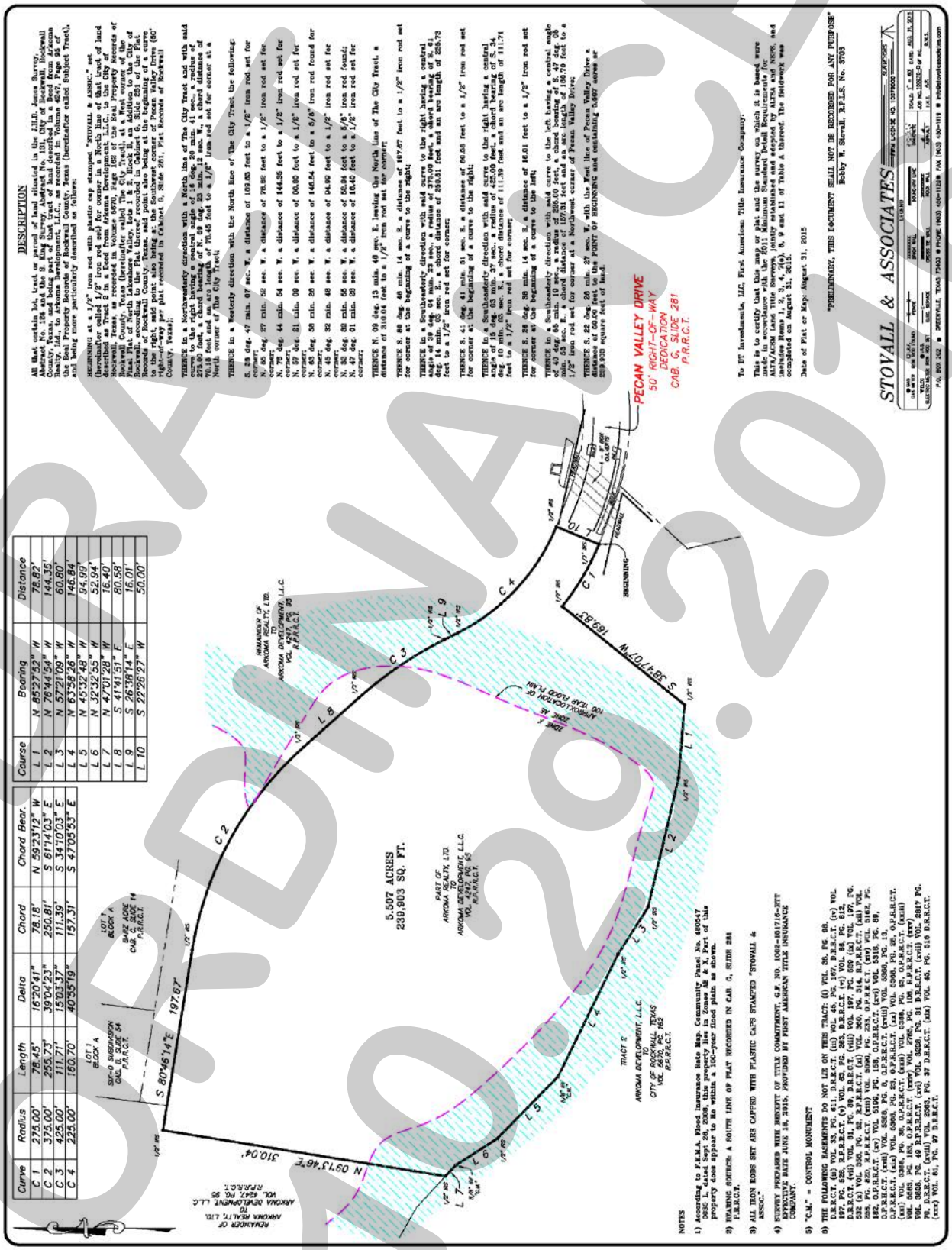
THENCE with the north line of said addition part of the way, the following courses and distances to wit:

South 88°40'43" West, a distance of 46.97-feet to a point for corner;
North 71°15'19" West, a distance of 564.26-feet to a point for corner;

THENCE North 72°47'58" West, a distance of 806.31-feet to the POINT OF BEGINNING and containing 16.52-acres of land.

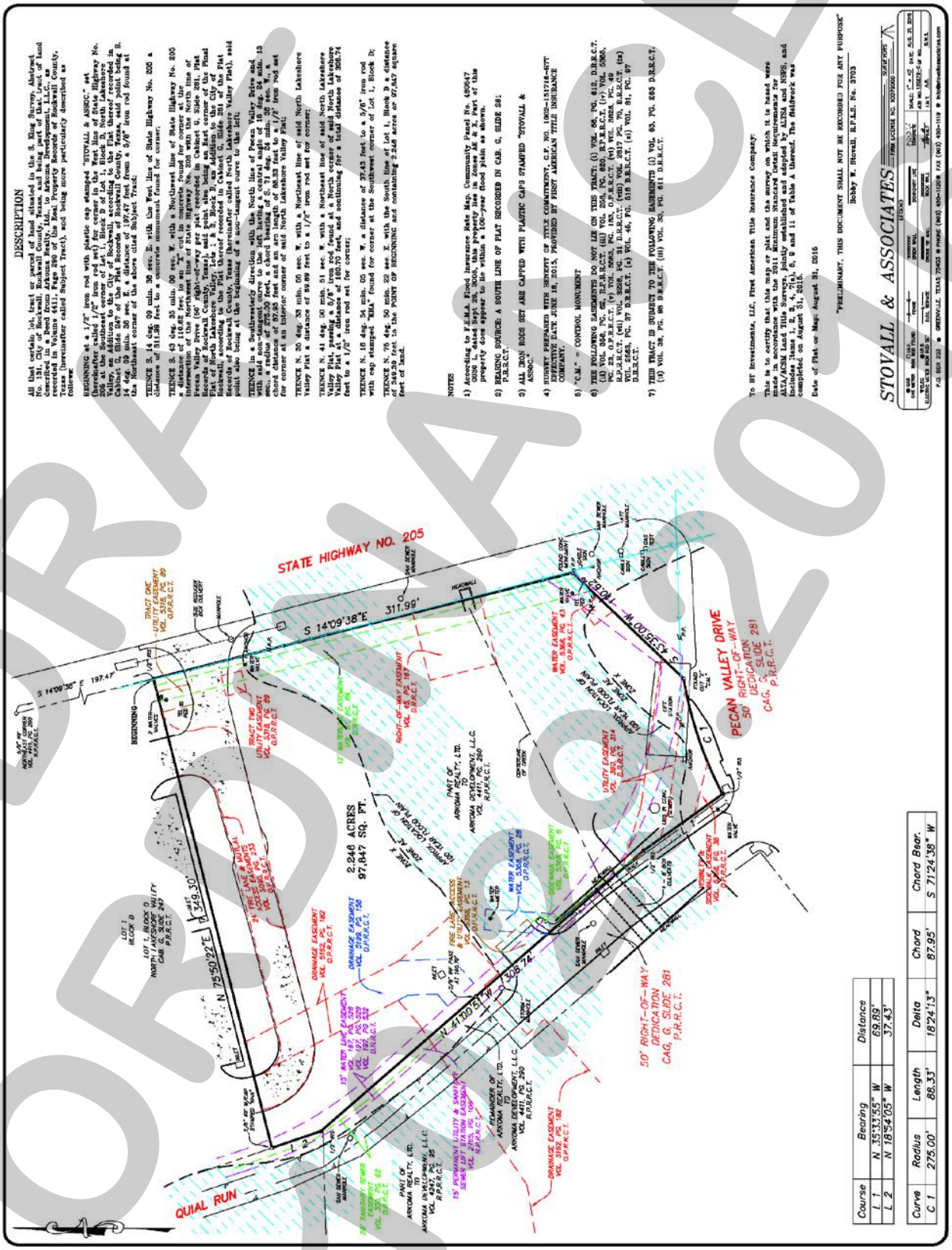
DRAFT ORDINANCE 10.29.2016

Exhibit 'A':
Survey



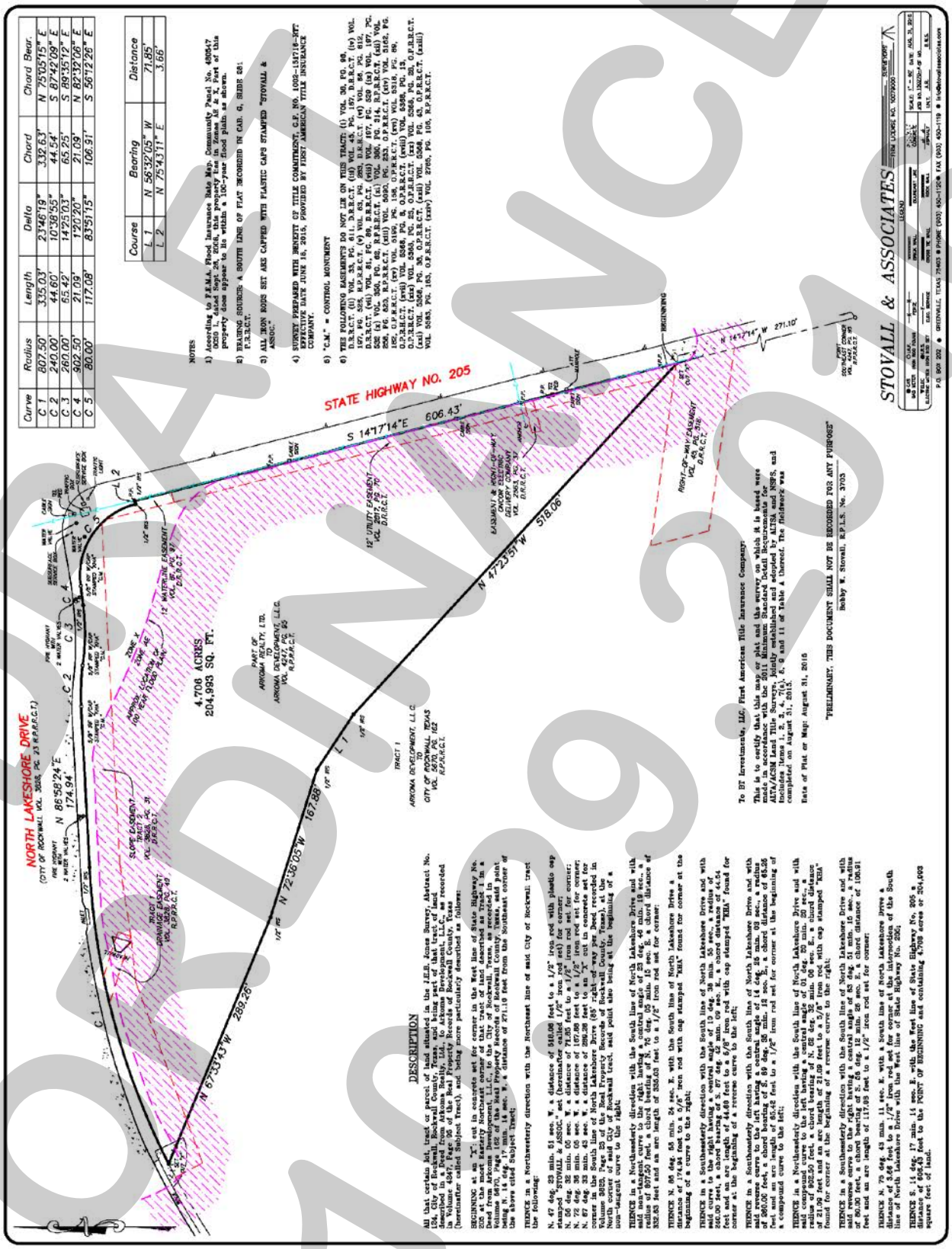
DRAFT
10.29.16

Exhibit 'A':
Survey



DRAFT ORDINANCE 2016

Exhibit 'A':
Survey



Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0035 K, dated September 25, 2009, this property lies in Zone "X" & Zone "AE". Part of this property does appear to lie within the 100-year flood plain as shown.

2) BEARING SOURCES: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1003-1347716-DFW EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

5) "C.M." = CONTROL MONUMENT

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 30, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 187, D.R.R.C.T. (iv) VOL. 187, PG. 508, R.P.R.R.C.T. (v) VOL. 63, PG. 283, D.R.R.C.T. (vi) VOL. 86, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 80, D.R.R.C.T. (viii) VOL. 187, PG. 529 (ix) VOL. 187, PG. 526, (x) VOL. 187, PG. 532, R.P.R.R.C.T. (xi) VOL. 3688, PG. 23, D.R.R.C.T. (xii) VOL. 3688, PG. 49, R.P.R.R.C.T. (xiii) VOL. 5870, PG. 162, R.P.R.R.C.T. (xiv) VOL. 4247, PG. 182, O.P.R.R.C.T. (xv) VOL. 6199, PG. 198, O.P.R.R.C.T. (xvi) VOL. 6318, PG. 86, O.P.R.R.C.T. (xvii) VOL. 6368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 6368, PG. 13, O.P.R.R.C.T. (xix) VOL. 6368, PG. 18, O.P.R.R.C.T. (xx) VOL. 6368, PG. 23, O.P.R.R.C.T. (xxi) VOL. 5583, PG. 185, O.P.R.R.C.T. (xxii) VOL. 5583, PG. 188, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 185, O.P.R.R.C.T. (xxiv) VOL. 5583, PG. 188, O.P.R.R.C.T. (xxv) VOL. 5583, PG. 185, O.P.R.R.C.T. (xxvi) VOL. 5583, PG. 188, O.P.R.R.C.T. 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Exhibit 'B':
Location Map/Concept Plan

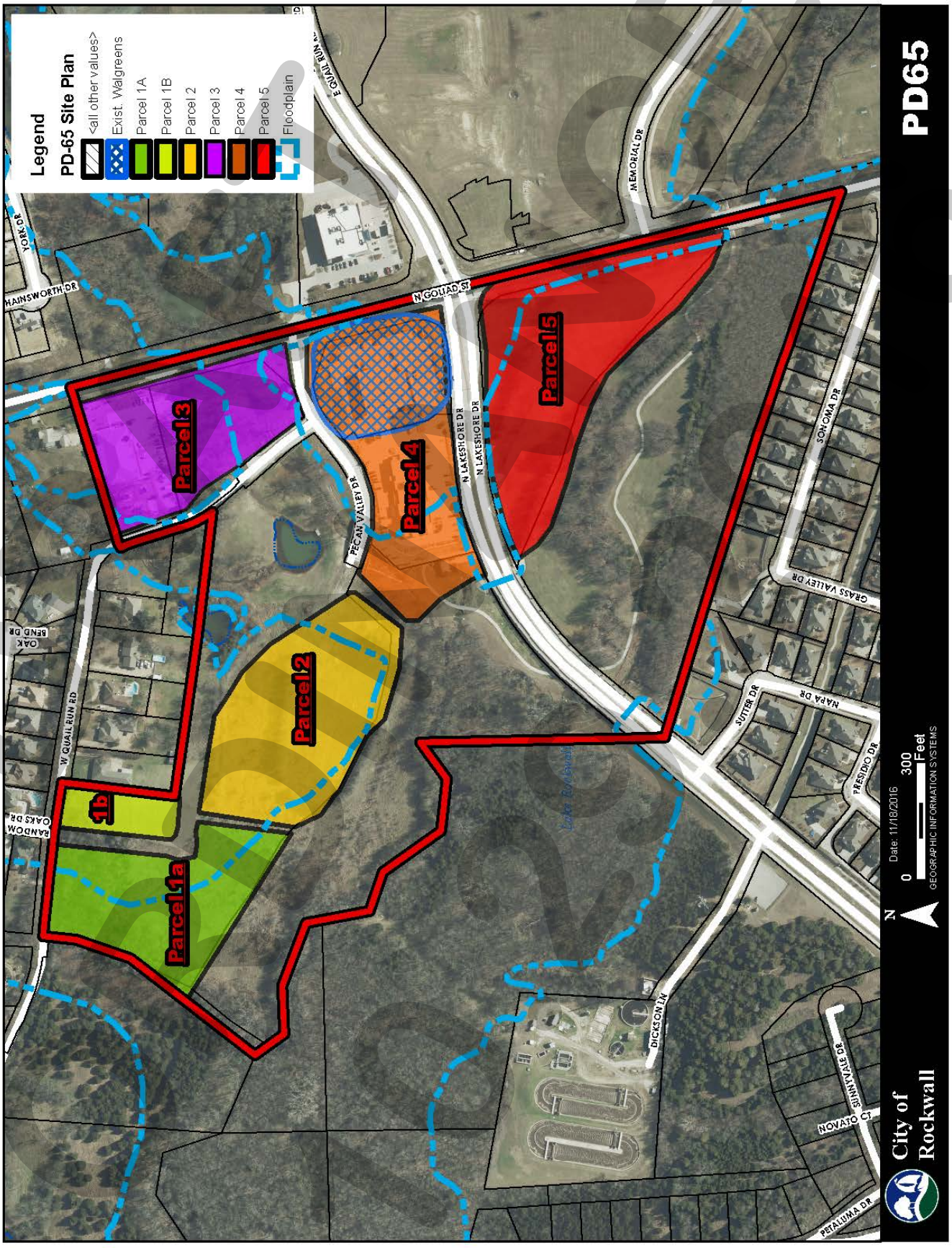

Exhibit 'B':
Location Map/Concept Plan

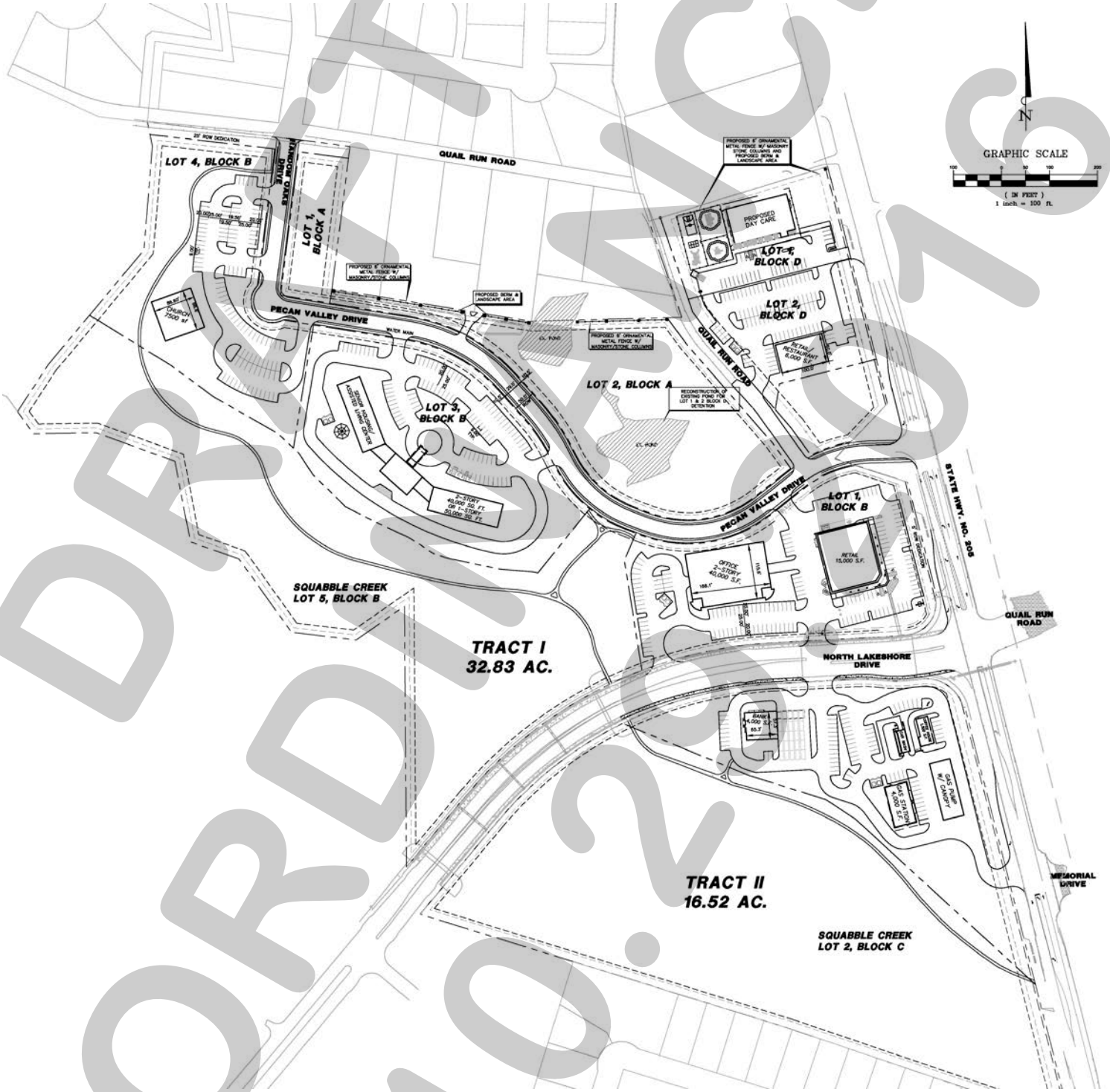

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Exhibit 'C':
PD Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
~~TEXT TO BE REMOVED FROM THE ORDINANCE~~

Open Space

1. *Open Space.* All common areas and dedicated landscape easements and open space areas shall be maintained by a Property Owner's Association (POA), including areas of landscaping in the public right-of-way along Quail Run Road, SH-205 [*N. Goliad Street*] and N. Lakeshore Drive.

Parcel 1A & 1B (Lot 4, Block B & Lot 1, Block A)

2. *Permitted Uses.* *Parcel 1* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the Single Family 10 (SF-10) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   - ☑ Church/House of Worship
   - ~~☑ ***Maximum Building Size of 10,000 Square Feet***~~

3. *Maximum Building Height.* ***A maximum building height of*** *60-feet* ***shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (****SUP****)***.
4. *Maximum Building Size.* ***A maximum building size of*** *10,000 SF* ***shall be permitted.***
5. *Maximum Number of Residential Units.* ***One (****1****) residential unit shall be allowed on Parcel 1.***
6. ~~***All proposed developments within Parcel 1-A shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.***~~
7. ~~***In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.***~~
8. ~~***All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.***~~
9. ~~***All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.***~~
10. ~~***All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.***~~
11. ~~***All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.***~~
12. ~~***Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.***~~
13. ~~***All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.***~~
14. ~~***All landscaping and screening shall comply with Article VIII Landscape Standards of***~~

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~~the Unified Development Code.~~
~~15. No outside storage/display or merchandising.~~

Parcel 2 (Lot 3, Block B)

1. *Permitted Uses.* *Parcel 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   - ☑ Assisted Living Facility
   - ☑ Nursing Home/Convalescent Care Facility
   - ☑ Private Streets
   - ☑ Office

   Permitted by Specific Use Permit (SUP):
   - ☑ College, University or Seminary
   - ☑ Trade School

   Prohibited Uses:
   - ☑ ***Outside Storage/Display and/or Merchandising***

2. *Maximum Building Height.* ***A maximum building height of 60-feet shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (SUP)***. ***In addition any structure exceeding 40,000 SF shall be limited to maximum height of 28-feet.***
~~3. Maximum height for any building over 40,000 square feet - 28 feet~~
4. *Maximum Building Size.* ***A maximum building size of 40,000 SF shall be permitted on multi-story buildings. On a single-story building a maximum building size of 50,000 SF shall be permitted.***
   ~~a) 50,000 square feet for a maximum of one (1) building.~~
~~5. All proposed developments within Parcel 2 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.~~
~~6. In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.~~
~~7. All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.~~
~~8. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.~~
~~9. All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.~~
~~10. All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.~~
~~11. Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster~~

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~~enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.~~

~~12. All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.~~

~~13. All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.~~

~~14. No outside storage/display or merchandising.~~

Parcel 3 (Lots 1 & 2, Block D)

1. *Permitted Uses.* *Parcel 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:

   - ☑ ***Retail Store with Gasoline Sales with a Maximum of Six (6) Dispensers Servicing 12-Vehicles (the primary structure shall be located within 250-feet of the SH-205 [N. Goliad Street] right-of-way)***
   - ☑ ***Car Wash as an Accessory Use to Retail Store with Gasoline Sales***

   Prohibited Uses:

   - ☑ Billiard Parlor or Pool Hall
   - ☑ Gun Club, Skeet Shooting or Target Range (*Indoor*)
   - ☑ Carnival/Circus or Amusement Ride
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Second Hand Dealer
   - ☑ Helipad
   - ☑ Auto Repair Garage (*Minor*)
   - ☑ Self-Service Car Wash
   - ☑ Full-Service Car Wash
   - ☑ Railroad Yard/Shop
   - ☑ Mining/Extraction
   - ☑ Astrologer, Hypnotist, or Psychic ***~~Art and Science~~***
   - ☑ Public and Private Parking Facilities
   - ☑ ***Outside Storage/Display and/or Merchandising***

2. *Maximum Building Height.* ***A maximum building height of*** *28-feet* ***shall be permitted.***
3. *Maximum Building Size.* ***A maximum building size of*** *20,000 SF* ***shall be permitted.***

~~4. All proposed developments within Parcel 3 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.~~

~~5. In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.~~

~~6. All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.~~

~~7. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.~~

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~~8. **All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.**~~
~~9. **All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.**~~
~~10. **Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.**~~
~~11. **All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.**~~
~~12. **All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.**~~
~~13. **No outside storage/display or merchandising.**~~

Parcel 4 (Lot 1, Block B)

1. *Permitted Uses.* *Parcel 4* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   ☑ Private Streets
   ☑ College, University or Seminary

   Prohibited Uses:
   ☑ Billiard Parlor or Pool Hall
   ☑ Gun Club, Skeet Shooting or Target Range (*Indoor*)
   ☑ Carnival/Circus or Amusement Ride
   ☑ Night Club, Discotheque, or Dance Hall
   ☑ Second Hand Dealer
   ☑ Helipad
   ☑ Auto Repair Garage (*Minor*)
   ☑ Self-Service Car Wash
   ☑ Full-Service Car Wash
   ☑ Railroad Yard/Shop
   ☑ Mining/Extraction
   ☑ Astrologer, Hypnotist, or Psychic ~~**Art and Science**~~
   ☑ Public and Private Parking Facilities

2. *Maximum Building Height.* ***A maximum building height of 60-feet shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (****SUP****)***. ***In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 28-feet in height.***
~~3. **Maximum building height for any structure located within 250 feet of SH 205 - 28 feet.**~~
4. *Maximum Building Size.* ***A maximum building size of 40,000 SF shall be permitted. In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 20,000 SF in total size.***

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5. ***Outside Storage and Display.*** ***Outside storage and display shall be prohibited on all property within Parcel 4, with the exception of the property depicted on Exhibit 'B' of this ordinance (i.e. Walgreens) and which is further identified as Lot 1, Block B, North Lakeshore Valley Addition. This property shall be subject to the following additional requirements:***

   (a) No outside display or outside storage shall be allowed on the property with the exception of two (2) household propane exchange cages, which shall be located under cover and limited by the following dimensions: 2'-6" (l) x 13'-6" (w) x 6'-0" (h).

6. ***Maximum building size for any structure located within 250 feet of SH 205 -20,000 square feet.***
7. ***All proposed developments within Parcel 4 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.***
8. ***In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.***
9. ***All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.***
10. ***All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.***
11. ***All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.***
12. ***All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.***
13. ***Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.***
14. ***All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.***
15. ***All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.***
16. ***No outside storage/display or merchandising.***

Parcel 5 (Lot 2, Block C)

1. *Permitted Uses.* *Parcel 5* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

   Permitted By-Right:
   ☑ ***Retail Store with Gasoline Sales with a Maximum of Six (6) Dispensers Servicing 12-Vehicles (the primary structure shall be located within 250 feet of the SH 205 [N. Goliad Street] right-of-way)***

- ☑ ~~***Car Wash as an Accessory Use to Retail Store with Gasoline Product Sales***~~

Prohibited Uses:

- ☑ Billiard Parlor or Pool Hall
- ☑ Gun Club, Skeet Shooting or Target Range (*Indoor*)
- ☑ Carnival/Circus or Amusement Ride
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Second Hand Dealer
- ☑ Helipad
- ☑ Auto Repair Garage (*Minor*)
- ☑ Self-Service Car Wash
- ☑ Full-Service Car Wash
- ☑ Railroad Yard/Shop
- ☑ Mining/Extraction
- ☑ Astrologer, Hypnotist, or Psychic ~~***Art and Science***~~
- ☑ Public and Private Parking Facilities
- ☑ ***Outside Storage/Display and/or Merchandising***

2. *Maximum Building Height.* ***A maximum building height of*** *60-feet* ***shall be permitted; however,*** any building over *36-feet* shall require a ***Specific Use Permit (****SUP****). In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 28-feet in height.***
3. ~~***Maximum building height for any structure located within 250 feet of SH 205 - 28 feet.***~~
4. *Maximum Building Size.* ***A maximum building size of*** *40,000 SF* ***shall be permitted. In addition any structure located within 250-feet of SH-205 [N. Goliad Street] shall not exceed 20,000 SF in total size.***
5. ~~***Maximum building size for any structure located within 250 feet of SH 205 -20,000 square feet.***~~
6. ~~***All proposed developments within Parcel 5 shall be subject to future site plan and Architectural review. All four (4) facades of each building throughout the development shall be constructed with a consistent design scheme and materials as approved by the Architectural Review Board.***~~
7. ~~***In addition to the requirements of the outdoor lighting requirements of the Unified Development Code, no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.***~~
8. ~~***All exterior lighting shall have a maximum of 0.2 foot-candles when measure three feet above grade at the property line.***~~
9. ~~***All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.***~~
10. ~~***All development to adhere to the General Commercial District Standards (Section 4.1) and the standards set forth in the North SH 205 Overlay District.***~~
11. ~~***All rooftop and ground mounted equipment must be orientated away from existing single-family residences and screened from adjacent properties & public rights-of-way.***~~
12. ~~***Dumpsters shall be orientated away from existing single-family residences and shall be screened from adjacent properties & public rights-of-ways. All dumpster enclosures shall be constructed of the same material and color as the primary structure. All dumpster enclosure gates shall be metal panel.***~~
13. ~~***All permanent free standing signs shall be monument signs not exceeding five (5) feet in height or a maximum of sixty (60) square feet in area per sign face.***~~

DRAFT ORDINANCE 10.29.2016

~~*14.* **All landscaping and screening shall comply with Article VIII Landscape Standards of the Unified Development Code.**~~
~~*15.* **No outside storage/display or merchandising.**~~

DRAFT
ORDINANCE
10.29.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Dub Douphrate, *Douphrate & Associates, Inc.*

AGENDA ITEM: **Z2016-040**; *Amendment to PD-68 for Fireside Village*

SUMMARY:

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [*S. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

BACKGROUND:

Ordinance No. 59-02 annexed the 25.45-acre subject property into the City on July 6, 1959. The property was originally zoned Light Industrial (LI) District, but was rezoned to a Commercial (C) District on May 1, 2000 by *Case No. PZ2000-032-01* [*Ordinance No. 2000-12*]. This designation was further amended on August 21, 2006, when the City Council approved Planned Development District 68 (PD-68) [*Ordinance No. 06-32*] under *Case No. Z2006-013*. The concept plan contained within this ordinance showed the 25.45-acre subject property being divided into four (4) separate uses: [*1*] an assisted living facility, [*2*] independent/active senior living community, [*3*] an office/commercial/medical development, and [*4*] retail. In addition, the plan established a 1.53-acre park and regional detention system, and a 0.79-acre site for a future lift station (*see the attached concept plan*). On September 18, 2006, the City Council approved the site plan for a 141-unit, three (3) story independent/active senior living community on a 6.43-acre portion of the subject property under *Case No. SP2006-031*. This facility was constructed in 2007. The *Evergreen at Rockwall Senior Living* facility remains the only development on the 25.45-acre subject property.

PURPOSE:

On November 18, 2016, the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting to amend Planned Development District 68 (PD-68) for the purpose of establishing an age restricted, residential subdivision consisting of 46 single-family, residential lots on a 14.475-acre portion of the existing PD.

ADJACENT LAND USES AND ACCESS:

The subject property is adjacent to the eastern right-of-way of S. Goliad Street [*SH-205*] south of the railroad right-of-way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.844-acre parcel of land zoned Heavy Commercial (HC) District, which is currently occupied by a towing company [*i.e. Chubs Towing and Recovery Inc.*]. Beyond this are the Rockwall County Sheriff's offices and the Rockwall County Jail. These uses are situated on a 10.193-acre parcel of land zoned Commercial (C) District.

South: Directly south of the subject property is SH-205 (*South Goliad Street*), which is identified as a *P6D* (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this is a 7.879-acre cemetery [*i.e. Rockwall Cemetery*].

East: Directly east of the subject property (*i.e. beyond Evergreen at Rockwall Senior Living facility*) is a 4.8164-acre parcel of land zoned Commercial (C) District that is currently occupied by a mini-warehouse facility [*i.e. Advantage Self Storage*]. Beyond this is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*.

West: Directly west of the subject property, is a variable width right-of-way owned and operated by the *Missouri, Kansas & Texas Railroad*. Beyond this are six (6) properties zoned Commercial (C) District with various uses established on them. In addition, six (6) properties with five (5) single-family homes, zoned Single Family (SF-7) District also exist east of the subject property.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the proposed age restricted, residential subdivision. The concept plan shows how the subdivision will be accessible from one (1) point entry adjacent to S. Goliad Street, and will be buffered from the thoroughfare by two (2) of the four (4) retail pads sites contained in Planned Development District 65 (PD-65). The 1.53-acre drainage area and parkland will also buffer the proposed subdivision. In addition, the property will have an emergency access point that will connect to the existing *Evergreen at Rockwall Senior Living* facility through a common area adjacent to *Lot 1, Block A*.

The proposed residential lots will be a minimum of 82' x 65', and be accessible from the street by forward facing garages (*i.e. no alleyways will be incorporated into the site*). Staff should note that the proposed lot size does not currently conform to the minimum standards of the City's established zoning districts; however, the applicant has stated that his target market (*i.e. people 55 years and older*) are looking for smaller lots, and the Homeowner's Association (HOA) will be responsible for maintaining all outside areas. This will also including the residents' private lots. The development will incorporate 20% open space (*i.e. 2.895-acres*), the majority of which currently provides regional detention for the remainder of PD-65. A summary of the proposed development standards is as follows:

Minimum Lot Width [1]	65'
Minimum Lot Depth	82'
Minimum Lot Area	5,330 SF
Minimum Front Yard Setback [2]	20'
Minimum Side Yard Setback	6'
Minimum Side Yard Setback (Adjacent to a Street)	13'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [5]	1,300 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: The minimum area/dwelling unit only includes air conditioned square space.

The applicant has submitted proposed building elevations depicting four (4) product types all of which will be single story homes. The exteriors will be a combination of brick and stone and will contain 100% masonry materials. Of the four (4) building elevations, the applicant has stated that four (4) variations of each building elevation exist. This creates 16 different possibilities of housing design. The applicant is proposing to meet the City's minimum anti-monotony restrictions.

CONFORMANCE WITH THE CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the Unified Development Code (UDC) requires all garages accessible from the street be configured in a J-Swing (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow *Front Entry* garages in lieu of alleys. The proposed *Front Entry* garages will be situated even with the front façade of the primary structure or extend up to five (5) feet toward the street. In addition, the proposed garages will be configured in a tandem format (*i.e. one [1] car will be required to park in front of the other*) and be 12' x 43½'. This will give the appearance of a single car garage from the street.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The zoning proposal conforms to the majority of the policies and guidelines contained in the Comprehensive Plan; however, in reviewing the proposed concept plan staff has identified that better connection with the adjacent retail properties could be incorporated at the time of site plan. Should the City Council choose to approve the applicant's request staff will recommend that the subdivision include cross connectivity with the retail parcels to the south at the time of site plan.

In addition, the Future Land Use Map contained within the Comprehensive Plan, designates the subject property for ***Commercial*** land uses. Staff has verified that the subject property has been designated under the ***Commercial*** land use designation since the zoning was changed in 2000. The proposed zoning change would necessitate that this designation be amended from a ***Commercial*** designation to a ***High Density Residential*** designation. According to the Comprehensive Plan, a ***High Density Residential*** land use is defined as any development that exceeds three (3) units per gross acre. In this case, the density of the proposed subdivision is at 3.6-units per gross acre. In addition, the Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development. Staff should point out that the adjacent land use (*i.e. Evergreen at Rockwall Senior Living facility*) currently has a density of 21.45-units per gross acre and is designated as a ***High Density Residential*** property. It should also be noted that this property will be buffered from S. Goliad Street [*SH-205*] by four (4) retail parcels to the south and a railroad track to the west. With this being said, the approval of any changes to the Future Land Use Map is a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a ***Commercial*** designation to a ***High Density Residential*** designation.

NOTIFICATION:

On November 23, 2016, staff mailed 76 notices to property owners and residents within 500-feet of the subject property. Staff also emailed the Waterstone Homeowner's Association (HOA), which was the only HOA/Neighborhood Organization within 1,500-feet of the subject property that is currently participating in the Neighborhood Notification Program (*staff does not currently have contact information on the Southside Residential Neighborhood*). Additionally, staff posted a zoning sign along S. Goliad Street [*SH-205*], and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received one (1) notification in opposition to the applicant's request.

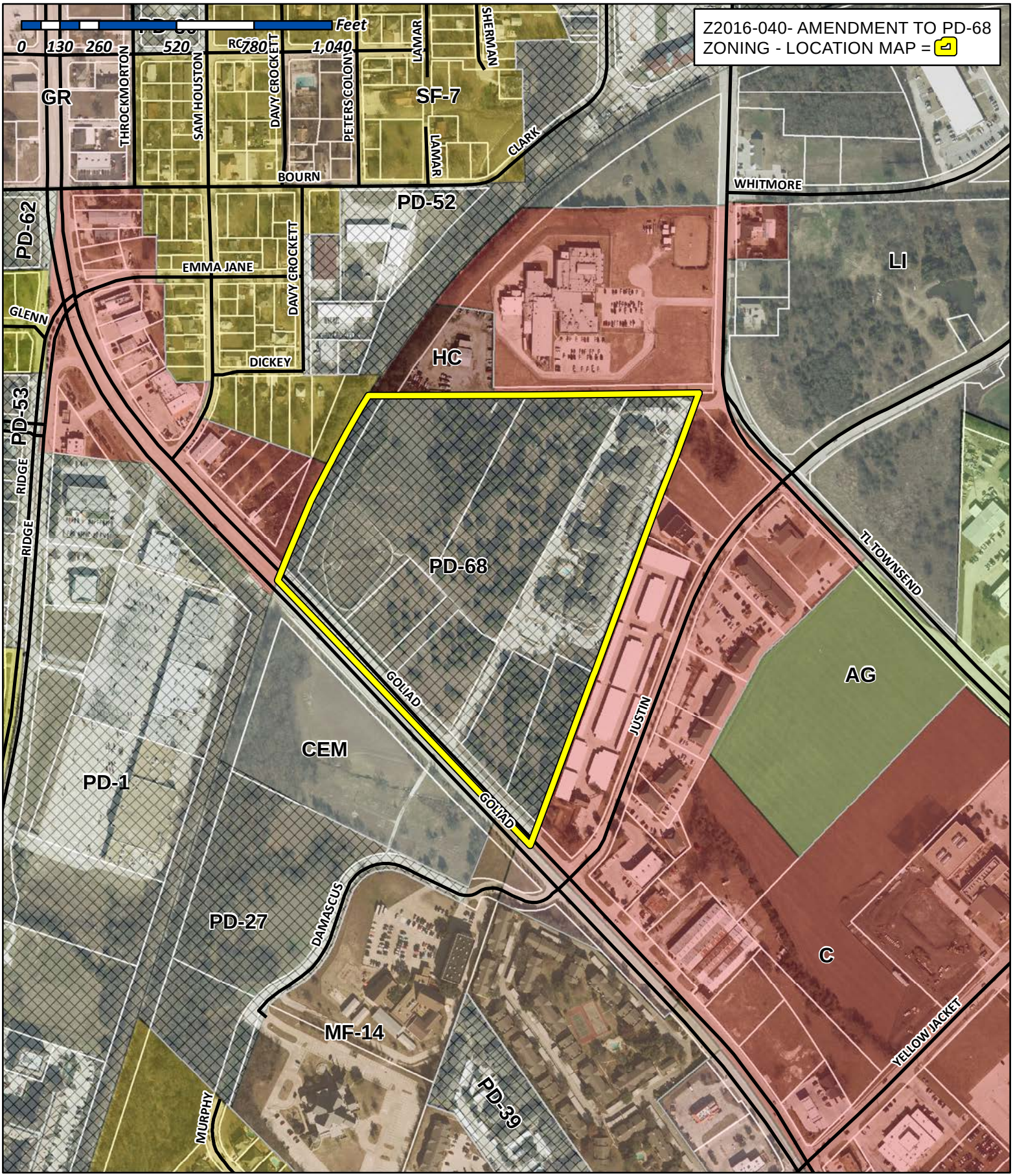
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 65 (PD-65), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial* designation to a *High Density Residential* designation; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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Rockwall, Texas 75087
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(W): www.rockwall.com

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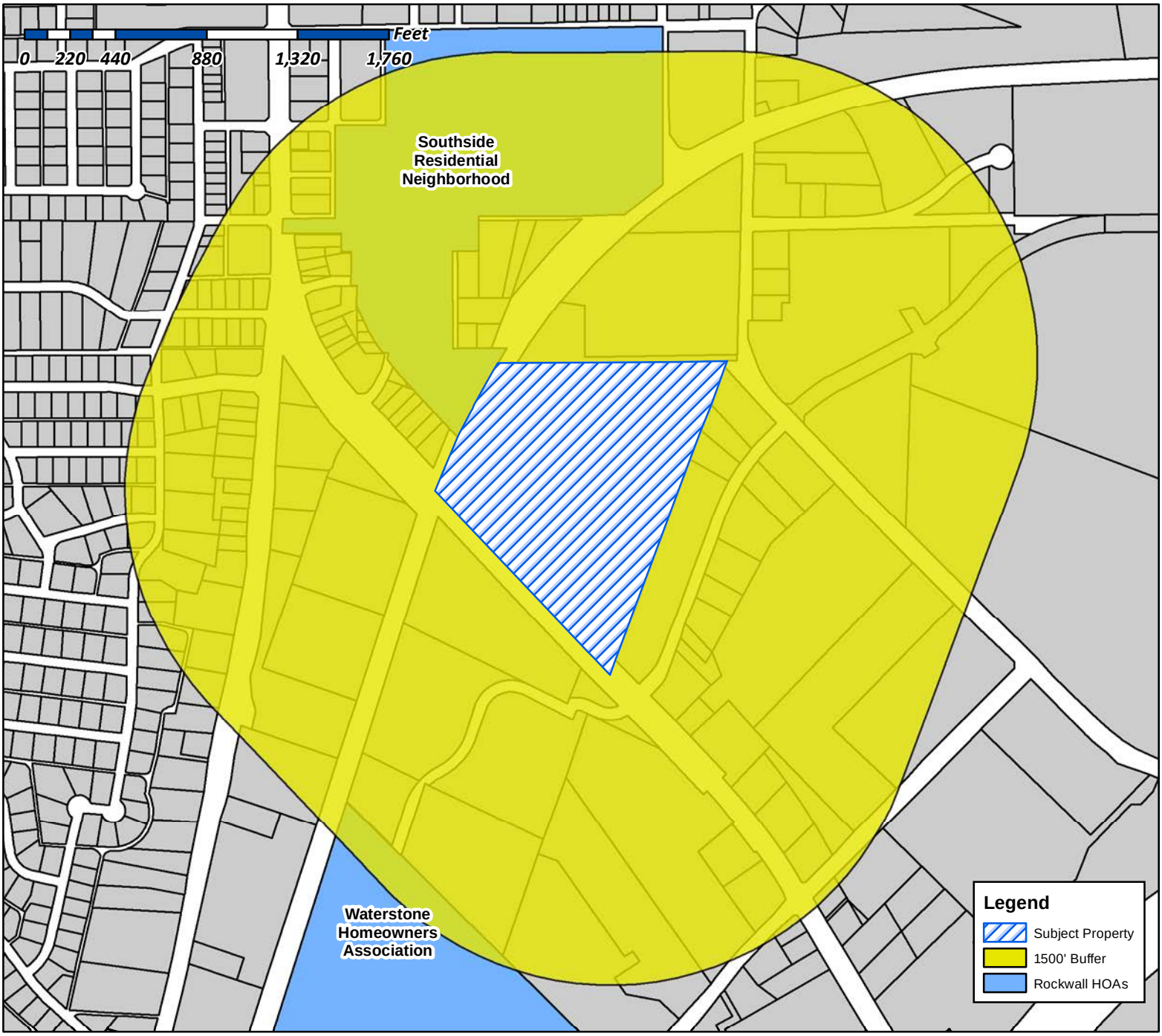
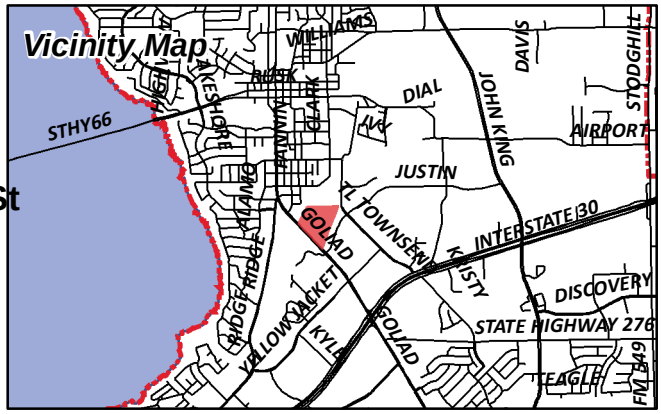


Case Number: Z2016-040
Case Name: Fireside Village
Case Type: Amendment to PD-68
Zoning: Zoning
Case Address: North of the intersection of S. Goliad St and Justin Road



Date Created: 11/18/2016

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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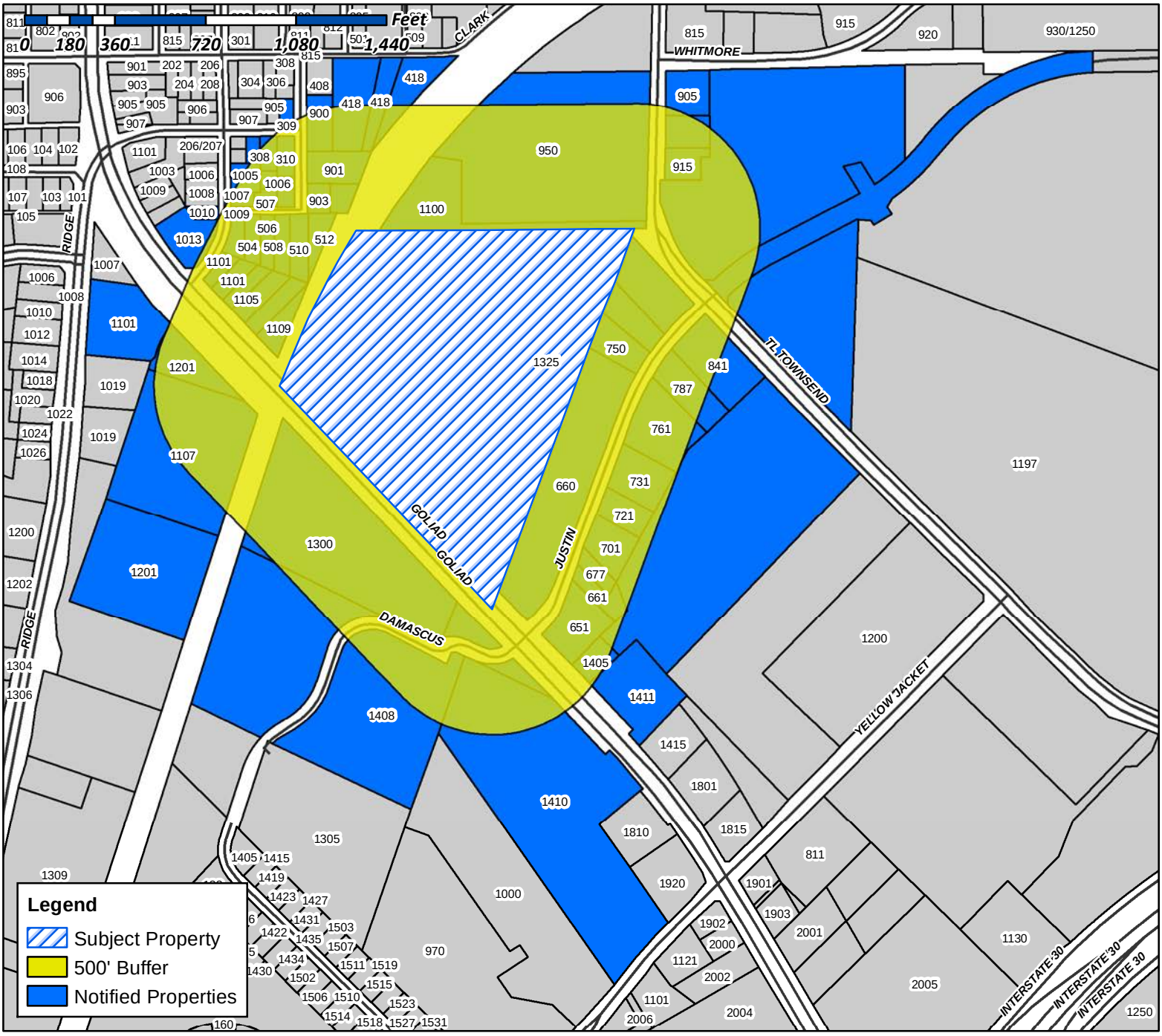

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Date Created: *11/18/2016*

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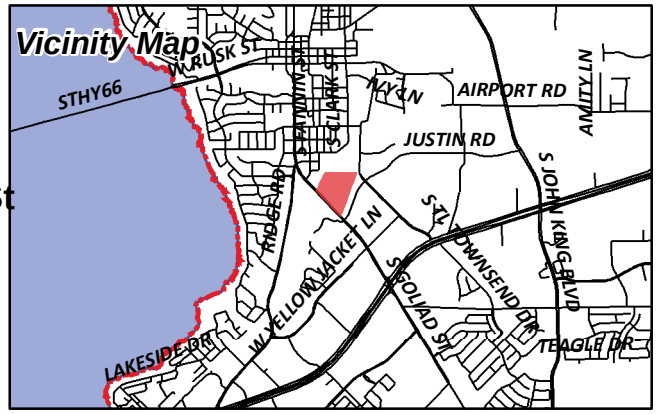


SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

PRICE ALVIN
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

JONES EVELYN
1008 DAVY CROCKETT ST
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 GOLIAD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
C/O PRETIUM PROPERTY MANAGEMENT, LLC
115 W 7TH ST
FORT WORTH, TX 76102

LOSANES LOU & RUBY G
1180 CRESTCOVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1300 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1325 GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE
BROOKFIELD, WI 53005

ROGERS FAMILY LIVING TRUST INNIS WAYNE ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 GOLIAD
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY
MCKINNEY, TX 75070

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

CURRENT RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

HAMANN KRISTIE
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
512 DICKEY ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD 0
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
7475 SANDY LAKE RD
QUINLAN, TX 75474

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
900 DAVY CROCKETT
ROCKWALL, TX 75087

HENRY PATRICK AND JOLENE C
901 DAVY CROCKETT ST
ROCKWALL, TX 75087

CURRENT RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
905 T L TOWNSEND
ROCKWALL, TX 75087

FLETCHER DONNA
915 T L TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 0
DALLAS, TX 75201

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

MELTON JEFFREY G
PO BOX 884
ROCKWALL, TX 75087

Case No. Z2016-040: Amendment to PD-68 for 47 SF Homes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

INCREASE IN TRAFFIC

Name: DANNY Potts

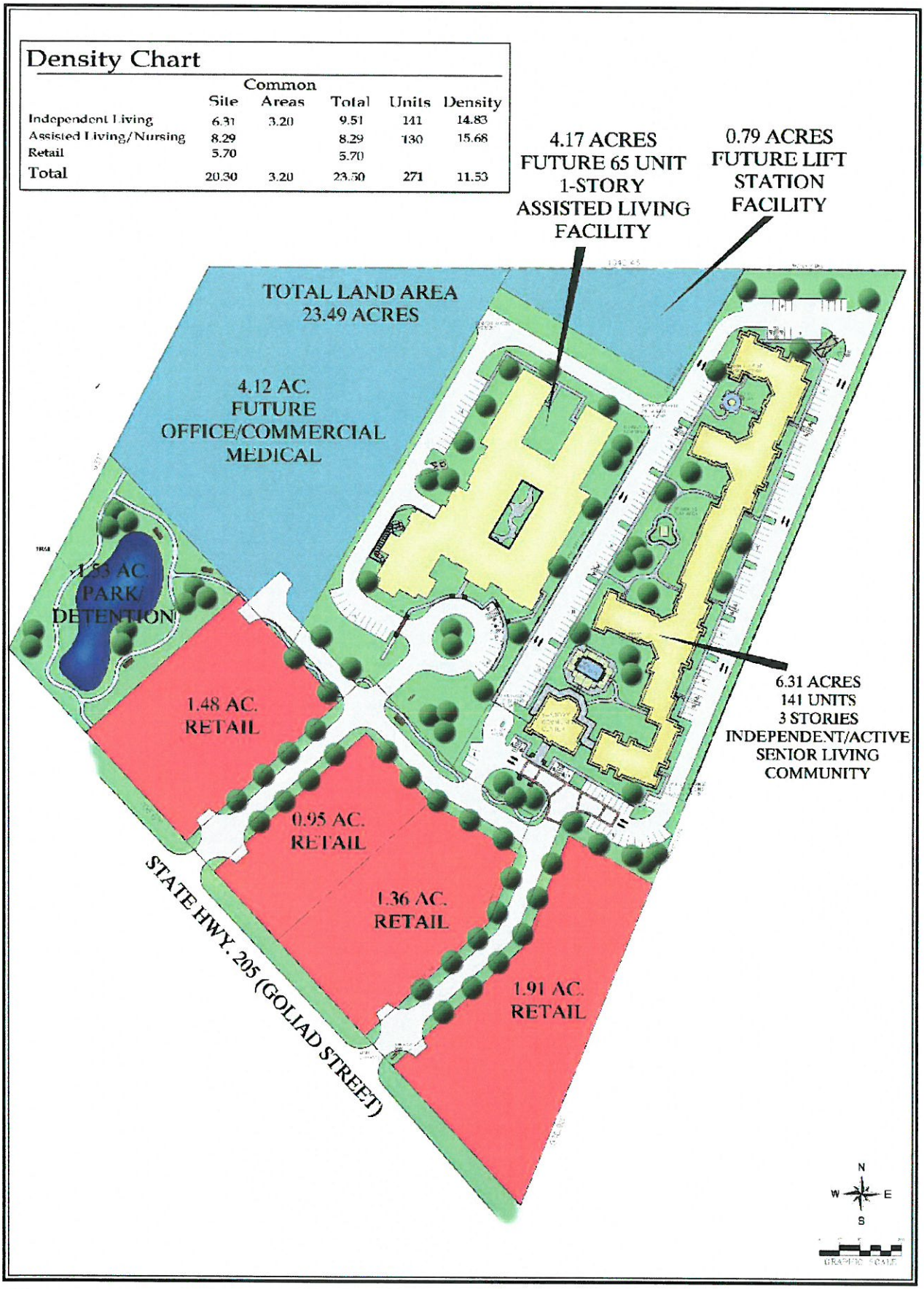
Address: 1100 TL Townsend, Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Density Chart

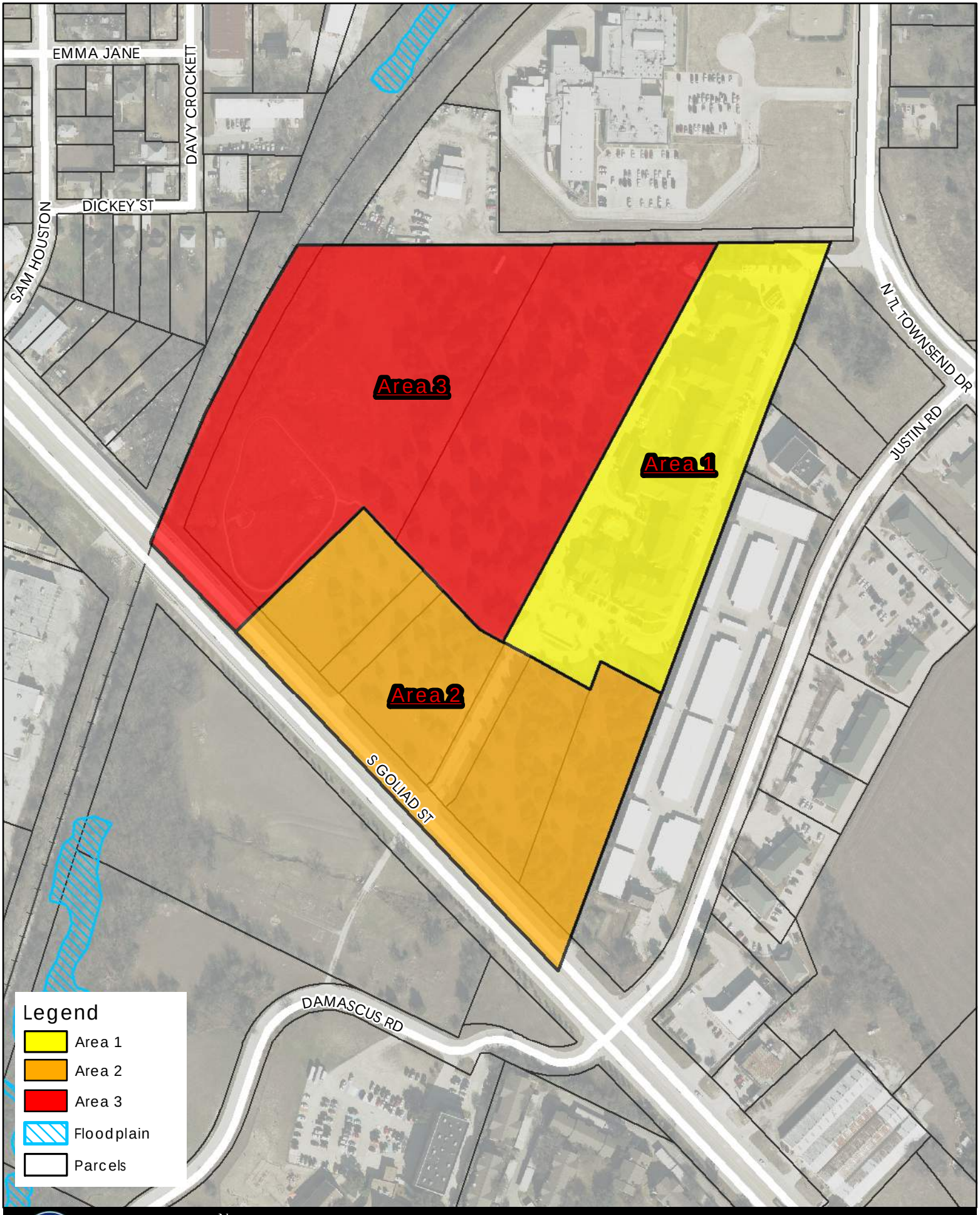
	Site	Common Areas	Total	Units	Density
Independent Living	6.31	3.20	9.51	141	14.83
Assisted Living/Nursing	8.29		8.29	130	15.68
Retail	5.70		5.70		
Total	20.30	3.20	23.50	271	11.53



Evergreen at Rockwall

August 2, 2006

Kimley-Horn and Associates, Inc.



City of Rockwall

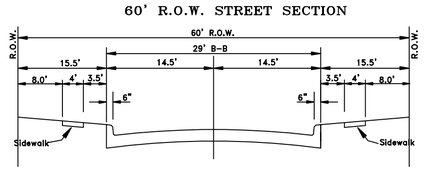
N

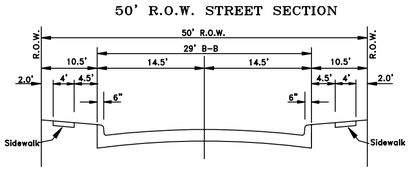
Date: 12/6/2016

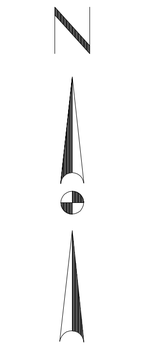
0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 68 PD-68







0 100 200

SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177-178
P.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MISSOURI KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SOUTHWESTERN BELL TELEPHONE EASEMENT
0.61 ACRES
VOL. 21, PG. 541 D.R.R.C.T.

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

23.47'

S 89°26'04" E

806.94'

5/8" IRSC

10' WALKING PATH - OPEN SPACE

50' R.O.W.

STREET A

STREET B

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)

930.12'

S28°13'43"W

EMERGENCY ACCESS

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.

LOT 1R, BLOCK B
REPLAT OF LOT 1, BLOCK B
OF LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 277-278
P.R.R.C.T.

PK NAIL FOUND

APPROX. LOCATION
EXIST. DETENTION POND

CALLED 25.45 ACRES
EAST SHORE JOINT VENTURE
VOL. 282, PG. 110
D.R.R.C.T.

PROP. L.S.

N43°34'37"W 178.12'

N43°21'56"W
227.51'

S46°25'23"W 301.84'

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)

N45°36'37"E 302.55'

60' R.O.W.

S45°36'37"W 302.77'

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)

S43°34'37"E
108.66'

S61°46'17"E
60.46'

N43°21'56"W
60.00'

COMMON AREA

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)

LOT 2R-A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R-A, BLOCK B
CAB. E, SLIDE 391-392
P.R.R.C.T.

LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

JUSTIN ROAD
(60-FOOT WIDE PUBLIC RIGHT-OF-WAY)

SOUTH GOLIAD STREET
(STATE HIGHWAY NO. 205)
(150-FOOT WIDE PUBLIC RIGHT-OF-WAY)

GROSS AREA – 12.802 AC.
567,644 S.F.

OPEN AREA – 3.631 AC.
158,165 S.F.

OPEN AREA – 27.86% OF GROSS AREA

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.

GROSS AREA 12.802 AC.
GROSS AREA 567,644 S.F.

CASE NO. Z2016-040

16011EVERGREEN

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

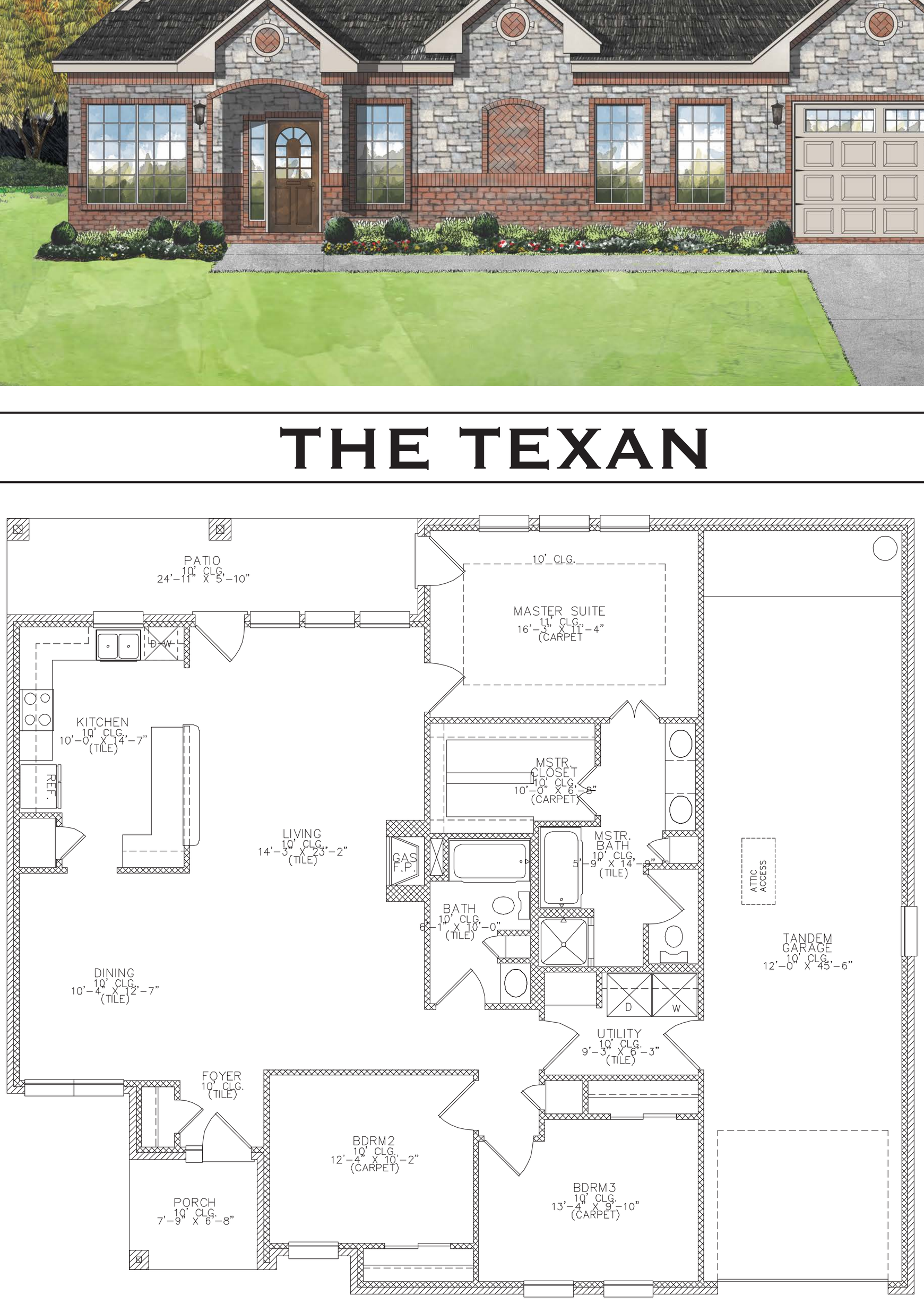
PRELIMINARY CONCEPT PLAN
FIRESIDE VILLAGE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	DEC., 2016
PROJECT	16011
	1/1


MISSOURI, KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
WALKING PATH 10'
WALKING PATH 10'
WALKING PATH 10'
WALKING PATH 10'
WALKING PATH 10'
SOUTH GOLIAD STREET
(STATE HIGHWAY NO. 205)
(150-FOOT WIDE PUBLIC RIGHT-OF-WAY)
5/8" IRSC

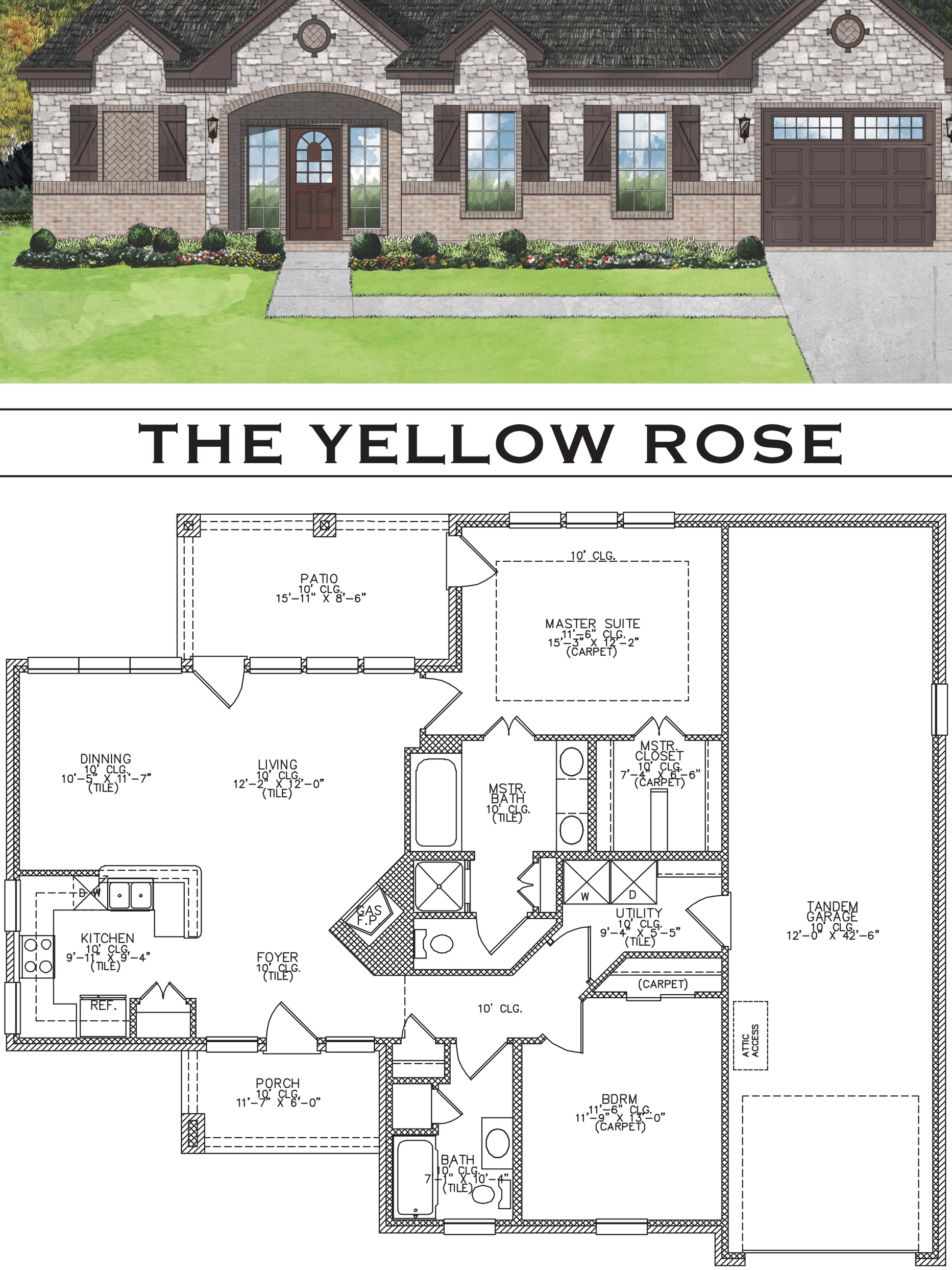
THE TEXAN




PATIO
10' CLG.
24'-11" X 5'-10"
10' CLG.
MASTER SUITE
11' CLG.
16'-3" X 11'-4"
(CARPET
D
W
KITCHEN
10' CLG.
10'-0" X 14'-7"
(TILE)
REF.
MSTR.
CLOSET
10' CLG.
10'-0" X 6'-8"
(CARPET)
LIVING
10' CLG.
14'-3" X 23'-2"
(TILE)
GAS
F.P.
MSTR.
BATH
10' CLG.
5'-9" X 14'-8"
(TILE)
ATTIC
ACCESS
BATH
10' CLG.
6'-1" X 10'-0"
(TILE)
TANDEM
GARAGE
10' CLG.
12'-0" X 45'-6"
DINING
10' CLG.
10'-4" X 12'-7"
(TILE)
D
W
UTILITY
10' CLG.
9'-3" X 6'-3"
(TILE)
FOYER
10' CLG.
(TILE)
BDRM2
10' CLG.
12'-4" X 10'-2"
(CARPET)
BDRM3
10' CLG.
13'-4" X 9'-10"
(CARPET)
PORCH
10' CLG.
7'-9" X 6'-8"

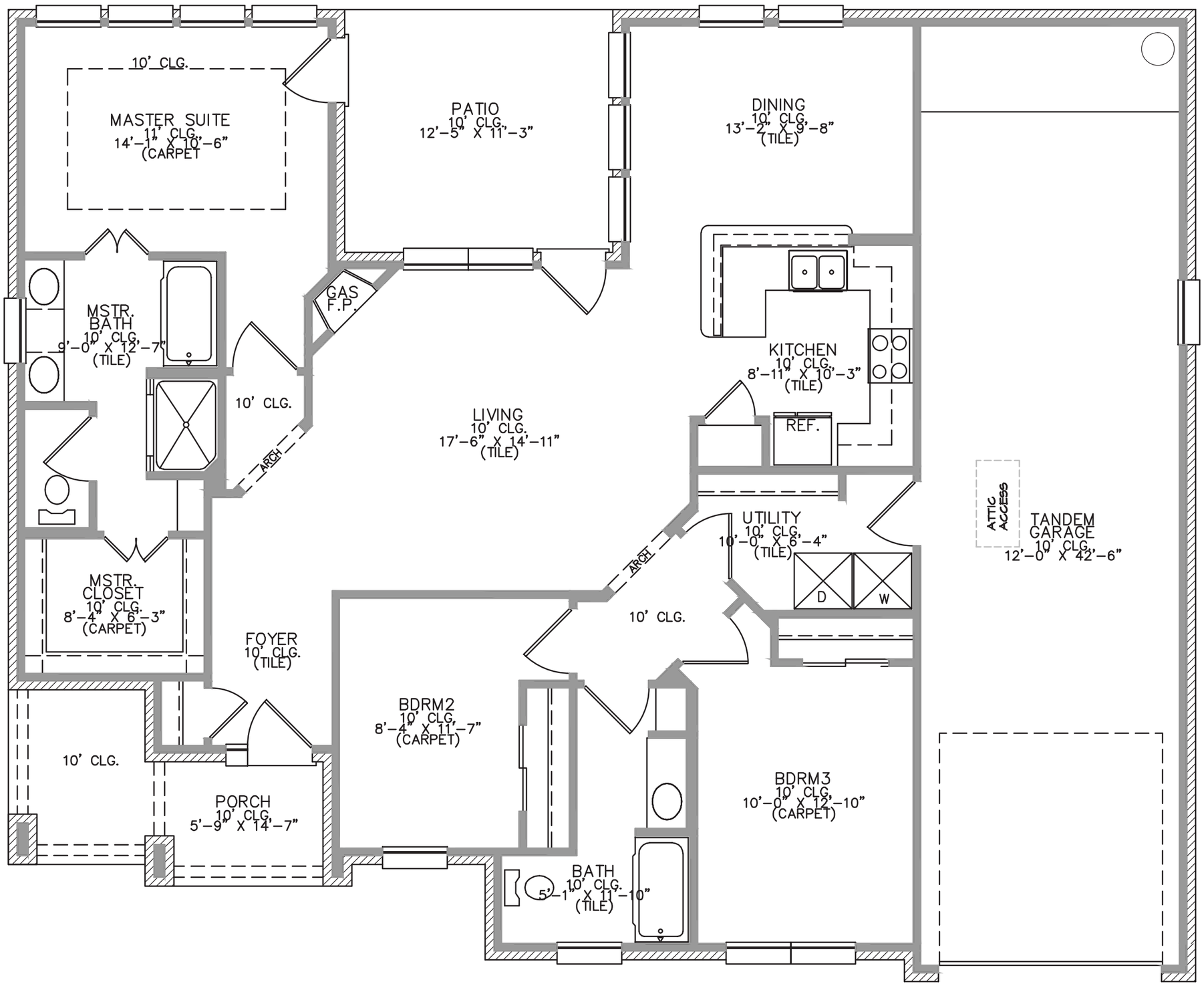
THE YELLOW ROSE





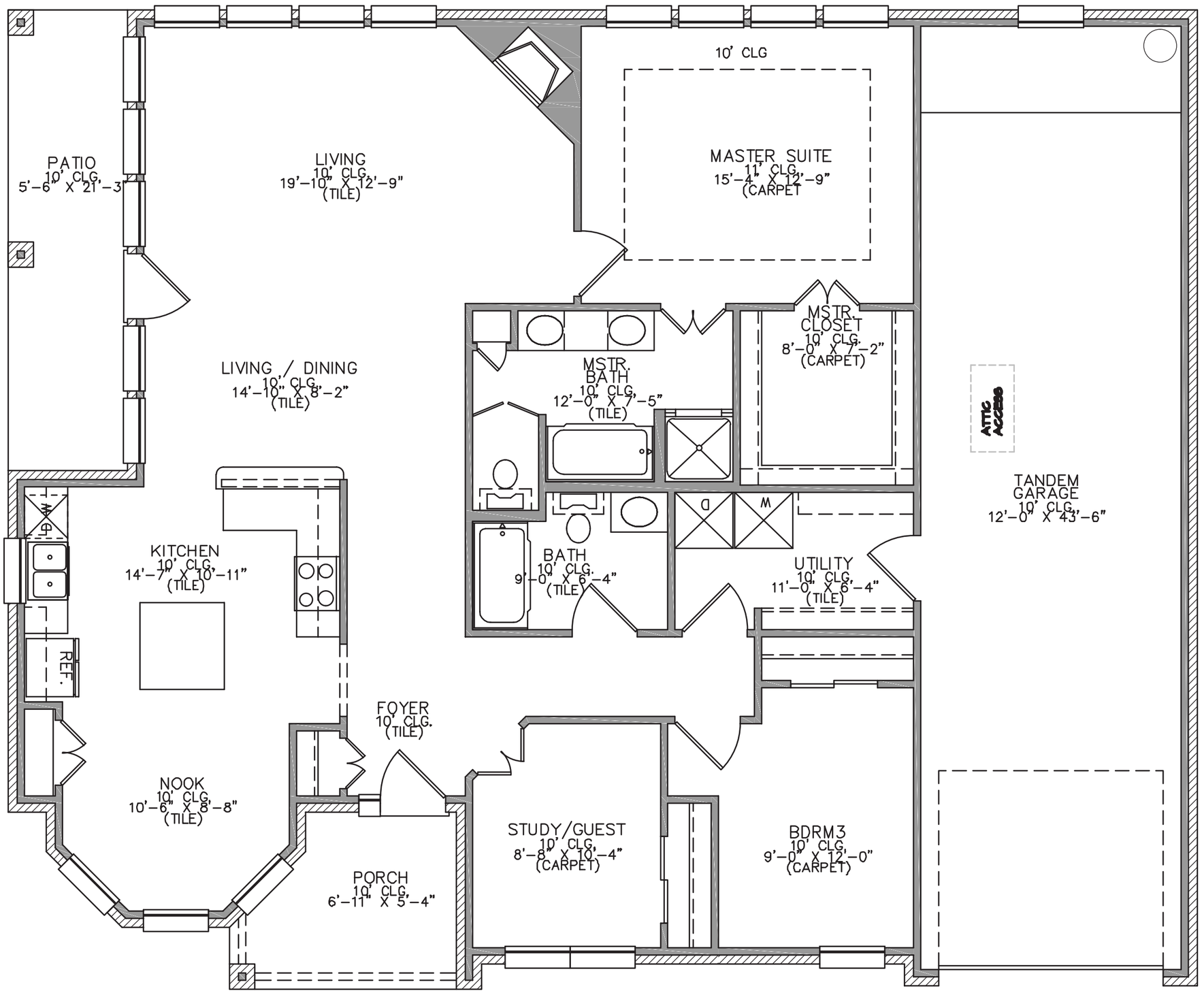


THE BLUE BONNET



THE LONE STAR





CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO ALLOW FOR THE INCORPORATION OF A SINGLE-FAMILY SUBDIVISION FOR A ~14.475-ACRE PORTION OF THE 25.45-ACRE PLANNED DEVELOPMENT DISTRICT BEING IDENTIFIED AS LOTS 1-7, BLOCK A, EASTSHORE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A' & Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 68 (PD-680 [*Ordinance No. 06-32*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 06-32;*

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plans*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for *Area 3* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance and consistent with the *Exhibit 'C'* of this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a

DRAFT ORDINANCE 12.13.16

penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

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Exhibit 'A':
Legal Description

Being a 25.45-acre tract of land in the B. J. T. Lewis Survey, Abstract No. 255, and being part of the same tract of land conveyed to N. L. Lofland by deed recorded in *Volume 24, Page 437*, *Deed Records*, Rockwall County, Texas and said tract being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the southeast right-of-way line of the M. K. & T. Railroad and the northeast right-of- way line of State Highway 205 [*N. Goliad Street*], said point also being on a curve to the right having a central angle of 10 Degrees 02 Minutes 59 Seconds, a radius of 3,769.72-feet and a chord that bears North 27 Degrees 53 Minutes 16 Seconds East, a distance of 660.36-feet;

THENCE around said curve in a northeasterly direction with the southeast right-of-way line of said railroad, an arc distance of 661.21 feet to a point for a corner;

THENCE South 88 Degrees 12 Minutes 53 Seconds East, a distance of 1,042.46-feet to an iron rod for a corner in a fence line;

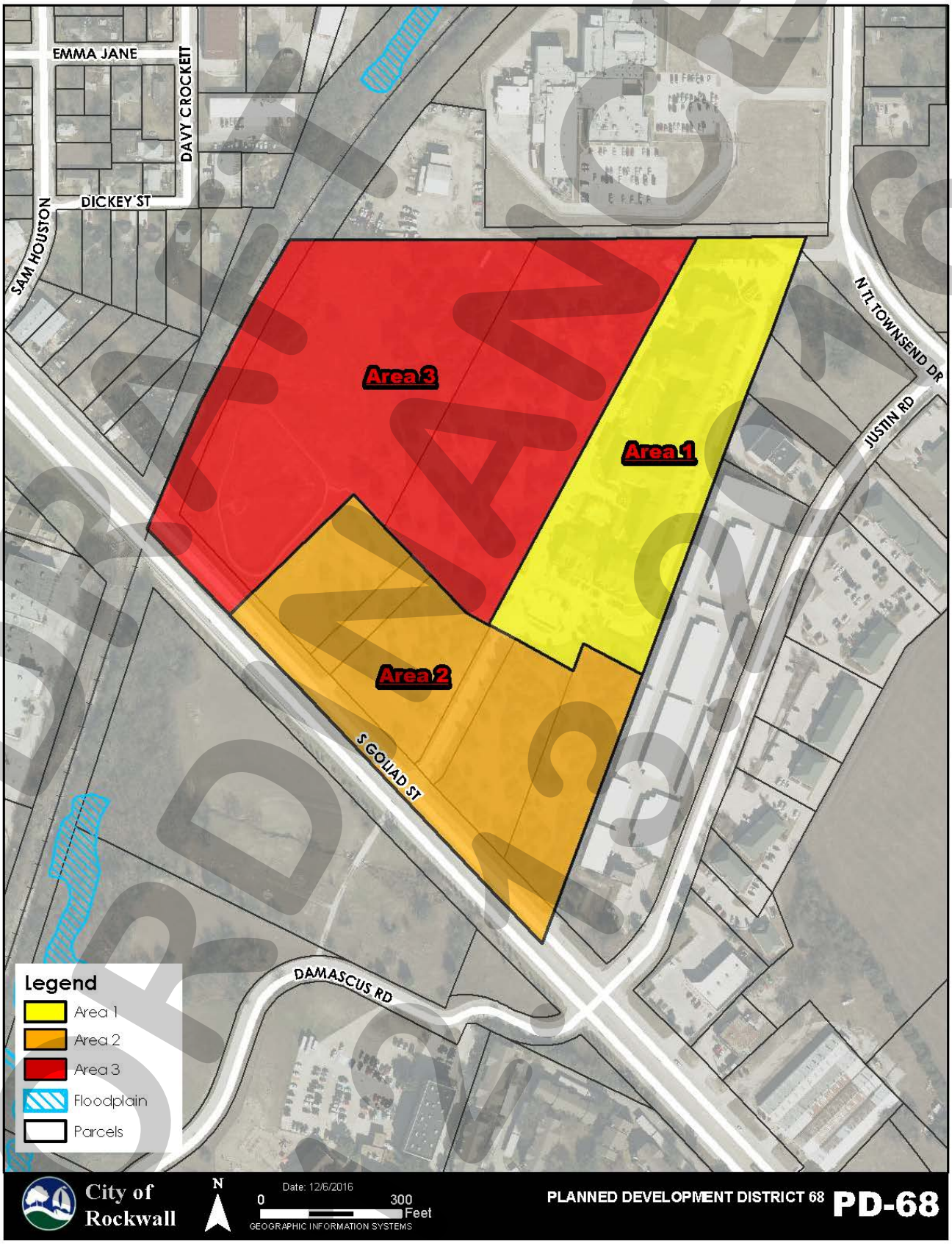
THENCE South 23 Degrees 03 Minutes 24 Seconds West along said fence, a distance of 306.93 feet to a point for a corner;

THENCE South 21 Degrees 37 Minutes 22 Seconds West along said fence, a distance of 1,216.35-feet to an iron rod for a corner on the northeast right-of-way line of State Highway No. 205 [*N. Goliad Street*];

THENCE North 42 Degrees 13 Minutes 47 Seconds West with said right-of-way line, a distance of 1,164.12-feet to the *POINT OF BEGINNING* and containing 25.45 acres of land, which includes 0.61-acres in easements, leaving a net of 24.84-acres of land.

DRAFT ORDINANCE 12.13.2016

Exhibit 'B':
Location Map



DRAFT
ORDINANCE

Exhibit 'C':
Concept Plan: Areas 1 & 2



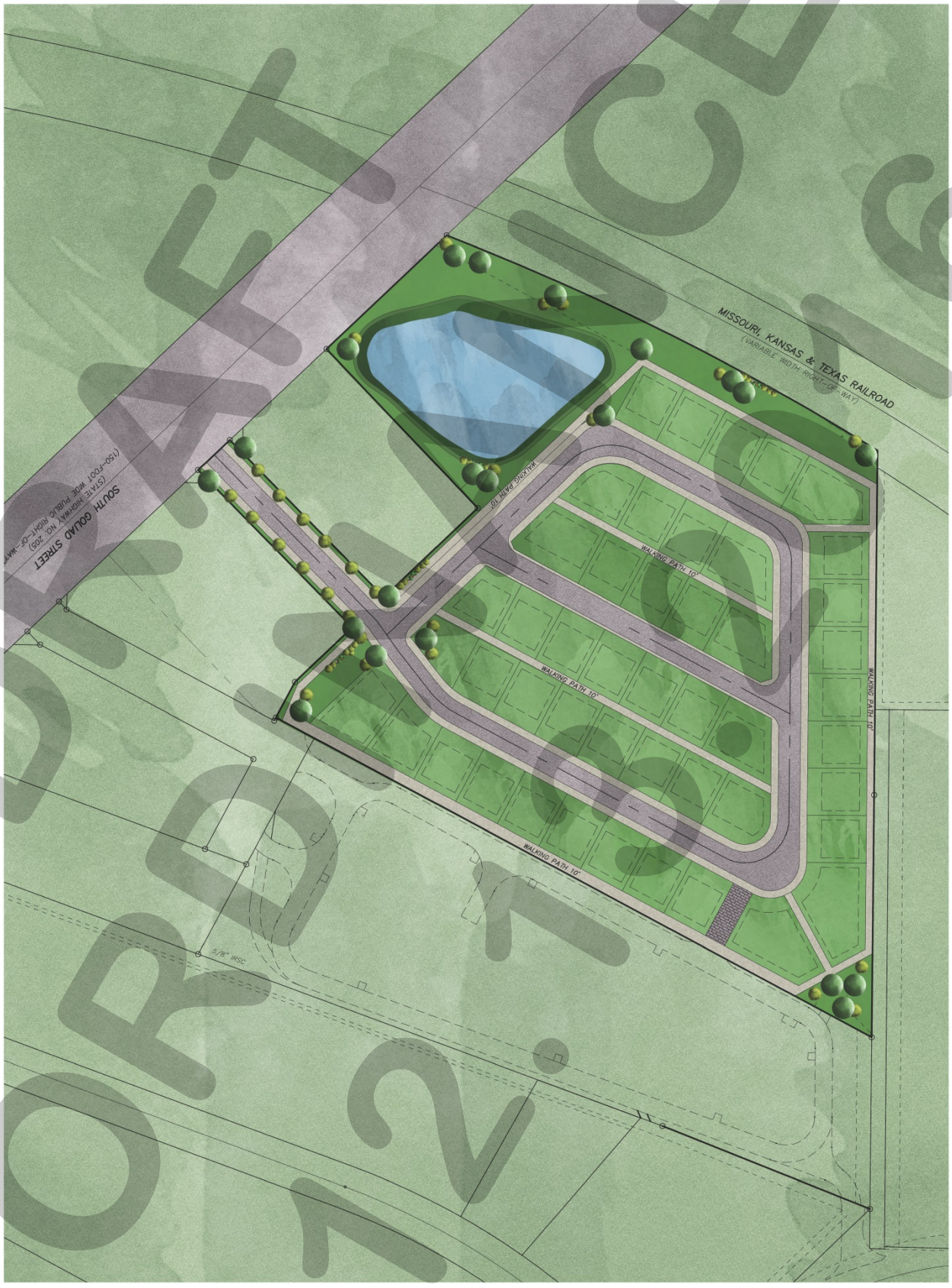
Evergreen at Rockwall

August 2, 2006

Kimley-Horn and Associates, Inc.

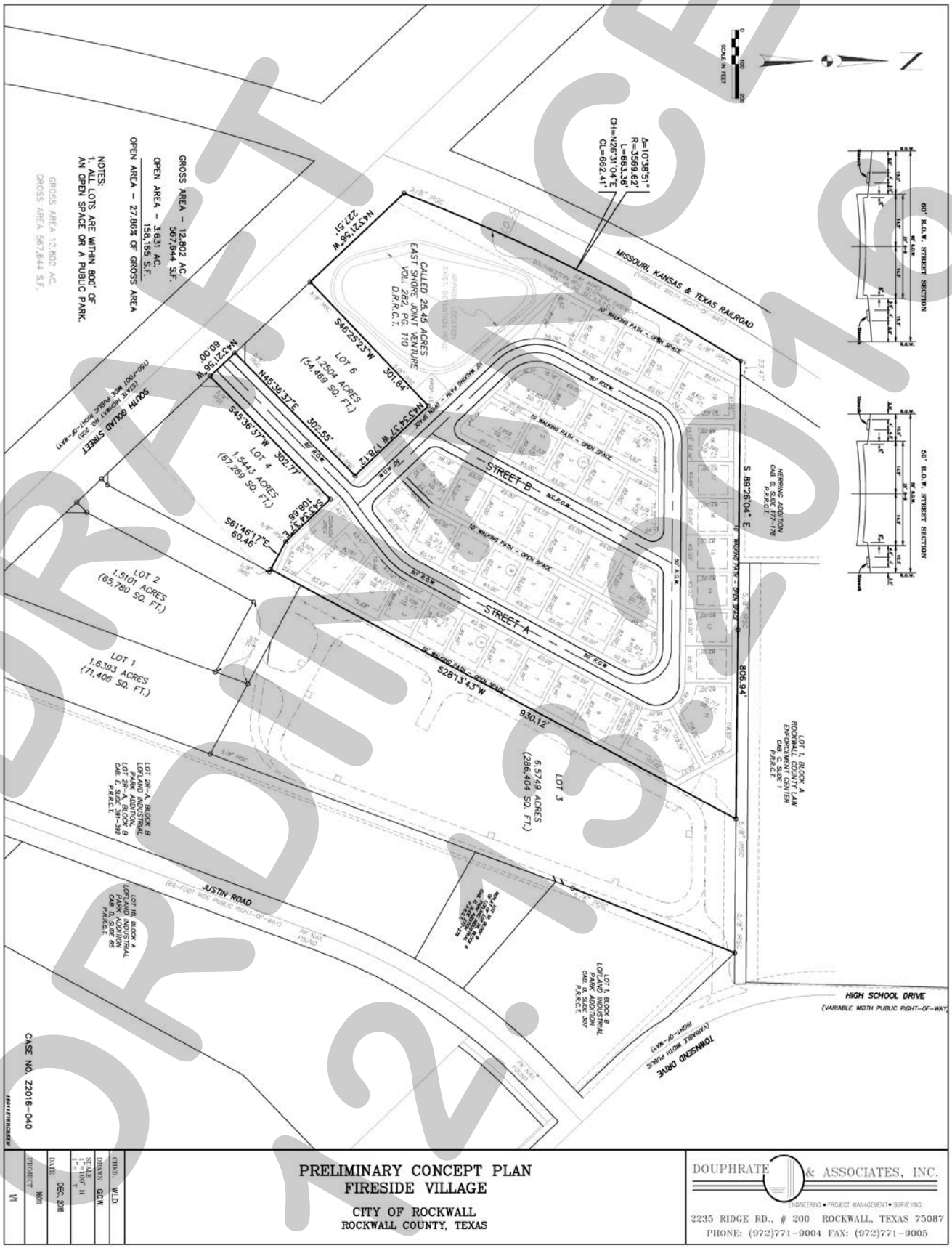
DRAFT
ORDINANCE
12.13.2016

Exhibit 'C':
Concept Plan: Area 3



DRAFT NOT FOR ORDINANCE

Exhibit 'C':
Concept Plan: Area 3



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ORDINANCE
12.5.16

Exhibit 'D':
PD Development Standards

PD Development Standards.

Area 1: Evergreen Senior Community (~6.5749-Acres)

(1) *Permitted Uses. Area 1* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses are permitted *by-right*:

(a) Age Restricted Senior Housing. Age Restricted Senior Housing -- *which shall be defined in accordance with the State of Texas Federal Fair Housing Laws* -- shall include but not be limited to the following:

- ☑ All of the occupied units are occupied by at least one (1) person who is 55-years of age or older, or handicapped.
- ☑ The housing facility or community publishes and adheres to policies and procedures that demonstrate their intent to meet all provisions of the *Housing for Older Persons Act* of 1995.
- ☑ The housing facility or community complies with all rules issued by the *Secretary of Housing and Urban Development* for verification of occupancy.
- ☑ The housing facility has significant facilities and services specifically designated to meet the physical or social needs of older persons.

(b) Private Streets.

Permitted as Accessory Uses. The following uses shall be permitted as accessory uses to *Age Restricted Senior Housing*:

- ☑ Barber and Beauty Shop
- ☑ Cafeteria/Common dining facilities
- ☑ Chapel
- ☑ Community Center
- ☑ Drug Store or Pharmacy
- ☑ Game Court
- ☑ Greenhouse
- ☑ Handcraft or Art Work Studio
- ☑ Health Studio
- ☑ Instructional Art Studio
- ☑ Medical Treatment Services (*e.g. medical clinic, physical therapy services, inhalation therapy, and other related uses*)
- ☑ Office
- ☑ Private Recreation Club or Area
- ☑ Retail store with Food and Personal Goods
- ☑ Snack Bar
- ☑ Swimming Pool

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Retail Store with Gasoline Sales with more than two (2) dispenser (*i.e. servicing four [4] vehicles*). This may also include a car wash as an accessory use.

Prohibited Uses. The following uses shall be prohibited:

- ☑ Animal Boarding/Kennel with or without Outside Pens
- ☑ Cemetery

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- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus or Amusement Ride
- ☑ Commercial Amusement Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist or Psychic
- ☑ Night Club, Discotheque or Dance Hall
- ☑ Pawn Shop
- ☑ Secondhand Dealer
- ☑ Building and Landscape Material Sales with or without Outside Storage
- ☑ Research and Technology/ Light Assembly
- ☑ Auto Repair Garage (Minor)
- ☑ Boat and Trailer Dealership (New and Used)
- ☑ Car Wash with Auto Detail
- ☑ Self Service Car Wash
- ☑ Motor Vehicle Dealership (New or Used)
- ☑ RV Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)
- ☑ Helipad
- ☑ Railroad Yard or Shop

(2) *Number of Units.* The maximum number of *Age Restricted Senior Housing* units shall not exceed 145 units.

(3) *Unit Size.* The minimum unit size shall not be less than 700 SF and the average unit size shall not be less than 800 SF.

(4) *Building Height.* The maximum building height shall be 60-feet. Building with multiple stories shall be required to provide interior elevators.

(5) *Lot Coverage.* The maximum lot coverage shall be 45%.

(6) *Masonry Requirement*. All buildings shall be consist 95% masonry -- *excluding windows and doors* -- and shall adhere to the building elevations contained in *Exhibit 'E'* of this ordinance. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiberboard (*i.e. HardiPlank, HardiBoard or similar; nine (9) inches or smaller in width*) and cementaceous stucco. The masonry requirements for all building facades shall include a minimum of 20% natural or quarried stone.

(7) *Articulation.* The buildings shall be highly articulated in a similar manner to the building elevations contained in *Exhibit 'E'* of this ordinance.

(8) *Parking.* No less than 1.2 parking spaces per unit shall be provided. Any attached or detached garages or carports shall be approved during the review of the site plan (*with building elevations*), and shall be constructed with materials matching the primary structure.

(9) *Common Recreation Amenity.* The *Age Restricted Senior Housing* area (*i.e. Area 1*) shall have a clubhouse facility including residence dining areas and a kitchen. In addition, other amenities such as an exercise club and pool shall be provided.

(10) *Parks*. All development within *Area 1* shall be subject to review by the City of Rockwall's Parks Board at the time of *PD Site Plan* and/or platting. The Parks Board shall make recommendations to the City Council regarding trail requirements, parkland dedication requirements and pro-rata equipment fees for the development.

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(11) *Open Space*. A minimum of 20% of *Area 1* shall be developed as open space, which may include landscaping buffers and islands, landscaped detention areas, hardscape gathering areas, and pool and other outdoor recreational areas.

(12) *Phasing.* No phasing of *Age Restricted Senior Housing* shall be permitted.

(13) *Screening from Adjacent Land Uses.* Additional landscaping and/or screening shall be provided on all perimeter property lines adjacent to other uses. This may consist of solid landscaping such as hedgerows or a combination of iron (*i.e. tubular steel*) fencing and landscaping, or as otherwise approved by the Planning and Zoning Commission. A detail of this screening shall be indicated on the *PD Site Plan*.

(14) *PD Site Plan.* The Planning and Zoning Commission shall review the *PD Site Plan* for *Area 1* and forward its recommendation to the City Council who shall review the final *PD Site Plan* and shall approve, conditionally approve, or deny the *PD Site Plan*. All required off-site improvements such as fire lanes and access, utility and drainage facilities, and open space shall be approved as part of the *PD Site Plan* for *Area 1*.

Area 2: Property Adjacent to SH-205 [N. Goliad Street] (~4.3998-Acres)

(1) *Permitted Uses. Area 2* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Specific Uses. The following uses shall be permitted by Specific Use Permit:

☑ Retail Store with Gasoline Sales with more than two (2) dispenser (*i.e. servicing four [4] vehicles*). This may also include a car wash as an accessory use.

Prohibited Uses. The following uses shall be prohibited:

☑ Animal Boarding/Kennel with or without Outside Pens
☑ Cemetery
☑ Billiard Parlor or Pool Hall
☑ Carnival, Circus or Amusement Ride
☑ Commercial Amusement Recreation (*Outside*)
☑ Gun Club, Skeet or Target Range (*Indoor*)
☑ Astrologer, Hypnotist or Psychic
☑ Night Club, Discotheque or Dance Hall
☑ Pawn Shop
☑ Secondhand Dealer
☑ Building and Landscape Material Sales with or without Outside Storage
☑ Research and Technology/ Light Assembly
☑ Auto Repair Garage (Minor)
☑ Boat and Trailer Dealership (New and Used)
☑ Car Wash with Auto Detail
☑ Self Service Car Wash
☑ Motor Vehicle Dealership (New or Used)
☑ RV Sales and Service
☑ Service Station
☑ Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)
☑ Helipad
☑ Railroad Yard or Shop

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(2) *PD Development Plan.* All property within *Area 2* shall require the approval of a *PD Development Plan* in accordance with Article X, *Planned Development Regulation*, of the Unified Development Code [*Ordinance No. 04-38*]. Each *PD Development Plan* shall be reviewed for its conformity with the spirit and intent of this ordinance and to ensure overall connectivity within the *Planned Development District.*

(3) *PD Site Plan*. A *PD Site Plan* shall be required for all development in *Area 2* in accordance with Article X, *Planned Development Regulation*, of the Unified Development Code [*Ordinance No. 04-38*] prior to any application for a building permit. The *PD Site Plan* will be reviewed for its conformity with the spirit and intent of this ordinance.

(4) *Architectural Review Board (ARB)*. All development within the PD shall be subject to Architectural Review Board's (*ARB*) recommendation as part of the approval of the *PD Site Plan*. All development shall adhere to architectural symmetry and design features that encourage connectivity and consistency with similar design themes.

(5) *Buried Utilities*. All overhead utilities shall be placed under ground except as otherwise approved by the City of Rockwall.

(6) *Lighting*. No light pole shall exceed 20-feet in height. All light fixtures shall focus light downward and all light shall be contained on-site.

(7) *Open Space*. A minimum of 20% of each site shall be developed as open space, which may include landscaping buffers and islands, landscaped detention areas, and hardscape gathering areas.

(8) *Conformity with Other Ordinances*. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City that are in effect at the time.

(9) *Additional Provisions*. Any additional provisions not covered within these requirements shall refer to the Unified Development Code [*Ordinance No. 04-38*].

Area 3: Fireside Village (~14.4753-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following restriction:

(a) Age Restricted Senior Housing. Age Restricted Senior Housing -- *which shall be defined in accordance with the State of Texas Federal Fair Housing Laws* -- shall include but not be limited to the following:

- ☑ All of the occupied units are occupied by at least one (1) person who is 55-years of age or older, or handicapped.
- ☑ The community publishes and adheres to policies and procedures that demonstrate their intent to meet all provisions of the *Housing for Older Persons Act* of 1995.
- ☑ The housing facility or community complies with all rules issued by the *Secretary of Housing and Urban Development* for verification of occupancy.
- ☑ The housing facility has significant facilities and services specifically designated to meet the physical or social needs of older persons.

(2) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.6-units/acre; however, in no case should the

DRAFT 08.18.2016

proposed development exceed 46 single-family, residential lots. All lots shall conform to the standards depicted in *Table 1* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width [1]	65'
Minimum Lot Depth	82'
Minimum Lot Area	5,330 SF
Minimum Front Yard Setback [2]	20'
Minimum Side Yard Setback	6'
Minimum Side Yard Setback (Adjacent to a Street)	13'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [5]	1,300 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: The minimum area/dwelling unit only includes air conditioned square space.

(3) *Building Standards.* All development shall adhere to the following building standards:

(A) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 20% of the masonry requirement.

(B) Roof Pitch. A minimum of a *10:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(C) Garage Orientation. Garages are permitted to be in a front-entry format (*i.e. even with the front façade of the primary structure*). In addition, the garage may encroach the front-yard building setback (*i.e. extend beyond the front façade of the primary structure towards the front property line*) by a distance not to exceed five (5) feet.

(D) Anti-Monotony Restrictions. The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the

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street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Crown molding shall be installed in all living rooms, family rooms and master bedrooms, unless vaulted or pop-up ceilings are utilized. No Formica countertops maybe installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings shall be prohibited.

(4) All roof shingles shall be weathered wood color, an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential fencing shall be four (4) foot wrought iron/tubular steel fencing.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in

DRAFT ORDINANCE 12.5.16

total height unless otherwise provided within this document. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall have a minimum of two (2), three (3) inch caliper trees, as measured at breast height [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*]. These trees may be planted in the front and/or backyard of all interior lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer (SH-205). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.7, *SH-205 Corridor Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(H) Sidewalks. Sidewalks shall be a minimum of five (5) feet in width and begin two (2) feet inside the right-of-way line.

(I) Streets. With the exception of *Street B* as indicated in *Exhibit 'C'* of this ordinance, all streets shall have a minimum of 50-feet of right-of-way and incorporate a 29-foot *back-to-back* street. *Street B* as indicated in *Exhibit 'C'* of this ordinance shall be allowed to reduce the right-of-way width to a minimum of 37-feet of right-of-way; however a 29-foot *back-to-back* street will need to be provided.

(J) Cross Access. Cross access from *Street A* to Lots 4 & 6 -- *which are depicted in Exhibit 'C' of this ordinance* -- shall be required and indicated on the *PD Site Plan*.

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(K) Open Space. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. The Homeowner's Association (HOA) shall maintain all open space areas.

(L) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(M) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

(N) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(O) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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Exhibit 'E':
Evergreen Building Elevations



DRAFT
ORDINANCE
12.19.16

Exhibit 'E':
Evergreen Building Elevations



DRAFT
12.16.16

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Tony Austin; *TAC, Inc.*

AGENDA ITEM: **Z2016-041**; *Rockwall Lofts (AG & C to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

PURPOSE AND BACKGROUND:

On November 18, 2016, the applicant submitted an application requesting to rezone a 10.369-acre tract of land from an Agricultural (AG) and Commercial (C) District to a Planned Development District for a multi-family apartment complex that will consist of 213 units. The subject property, which was annexed into the City on June 20, 1959 and February 6, 1961 by *Ordinance No.'s 59-02 & 60-01*, is located north of the intersection of E. Yellow Jacket Lane and T. L. Townsend Drive, and is currently a vacant tract of land. In addition, the subject property is currently unplatted.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is eight (8) parcels of land zoned Commercial (C) District. Situated on these parcels are several multi-tenant office buildings and the Rockwall Central Appraisal District's (RCAD) office building. Beyond this is Justin Road, which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this is a mini-warehouse facility (*i.e. Advantage Self Storage*), which is zoned Commercial (C) District.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 9.7804-acres and 8.2983-acres*), which are occupied with a church and community garden (*i.e. First United Methodist Church*). Both of these parcels are zoned Commercial (C) District. Beyond this quasi-public use is E. Yellow Jacket Lane, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*.

East: Directly east of the subject property is T. L. Townsend Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this are a vacant 12.484-acre parcel of land -- *zoned Light Industrial (LI) District* -- and, a 41.649-acre parcel of land -- *zoned Agricultural (AG) District*. Situated on the 41.649-acre parcel of land is Herman E. Utley Middle School.

West: Directly west of the subject property are three (3) parcels of land *(i.e. AutoZone, Cole Mountain BBQ, and Rustic Warehouse*). All of these properties are zoned Commercial (C)

District and are situated within the SH-205 Overlay (SH-205 OV) District. Beyond these uses is SH-205 [*S. Goliad Street*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan.*

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, building elevations, and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 213-unit apartment complex will consist of seven (7), three (3) story buildings and one (1) leasing/club building. This building will house the leasing office and clubhouse/amenity center, with an exterior pool adjacent to the northwestern building façade. The leasing office will be a one (1) story building that will be highly articulated (*see the rendering contained within the attached packet*). A summary of the proposed product type and unit composition is as follows:

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*1 Bedroom/1 Bathroom*	576 SF	27	15,552 SF	12.68%
A2	*1 Bedroom/1 Bathroom*	680 SF	31	21,080 SF	14.55%
A3	*1 Bedroom/1 Bathroom*	740 SF	33	24,420 SF	15.49%
A4	*1 Bedroom/1 Bathroom*	772 SF	21	16,212 SF	9.86%
A5	*1 Bedroom/1 Bathroom*	773 SF	6	4,638 SF	2.82%
B1	*2 Bedroom/2 Bathroom*	1,029 SF	26	26,754 SF	12.21%
B2	*2 Bedroom/2 Bathroom*	1,156 SF	30	34,680 SF	14.08%
B3	*2 Bedroom/2 Bathroom*	1,196 SF	21	25,116 SF	9.86%
C1	*3 Bedroom/3 Bathroom*	1,321 SF	18	23,778 SF	8.45%

The above unit composition equals a minimum unit size of ~902.5 SF. Based on the size of the subject property and the number of units proposed, the requested density will be 16.92 units per acre. Currently, the highest density-zoning district that the City permits is the Multi-Family 14 (MF-14) District, which permits up to 14 units per acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this does remain a discretionary decision for the City Council, and the City Council does have the power to reduce the density of the request. This development conforms with all other requirements of the Multi-Family 14 (MF-14) District.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: *[1]* one (1) bedroom or efficiency units require 1½ parking spaces per unit, *[2]* two (2) bedroom units require two (2) parking spaces per unit, and *[3]* three (3) bedroom units require 2½ parking spaces per unit. This equates to 376 required parking spaces for the proposed development. To meet the requirement the concept plan indicates that a mixture of 91 internal garages, 32 detached garages and 260 surface parking spaces will be utilized. This will exceed the parking requirement by seven (7) spaces. The proposed 91 internal garages will be integrated into the design of the eight (8) buildings and will not incorporate tandem parking spaces (*i.e. a parking space within a group of two [2] or more parking spaces arranged one behind the other such that the space nearest the street serves as the only means of access to the garage*). The ratio of garages to units equals *123:213* or ~57.75%.

The building elevations submitted by the applicant show that seven (7) buildings will utilize a mixture of stucco, natural cut stone, and porcelain tile cladding on the exterior façades, and a combination of a *Thermoplastic Polyolefin* (TPO) membrane roof and composition shingled roof. In addition, the elevations conform to the four (4) sided architecture requirements stipulated by the SH-205 Overlay (SH-205 OV) District as required by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations -- *pending a recommendation by the Architectural Review Board (ARB) at the time of site plan* -- is a requirement of the proposed zoning district.

With all this being said, staff has prepared a *Draft Ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *Draft Ordinance* is attached to this case memo for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Conformance with Policies and Guidelines

In reviewing the concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff made the following recommendations to the applicant:

1) *Retail areas should be pedestrian-oriented and easily accessible to adjacent residential neighborhoods [Land Use; Page 13; Policy #4].*

2) *The site layout for commercial and urban style housing developments should encourage buildings to be placed close to the roadway, with parking primarily located to the rear or side of buildings [Urban Design Development; Page 36; Policy #1].*

Currently, the applicant's site plan shows *Building No. 2* and the leasing/club building being directly adjacent to the roadway. The applicant has stated that his intent is to impair the visibility of the interior of the development, hiding as much of the parking and building areas as possible. With this being said, the applicant has done little to address the connectivity with the adjacent commercial and office land uses. Should this be approved staff will be requesting the applicant redesign aspects of the development to better conform to the requirements of the Comprehensive Plan.

Conformance with the Future Land Use Map

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Commercial* land uses. Staff has verified that this designation has existed since at least 1995 (*the subject property was designated as Commercial/Office on the 1986 Future Land Use Map*). The proposed development would require this designation to be changed to a *High Density Residential* designation, which according to the Comprehensive Plan is defined as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the *High Density Residential* designation. The subject property also has limited visibility, only having direct frontage on a roadway on T. L. Townsend Road. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Commercial* designation to a *High Density Residential* designation.

NOTIFICATION:

On November 23, 2016, staff mailed 36 notices to property owners and residents within 500-feet of the subject property. Additionally, staff posted a zoning sign along T. L. Townsend Drive, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff received one (1) email opposed to the applicant's request.

RECOMMENDATIONS:

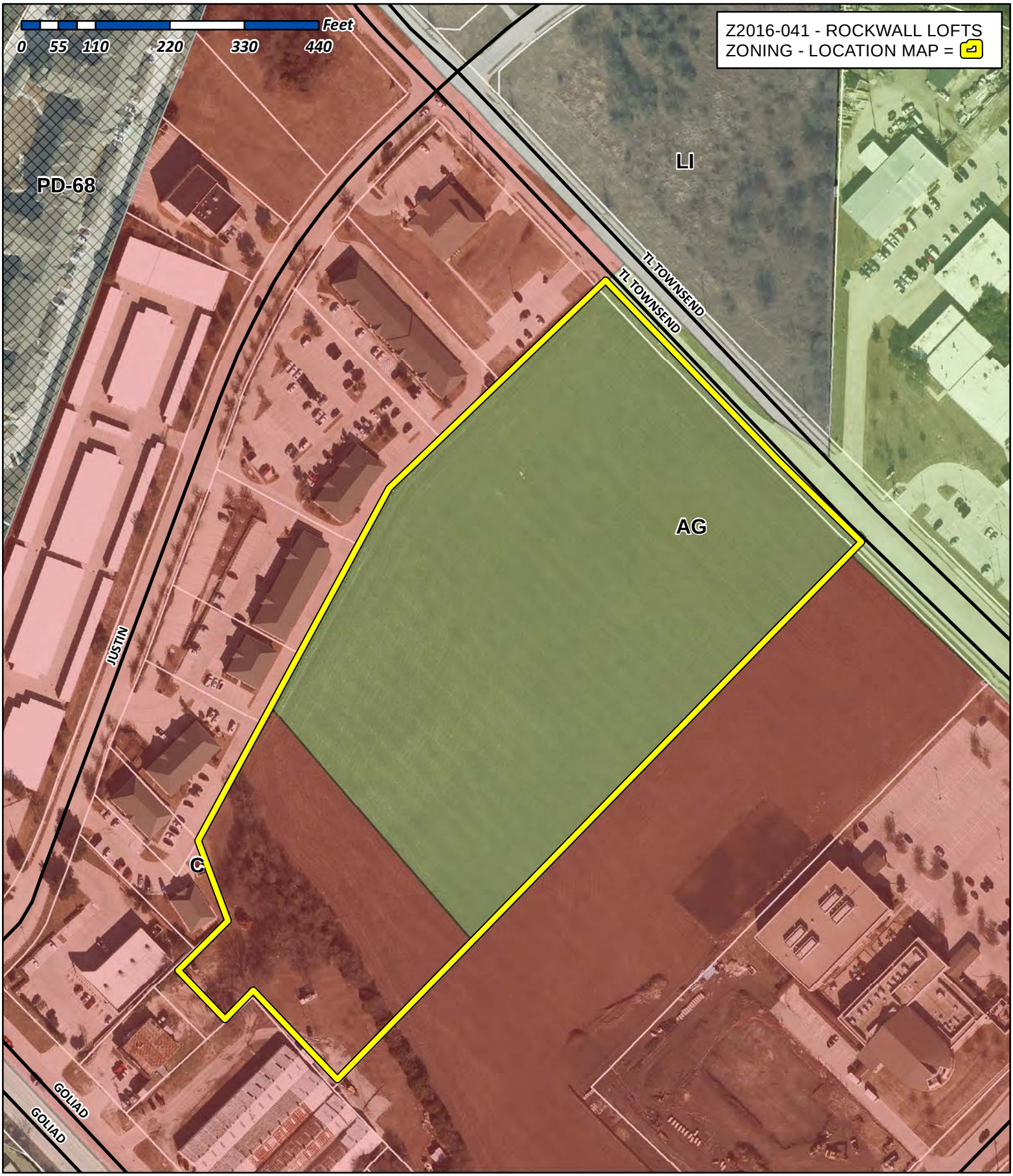
If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) and Commercial (C) District to a Planned

Development District for an apartment complex, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a ***Commercial*** designation to a ***High Density Residential*** designation; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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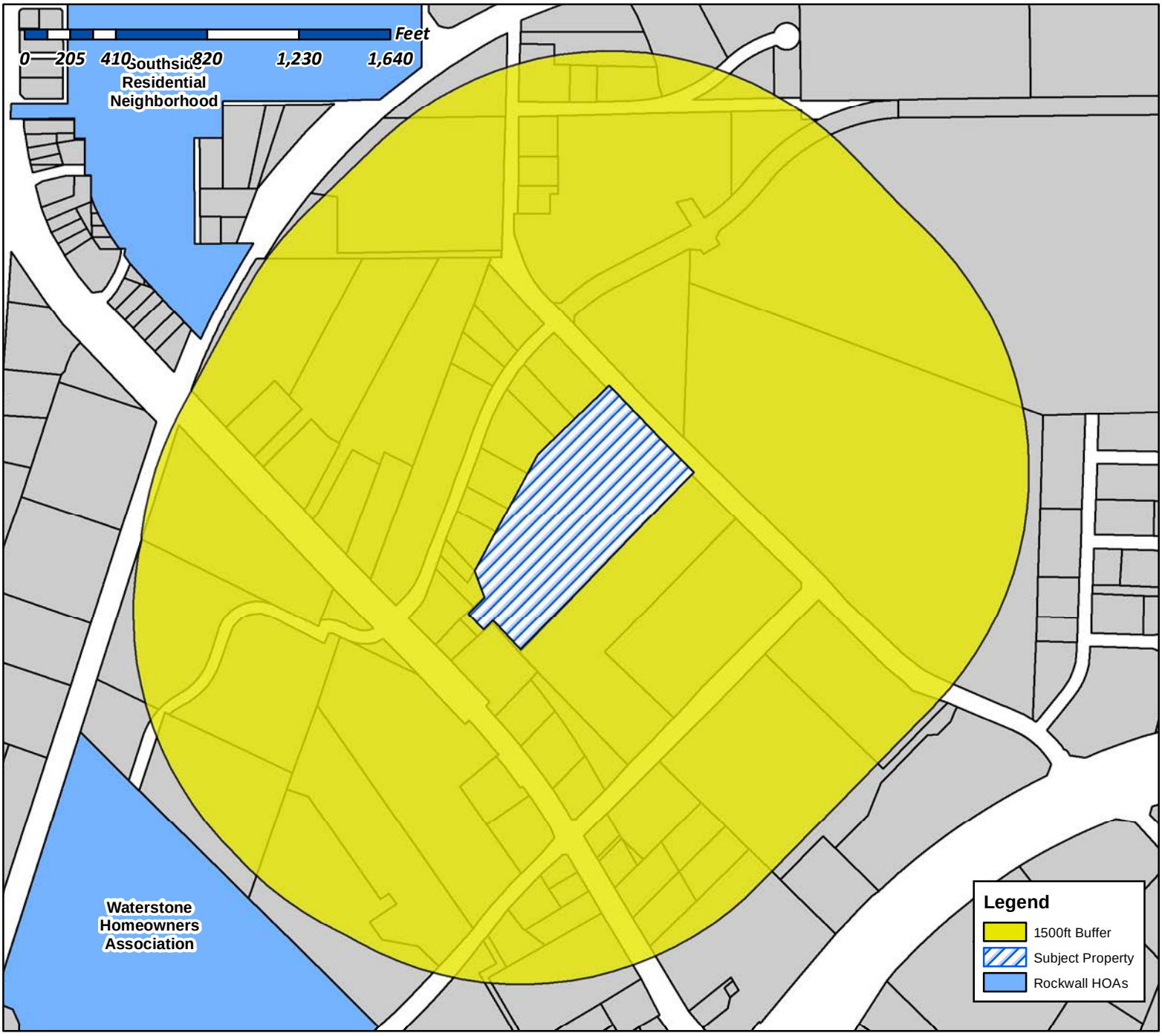
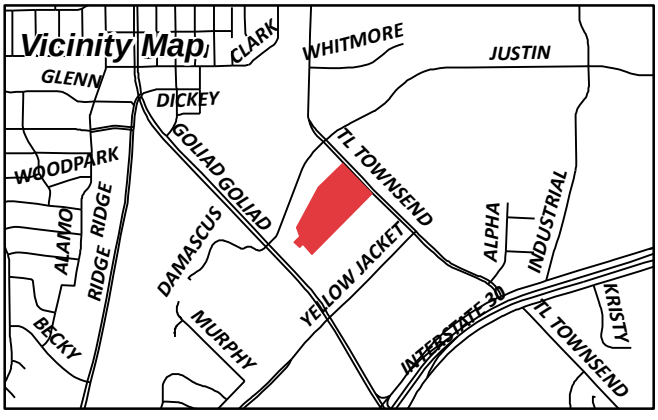


Case Number: Z2016-041
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: West side of T. L. Townsend Drive south of Justin Road



Date Created: ***11/21/2016***

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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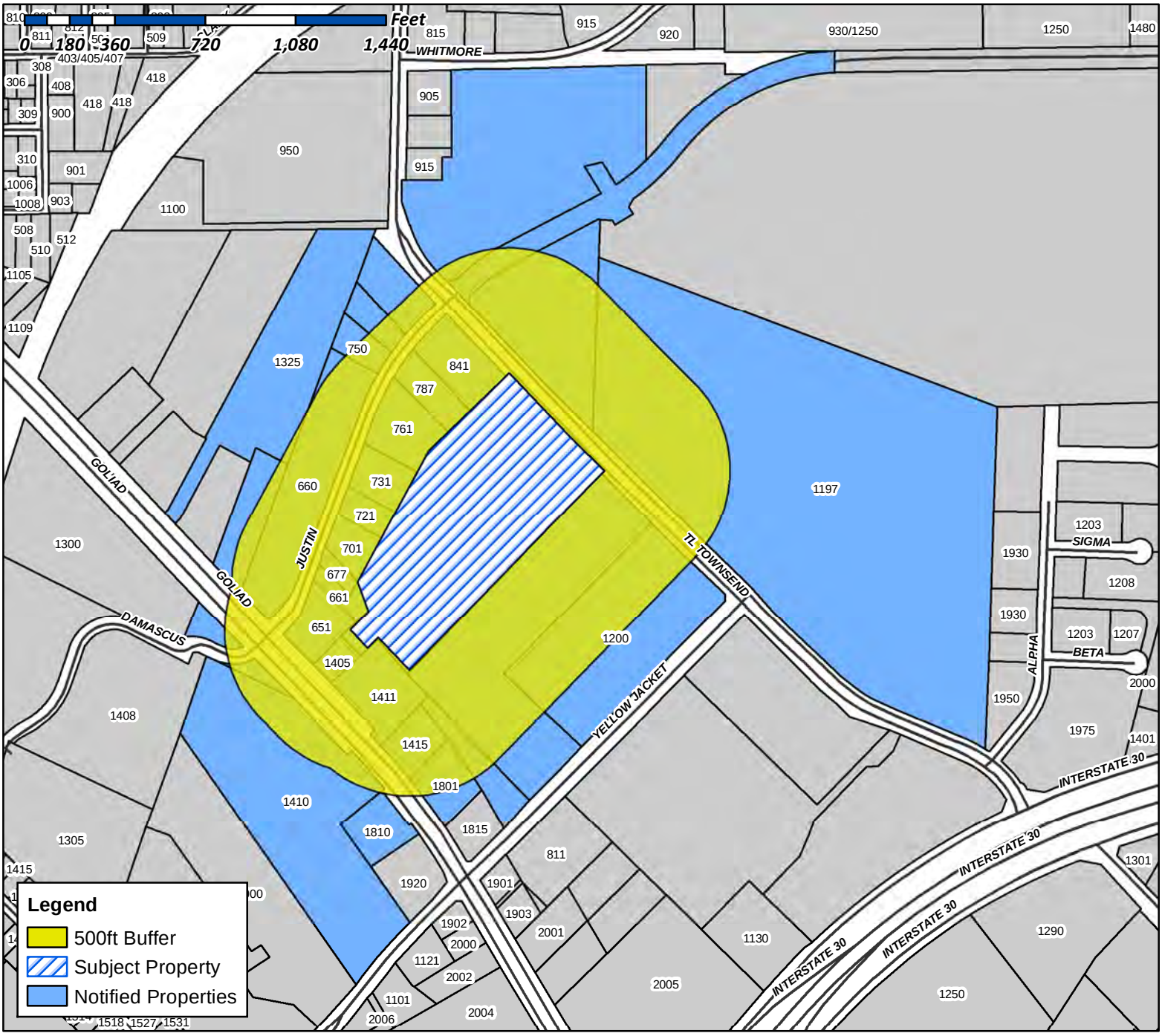
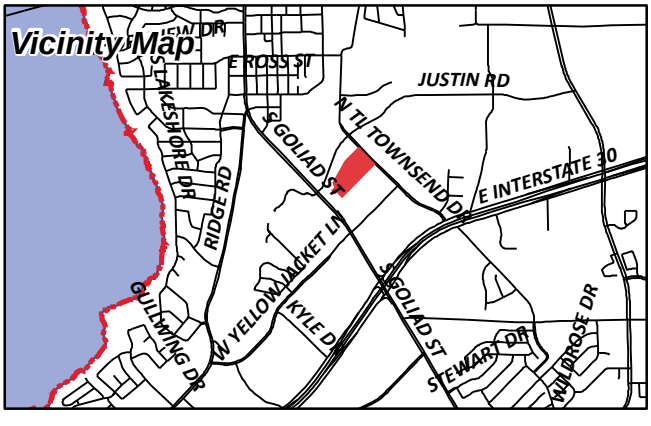


Case Number: Z2016-041
Case Name: Rockwall Lofts
Case Type: Zoning
Zoning: AG to PD
Case Address: TL Townsend between Yellow Jacket and Justin

Date Created: ***11/21/2015***

For Questions on this Case Call (972) 771-7745



SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC
109 STILL WILD LANE
ELGIN, SC 29045

CURRENT RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
1325 GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RICHARD C GRANT
1411 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1801 GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY SUITE 110
MCKINNEY, TX 75070

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
DEPARTMENT #8088
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

From: [redacted]
To: Miller, Ryan
Subject: Fw: Case Z2016-041
Date: Thursday, December 08, 2016 1:11:33 PM

When I sent this email this morning I listed the Case number incorrectly…it is corrected above, to be Z2016-041 ROCKWALL LOFTS. I am still very opposed to this building…there is currently a very nice tree line that separates my building from the property in question. I can only imagine losing the lovely tree line, looking out over apartments and them looking into my building, and inhabitants of the apartments walking across my property to get to stores. This already happens now by some individuals who cross my property, look into our windows, and return later to repeat the same behavior. The Methodist Church has been a great neighbor, but I have heard their members are not happy about this either. There are other ways to develop property in Rockwall. STOP THE FLOOD OF APARTMENTS TO ROCKWALL! Please go drive to Plano and see what has happened there…it looks like a city of apartments rather than homeowners, and it has become that! Please share my concerns with all parties involved and VOTE NO TO ROCKWALL LOFTS Z2016-041.
Dr. Robert Breen, Owner
661 Justin Road
Rockwall, TX 75087

Sent from Windows Mail

From: [redacted]
Sent: Thursday, December 8, 2016 8:59 AM
To: rmiller@rockwall.com, planning@rockwall.com

Dear Mr. Miller:
I am emailing you to express my opposition to the amended property listed above. I own property adjacent to the proposal and believe this addition will create further exacerbated traffic flow in the area. It is already overcrowded with the school, aquatics center, church, library and court house. It will also disturb the tranquil setting that my office and other offices adjacent to mine now enjoy. As a property owner, I urge you to NOT SUPPORT Case Z2016-040.
Dr. Robert Breen, owner
661 Justin Road
Rockwall, TX 75087

Sent from Windows Mail

Justin Road & Townsend Drive

Being a 12.59 acres tract of land situated in Rockwall County, Texas, of the B.J. Lewis Survey, Abstract No. 225, and being the remainder of a tract of land conveyed to Bill R. Cameron and Raymond B. Cameron, by Deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a at a point for corner lying in the Southwest right-of-way line of Townsend Drive (variable width right-of-way) said point being the Northeasterly corner of the remainder of said Cameron tract from which a 1/2 inch iron rod found bears South 45 degrees 34 minutes 26 seconds West a distance of 12.42 feet said iron rod being the North corner of Lot 5, Block 1 of First United Methodist Church Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Page 345, Map Records, Rockwall County, Texas;

THENCE South 45 degrees 34 minutes 26 seconds West, along the Northwest line of said Lot 5, a distance of 1111.29 feet to an "X" set for corner at the West corner of said Lot 5 and lying in the Northeast line of a tract of land conveyed to T Rock, L.P., a Texas limited liability partnership, by Deed recorded in Volume 3321, Page 302, Deed Records, Rockwall County, Texas;

THENCE North 41 degrees 58 minutes 25 seconds West, along said Northeast line of T Rock tract, a distance of 181.27 feet to a 1/2 inch iron rod found for corner at the North corner of said T Rock tract;

THENCE South 45 degrees 30 minutes 05 seconds West, along the Northwest line of said T Rock tract, a distance of 60.60 feet to a 1/2 inch iron rod set for corner at the East corner of a tract of land conveyed to Donald Richard Whitford, by Deed recorded in Volume 102, Page 686, Deed Records, Rockwall County, Texas;

THENCE North 42 degrees 13 minutes 19 seconds West, along the Northeast line of said Whitford tract, a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the North corner of said Whitford tract and lying in the Southeast line of Lot 2A, Block A of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Page 63, Map Records, Rockwall County, Texas;

THENCE North 48 degrees 09 minutes 15 seconds East, a distance of 103.71 feet to a 1/2 inch iron rod found for corner at the East corner of Lot 2B-B of Lot 5, Block 1 of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 356, Map Records, Rockwall County, Texas;

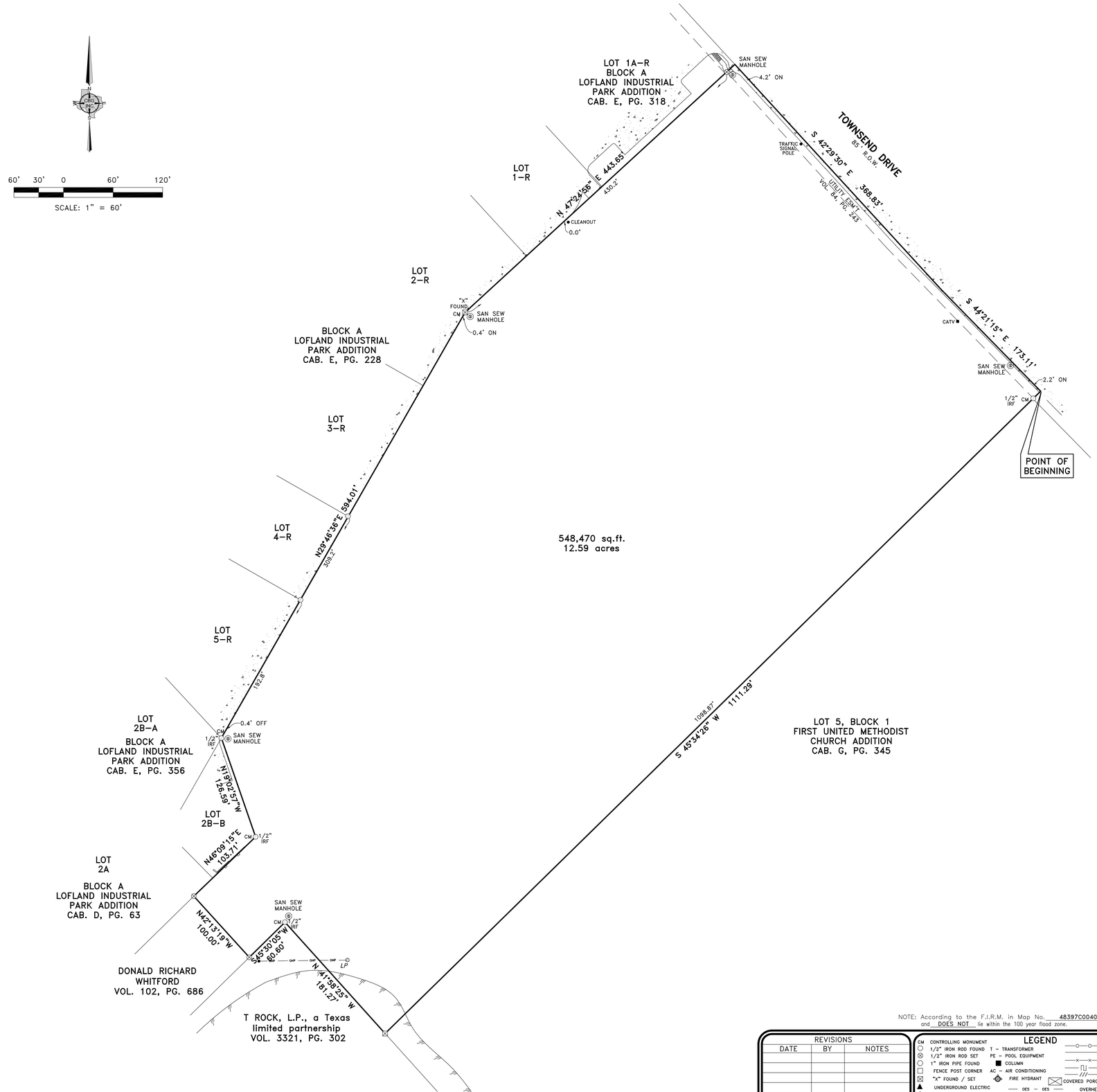
THENCE North 19 degrees 02 minutes 57 seconds West, along the Northeast line of said Lot 2B-B, a distance of 126.59 feet to a 1/2 inch iron rod found for corner at the North corner of said Lot 2B-B and the common South corner of Lot 5-R of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 228, Map Records, Rockwall County, Texas;

THENCE North 29 degrees 46 minutes 36 seconds East, along the Southeast line of said Lofland Industrial Park Addition, a distance of 594.01 feet to an "X" found for corner;

THENCE North 47 degrees 24 minutes 56 seconds East, along said Southeast line of said Lofland Industrial Park Addition, passing at a distance of 430.2 feet a 1/2 inch iron rod set for witness and continuing a total distance of 443.65 feet to a point for corner lying in said Townsend Drive;

THENCE South 42 degrees 29 minutes 30 seconds East, along said Southwest right-of-way line of Townsend Drive, a distance of 368.83 feet to a point for corner;

THENCE South 44 degrees 21 minutes 15 seconds East, continuing along the Southwest right-of-way line of Townsend Drive, a distance of 173.11 feet to the POINT OF BEGINNING and containing 548,470 square feet or 12.59 acres of land.



This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Executed this 24th day of May, 2012

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS — REGISTERED — BRYAN CONNALLY 5513 — PROFESSIONAL LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

CM	CONTROLLING MONUMENT		CHAIN LINK FENCE
○	1/2" IRON ROD FOUND	T	TRANSFORMER		WOOD FENCE
⊗	1/2" IRON ROD SET	PE	POOL EQUIPMENT		0.5' WIDE TYPICAL BARBED WIRE
○	1" IRON PIPE FOUND	■	COLUMN		IRON FENCE
□	FENCE POST CORNER	AC	AIR CONDITIONING		PIPE FENCE
☒	"X" FOUND / SET		FIRE HYDRANT		COVERED PORCH,DECK OR CARPORT
▲	UNDERGROUND ELECTRIC	OES	OES		OVERHEAD ELECTRIC SERVICE
△	OVERHEAD ELECTRIC	OHP	OHP		OVERHEAD POWER LINE
●	POWER POLE				CONCRETE PAVING
	ASPHALT PAVING				
	GRAVEL/ROCK ROAD OR DRIVE				

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgsurvey.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	05-24-12	1201832-1		CHRIS

12.59 ACRES

B.J. LEWIS SURVEY, ABSTRACT NO. 225

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUSTIN ROAD AND TOWNSEND DRIVE

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



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ROCKWALL LOFTS SITE PLAN

ROCKWALL, TEXAS

BGO architects

16158
11.01.2016
TONY AUSTIN



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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ROCKWALL LOFTS CONCEPTUAL ELEVATIONS

ROCKWALL, TEXAS

SCALE 3/32"=1'-0"
0' 10' 20'

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16158
11.15.16
TAC Inc

Rockwall Lofts

ARCHITECT:

ERIK EARNSHAW
BGO ARCHITECTS
PARTNER
ADDISON, TEXAS
EEARNSHAW@BGOARCHITECTS.COM
BGOARCHITECTS.COM

DEVELOPER:

TONY AUSTIN
TAC
PRESIDENT
ROCKWALL, TEXAS
TSAUSTIN@TAC-INC.NET

MF-14 ZONING COMPRESSION TO PD-ZONING REQUEST

Sec. 3.9. - Multi-Family Residential (MF-14) District.	Requested PD Compliance with MF-14
C. Development standards.	
1 Duplexes shall meet the requirements of the 2-F District, with only one duplex per lot.	NA
2 Minimum site area: 10,000 square feet.	YES
3 Minimum lot area: 2,000 square feet of lot per unit.	YES
4 Maximum density per gross acre: 14 units/acre.	REQUEST 16.92 Unit/Acre
5 Minimum lot frontage on a public street: 60 feet.	YES
6 Minimum lot depth: 100 feet.	YES
7 Minimum depth of front yard setback: 25 feet.	YES
8 Minimum depth of rear yard setback*:	
a. Abutting a single-family, townhouse, or duplex district:	NA
One-story structure: 25 feet.	
Two-story structure: 50 feet.	
Three-story structure: 75 feet.	
b. Abutting any other district: ten feet.	
*Unenclosed carports may be built up to within five feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.	
9 Minimum width of side yard setback:	YES
11. Maximum building coverage as a percentage of lot area: 45 percent. Each development containing over 100 dwelling units shall provide 300 square feet of open space per two- and three-bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet.	YES
12. Minimum amount of permanent, landscaped open space: 20 percent of total lot area, with 30 percent of total requirement located in front and alongside buildings along street frontages. See article VIII, section 5.12, Required Landscaping.	YES
13. Maximum building height: 36 feet.	YES

UNIT TABULATION

TYPE	AREA	NO.	%
A1	576	27	55.40%
A2	680	31	
A3	740	33	
A4	772	21	
A5	773	6	
B1	1,029	26	36.15%
B2	1,156	30	
B3	1,196	21	
C1	1,321	18	8.45%
TOTAL		213	100.00%
AVERAGE UNIT SIZE :		902.49	

Off Street Parking Required

UNIT TYPES	UNIT COUNT	PARKING REQ./UNIT	TOTAL
1 BEDROOM	118	1.5	177
2 BEDROOM	77	2	154
3 BEDROOM	18	2.5	45
TOTAL	**213**		**376**

Off Street Parking Provided

UNIT TYPES	UNIT COUNT	PARKING REQ./UNIT	TOTAL
1 BEDROOM	118	1.5	177
2 BEDROOM	77	2	154
3 BEDROOM	18	2.5	45
TOTAL	**213**		**376**

Surface Parking	260
Garage Tuck Under	91
Detached Garage	32
Total	**383**

BGO architects



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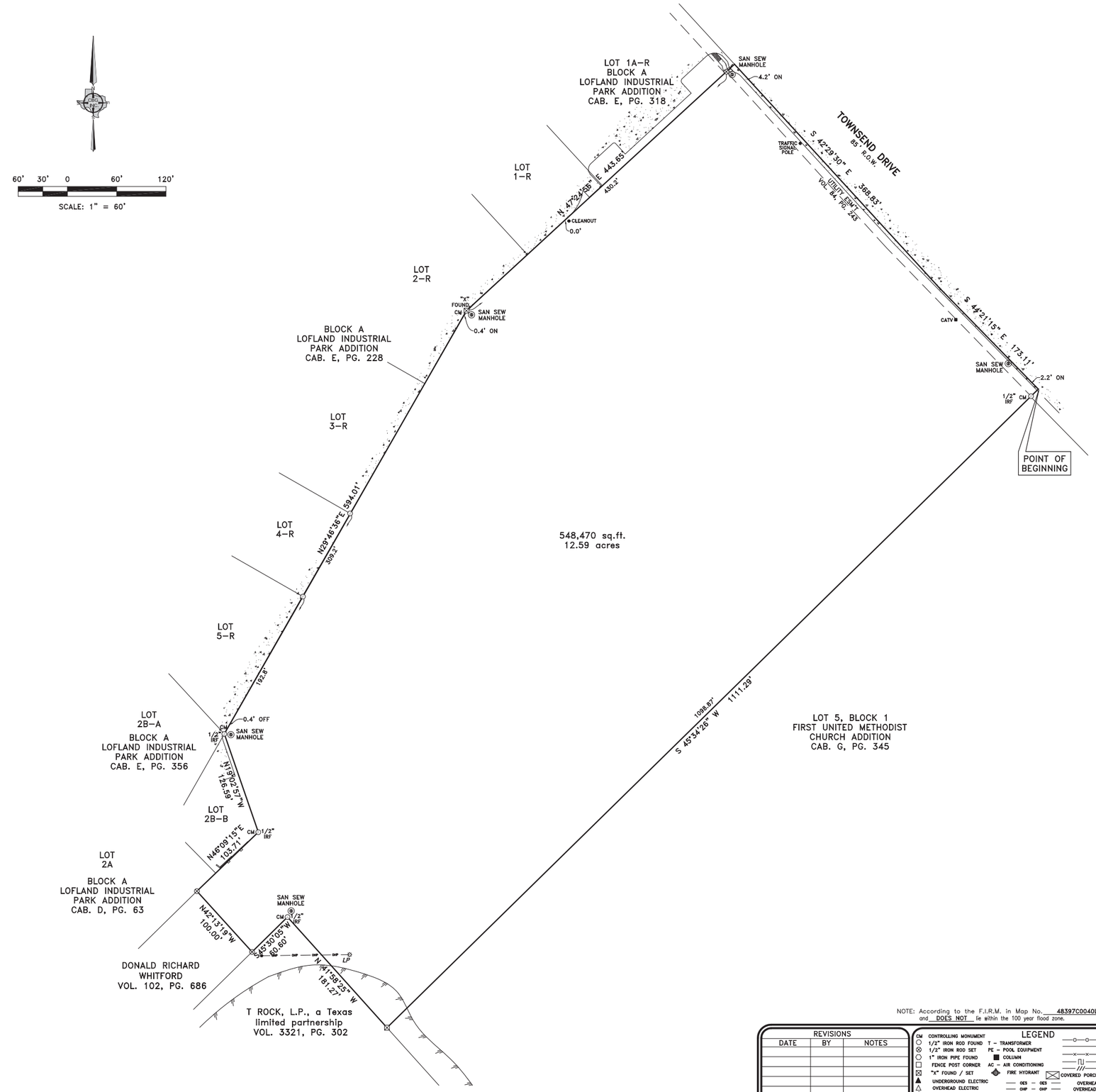
ROCKWALL LOFTS SITE PLAN

ROCKWALL, TEXAS

BGO architects

16158
11.01.2016
TONY AUSTIN



NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

Justin Road & Townsend Drive

Being a 12.59 acres tract of land situated in Rockwall County, Texas, of the B.J. Lewis Survey, Abstract No. 225, and being the remainder of a tract of land conveyed to Bill R. Cameron and Raymond B. Cameron, by Deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a at a point for corner lying in the Southwest right–of–way line of Townsend Drive (variable width right–of–way) said point being the Northeasterly corner of the remainder of said Cameron tract from which a 1/2 inch iron rod found bears South 45 degrees 34 minutes 26 seconds West a distance of 12.42 feet said iron rod being the North corner of Lot 5, Block 1 of First United Methodist Church Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Page 345, Map Records, Rockwall County, Texas;

THENCE South 45 degrees 34 minutes 26 seconds West, along the Northwest line of said Lot 5, a distance of 1111.29 feet to an "X" set for corner at the West corner of said Lot 5 and lying in the Northeast line of a tract of land conveyed to T Rock, L.P., a Texas limited liability partnership, by Deed recorded in Volume 3321, Page 302, Deed Records, Rockwall County, Texas;

THENCE North 41 degrees 58 minutes 25 seconds West, along said Northeast line of T Rock tract, a distance of 181.27 feet to a 1/2 inch iron rod found for corner at the North corner of said T Rock tract;

THENCE South 45 degrees 30 minutes 05 seconds West, along the Northwest line of said T Rock tract, a distance of 60.60 feet to a 1/2 inch iron rod set for corner at the East corner of a tract of land conveyed to Donald Richard Whitford, by Deed recorded in Volume 102, Page 686, Deed Records, Rockwall County, Texas;

THENCE North 42 degrees 13 minutes 19 seconds West, along the Northeast line of said Whitford tract, a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the North corner of said Whitford tract and lying in the Southeast line of Lot 2A, Block A of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Page 63, Map Records, Rockwall County, Texas;

THENCE North 48 degrees 09 minutes 15 seconds East, a distance of 103.71 feet to a 1/2 inch iron rod found for corner at the East corner of Lot 2B–B of Lot 5, Block 1 of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 356, Map Records, Rockwall County, Texas;

THENCE North 19 degrees 02 minutes 57 seconds West, along the Northeast line of said Lot 2B–B, a distance of 126.59 feet to a 1/2 inch iron rod found for corner at the North corner of said Lot 2B–B and the common South corner of Lot 5–R of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 228, Map Records, Rockwall County, Texas;

THENCE North 29 degrees 46 minutes 36 seconds East, along the Southeast line of said Lofland Industrial Park Addition, a distance of 594.01 feet to an "X" found for corner;

THENCE North 47 degrees 24 minutes 56 seconds East, along said Southeast line of said Lofland Industrial Park Addition, passing at a distance of 430.2 feet a 1/2 inch iron rod set for witness and continuing a total distance of 443.65 feet to a point for corner lying in said Townsend Drive;

THENCE South 42 degrees 29 minutes 30 seconds East, along said Southwest right–of–way line of Townsend Drive, a distance of 368.83 feet to a point for corner;

THENCE South 44 degrees 21 minutes 15 seconds East, continuing along the Southwest right–of–way line of Townsend Drive, a distance of 173.11 feet to the POINT OF BEGINNING and containing 548,470 square feet or 12.59 acres of land.

This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Executed this 24th day of May, 2012

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS · REGISTERED · BRYAN CONNALLY · 5513 · PROFESSIONAL · LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
T – TRANSFORMER
PE – POOL EQUIPMENT
COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
OES – OES
OHP – OHP
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

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P 214-349-9485 F 214-349-2216
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	05-24-12	1201832-1		CHRIS

12.59 ACRES

B.J. LEWIS SURVEY, ABSTRACT NO. 225

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUSTIN ROAD AND TOWNSEND DRIVE

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ROCKWALL LOFTS CONCEPTUAL CLUB PERSPECTIVE

ROCKWALL, TEXAS

BGO architects

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11.15.2016
TAC Inc



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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ROCKWALL LOFTS CONCEPTUAL ELEVATIONS

ROCKWALL, TEXAS

SCALE 3/32"=1'-0"
0' 10' 20'

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16158
11.15.16
TAC Inc


1090 WEST
EXCHANGE PKWY




G
G101-G115
G201-G215
G301-G315
G402-G414
NO PARKING







CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 12.59-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tony Austin of TAC, Inc. on behalf of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 10.25.16

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that

DRAFT ORDINANCE 11.29.2016

is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

DRAFT ORDINANCE 11.29.2016

Exhibit 'A':
Survey/Legal Description

Being a 1 2.59 ac res tract of land situated in Rockwall County, Texas, of the B. J. Lewis Survey, Abstract No. 225, and being the remainder of a tract of land conveyed to Bill R. Cameron and Raymond B. Cameron, by Deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a at a point for corner lying in the Southwest right-of-way line of Townsend Drive (variable width right-of -way) said point being the Northeasterly corner of the remainder of said Cameron tract from which a 1/2 inch iron rod found bears South 45 degrees 34 minutes 2 6 seconds West a distance of 12.42 feet said iron rod being the North corner of Lot 5, Bloc k 1 of First United Methodist Church Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Page 345, Map Records, Rockwall County, Texas;

THENCE South 45 degrees 34 minutes 26 seconds West, along the Northwest line of said Lot 5, a distance of 1,111.29 feet to an "X" set for corner at the West corner of said Lot 5 and lying in the Northeast line of a tract of land conveyed to T Rock, L.P., a Texas limited liability partnership, by Deed recorded in Volume 3321, Page 302, Deed Records, Rockwall County, Texas;

THENCE North 41 degrees 58 minutes 25 seconds West, along said Northeast line of T Rock tract, a distance of 181 .27 feet to a 1 /2 inch iron rod found for corner at the North corner of said T Rock tract;

THENCE South 45 degrees 30 minutes 05 seconds West, along the Northwest line of said T Rock tract, a distance of 60.60 feet to a 1/2 inch iron rod set for corner at the East corner of a tract of land conveyed to Donald Richard Whit ford, by Deed recorded in Volume 102, Page 686, Deed Records, Rockwall County, Texas;

THENCE North 42 degrees 1 3 minutes 19 seconds West, along the Northeast line of said Whitford tract, a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the North corner of said Whitford tract and lying in the Southeast line of Lot 2A, Block A of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Page 63, Map Records, Rockwall County, Texas;

THENCE North 48 degrees 09 minutes 15 seconds East, a distance of 103.71 feet to a 1/2 inch iron rod found for corner at the East corner of Lot 28-B of Lot 5, Bloc k 1 of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 356, Map Records, Rockwall County, Texas;

THENCE North 19 degrees 02 minutes 57 seconds West, along the Northeast line of said Lot 28 -B, a distance of 1 26.59 feet to a 1/ 2 inch iron rod found for corner at the North corner of said Lot 28 -B and the common South corner of Lot 5-R of Lofland Industrial Park Addition, a n Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 228, Map Records, Rock wall County, Texas;

THENCE North 29 degrees 46 minutes 36 seconds East, along the Southeast line of said Lofland Industrial Park Addition, a distance of 594.01 feet to an "X" found for corner;

THENCE North 47 degrees 24 minutes 56 seconds East, along said Southeast line of said Lofland Industrial Park Addition, passing at a distance of 430.2 feet a 1/2 inch iron rod set for witness and continuing a total distance of 443.65 feet to a point for corner lying in said Townsend Drive;

THENCE South 42 degrees 29 minutes 30 seconds East, along said Southwest right-of-way line of Townsend Drive, a distance of 368.83 feet to a point for corner;

THENCE South 44 degrees 21 minutes 15 seconds East, continuing along the Southwest right-of-way line of Townsend Drive, a distance of 173.11 feet to the POINT OF BEGINNING and containing 548,470 square feet or 12.59 acres of land.

Exhibit 'A':
Survey/Legal Description



DRAFT ORDINANCE 11.29.2016

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
11.09.2016

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below; however, in no case should the average net unit area decrease below 900 square feet.

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF) [1]	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	1 Bedroom/1 Bathroom	576 SF	27	15,552 SF	12.68%
A2	1 Bedroom/1 Bathroom	680 SF	31	21,080 SF	14.55%
A3	1 Bedroom/1 Bathroom	740 SF	33	24,420 SF	15.49%
A4	1 Bedroom/1 Bathroom	772 SF	21	16,212 SF	9.86%
A5	1 Bedroom/1 Bathroom	773 SF	6	4,638 SF	2.82%
B1	2 Bedroom/2 Bathroom	1,029 SF	26	26,754 SF	12.21%
B2	2 Bedroom/2 Bathroom	1,156 SF	30	34,680 SF	14.08%
B3	2 Bedroom/2 Bathroom	1,196 SF	21	25,116 SF	9.86%
C1	3 Bedroom/3 Bathroom	1,321 SF	18	23,778 SF	8.45%
		Average Net Unit Area:		*902.49 SF*	
		Maximum Permitted Units:	*213*		*100.00%*

General Notes:
[1]: The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the IH-30 Overlay (IH-30 OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *17* dwelling units per gross acre of land; however, in no case should the proposed development exceed *213* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	5'
Minimum Rear Yard Carport/Parking Setback	5'
Minimum Separation Between Main Buildings [1]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	62'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:
[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.
[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

4. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 3*, which is as follows:

Table 3: Parking Requirements

Unit Name	*Unit Type*	*Parking Requirement Per Unit* [2]	*Number of Units (#)*	*Parking Requirement* [1]
A1	*1 Bedroom/1 Bathroom*	1.5	27	40.5
A2	*1 Bedroom/1 Bathroom*	1.5	31	46.5
A3	*1 Bedroom/1 Bathroom*	1.5	33	49.5
A4	*1 Bedroom/1 Bathroom*	1.5	21	31.5
A5	*1 Bedroom/1 Bathroom*	1.5	6	9
B1	*2 Bedroom/2 Bathroom*	2	26	52
B2	*2 Bedroom/2 Bathroom*	2	30	60
B3	*2 Bedroom/2 Bathroom*	2	21	42
C1	*3 Bedroom/3 Bathroom*	2.5	18	45
			Parking Requirements:	376

General Notes:

[1]: Tandem parking spaces (*i.e. parking spaces in front of garages*) are *NOT* be permitted; however, the proposed garage parking spaces may count toward the parking requirement.

[2]: This table is subject to change based on the proposed development; however, all one (1) bedroom units shall provide a minimum of 1.5 parking spaces/unit, all two (2) bedroom units shall provide a minimum of two (2) parking spaces/unit and all three (3) bedroom units shall provide a minimum of 2.5 parking spaces/unit.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit '*D'; however, all development shall adhere to the following building standards:

(a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 Overlay (SH-205 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

DRAFT ORDINANCE 10.25.16

6. *Landscaping and Hardscaping Standards*.

   (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

      i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

      ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

   (b) *Landscape Buffers.* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of T. L. Townsend Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks and trails required along T. L. Townsend Drive.

   (c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

      i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

      ii) Parking island shall be provided at a spacing not exceed a maximum distance of 20 parking spaces.

   (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

   (e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

9. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 16-16

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 12.09.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Fred Hazel; *Davis Development*

AGENDA ITEM: **Z2016-042**; *Davis Apartments at La Jolla Pointe (C to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

PURPOSE:

On March 11, 2016, the applicant submitted an application proposing to rezone a 17.60-acre tract of land from a Commercial (C) District to a Planned Development District for a multi-family apartment complex that would have consisted of 272 units. This case -- *Case No. Z2016-011* -- was denied by the Planning and Zoning Commission on April 12, 2016 by a vote of 6-1. In response to this action, the applicant requested that the case be withdrawn, and on April 18, 2016 the applicant's request was granted by the City Council by a vote of 6-1. Since this action was taken, the applicant has resubmitted an application proposing the same zoning change as was requested on March 11, 2016. Since no action was taken (*i.e. to approve or deny*) on *Case No. Z2016-011* the applicant is able to make the same submittal without restriction.

BACKGROUND:

The subject property, which was annexed into the City on November 7, 1960 by *Ordinance No. 60-03*, is located on the north side of Interstate Highway 30 (IH-30) -- *west of Ridge Road along La Jolla Pointe Drive* -- and is currently a vacant tract of land. The subdivision was originally platted in 2003 as *La Jolla Pointe Addition, Phase 2* [*Case No. PZ2002-83-001*], and was replatted into its current configuration in 2007 [*Case No. P2006-019*].

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan.* North of La Jolla Pointe Drive is a variable width right-of-way for the *Missouri-Kansas-Texas Railroad*. Beyond this are Phases 2 & 3 of the Lakeside Village Subdivision, which are zoned Planned Development District 2 (PD-2) for single-family land uses.

South: Directly south of the subject property are ten (10) parcels of land zoned Commercial (C) District. Situated on these parcels are seven (7) restaurants (*i.e. Mellow Mushroom, Logan's Roadhouse, Taco Cabana, Steak & Shake, IHOP, Waffle House, and Long John*

Silver's) and three (3) office buildings. South of these uses are the access roadways and main lanes of Interstate Highway 30 (IH-30).

East: Directly east of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan.* Beyond this is a vacant 0.688-acre parcel of land, a 2.427-acre parcel of land with a medical office building situated on it, and a vacant 0.752-acre parcel of land. All of these parcels are zoned Commercial (C) District.

West: Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan.* Beyond this thoroughfare are five (5) parcels of land zoned Commercial (C) District. Situated on these parcels are one (1) hotel (*i.e. Hampton Inn*), four (4) restaurants (*i.e. Kyoto, Saltgrass, Genghis Grill and Starbucks*), and one (1) bank (*i.e. BB&T*). In addition, a variable width right-of-way for the *Missouri-Kansas-Texas Railroad* followed by Phases 2 & 3 of the Lakeside Village Subdivision are also located west of the subject property.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, building elevations and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 272-unit apartment complex will consist of eight (8) buildings that range in height from three (3) to four (4) stories, and contain 24-36 units each; with the exception of *Building No. 1*, which will consist of 49 units. This building will also house a clubhouse/amenity center and the leasing office, with an exterior pool adjacent to the southern building façade. A summary of the proposed product type and unit composition is as follows:

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)*	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*1 Bedroom/1 Bathroom*	667 SF	33	22,011 SF	12.13%
A2	*1 Bedroom/1 Bathroom*	804 SF	4	3,216 SF	1.47%
A3	*1 Bedroom/1 Bathroom*	816 SF	39	31,824 SF	14.34%
A3-ALT	*1 Bedroom/1 Bathroom*	833 SF	20	16,660 SF	7.35%
A4	*1 Bedroom/1 Bathroom/1 Den*	975 SF	21	20,475 SF	7.72%
B1	*2 Bedroom/2 Bathroom*	1,083 SF	79	85,557 SF	29.04%
B2	*2 Bedroom/2 Bathroom*	1,175 SF	8	9,400 SF	2.94%
B3	*2 Bedroom/2 Bathroom*	1,245 SF	33	41,085 SF	12.13%
C1	*3 Bedroom/3 Bathroom*	1,445 SF	35	50,575 SF	12.87%

The above unit composition equals a minimum unit size of ~1,032 SF. Based on the size of the subject property and the number of units proposed, the requested density will be 15.45 units per acre. Currently, the highest density-zoning district that the City permits is the Multi-Family 14 (MF-14) District, which permits up to 14 units per acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this does remain a discretionary decision for the City Council, and the City Council does have the power to reduce the density of the request.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: 1) one (1) bedroom or efficiency units require 1½ parking spaces per unit, 2) two (2) bedroom units require two (2) parking spaces per unit, and 3) three (3) bedroom units require 2½ parking spaces per unit. This equates to 504 required parking spaces for the proposed development. To meet the requirement the concept plan indicates that a mixture of 38 garages and 482 surface parking spaces will be utilized. This will exceed the parking requirement by 16 spaces. The proposed 38 garages will be integrated into the design of the eight (8) buildings and will not incorporate tandem parking spaces (*i.e. a parking space within a group of two or more parking spaces arranged one behind the other such that the space nearest the street serves as the only means of access to the garage*).

It should be noted that the concept plan includes the public right-of-way for Carmel Circle, which was dedicated with *Case No.'s P2006-019 & P2004-068*. The applicant is requesting that the City Council abandon this right-of-way as part of this case. If the City Council chooses to approve this request, staff will begin the abandonment process by establishing the *fair market value* of the right-of-way and offering one-half of the right-of-way to the adjacent property owners. Staff should point out that currently the subject property excludes an outparcel that is situated at the southwest corner of Carmel Circle and La Jolla Pointe Drive, and that the property owner of this outparcel would have the right to purchase a portion of this right-of-way. This could lead to changes in the concept plan at the time of site plan depending on the adjacent property owner's decision to purchase or not purchase the right-of-way.

As part of the original submittal on March 11, 2016, staff required the applicant to submit a Traffic Impact Analysis (TIA). Due to the size of the document (*i.e. 222 pages*) staff has included an abbreviated/preliminary version of the TIA in the attached packet. According to the abridged and full version of the TIA, the current traffic service level of the area ranges from a *LOS A-E* (*i.e. the intersection of Laguna Drive and Village Drive being a LOS A-B, the intersection of Village Drive and IH-30 W. Frontage Road being a LOS C-D, the intersection of Horizon Road and IH-30 E. Frontage Road being a LOS D-E, and the intersection of Catalina Drive and La Jolla Pointe Drive/Laguna Drive being LOS A*). *LOS* stands for *Level of Service* and refers to the standard measurement used by transportation officials to reflect the relative ease of traffic flow on a scale of *A* to *F*, with *A* signifying free-flowing traffic and *F* indicating congested conditions (*ref. Federal Highway Administration*). Staff should note that the TIA was submitted to the City's traffic consultant (*i.e. Kimley Horn*) for outside review. The traffic consultant has submitted a letter of concurrence, agreeing with the analysis contained in the TIA. Should the Planning and Zoning Commission or City Council require the full version of the TIA staff will bring a complete copy to the public hearings. Staff should also note that the concept plan submitted by the applicant indicates that the existing regional detention will be retained and utilized. This detention area will be sufficient for the proposed development and no additional drainage improvements will be necessary.

The building elevations submitted by the applicant show that four (4) different architectural styles will be used for the proposed eight (8) buildings. Each of the buildings will utilize a mixture of stucco, natural cut stone, and brick on the exterior façades, and a combination of standing seam metal and architectural shingles on the roofs. In addition, the elevations conform to the four (4) sided architecture requirements stipulated by the IH-30 Overlay (IH-30 OV) District as stipulated by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations -- *pending a recommendation by the Architectural Review Board (ARB) at the time of site plan* -- is a requirement of the proposed zoning district.

With all this being said, staff has prepared a *Draft Ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *Draft Ordinance* is attached to this case memo for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Conformance with Policies and Guidelines

In reviewing the concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff made the following recommendations to the applicant:

1) *Retail areas should be pedestrian-oriented and easily accessible to adjacent residential neighborhoods [Land Use; Page 13; Policy #4].*

2) *The site layout for commercial and urban style housing developments should encourage buildings to be placed close to the roadway, with parking primarily located to the rear or side of buildings [Urban Design Development; Page 36; Policy #1].*

3) *Require 20% open space for all new residential subdivisions over five (5) acres in size … [Resolution 07-03; Section 1.c].*

In response to these comments, the applicant has made a concerted effort to provide a sidewalk system that will connect to the adjacent commercial properties south of the subject property and provide 20% open space. In addition, the majority of the parking areas are situated internal to the site; however, the parking areas adjacent to *Building No.'s 6* & *7* are situated directly adjacent to La Jolla Pointe Drive. Should this be approved staff will be requesting the applicant redesign this area on the site plan to better conform to the requirements of the Comprehensive Plan.

Conformance with the Future Land Use Map

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Commercial* land uses. Staff has verified that this designation has existed since at least 1986. The proposed development would require this designation to be changed to a *High Density Residential* designation, which according to the Comprehensive Plan is defined as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard *High Density Residential* designation. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a ***Commercial*** designation to a ***High Density Residential*** designation.

NOTIFICATION:

On November 23, 2016, staff mailed 95 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lakeside Village and Turtle Cove Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a zoning sign at the corner of Ridge Road and La Jolla Pointe Drive, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). In addition, staff re-noticed property owners and residents within 500-feet of the subject property on December 2, 2016 for the purpose of correcting the caption in the original notice. At the time this case memo was drafted, staff had received the following notices:

- ☑ One (1) Property owner notice in ***Support*** of the request within the notification area;
- ☑ Six (6) Property owner notices in ***Opposition*** to the request within the notification area;
- ☑ 18 Property owner notices (*i.e. non-city form*) in ***Opposition*** to the request outside of the notification area;
- ☑ 100 Emails in ***Opposition*** to the request outside of the notification area;
- ☑ One (1) letter in ***Opposition*** to the request outside of the notification area;

RECOMMENDATIONS:

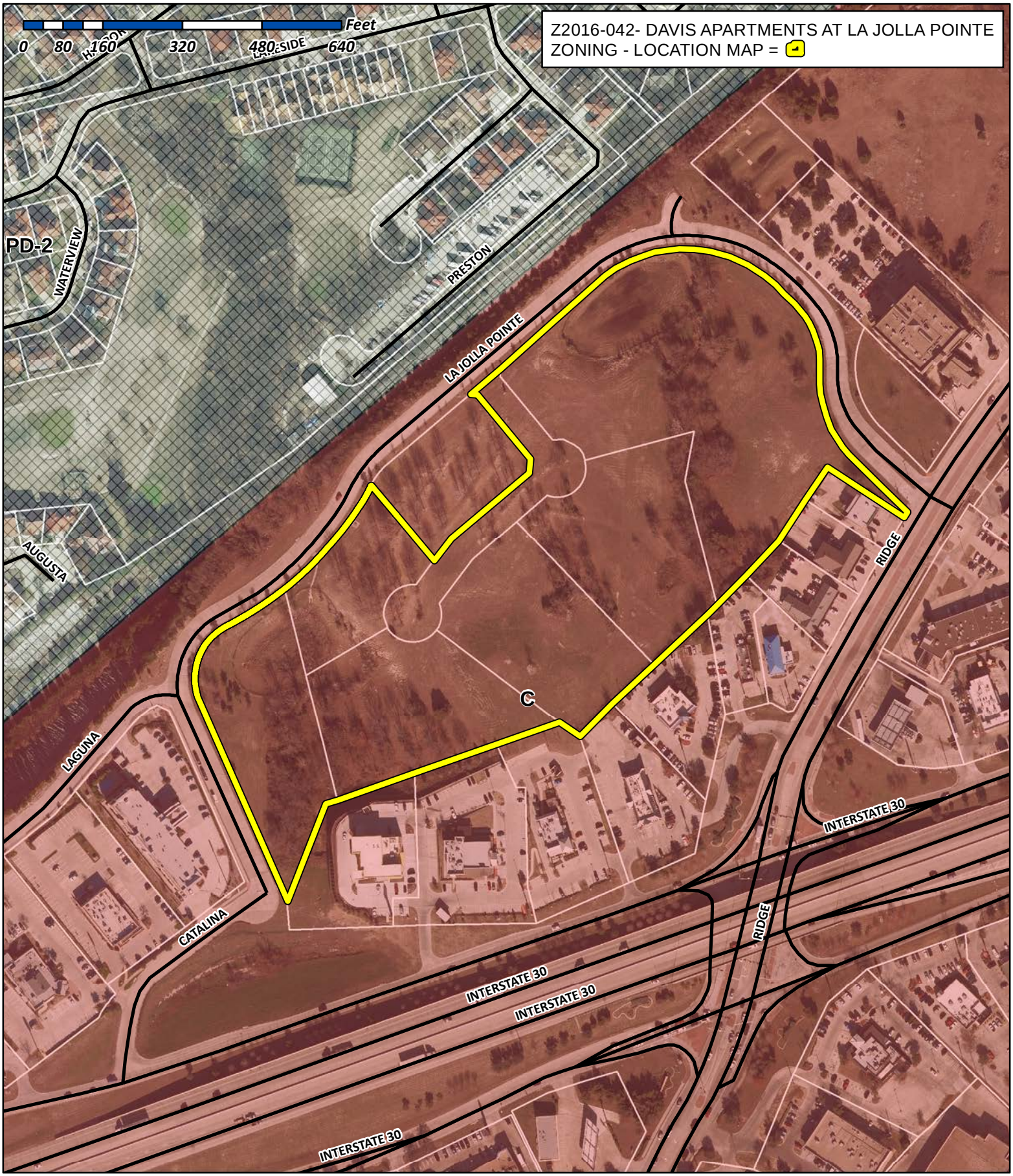
If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Commercial (C) District to a Planned Development District for an apartment complex, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) The City Council agrees to the abandonment of Carmel Circle as stated in the attached *Planned Development District* ordinance and directs staff to begin the abandonment process;

3) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a ***Commercial*** designation to a ***High Density Residential*** designation; and,

4) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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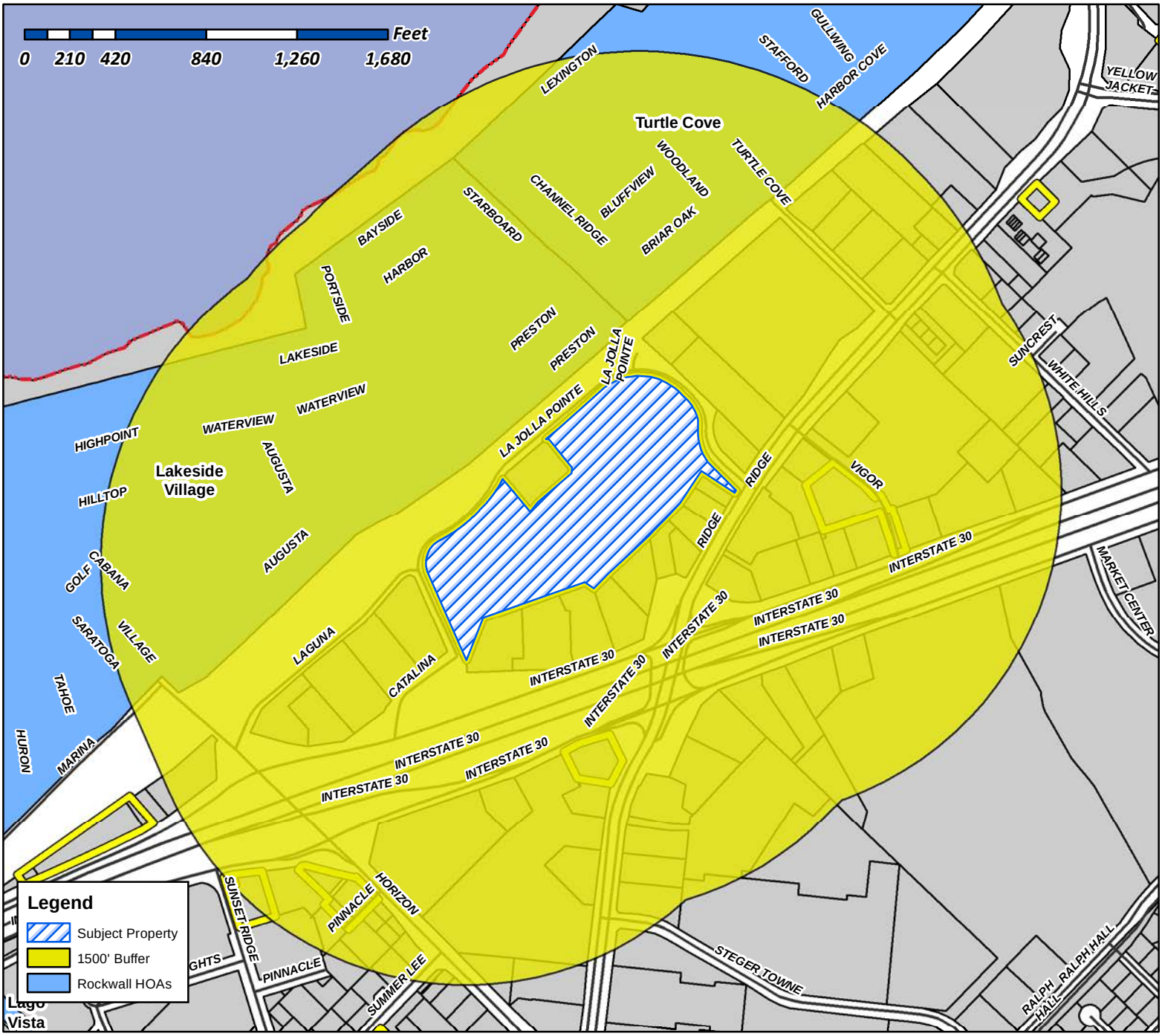
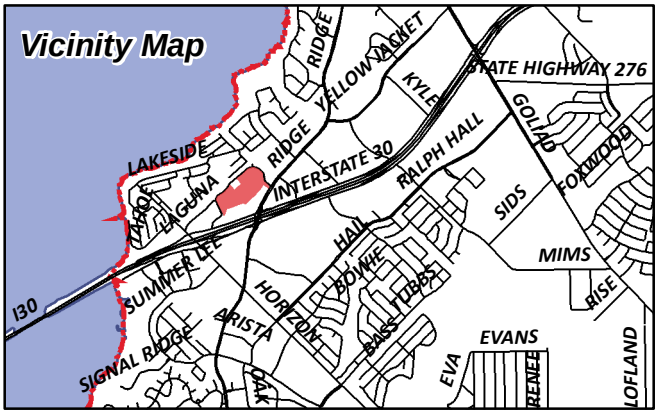


Case Number: Z2016-042
Case Name: Davis Apartments at La Jolla Pointe
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Laguna Drive and La Jolla Pointe

Date Created: ***11/21/2016***

For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Tuesday, November 22, 2016 11:42:06 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 25, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 12/13/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 12/19/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-042 -Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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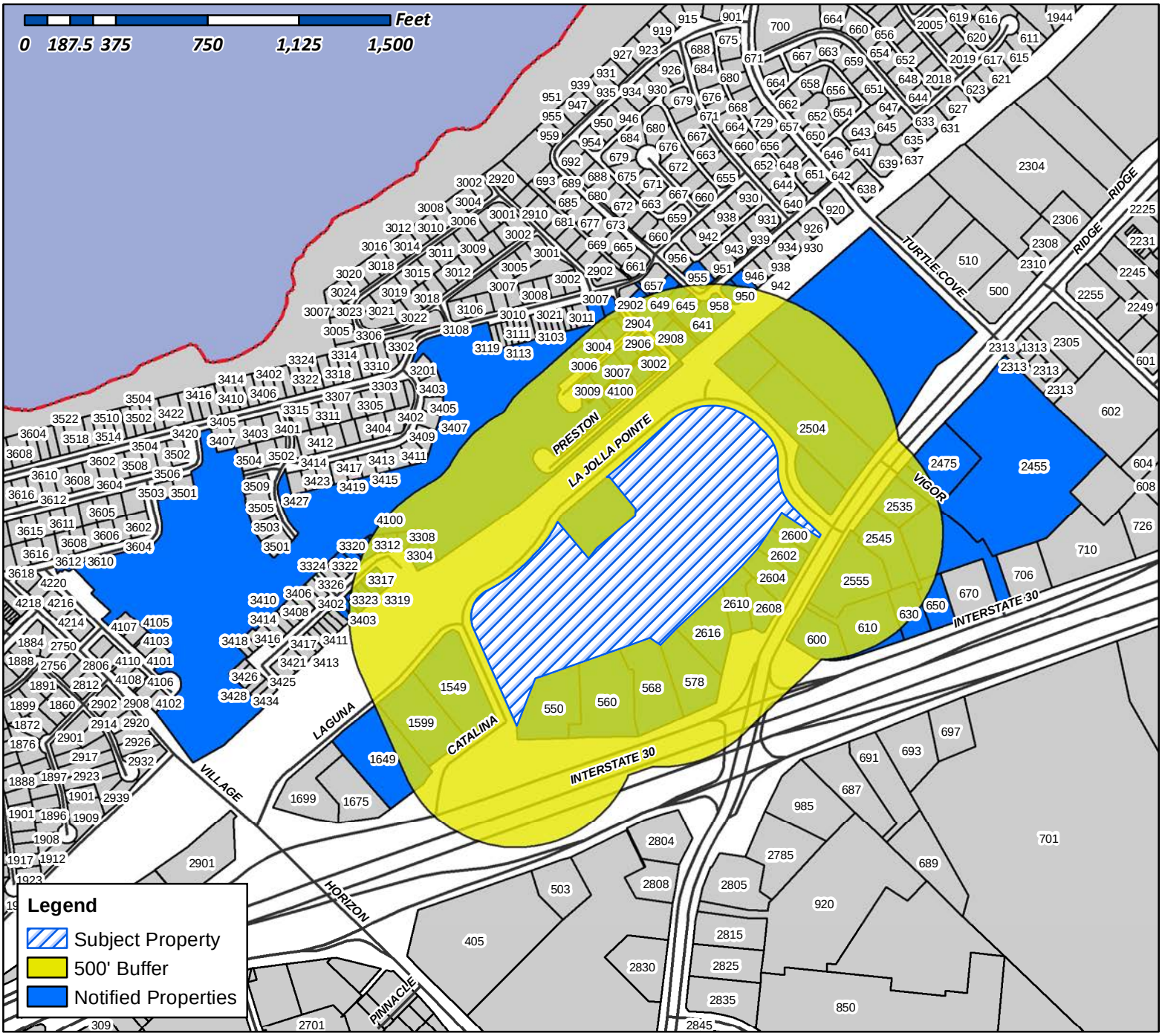

Case Number: Z2016-042
Case Name: Davis Apartments at La Jolla Pointe
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: Intersection of Laguna Drive and La Jolla Pointe

Date Created: 11/21/2016

For Questions on this Case Call (972) 771-7745



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

ROCKWALL MUSHROOM LLC
12 FAIRWAY DR
FRISCO, TX 75034

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

PRICE JAMES
15330 LBJ FREEWAY STE 305
MESQUITE, TX 75150

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

COMPUTER SCIENCE INNOVATIONS LLC
16487 FREDERICK RD
WOODBINE, MD 21797

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

ASHTON CUSTER LLC
1800 VALLEY VIEW LN
FARMERS BRANCH, TX 75234

PREWITT LEE AND CONNIE
2010 PONTCHERTRAIN DR
ROCKWALL, TX 75087

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

HANKINS NORMA A AND
MICA L MEYER
2571 VIVROUX RANCH RD
SEGUIN, TX 78155

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

LINDEMAN JULIE A & BOBBY L
2902 PRESTON TRL
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
2904 PRESTON TR
ROCKWALL, TX 75087

CURRENT RESIDENT
2906 PRESTON TR
ROCKWALL, TX 75087

CURRENT RESIDENT
2908 PRESTON TR
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K
3001 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3002 PRESTON TR
ROCKWALL, TX 75087

SALLS CAROL J
3002 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3003 LAKESIDE DR
ROCKWALL, TX 75087

STURCH GARY D & CANDACE F
3003 PRESTON CT
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER
3004 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3005 PRESTON CT
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A
3006 PRESTON COURT
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY
3007 LAKESIDE DR
ROCKWALL, TX 75087

JOHNSON RAMONA
3007 PRESTON CT
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY
3009 PRESTON CT
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

BOBO LOUISE
3319 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLEN KIM L & LINDA
3510 LAKESIDE DR
ROCKWALL, TX 75087

ROBERTS JAMES F
3604 LAKESIDE DR
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

ZAFAR PERRY AND
NASEEM JAMIL
4603 FOREST PARK ROAD
PLANO, TX 75024

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

CURRENT RESIDENT
550 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D
641 CHANNEL RIDGE DR
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK
645 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SVRCEK JOSEPH T
649 CHANNEL RIDGE DR
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

HYATT FAMILY TRUST
6525 NORTH FLY IN LAKE RD
ATHENS, TX 75751

MCCOY RAYMOND & BELVA
653 CHANNEL RIDGE DR
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

SANDERS JOE D & JOLINDA
950 BRIAR OAK DR
ROCKWALL, TX 75087

MUNIZ SYLVIA D
954 BRIAR OAK DR
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A
955 BRIAR OAK DR
ROCKWALL, TX 75087

DEEN LAUREN
958 BRIAR OAK DR
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
AND
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA 5743
STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/13/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/19/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/19/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Yes! This will be great for additional potential customers for our center Ridge Road Towne Center. This land as located in perfect for these Apartments

Name: George Raust / Jim Cervine

Address: P.O. BOX 1295 / 2455 & 2435 Ridge Road Rockwall Texas

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

No, no, no, no — please don't let this happen! The traffic alone is the biggest issue!! If there is a bad wreck on I30 it is hard to get out of our neighborhood (Lakeside Village). Having apartments will add to the extra traffic — it will be a huge nightmare! Also will drive my property value down! Anything but Apartments! in that area would be better.

Name: Hilary & Keith Childress

Address: 3007 Lakeside Dr.
Rockwall, TX 75087

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Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below. I'm a home owner. I don't want more renters around. Too much transient traffic already in the area. One pays rent + brings his 20 relatives with him. Enough!

Name: Pam Heethuis

Address: 3304 Augusta Blvd Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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return by Mon Dec 19

NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Corrected Notice

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/13/2016 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/19/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Too Much Traffic Already in this Area!

I moved to Lakeside Village 20 yrs ago for the peace + quiet of Rockwall Resort Living

Name: Frank A Nerbowski

Address: 3304 Augusta Blvd
Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Jolinda Sanders

Address: 950 Briar Oaks Dr. Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Traffic is bad already in this area
apartment in this area would bring to many people into small area
would cause promples for home owners and hurt property values

Name: Joe Sanders

Address: 950 Briarcoks Dr. Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2016-042: Davis Apartments at La Jolla Pointe

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

1. Conjestion of traffic @ Laguna / Village intersection
2. Large number of multi housing units planned in PD 32

Name: Bennie Daniels
Address: 3308 Augusta Blvd, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

I, the undersigned homeowner and/or resident of Rockwall hereby notify the City of Rockwall's Planning and Zoning Dept. of my response to the application by Davis Development to rezone the land located along LaJolla Pointe Drive from a Commercial District to a Planned Development District for a multi-family apartment complex to be built on the site where such zoning change has been requested.

(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

see attached document

Respectfully submitted by:

Printed name: Barbara Neville

Signature: Barbara Neville Date: 12-1-16

Address: 3712 Sycamore Ln

Ryan Miller,

The complex that Davis Development plans to construct will not be "upscale." Davis states on their website (http://lajollapoint.com/#) that they intend to rent units at $1.25 per square foot. At that price an 800 square foot unit would cost only $1000 a month to rent. This is a very low price apartment and will not attract "upscale" residents. Crime will go up, therefore needing increased officers on the force which will in turn raise taxes and lowering property values. Obviously, this one complex will not have an immediate effect, but all of them will. People love the small town feel of Rockwall. Apartment complexes on every corner will diminish this community's atmosphere.

How will this affect Crime in our Neighborhood? (From the Davis website)

Our target markets are young professionals, single parents, recently married couples and empty nesters and our rents are in the $1.25 cent per square foot range. These are not the types of tenants that commit crimes. Our rents are equivalent to $250,000-$300,000 mortgage.

ENTER INFORMATION

Current Monthly Rent Payment	$ 1750
Interest Rate Click For Current Rates	4 %
Mortgage Term (in Years)	◉ 30 ○ 20 ○ 15 ○ 10

Calculate Clear

The Monthly Rent Payment listed would relate to a Mortgage Amount of	$ 293,245

Note: This includes an estimate of taxes and insurance as part of your payment.

For a community that will reap the costs (traffic) and benefits (economic) of having Crystal Lagoon in their backyard, it does not seem responsible to allow this questionable developer who publicly lies (rent and mortgage equivalents) do business in Rockwall.

Thank you for your time.

Barbara Neville

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

TO:

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: RMiller@rockwall.com

RE: Case Z2016-042: Davis Apartments at La Jolla Pointe

The undersigned homeowner(s) and/or residents of Rockwall hereby notifies the Planning and Zoning Dept. of their response to the application by Davis Development to re-zone the subject land from a Commercial District to a Planned Development District for a multi-family apartment complex to be built on the site where such zoning change has been requested.

.

(check appropriate response below)

The undersigned hereby approves _____ the rezoning request.
The undersigned hereby objects _____**X**_____to the rezoning request.

If objecting, the undersigned objects to the re-zoning and proposed apartment development for the following reasons: (add additional sheets if necessary)

Increased traffic load to an already over congested area.
Traffic from this proposed apartment project would dump out onto La Jolla Pointe Drive and the I-30 service road between Ridge Road and Horizon/Village Drive. Currently this traffic intersection is easily congested with all roads leading into it experiencing severe backups during heavy traffic hours. Those trying use Horizon Road to enter I-30 toward Dallas would suffer even longer waits to get through that intersection. Likewise, those attempting to exit from Lakeside Village would find backups all the way into the gates of the neighborhood. All traffic using the I-30 eastbound service road approaching the Horizon/Village Drive intersection before the entrance ramp to I-30 would similarly experience more gridlocks on the service road.

Traffic study has already been already done.
A traffic study at the intersection of Horizon Rd/Village Drive and the I-30 service road/overpass resulted in an "F" rating. Why would we want any additional traffic burden to exacerbate the situation?

Proposed rezoning not consistent with comprehensive planning.
This area is a commercial corridor at the gateway into Rockwall from I-30. It was carefully planned as a commercial use district. Rezoning to a multifamily residential area would defeat these carefully thought out land planning objectives, and would not be consistent with immediately surrounding land uses.

High occupancy apartments will have adverse impact on property values.
Multifamily apartment complexes consistently over time have a negative impact on adjacent, nearby established residential neighborhoods. Apartments are non-owner occupied, with a more transient population and consequently with a potential for increased crime, especially over time as the properties age and lose the "upscale, high-end" character the developer claims they will have when first built.

Multifamily residential zoning has already been approved close by. The Harbor District has already been zoned to allow up to 1,161 condos and townhouses, and construction has not yet been commenced on any of those units. If capacity for high density multifamily resident currently exists nearby just across I-30, why is it necessary to rezone the La Jolla Pointe property to add even more multifamily units to this area?

Increased student load on Reinhardt Elementary School.
Concerned parents have already submitted complaints that Reinhardt Elementary School is over capacity. The additional children of families in these apartments (and who will not be paying school taxes) within Reinhardt's attendance zone will make a bad situation even worse.

Respectfully submitted by:

Patrick and Mary Wilkins
3624 Highpoint Dr.
Rockwall, TX 75087

Patrick Wilkins

11-30-16
Date

Mary E Wilkins
Mary Wilkins

11/30/16
Date

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

I, the undersigned homeowner and/or resident of Rockwall hereby notify the City of Rockwall's Planning and Zoning Dept. of my response to the application by Davis Development to rezone the land located along LaJolla Pointe Drive from a Commercial District to a Planned Development District for a multi-family apartment complex to be built on the site where such zoning change has been requested.

(Place a check mark or an X in appropriate response below)

I **OBJECT** ✓ to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Adverse impact on property values
Increased student load on Reinhardt Elementary
Increased Traffic to already over congested area
Multi-family residential zoning already proposed for
Condos & town houses at the Harbor
Traffic study already done & received "F" rating

Respectfully submitted by:

Printed name: John E. Griffith

Signature: _____ Date: 12-1-16

Address: 619 Harbor Cove Drive Rockwall, TX 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

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(Place a check mark or an X in appropriate response below)

I **OBJECT** ✓ to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Increased Traffic to already overcongested area
Increased student load on Reinhardt Elementary
Adverse impact on property values
Multi-family residential zoning already approved for condo's & townhouses at the Harbor
Traffic study already done & received "F" rating

Respectfully submitted by:

Printed name: Vivian Griffith

Signature: Vivian Griffith Date: 12-1-16

Address: 619 Harbor Cove Drive Rockwall, TX 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

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385 S. Goliad Street
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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Increased traffic in an already congested area
Adverse impact on property values
Increased student load on schools

Respectfully submitted by:

Printed name: Cliff Cardwell

Signature: Cliff Cardwell Date: 12-2-2016

Address: 3411 Augusta Blvd. 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

- INCREASE TRAFFIC CONGESTION
- INCREASE CRIME
- REDUCED PROPERTY VALUE
- HIGHER TAXES FOR EDUCATING CHILDREN
- EYESORE

Respectfully submitted by:

Printed name: MATTISON E MYERS

Signature: Mattison E Myers Date: 11/30/16

Address: 1959 GULLWING DR, ROCKWALL, TX 75087 (TURTLE COVE)

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** ✓ to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

INCREASED TRAFFIC
Negative IMPACT ON PROPERTY VALUES
TOO MANY Multi family units IN ROCKWALL.
INCONSISTANT with comprehensive planning.

Respectfully submitted by:

Printed name: Johnny Myers / Vicki Myers

Signature: Johnny Myers / Vicki Myers Date: 12/1/16

Address: 3424 Augusta Blvd.

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** ✓ to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Increase in traffic!

Increase in crime.

Will lower our property value.

Increase in taxes for education.

No room in our schools for more students.

Respectfully submitted by:

Printed name: Cathy J. Myers

Signature: Cathy J. Myers Date: 11-30-16

Address: 1959 Gull wing Dr. Rockwall, TX 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

A high density apartment complex on this tract of land would cause road congestion to be increased on an already congested area including access to I 30. It would devalue the privately owned homes on both sides of the proposed project. This project should not be allowed and we urge P&Z to not rezone this area.

Respectfully submitted by:

Printed name: Lenny McKinney

Signature: [signature] Date: 12/1/16

Address: 938 Bluffview Dr, Rockwall, TX 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Already very congested with traffic.
Home value decrease.
Crime rate will go up-
City has enough apartments already

Respectfully submitted by:

Printed name: Jackie & Deana McCurry

Signature: Deana McCurry Date: 12-7-16

Address: 3602 Lakeside Dr. Rockwall 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

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385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I OBJECT ✓ to the rezoning request

I SUPPORT _____ the rezoning request

For the following reasons:

Increased traffic load to already over congested area.
Traffic Study has already been done + received worst possible rating
Proposed rezoning not consistent with comprehensive planning
High occupancy apts will have adverse impact on property values
Increased Student load on Reinhardt Elementary
Multi Family residential zoning already approved close by in Harbor Dist. - overload.

Respectfully submitted by:

Printed name: Charles A. Pratt

Signature: Charles A. Pratt Date: Dec 5, 2016

Address: 619 Loch View Ct., Rockwall, TX 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

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(Place a check mark or an X in appropriate response below)

I OBJECT X to the rezoning request

I SUPPORT _____ the rezoning request

For the following reasons:

- Increased student load on the school system
- Increased traffic load to an already congested are
- Increased crime
- Adverse impact on property value
- Multi – story, high occupancy apartments occupied by a transient population.

Respectfully submitted by:

Printed name: Tong Mattes AND JOHN MATTES

Signature:

John D. AND Tong Mattes Date: 12/4/2016

Address: 330 Harbor Landing Drive, Rockwall, TX 75032

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

My wife and I recently moved to Lakeside Village in Rockwall. Had we known about the possible rezoning we would've NOT moved here. I'm concerned about increased traffic congestion, negative impact on our property value and crime.

Respectfully submitted by:

Printed name: SCOTT SCHORR

Signature: Scott Schorr Date: 12/15/16

Address: 3403 Waterview Trail, Rockwall, TX 75087

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

La Jolla Pointe Dr. at present allows drivers to opt out and drive alternate routes when Ridge Rd, I-30, Horizon Rd, & Village Dr. are not moving traffic. We need to maintain traffic at present levels so Lakeside Village residents can exit the property without being boxed in.

Respectfully submitted by:

Printed name: BYRON WALLACE

Signature: Byron Wallace Date: 12-6-16

Address: 3616 Highpoint Dr., Rockwall, TX 75087

ENEMY AT THE GATES

Hello Neighbors: The landowner and a developer wanting to buy that land are attempting (for the second time) to obtain a rezoning of the 17.5 acres along LaJolla Pointe Drive (back behind the row of restaurants between IHOP and Mellow Mushroom).

Most people in our adjacent neighborhoods do not want this rezoning to be approved by the City of Rockwall. We opposed it last April and it failed at the Planning & Zoning department stage, and likely would have failed at the City Council hearing, but the developer asked to withdraw its application and the City allowed it, and supposedly the City was told by the developer that they wouldn't be back with this request any time soon. Now six months later they're back again. Same project, same story about why they think this is going to be the most desirable use for that land. Those in opposition oppose their rezoning request for these reasons, among others:

- **Increased traffic load to an already over congested area.** Traffic from this proposed apartment project would dump out onto La Jolla Pointe Drive and the I-30 service road between Ridge Road and Horizon/Village Drive. Currently this traffic intersection is easily congested with all roads leading into it experiencing severe backups during heavy traffic hours. Those trying to use Horizon Road to enter I-30 toward Dallas would suffer even longer waits to get through that intersection. Likewise, those attempting to exit from Lakeside Village would find backups all the way into the gates of the neighborhood. All traffic using the I-30 eastbound service road approaching the Horizon/Village Drive intersection before the entrance ramp to I-30 would similarly experience more gridlocks on the service road.
- **Traffic study has already been done and received worst possible rating.** A traffic study at the intersection of Horizon Rd/Village Drive and the I-30 service road/overpass resulted in an "F" rating. The developer theorizes since the intersection already has an "F" rating, additional apartment traffic to the area should not make it any appreciably worse.
- **Proposed rezoning not consistent with comprehensive planning.** This area is a commercial corridor at the gateway into Rockwall from I-30. It was carefully planned as a commercial use district. Rezoning to a multifamily residential area would defeat these carefully thought out land planning objectives, and would not be consistent with immediately surrounding land uses.
- **High occupancy apartments will have adverse impact on property values.** Multifamily apartment complexes consistently over time have a negative impact on adjacent, nearby established residential neighborhoods. Apartments are non-owner occupied, with a more transient population and consequently with a potential for increased crime, especially over time as the properties age and lose the "upscale, high-end" character the developer claims they will have when first built.
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- **Increased student load on Reinhardt Elementary School.** Concerned parents have already submitted complaints that Reinhardt Elementary School is over capacity. The additional children of families in these apartments (and who will not be paying school taxes) within Reinhardt's attendance zone will make a bad situation even worse.

WHAT DO YOU THINK?

It is very important to make your opinions on this rezoning request known to our City leaders. Attached is a Homeowner Response form that you should fill out and send in to make your voice heard to the people that will be making the decisions.

Additional information about all of these issues is available on our opposition website at:

www.StopApartments.com

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

For all the reasons listed here in this letter. Espicially the traffic

Respectfully submitted by:

Printed name: Gustavo & Mary Gomez

Signature: Gustavo Gomez Mary Gomez Date: 12-6-16

Address: 3407 Waterview Tr. Rockwall, Tx

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

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(Place a check mark or an X in appropriate response below)

I OBJECT X to the rezoning request

I SUPPORT _____ the rezoning request

For the following reasons:

see attachment A

Respectfully submitted by:

Printed name: Irma M Reid

Signature: Irma M Reid Date: Dec. 4 2016

Address: 361 Highpoint Rockwall, Tx 75087

Attachment A

ENEMY AT THE GATES

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WHAT DO YOU THINK?

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HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

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(Place a check mark or an X in appropriate response below)

I **OBJECT** ✓ to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Allowing apartments to be built in that area would cause a traffic nightmare on La Jolla pt. Rockwall roads are already congested enough as it is and this would only make it worse.

Respectfully submitted by:

Printed name: JASON GREMMINGER

Signature: [signature] Date: 12/8/16

Address: 3604 Hilltop Cir

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

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(Place a check mark or an X in appropriate response below)

I **OBJECT** ✓ to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

Too much traffic, safety reasons; I already objected to this once & would strongly object again.

Respectfully submitted by:

Printed name: Erin Gremminger

Signature: Erin Gremminger Date: 12-8-16

Address: 3604 Hilltop Circle

3 Dec 2016

Rockwall Planning + Zoning Dept
Attn: Ryan Miller

Ref: Case Z2016-42 Davis Development

I object to this zoning change request for the following reasons.

1. Traffic in this area is already overloaded. adding another 500+ cars adds to the problem. No traffic solutions have been offered except to state that " A comercial development would be worse." Trying to make a positive from a negative is odd logic.

2. Parking is inadequate. 504 parking spots for 272 appartments isn't enough. Try to find a parking spot in the Onion complex for example.

Please reject this zoning change

Randolph C. Shaul

Randolph C. Shaul
5905 Volunteer Pl
Rockwall, TX 75032

From: [redacted]
To: Miller, Ryan
Subject: (no subject)
Date: Thursday, December 01, 2016 4:16:19 PM

Please do not allow the proposed apartments to be built on La Jolla. Traffic will be brutal for those living in Lakeside village.

From: [redacted]
To: Miller, Ryan
Subject: "Z2016-042 Davis Development" .
Date: Tuesday, November 29, 2016 8:21:37 PM

Hello Ryan ,
I am writing to let you know that I have not changed my position regarding this development ! It was a bad idea on the first try and it remains a bad idea ! Infrastructure in this area cannot accommodate for additional population increase of this magnitude in an already over populated portion of the city!
Please express my position on my behalf as I will be traveling on the 13th.

Thank you !
John Mitchell
3616 Lakeside Dr.
Rockwall TX 75087
[redacted]

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

From: [redacted]
To: Planning
Subject: "Z2016-042 Davis Development"
Date: Tuesday, November 29, 2016 9:16:36 PM

No more apartments in Rockwall.

Mellonie Dalton

From: Donna Bruns
To: Planning
Subject: 22016-042 Davis Development
Date: Monday, November 28, 2016 11:52:45 AM

I am very much OPPOSED to the re-zoning of this area in order to build apartment units.

I have lived in Rockwall and Lakeside Village since 1981, so I have witnessed the growth and continued growth of this community for a number of years to say the least. While I enjoy much of our growth, lets not be greedy and ruin our small town feel.
In my opinion, the city is starting to reach its full potential of growth with businesses and residences, if it hasn't already.
Our roads can barely handle our current traffic and adding to that only increases further hardship for the residents.

This particular area is already so congested with traffic from the restaurants that at times it is quite difficult to get into or out of Lakeside Village. This is quite evident particularly when residents are leaving for work and returning. I leave for work between 6:15 – 6:30 am and at times it is quite difficult to get out. The stop light is not synched to allow more then 3 to 4 vehicles through at one time. In the evening returning from work – 5:00 rush hour is not much better. It has become a dangerous intersection. I shudder at the prospect of putting more cars in this area.

I feel that building apartments in this area will cause property values to decrease and possibly increase vandalism. Even though Lakeside Village is a gated community it is still possible for those that do not live there to have access even without using a resident's gate code.

I would appreciate you reconsidering your decision to choose this location to build apartments.

Thank you.

Donna Bruns
3108 Lakeside Dr.
Rockwall, TX 75087

From: Charlie
To: Planning
Subject: Apartments on lajolla
Date: Wednesday, November 16, 2016 1:52:50 PM

Dear Sir or Madaam

I am among those strongly opposed to the apartments on lajolla. Anyone who has ever tried to get out of lakeside village at rush hour on any given day can attest to how impossible to imagine what another group of cars will do to that effort.

Thank you for considering my fear.

Charles Holland
3321 Augusta Blvd
Rockwall, Tx 75087

Sent from my iPad

From: [redacted]
To: Planning
Subject: Appartment zoning
Date: Wednesday, November 30, 2016 3:21:46 PM

Please dont take the land thats left here in rockwall by i30 and pack appartments there. Lets keep rockwall from bursting at the seems. Rockwall is nice because it is not dallas. please dont point us in that direction with these appartments

Sent from my HTC

From:	Melissa Moore
To:	Planning
Cc:	Scott Moore
Subject:	ATTN: RYAN MILLER - HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST
Date:	Tuesday, December 06, 2016 11:47:33 AM
Attachments:	city of rockwall.pdf

PLEASE SEE ATTACHED.

Melissa Moore
Texas Physicians Primary Care, PLLC
[redacted]

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

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(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

WE HAVE ONE ENTRY/EXIT POINT TO OUR NEIGHBORHOOD, IT WILL INCREASE TRAFFIC IN THAT AREA + BECOME A PROBLEM TO GET IN OUR OUT OF OUR COMMUNITY.

Respectfully submitted by:

Printed name: MELISSA MOORE

Signature: Melissa Moore Date: 12/6/16

Address: 3422 LAKESIDE DR. ROCKWALL

From: [redacted]
To: Planning
Subject: case Z2016-042 Davis Apartments
Date: Tuesday, December 06, 2016 1:08:22 PM

I would like to address Rockwall's P & Z department regarding the Davis Apartments at La Jolla Pointe, case # Z2016-042
why I oppose the building of the said apartments on that particular partial of land is for the following reasons;

a) substantial increase in area traffic
b) possible devaluation of area single family dwellings
c) the level of inhabitants moving into the apartments in the not so near future but yet years later

I recall, not so long ago, coming to the P & Z department with a planned office/retail/residential development project just east of the harbor project and was told that
"there will be NO additional apartments built in Rockwall's city limits"
PLEASE take that into consideration when making your long-term impacting decisions

THANK-YOU very much for your time

Tripp Chenault
[redacted]
3014 Bayside Drive, Lakeside Village,
214.725.1682

From: Mike Crawford
To: Miller, Ryan
Cc: Planning
Subject: Case # Z2016-042
Date: Tuesday, November 29, 2016 2:19:22 PM

Dear Ryan,

Please accept this as my strong opposition to the zoning request from commercial to multi-family by Davis Development on behalf of Jim Kirby of Rockaway Partners, Case # Z2016-042**.** I fully realize that commercial development has its downside as well but I prefer that the property be used for commercial development and not multi-family housing.

> This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 on Sunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both
> the east and west.

The City of Rockwall Comprehensive Plan has outlined future land use. It is a well-conceived plan and should be maintained. We have already been through this just a few months ago!

I, respectfully, request that the Rockwall Planning and Zoning Commission **deny** any request for a zoning change for multi-family housing on this property.

Mike Crawford
3620 Lakeside Drive
Rockwall, TX 75087

From:	Pam Watkins
To:	Planning
Cc:	Miller, Ryan
Subject:	Case # Z2016-042
Date:	Monday, November 28, 2016 10:27:28 AM

Please accept this as my strong opposition to the zoning request from commercial to multi-family by Davis Development on behalf of Jim Kirby of Rockaway Partners, Case # Z2016-042**.** I fully realize that commercial development has it downside as well but I prefer that the property be used for commercial development and not multi-family housing.

> This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 on Sunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both
> the east and west.

The City of Rockwall Comprehensive Plan has outlined future land use. It is a well-conceived plan and should be maintained.

I, respectfully, request that the Rockwall Planning and Zoning Commission **deny** any request for a zoning change for multi-family housing on this property.

Regards,
Pam Watkins
3620 Lakeside Drive
Rockwall, Texas 75087

Pam Watkins
SVP, Business and Media Strategy
[redacted]

From: Mike Crawford
To: Miller, Ryan
Cc: Planning
Subject: Case # Z2016-042
Date: Tuesday, November 29, 2016 2:19:40 PM

Dear Ryan,

Please accept this as my strong opposition to the zoning request from commercial to multi-family by Davis Development on behalf of Jim Kirby of Rockaway Partners, Case # Z2016-042**.** I fully realize that commercial development has its downside as well but I prefer that the property be used for commercial development and not multi-family housing.

> This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 on Sunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both
> the east and west.

The City of Rockwall Comprehensive Plan has outlined future land use. It is a well-conceived plan and should be maintained. We have already been through this just a few months ago!

I, respectfully, request that the Rockwall Planning and Zoning Commission **deny** any request for a zoning change for multi-family housing on this property.

Mike Crawford
3620 Lakeside Drive
Rockwall, TX 75087

From: [redacted]
To: Planning
Subject: Case Number Z2016-042 Davis Development
Date: Wednesday, November 30, 2016 7:45:16 PM

I would like to personally state that I am opposed to the Davis Development rezoning application change for their apartment project located off the La Jolla Pointe. The added traffic burden and school overcrowding are my main concerns. There will be apartments and condos going up across the highway and that will be more than enough for the area to handle. Please take in to consideration the responses you have previously received and vote no for this particular development.

Thank you for your attention in this matter.

Christy Wendt
Rockwall Citizen

Sent from Mail for Windows 10

From: Paul Husting
To: Miller, Ryan
Subject: Case Z2016-042 : Davis Development
Date: Sunday, December 04, 2016 11:29:42 AM

On behalf of myself, Paul Husting and my Wife Susan who reside at 3313 Lakeside Drive, Lakeside Village, Rockwall TX 75087, are using this email to express our objection to the rezoning of the subject land to apartments.
Nothing has changed since the last time this was suggested.
This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 onSunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both the east and west.
In addition, if there is an accident on I30, especially on the westbound side, Lakeside Village becomes isolated. If any emergency vehicles need to come into the village it's impossible for them to get there because everything is at a standstill until I30 is cleared.
Please reinforce your previous stand to prevent this to happen.
Sincerely yours
Paul & Susan Husting

Sent magically from my iPad

From:	Nick Nichols
To:	Miller, Ryan
Cc:	Planning
Subject:	Case Z2016-042
Date:	Friday, December 02, 2016 9:33:19 AM

Mr. Miller:

I am writing to you about a rezoning request before the Rockwall Planning and Zoning Commission that I believe will negatively impact everyone who uses Horizon Road to enter and exit from I-30, as well as those who take the back way to Ridge Road from Village Drive.

This is of particular significance to residents of Lakeside Village, Chandler's Landing and Signal Ridge.

The request before the Commission is to change the zoning of a parcel of land on La Jolla Pointe that is just east of the restaurant row that includes Snuffer's on the west to Mellow Mushroom on the east from commercial to multi-family residential to accommodate a 272-unit apartment complex.

I object to this request for three reasons.

First, the development plans indicate 400 parking spaces for this complex. Presumably, that means as many as 400 cars could go in and out of the complex. Assuming that a large percentage of those cars would be used for commuting to the west on I-30, that means an additional burden on the already congested Village-Horizon overpass during commute hours. Anyone who uses that overpass now will tell you that it's already overcrowded. More cars means more traffic and a greater chance of accidents.

Now imagine as few as 10 additional cars trying to make a quick "Z" turn from Laguna to Village to the I-30 onramp at any time of the day, and you can appreciate how precarious this will be. During commute hours, this will make the situation downright dangerous, as a long line of impatient apartment dwellers scurry through the Z to get to work.

Second, I utilize Laguna Drive to go to Planet Fitness, weekly Toastmasters meetings at the Northstar Bank, and to go to businesses on Ridge, downtown and Highway 66 as needed. Some consider this the back way but it's the most direct way to get from Horizon to Ridge from Lakeside Village. The choke point is the T intersection at Ridge. I often have to wait as long as five minutes to turn left onto Ridge when there are as few as three cars ahead of me that are also waiting to turn left. And it's a precarious turn because it's hard to see cars coming up the hill from the right. This is now – without some 400 more cars. (In my opinion, a traffic signal is needed at this intersection now, and certainly should be mandatory for ANY further development along Laguna.)

The developer claims to have done a traffic study that said, in part, that the apartments would not add significantly to the current traffic problem. In other words, the developer's own study admits *there already is a problem.*

Third, although Lakeside Village has an entrance gate that controls motor vehicles, there is no barrier to enter on foot, bicycle or even motorcycle. You might even squeeze in with a golf cart. It would be easy to sneak in to our course to play or practice, since no one monitors the course during off-peak hours. No one monitors our pool or tennis courts, either. I believe that the temptation to poach on our property will attract unwanted visitors from the apartment complex and, perhaps, people whose intentions are more ominous.

I am all in favor of controlled development in our community, but I believe that allowing this project go forward would be bad for the people who work and live off the Village-Horizon overpass and I urge the Commission to decline the request.

Respectfully,

Nick Nichols
3907 Mediterranean St.

From: [redacted]
To: Planning
Subject: Davis development
Date: Saturday, November 19, 2016 2:41:49 PM

I strongly appose the Davis Development building apartments by Lakeside Village. The traffic is bad at Horizon and 30. So you are going to add to this! Traffic in Rockwall is getting worse than Plano ... let Davis build out where traffic is not congested to begin with. Is Rockwall going to just add more driving headaches! Vicki Ritter
Sent from my iPhone

From: Mike Oswalt
To: Planning
Subject: Davis development la joya
Date: Wednesday, November 16, 2016 4:40:09 PM

I am a resident of lakeside village
I don't want apartments built near the entrance of lakeside village
Traffic is already a problem and will only get worse and be a hazard for Rockwall residents if any type of residents are built on the property at Lajoya
Mike Oswalt
[redacted]

Sent from my iPhone

From: John Asbell
To: Planning; Miller, Ryan
Subject: Davis Development rezoning application and their apartment project.
Date: Wednesday, November 30, 2016 11:36:02 AM

I live in Rockwall for the last 18 years I don't feel like this would be good for ours city. I think it would lower our valve here in the city for putting in a apartment project. Why we move here was to get away from a city that had some many apartment because when you have some many crime go up and the valve of your homes go down. I say no to Davis Development rezoning application and their apartment project. If you need to talk to me call. If they are going to hold meeting on this please let me know so I can be there.

John Asbell
1351 Misty Cove
Rockwall TX 75087



From: PAT LEWIS
To: Planning
Subject: Davis Development
Date: Wednesday, November 16, 2016 1:32:59 PM

If Davis Development does ask again for a zoning change for LaJolla to be zoned for apartments, I **strongly object** once again to their plans. The traffic situation would be a nightmare at the light at Village Drive entrance to I30. Please repeat your wise decision before to reject their request for re-zoning.

Thanks again,

Pat Lewis, Homeowner
Lakeside Village
4103 Cabana Ct
Rockwall TX 75087

From: Gerald Pierce
To: Planning
Subject: Davis Development
Date: Friday, November 18, 2016 5:14:40 PM

As I have written many objections to this rezoning request from these people, I am mystified at how your department rules and regulations allow this to continue. Yes, we are all willing to gather at hearings, sign petitions and go through all these things again to keep them out, but seriously believe you all need a limit to the process. You told me in the last email you had no control over sign content, 1st amendment and all that. Now they have signs up that say New Construction Coming Soon. Do they own this land, if not, who does? I and hundreds more in this zip code DO NOT WANT THIS IN OUR NEIGHBORHOOD! Now, please take care of this on your end!
Thanks
PS try to make sure they don't pull a bait and switch again by pulling their request only to refile 6 months from now!!!!

From:	Planning
To:	Morales, Laura
Subject:	FW:
Date:	Monday, December 05, 2016 8:58:11 AM

From: Michael Hoffman [redacted]
Sent: Monday, December 05, 2016 6:30 AM
To: Planning
Subject:

We don't need more traffic in the area of the proposed Davis Group multi family housing area, your group has already crippled traversing 205 with your selection of rezoning decisions, please keep this area free from multi family apartments.

Michael Hoffman

From:	Miller, Ryan
To:	Morales, Laura
Subject:	FW: Davis Development near La Jolla
Date:	Wednesday, November 16, 2016 2:31:46 PM

From: Judy Coats [redacted]
Sent: Wednesday, November 16, 2016 11:06 AM
To: Planning
Subject: Davis Development near La Jolla

Hello,

I am a resident of Lakeside Village in Rockwall. I would like to voice my strong opinion against the Davis Development near La Jolla.

This proposed apartment project would cause a traffic nightmare which is already out of control.

Additionally, let's keep a greenbelt area out there…….why build on every square inch? Thank you.

Judy Coats
3405 Lakeside Drive
Rockwall, TX 75087
Judy L. Coats | Division Controller
[redacted]
LINCOLN PROPERTY COMPANY
a company for people. a company about people.

From:	Miller, Ryan
To:	Morales, Laura
Subject:	FW: Lajollapoint project request
Date:	Wednesday, November 16, 2016 2:31:15 PM

From: Bryan Pelky [redacted]]
Sent: Wednesday, November 16, 2016 9:58 AM
To: Planning
Subject: Lajollapoint project request

My Wife and I are very opposed to this project moving forward.
We have moved to Lakeside Village because it was a peaceful and a semi secluded area. It is already very difficult to get out at the light on Village and Lajolla Dr. and we cannot imagine how terrible/impossible this complex project would dump hundreds or even thousands of more vehicles to this already very congested area. We would be grateful to Planning and Zoning if you would be considerate to it's citizens that already reside in our beautiful city and not allow this zoning change to progress any further.
Sincerely
Bryan Pelky
Superintendent
The Riverside Group
Dallas, Tx
[redacted]

From: [redacted]
To: Planning
Subject: Fw: NO TO TZ2016-042 DAVIS DEVELOPMENT
Date: Wednesday, November 30, 2016 7:03:35 PM

From: [redacted]
Sent: Wednesday, November 30, 2016 6:55 PM
To: rmiller@rockwall.com

Mr. Miller,
As a long time Rockwall residents, my wife and I are totally opposed to the Davis Development that will be presented within the next 2 weeks. This proposal was correctly rejected when it was presented months ago, and the City Council should have voted it down then to avoid having to present again. Certainly there as not been a change of heart during this time, unless deep pockets have the council to change their minds. We and the rest of Rockwall will be watching closely and we urge you, along with the Mayor and City Council, to say NO to the rezoning request for La Jolla Pointe. It is senseless, will create more traffic issues, destroy beautiful trees and wildlife, strain the already crowded school system, and add to the over congestion of traffic in the already over burdened area. SAY NO, please!
Dr. Robert and Laura Breen

Sent from Windows Mail

From: Pat Maxfield
Subject: Fwd: Re-Zoning for La Jolla Pointe
Date: Monday, November 28, 2016 5:03:02 PM

-------- Forwarded Message --------
Subject: Re-Zoning for La Jolla Pointe
Date: Mon, 28 Nov 2016 16:57:02 -0600
From: Pat Maxfield <[redacted]

We are voicing our opposition to the re-zoning of La Jolla Pointe from Commercial to Multi-Family

Residential. It will negatively impact the traffic flow in the immediate area plus the elementary

school which is very overcrowded now.

Thank you in advance for remembering our request when you consider this proposal or change.

Don & Pat Maxfield

3005 Harbor Dr.

Rockwall, Texas 75087

--
Pat Maxfield
Editor, Village Voice

From:	Steve Ray
To:	Planning
Subject:	La Jolla Apartments
Date:	Thursday, November 17, 2016 7:02:16 AM

I am a resident of Lakeside Village, and am strongly opposed to the planned apartments on LaJolla drive. That many people in such a small area will be too much for the already congested traffic situation. Plus, I feel it as a threat to the security and serenity, which is why I chose to buy there. Thanks
Stephen Ray
2902 Starboard Dr
Rockwall, TX 75087

Steve's IPhone 6SE

From:	Cliff Cardwell
To:	Planning
Subject:	La Jolla Development
Date:	Wednesday, November 16, 2016 2:44:48 PM

Ryan,

Please note that we **oppose** the Davis development on La Jolla. That area is already overcrowded and the traffic on Ridge, the I-30 frontage road, Horizon and the intersection at I-30 and Village Drive is horrible without more cars.

Please keep the public informed of future P&Z meetings where Davis is asking for a zoning change.

Thank you.

Cliff and Linda Cardwell
3411 Augusta Blvd.
Lakeside Village
[redacted]

From: Kathy Oswalt
To: Planning
Subject: La Jolla Point - Davis Development
Date: Wednesday, November 16, 2016 2:07:53 PM

Please be advised that as a resident of Lakeside Village, Rockwall, I am adamantly opposed to multi-residential development on La Jolla.

- Traffic in Rockwall as a whole is horrific. From Horizon to I30, traffic backs up back to Ridge Road at peak traffic times and weekends. The service roads of I30 are treacherous at best.
- Adding multi-residential housing to a small area like La Jolla Point, will add to the burden of access to I30 whether traveling from La Jolla to Village or to Ridge Road.
- Village Drive is a small road. If traffic increases from La Jolla point to Village in effort to access I30, it will virtually be a nightmare to try to get out of Lakeside Village.

Multi-residential housing cannot be the best option for Rockwall. There is very little land near I30 available. We have PLENTY, if not too many apartment and condos in the area.

Kathy Oswalt

Kathy Oswalt RN BSN CCM CLNC CLCP
Nurse Consultant
[redacted]

********** PLEASE NOTE **********
This message, along with any attachments, is for the designated recipient(s) only and may contain privileged, proprietary, or otherwise confidential information. If this message has reached you in error, kindly destroy it without review and notify the sender immediately. Any other use of such misdirected e-mail by you is prohibited. Where allowed by local law, electronic communications with Zurich and its affiliates, including e-mail and instant messaging (including content), may be scanned for the purposes of information security and assessment of internal compliance with company policy.

From: Paige Martin
To: Planning
Subject: La Jolla Point project communication
Date: Friday, November 18, 2016 7:11:09 PM

This communication is for consideration for the Planning and Zoning commission public hearing to be held on Tuesday, December 13. It is direct response to the filing made today, Friday, November 18, by the owners of the property at La Jolla Point. They filed a request to rezone the property from C - commercial to Multi family with the intent to build a very large apartment complex. This request was also made last April and not approved. The citizens of Rockwall were opposed then and the reasons remain. This property is not suited for a large apartment complex.

This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 on Sunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both the east and west.

The City of Rockwall Comprehensive Plan has outlined future land use. It is a well-conceived plan and should be maintained.

Thank you for making decisions in the best interest of the city of Rockwall.

Paige Martin
1918 Huron Drive
Rockwall, TX 75087
[redacted]

Sent from my iPhone

From: Cynthia Bietendorf
To: Planning
Subject: La Jolla Point project
Date: Thursday, December 01, 2016 6:57:47 AM

As a Rockwall taxpayer I am in opposition to the zoning change to allow apartment complex to be built at this location. The traffic is already a mess and this would allow even more congestion. Until Rockwall and TxDot can improve the traffic around and through the city there should not be any multi-family units planned at any major location in Rockwall.

Sincerely,

Cindy Bietendorf
397 Jordan Farm Circle

Sent from my iPhone

From: Emi
To: Planning
Subject: La Jolla Point Rezoning
Date: Friday, November 18, 2016 6:31:26 PM

To whom it may concern,
My husband and I are in strong opposition to the proposed rezoning of the land on La Jolla Drive. We have serious concerns about that area being rezoned as residential. I have been a Rockwall resident for over 27 years, and want this city to continue to develop in a smart and safe manner. The addition of such a large residential structure in the proposed location would create significant, undue stress and problems for the residents of this wonderful community. I'm sure there is some other stretch of land that would be more appropriate for a multi-family living complex and the traffic it will bring with it. The City of Rockwall Comprehensive Plan seems to have laid out a much more agreeable plan for the use of that land. Let's save ourselves the brain damage and say NO to rezoning for La Jolla Point!

Thank you,
Emi Long
[redacted]

From: [redacted]
To: Miller, Ryan
Cc: Planning
Subject: La Jolla Pointe Apartments Project
Date: Friday, December 02, 2016 12:40:45 PM

Dear Mr Miller:

As current residents of Rockwall and former residents of Lakeside Village, close to the site of the proposed apartments project, we would like to express our concerns in regard to this particular project.

We feel that it would:
1. unreasonably increase the volume of traffic in an area which is already quite congested;
2. cause a danger for exiting from Lakeside Village, which currently only has the one exit from the development;
3. aesthetically, it would occupy prime estate that would detract from the approach to Rockwall from the west.

Thank you for your attention to our concerns.

Sincerely,

Elizabeth K. Bucher
Kevin D. Bucher
1345 Ridge Road, #242
Rockwall, TX 75087

From: [redacted]
To: Miller, Ryan
Cc: Planning
Subject: La Jolla Pointe Apartments Project
Date: Friday, December 02, 2016 12:40:45 PM

Dear Mr Miller:

As current residents of Rockwall and former residents of Lakeside Village, close to the site of the proposed apartments project, we would like to express our concerns in regard to this particular project.

We feel that it would:
1. unreasonably increase the volume of traffic in an area which is already quite congested;
2. cause a danger for exiting from Lakeside Village, which currently only has the one exit from the development;
3. aesthetically, it would occupy prime estate that would detract from the approach to Rockwall from the west.

Thank you for your attention to our concerns.

Sincerely,

Elizabeth K. Bucher
Kevin D. Bucher
1345 Ridge Road, #242
Rockwall, TX 75087

From:	Amber Potts
To:	Planning; Miller, Ryan; Pruitt, Jim; White, David; Hohenshelt, John; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; Milder, Scott
Subject:	La Jolla Pointe Apartments
Date:	Monday, December 05, 2016 9:26:08 AM
Attachments:	zoning.pdf

To whom it may concern,

I am resident at 3917 Roma Ct. Rockwall Texas 75087 [redacted]

It is to be noted that I am against the rezoning of the La Jolla Pointe land. I do not wish the property to have a multifamily use for the following reasons:
Increase traffic to already over loaded area.
Sudden increase of children to our schools.
Increased flow of people with boats and trailers into the Marina next to Lakeside Village.
Four story complex would be an eyesore and block the view to the lake.
Decreased property values. No matter how "luxury" they claim to build the apartments, they are still apartments. The people that live there are transient. I want permanent residents of Rockwall.
The builder is not from Rockwall and does not know what our community wants or needs, otherwise he would have purchased land already zoned multifamily. He is wanting to build what he wants to make the most money possible without any consideration to the impact it will have on our community. His website is embarrassingly claims that if he cannot build what he wants that he will have no choice but to build a loud ugly rundown commercial building. What does that say about what kind of builder he is? I don't want him building anything here if that is his claim. Do you?

We have enough apartments for here in Rockwall, currently. What would be the purpose of more? Apartments do not bring tax paying permanent residents who take pride and value in their homes.

Also, attached you will find another request from another property owner in Rockwall.

Please, no more apartments.

Amber Potts

From: Potts, Amber <[redacted]
Sent: Friday, December 2, 2016 9:43 AM

From: [redacted]
To: Planning
Subject: La Jolla Pointe rezone objections
Date: Wednesday, December 07, 2016 7:52:37 AM
Attachments: Zoning change request 1.pdf
Zoning change 2.pdf

Please find attached our objections to the proposed LaJolla Pointe Drive rezoning request.

Stephen Koonce
3012 Bayside Dr.
Rockwall, TX 75087
[redacted]

From: RALPH CASTILLO
To: Planning
Subject: La jolla project
Date: Wednesday, November 23, 2016 7:00:40 PM

I am writing to you to officially oppose the project out my neighborhood - Lakeside Village. This would cause an overflow of an already saturated road, on Horizon and Ridge roads.

I plan to be in attendance at your meeting on December 13.

Sincerely

Rafael Castillo

[redacted] [redacted]
To: Planning
Subject: La Jolla rezoning
Date: Tuesday, December 06, 2016 7:37:32 AM

I, the undersigned homeowner and resident of Rockwall hereby notify the City of Rockwall's Planning and Zoning Dept. of my response to the application of Davis Development to rezone the land located along LaJolla Pointe Dr from a Commercial District to a Planned Development District for a multi-family apartment complex to be built on the site where such zoning change has been requested.
My husband and I **object** strongly to the rezoning request for the following reasons:
- increased traffic for a congested area
- burden on an over loaded elementary school

Respectfully submitted by:
Mary & David Nelson
3104 Lakeside Dr
12-6-2016

Sent from my iPad

From: Scott Phillips
To: Planning
Subject: Lajolla Apartments Opposition
Date: Monday, November 21, 2016 2:50:59 PM

Hello,

As a resident of Turtle Cove near the proposed apartment project, Case# Z2016-042, I am opposed to any rezoning request to allow apartments on that land. Traffic is already a major problem in the area, schools are crowded, and we do need our property values lowered or crime increased in Rockwall. There are several better uses for that land that would be better suited for the community long term.

The developers and sellers should not have put up the signs saying construction is beginning soon without including that it is subject to rezoning request. I understand that the owners have a right to refile the request since the city council did not turn them down the last time and I will request the reasons from them.

Thanks for listening,

Scott Phillips
Rockwall Property Solutions
972-772-0877

From: Donna Baker
To: Planning
Subject: LaJolla apartments
Date: Wednesday, November 16, 2016 5:32:01 PM

Subject: Opposition to proposed rezoning mentioned below

Re: Davis Development's application to change the zoning from Commercial to Planned Development for the land on La Jolla Pointe Drive back behind the restaurants on the I-30 service road.

I am adamantly opposed. We moved to Rockwall 40 years ago and have watched it grow into a beautiful town with many amenities. However, this proposal would be a backward step. It would bring about the destruction of at least two established residential areas.....Lakeside Village and Turtle Cove.

Our way of life would be adversely affected. Traffic is already an issue due to people using La Jolla Pointe Drive to bypass the service road. Morning and evening commutes are affected. Traffic lights would need to be placed on Village Drive by Snuffers and also one onto Ridge Road. We have severe backups in the mornings presently. Can you image the backup if you added 500 or more cars to this small area (272 apartments with at least 2 vehicles)? Added to this congestion, you also have the noise and pollution factors from same.

Furthermore, it should be noted that property values will decline in the aforementioned neighborhoods, because people will not wish to live in such a congested area. Thus, there would be less tax revenue for the city of Rockwall. This would probably be the beginning of urban blight. More homes would become rentals and thus not well-maintained.

Please, I ask you to vote against and continue to vote against this proposed zoning change. Help preserve our communities.

Donna Baker
3019 Lakeside Drive
Rockwall, Tx 75087
[redacted]

Sent from my iPad
Donna Baker

Sent from my iPad
Donna Baker

From: Linda Allen
To: Planning
Subject: LaJolla Point - Davis Development
Date: Friday, November 18, 2016 5:12:37 PM

I have just been informed that these people have again requested a rezoning to build apartments in this area. We in Lakeside Village are opposed to that development. We are well aware and welcome what the property was originally zoned for…but not an apartment complex.

Please put me down as not in favor!

Linda Allen
ScanTexas
3510 Lakeside Drive
Rockwall, TV
[redacted]

From: Kay
To: Planning
Subject: LaJolla Point apartments
Date: Monday, November 21, 2016 10:07:22 AM

To the planning Department, councilmen, Mayor and all concerned.

I still vehemently oppose the development of LaJolla point into multi family apartments.
This was expressed to the city last spring and I still oppose.

Concerned Citizen,
Kay Jolley
Waterstone Estates

Sent from my iPhone

From:	Todd
To:	Planning
Cc:	Miller, Ryan
Subject:	LaJolla Point/Davis Development opposition
Date:	Sunday, November 20, 2016 9:52:20 PM

I am writing to express my concern and opposition to the proposed multi family complex by Davis Development at La Jolla Point. I recently purchased a home on Lakeside Dr in Lakeside Village to escape the traffic and congestion of 205/30 intersection. Regardless of planning and expansion this area would still be limited a feeder road that was never intended to accommodate a multi family apartment complex of this size, creating a huge bottleneck at Village and 30. I am also concerned about the impact on property values (congestion, noise, crime, etc.) in a single family housing area where I have just made a major investment. I support the commercial designator in place and hope that the Rockwall Planning and Zoning Division look out for our best interest in this matter. Thank you.

Todd Staley
3512 Lakeside Dr, Rockwall TX 75087
[redacted]

From: Msdalt
To: Planning
Subject: LaJolla Project
Date: Tuesday, November 22, 2016 6:40:05 AM

We oppose the LaJolla multi-family project.

Regards,
Michael and Sheila Dahl
Chandlers Landing

From: Mary McClure
To: Planning
Subject: LaJolla Project
Date: Saturday, November 26, 2016 9:21:21 AM

Plume



To Whomever that can DO something!
We live in Lakeside Village, at the apex of exiting traffic toward Dallas so having an apartment complex on LaJolla Point would be a disaster! PLEASE PLEASE squelch this project.

La Jolla Pointe is a lovely drive with trees so small businesses would be ideal! Or residences but an apartment complex is NO! They would come in, build and leave the problem to us.

Mary McClure
3302 Lakeside Drive
[redacted]

Mary and Taylor McClure

Plume





Yahoo Mail Stationery

From: Melissa N.
To: Miller, Ryan; Planning
Date: Monday, November 28, 2016 2:27:55 PM

Hello Mr. Miller,
I hope you had a nice holiday break. I am writing to request that La Jolla Pointe Drive NOT be rezoned for residential development. Since moving to Rockwall, I have thoroughly enjoyed the green space, especially in the Fall with the changing of the leaves. My children have watched with delight the wildlife thriving in La Jolla Pointe Drive area including a local roadrunner! With so much development around us, these natural areas are becoming precious. Please kindly consider this.
Regards,
Melissa Nunez

From: Helen Oswalt
To: Miller, Ryan
Date: Saturday, December 03, 2016 9:31:03 AM

MR. MILLER
AS TWO SENIOR CITIZEN OF ROCKWALL, I WOULD LIKE TO PUT MY TWO CENTS WORTH IN TO THIS VERY CONCERNING VENTURE! ROCKWALL IS A VERY AWESOME CITY, WE LIVE HERE BECAUSE IT IS CLOSE TO DOCTORS THAT WE TRUST, VERY CONVIENT STORES AND A GOOD SCHOOL SYSTEM!
WHEN WE GO TO OUR SONS HOUSE WHICHIS ABOUT 3 MILES OR LESS, HE LIVES AT HARBOR BAY! THE TRAFIC IS SO BAD (NOW) THAT IT IS VERY DANGEROUS TO GO IN THAT AREA ! THE TRAFFIC BETWEEN THE HIGH SCHOOL AND THE BACK OF THE RESTURANTS ON HYW 30 IS SCAREY!!! NO ONE STOPS AT THE STOP LIGHTS OR SIGNS!!! THE SCHOOLS ARE OVER FULL AND THERE NEEDS TO BE SO MANY PLACES THAT WE NEED MORE POLICE PATROLING! BUT THEY ARE TIEDED UP ON HYW 30!
THE APARTMENTS THAT YOU ARE PROPOSING IS GOING TO CREATE MORE TRAFFIC IN ALREADY OVER CROWDED AREA! LOOK AT THE HARBOR, SO CROWDED WITH NO PLACE TO PARK!
I AM A VOTING SENIOR AND WOULD LIKE FOR YOU TO CONCIDER THE ISSUES THAT THIS WILL CREATE!!!!

I AM IN MY MID 70'S AND STILL DRIVE IN THIS FAST PASSED CITY THAT WAS VERY EASY TO DRIVE IN. BECAUSE OF THE OVER CROUDING IT HAS ALREADY MADE ME TAKE THE BACK ROADS!!!

PLEASE CONCIDER THE FOLKS THAT ALREADY LIVE HERE!

THANK YOU AND PLEASE THINK OF THE FOLKS THAT ALREADY LIVE HERE!

ALWAYS KEEP SMILING IT MAKES THE WORLD WONDER WHAT YOU ARE UP TOO!
C.C. & HELEN

From: Steve Mak
To: Planning
Subject: No apartments
Date: Saturday, December 03, 2016 11:31:39 AM

No apartments for Rockwall. Keep those transient homes for Dallas County. We want permanent residents for Rockwall for long term families. We also need public park and recreational area near la Jolla. Make it a park !

From: dc falls
Subject: No to La Jolla apartments
Date: Monday, December 05, 2016 12:20:28 PM

As a life long resident of Rockwall, I do not feel the La Jolla area is acceptable for apartments.

I can't stay NO loud enough. This location will bring only problems.

LaJolla was properly zoned for commercial. It will come, with patience. This area is needed to provide commercial services, convenient for the Rockwall area.

David Falls
3608 Lakeside Dr
Rockwall, TX 75087

From:	Travis and Liz Payne
To:	Planning; texaspayne@att.net
Subject:	NO to LaJolla
Date:	Monday, November 28, 2016 4:48:58 PM

Greetings,
We live in Lakeside Village, 1878 Huron Dr. Here in the beautiful city of Rockwall! Please do NOT make the traffic here worse by adding 272++++ people to this small area! We would not have bought a home so close to apartments! Please say NO to the refining! It will also have a detrimental affect on the school system. Apartments always do... No matter how "nice" the complex may be it involves transient people.
Thanks for listening!
Travis & Liz Payne
1878 Huron Dr.
Rockwall
[redacted]

Sent from my iPhone

From: Jacob Charles
To: Planning
Subject: No to new apartments
Date: Friday, November 18, 2016 7:45:58 PM

We are opposed to new apartsments being built behind restaurant row. Too much traffic as it is.

Regards,
Jacob Charles
2008 S. Lakeshore Drive
Rockwall Tx, 75087
[redacted]

From: [redacted]
To: Miller, Ryan
Subject: NO TO TZ2016-042 DAVIS DEVELOPMENT
Date: Wednesday, November 30, 2016 6:52:56 PM

Mr. Miller,
As a long time Rockwall residents, my wife and I are totally opposed to the Davis Development that will be presented within the next 2 weeks. This proposal was correctly rejected when it was presented months ago, and the City Council should have voted it down then to avoid having to present again. Certainly there as not been a change of heart during this time, unless deep pockets have the council to change their minds. We and the rest of Rockwall will be watching closely and we urge you, along with the Mayor and City Council, to say NO to the rezoning request for La Jolla Pointe. It is senseless, will create more traffic issues, destroy beautiful trees and wildlife, strain the already crowded school system, and add to the over congestion of traffic in the already over burdened area. SAY NO, please!
Dr. Robert and Laura Breen

Sent from Windows Mail

From: Teresa Ferraro
To: Planning
Subject: NO! to LaJolla multifamily
Date: Friday, November 18, 2016 6:08:59 PM

To Rockwall Planning & Zoning,

Regarding rezoning application files by Davis Development for apartment complex at Horizon & LaJolla: Please do not rezone the property at Horizon & LaJolla from commercial to multifamily use. Rockwall is already overcrowded and the traffic in that whole area is horrendous! Apartments would bring more traffic and too heavy a burden on this community. It would also block the view.

There are better uses for that location to fit Rockwall's needs. We are not in need of population growth! I'm starting to miss the small town feel I moved here from Dallas for.

Sincerely,
Teresa Ferraro
Rockwall resident.

Sent from my iPhone

From: [redacted]
To: Planning
Subject: Not in favor of the Rezoning Request for LaJollaPoint
Date: Sunday, November 20, 2016 10:55:10 PM

TO WHOM IT MAY CONCERN,

As residents along Ridge Rd. my husband and I are not in favor of the rezoning proposal to allow a multifamily development. The expansion of Ridge is only now capable of handling the traffic of current volume.

Respetfully,
Susan Rogina

From:	Christie Rotramel
To:	Planning
Subject:	Objection Letter Case Z2016-042 Davis Development
Date:	Thursday, December 01, 2016 11:15:53 AM
Attachments:	ObjectionLetterCaseZ2016-042.pdf ATT00001.htm

Attn: Ryan Miller

Sent from my iPhone

From: Keith
To: Planning
Subject: Oppose to the LaJolla project
Date: Wednesday, November 23, 2016 3:54:52 PM

I am writing to you to officially oppose the project out my neighborhood - Lakeside Village. This would cause an overflow of an already saturated road, on Horizon and Ridge roads.

I plan to be in attendance at your meeting on December 13.

Thanks!

Keith Hodges
1896 Pontchartrain Dr
75087

From:	Adi Bryant Yahoo
To:	Planning
Cc:	Byron
Subject:	Opposition to LaJolla Point Davis Apartment Project
Date:	Wednesday, November 16, 2016 11:36:05 AM

Rockwall P & Z,

Please consider this email as our opposition to the LaJolla Point Apartment Project that was previously denied and seems to be headed for another request for approval. We own property in Lakeside Village at 3603 Highpoint.

My concerns are traffic and school enrollment impacts. This project has the potential to overcrowd Reinhardt Elementary with its multi family unit proposal.

This has great potential to negatively affect Lakeside Village. Thank you for considering our opposition and for what you do for our growing city.

Byron & Adi Bryant
Resident and Property Owner in Lakeside Village
Sent from iPhone

From:	Janell M. Baker
To:	Planning
Subject:	Opposition to Multi-family complex on LaJolla
Date:	Sunday, November 27, 2016 12:53:29 AM

Good morning.

I'm Janell Baker and I reside at 3616 Hilltop Circle in Lakeside Village.
I am writing this to let you know how disastrous the multifamily housing would be if approved for this location.
I was very outspoken last time Davis proposed this property and things have not changed since.

Traffic is already horrible on LaJolla (this was a BIG concern last time this project up for vote, their independent survey results even showed that) and when there is an accident on I30 or anywhere around Village Horizon
Area, we are unable to get out of our community due to long traffic waits.
Reinhardt Elementary will be the elementary school where the children of the multifamily community would attend,
and we are already overcrowded. I'm afraid that crime will rise in our community and outsiders will enter into our community to use our
Golf course, tennis courts and/or swimming pool.

I oppose this project and will stand with others in my community in voicing my opposition at all public meetings that concern
this project. Please hear our concerns and do not allow this to pass. It would be devastating!

Thank you for your time.

Janell Baker
3616 Hilltop Circle
Rockwall, TX 75087

From:	Leecy Moore
To:	Planning
Subject:	Opposition to re zoning on LaJolla
Date:	Saturday, November 19, 2016 2:41:17 PM

It is with deep concern to see that some developer, who has no interest in our community other than filling his pockets, has filed a request to rezone LaJolla for multi family building. Please consider the extreme onslaught of traffic and congestion in that area!! And yet again ruining the beauty of the landscape. Development of this beautiful location would be a travesty.

Please know that we are opposed to this rezoning!! Makes me want to tar and feather the developer and put him on the next train out of town!!

We're losing our small town flavor, people!! The travesty at Yellow Jacket and Ridge still makes me sick to see every single day!! This kind of destruction has to stop to save our city!!

The Moore's on Lakeshore

Sent from my iPhone

From: Alfredo Obeso
To: Planning
Subject: Opposition to re-zoning for Lajolla apartment
Date: Friday, November 18, 2016 6:39:37 PM

I would like to express my opposition to re-zoning from comercial to multi family to build a complex apartment for the lajolla apartment developer. This will negatively impact Rockwall city and the traffic that is already congested in here. We don't need multi family building in the city. Thank.

Alfredo Obeso
157 Haven Ridge Dr
Rockwall, TX 75032
[redacted]

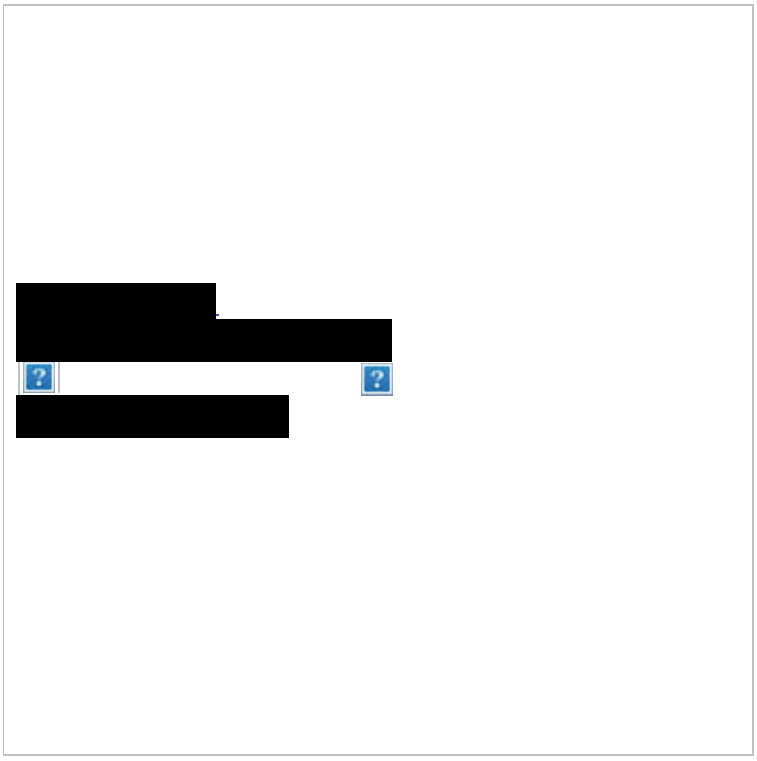
Sent from my iPhone

From: Sally Meek
To: Planning
Subject: Opposition to townhouse/apartment project
Date: Saturday, November 19, 2016 11:34:01 AM

My name is Sally Meek and I live in Turtle Cove at 939 Briar Oak Drive. I chose to purchase a home in Rockwall because of the sense of community and continuity that exists here. The proposed townhouse project La Jolla Point, I believe, would work against all of the goals of community and family life that exist in Rockwall. Rockwall has no need for this type of high density community that tends to be rather transient. Please know that I am against any variance that would allow the construction of these townhouses. And I will help many others in both the Turtle Cove and Lakeside communities in working to stop this proposed project.
These developers are not from Rockwall and have no understanding of our community. When they made a presentation to our HOA it was clear that they knew nothing about our community. Additionally, they did not listen to the concerns of our community.
Please help us keep the family community of Rockwall as strong as it is currently.
Sally Meek

From: Mica Pryor
To: Planning
Subject: Opposition to Zoning Change
Date: Friday, November 18, 2016 8:11:06 PM

I understand that a new request to rezone the property off Laguna - La Jolla - Horizon has been made. This property is inappropriate for high density housing and will add to the disastrous traffic problem we already have in that area. Moreover, it will be an eyesore at the entrance to Rockwall. Do we want to be just another high density, cookie-cutter suburb? I think not! The City has done a good job so far protecting our way of life in Rockwall and preserving what makes it different from the other fungible Dallas bedroom communities. Preserve Rockwall and say no to this Zoning change! Thank you for your attention!!



From:	Don Van
To:	Planning; Miller, Ryan
Cc:	Pruitt, Jim; White, David; Hohenshelt, John; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; Milder, Scott
Subject:	PLEASE NO to Davis Development rezoning application.
Date:	Monday, December 05, 2016 3:39:45 AM

Hi,

I'm a 25 year resident of Rockwall and vote.
Please do not allow Davis Development to build apartments in Rockwall county.

Kind Regards,
Don Van Wey
106 Valkyrie Place

From: Marion Duhamel
To: Miller, Ryan
Subject: Potential Apartment Complex at LaJolla
Date: Sunday, November 20, 2016 3:00:05 PM

Dear Mr. Miller,

This e-mail is to inform you that I am against the possibility of an apartment complex being built on the property along LaJolla. I know that you are receiving many e-mails all stating opposition to this potential project. I wonder how or why the developer put up the two signs indicating that it is "coming soon". Does the developer think people aren't paying attention. I don't think it's necessary to go into detail as to why this is not a good location for an apartment complex (actually I'm against any more apartment complexes in Rockwall) because you are well aware of all of the objections from the previous time this developer tried to get this property re-zoned.

Thank you for taking the time to read my e-mail and to log in another objection.

Thank you,
Marion Duhamel

Marion Duhamel
[redacted]
656 Turtle Cove Blvd.
Rockwall, TX 75087
[redacted]

From:	Mary E Nelson
To:	Planning
Subject:	Proposed apartments on LaJolla
Date:	Wednesday, November 16, 2016 12:21:29 PM

Please do not consider allowing this to happen. I am a resident of Lakeside Village and can foresee traffic headaches that are not monitored by the city. We have lived her 16 years and with the growth in Rockwall the highway and neighborhood streets have been unable to support the increase in cars.

Mary Nelson

Sent from my iPhone

From: Paul Husting
To: Planning
Subject: Proposed rezoning of La Jolla Point
Date: Sunday, November 20, 2016 4:41:56 PM

On behalf of myself, Paul Husting and my Wife Susan who reside at 3313 Lakeside Drive, Lakeside Village, Rockwall TX 75087, are using this email to express our objection to the rezoning of the subject land to apartments. Nothing has changed since the last time this was suggested.
This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 onSunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both the east and west.
In addition, if there is an accident on I30, especially on the westbound side, Lakeside Village becomes isolated. If any emergency vehicles need to come into the village it's impossible for them to get there because everything is at a standstill until I30 is cleared.
Please reinforce your previous stand to prevent this to happen.
Sincerely yours
Paul & Susan Husting
Sent magically from my iPad

From: [redacted]
To: Planning
Subject: RE: "Z2016-042: Davis Development".
Date: Tuesday, November 22, 2016 9:24:31 PM

Dear members of P&Z,

It is disturbing to discover that Davis Development is once again petitioning for a change in zoning for La Jolla Point in Rockwall. Last spring they made the same proposal before your board and the Board recommended refusal of the request to the Council. Davis Development then withdrew their request before the City Council. I was at that meeting and was relieved. Now I realize that this was not a sincere acceptance on their part of the will of the community but simply a stalling tactic allowing them to return now with a new request. This type of legal maneuvering feels sneaky to me and almost borders on dishonest.

This project will cause significant problems for our Lakeside Village area. We have only one exit for our property and this development would create very difficult traffic issues. Please recommend refusal once again.

Respectfully,

David McKeon
[redacted]

From: Todd Slayton
To: Planning
Subject: RE: Case Z2016-042: Davis Development
Date: Wednesday, November 30, 2016 2:42:07 PM

I would like to voice my opposition to the planned multi-family development.

All approvals for new apartment complexes should be denied for a number of years. Rockwall needs to grow wisely, not too rapidly which overburdens the schools and crowded roadways. Even upscale apartments can have a detrimental effect on property values in the short and long term. Homes and condominiums have an ownership element that encourages properties to be taken care of long term, whereas apartment communities do not and decline more rapidly as they age. Please deny the rezoning request.

Thanks for your consideration,

Todd Slayton
208 Mulberry Lane
Rockwall, TX 75032

From: [redacted]
To: Planning
Subject: RE: LaJolla Point
Date: Wednesday, November 16, 2016 8:30:53 PM

Dear Members,

I understand that Davis Development is preparing to make another petition to the Board to change zoning allowing multi-family apartment building at LaJolla Point. This is the second time in less than a year. Last time your board recommended to the City Counsel that the request be denied. Thank you for that decision. Unfortunately, Davis withdrew the request and the counsel accepted the withdrawal and never took a vote. That enables Davis to return quickly with anther request.

I strongly encourage you to once again recommend denial. I live in Lakeside Village and there is only one exit from our development. An apartment complex that close to us would lead to very serious traffic problem in our area.

Thank you for your consideration.

David McKeon
4104 Village Dr.
Rockwall, TX 75087
[redacted]

From: Barbara Lee
Subject: RE: Re-zoning Case No .Z2016-042- Davis Apartments at La Jolla Pointe
Date: Tuesday, November 22, 2016 7:36:52 AM

Concerning Case No. Z2016-042- Davis Apartments at La Jolla Pointe

We are again writing this to express our strong opposition to the referenced zoning change. The community spoke and the P and Z board voted this down previously this year. The developer was allowed to withdrawn the petition before it reached the city counsel and we were told that they heard the community and were not going to reapply. This was obviously not their intention and we find ourselves spending time fighting this again the same year. The fact that the signs put up on the property by the owner are misleading and the website that is up that the signs drive traffic to try to use scare tactics and half truths to get what they want does not show concern for the community, or integrity of the parties involved in my opinion. I personally sent a comment to the comment section of their website stating opposition with reasons and received a letter from Mr. Hammerback restating his position but my comments or anyone else that opposes this are not included in the site, only comments that agree with his position. This time around I would ask that it be taken all the way through and defeated so that it can be put to rest. I understand they can make changes and come at it again in future but it should not be this easy for them to manipulate the system.

As residents of the community of Lakeside Village the zoning change and construction of a multi-family apartment complex on La Jolla would have a devastating impact on our community for a number of reasons. A high density community of this size built on a residential sized street that would feed into an already congested traffic situation at Laguna and Village or Ridge and I-30 would cripple the traffic flow into and out of our community served by only one entrance on Village. The road is also the only way in and out of Harbor Bay Marina with seasonal traffic flow that gets very congested. The commercial zoning is appropriate for office, restaurant etc. with limited traffic flow that those entail as proposed in the IH-30 Overlay district in which this property is located. The traffic delays and congestion at peak hours at Village/Horizon and I-30 Westbound would be even worse than it currently is and traffic in and out would be intolerable. The privacy issues and light and noise pollution to sections of our community

would also negatively affect Lakeside Village and the overall values of property in the community with these issues values would likely decline. Lakeside Village has been a vital part of Rockwall for many years and I would like it to stay a place we all want to live.

I received a call from Gene Babb with Davis Development when this project came up before. He reached out to assure me that they build a quality product as well as having the community's best interest at heart. He said Davis Development did all phases from development, through construction and management. When I asked him how many properties that Davis constructed that they still own and manage he said that "was a loaded question in the current real estate market". I'm sure it fluctuates when they complete new projects but at the time they didn't currently manage any of the properties they have constructed, all were sold, so to say they will be around as an active part of our community into the future would be a stretch to say the least. I also inquired about the traffic study which had not been available to the public to view at that time, to which he said on a grade scale of A to F, the traffic in the area received a score of F. He informed me that it was so bad that the opinion was that adding this to it won't make a huge difference. I cannot see how adding up to 500 plus vehicles (roughly 2 per unit) with only one way in and out of a complex dumping into an already bad situation would not make it an abominable situation to deal with for not only current homeowners in the area but also the new tenants to the proposed complex. I would ask that the Planning and Zoning Commissioners as well as the City Council would investigate these same questions about this development with heavy consideration on the effect of quality of life and home values for current Rockwall homeowners.

We currently have 6 grandchildren, and one more on the way all living with Rockwall ISD, and thou they don't live in the Reinhart district the effect on the ISD and the already crowded school would certainly be negative. Reinhart and it's current students would suffer from an influx of a large lump of students that would come from a property with 273 units, who over half are 2 to 3 bedrooms and would almost certainly have children as occupants. I would ask the commission and the council get input from parents and administrators in the affected schools in consideration of the effect of this petition on our schools and students.

Please vote to deny this petition for zoning change and have it carry through to a vote of the counsel.

Thank you for your service and your consideration in this matter,

Sincerely,

James and Barbara Lee

2904 Preston Trail,

Rockwall, Texas 75087

Barbara Lee
Urban Dallas Properties
Listed in D Magazine Best Real Estate Agents in Dallas
[redacted]
Gullion Properties Broker

The highest compliment that I can ever receive as a real estate professional is repeat business or a referral from a former client. Dedication to client needs has helped build my business on enthusiastic referrals. Thanks everyone!

From: [redacted]
To: miller@rockwall.com
Cc: Planning
Subject: Re: TZ2016-042 Davis Development
Date: Monday, November 28, 2016 8:51:06 PM

I would like to make known my disapproval to rezone LaJolla Pointe for a 272 unit apartment complex for the following reasons:

1) As the city leaders must be aware, we do not have the infra structiure in Rockwall to handle this increase on our roads. There is already considerable congestion on Ridge Rd. /Horizon intersection. When 1-30 has traffic problems, the access road and intersection become blocked. The only was out for the residence of Lakeside is LaJolla. Increasing the traffic load in this area would be disastrous.

2) A transient population would decrease the value of the Lakeside properties and open the door to increase in crime.

3) Destroying all the beautiful trees that were years in the making would be tragic. This is what happened on Ridge Rd. and Whilte Hill. Run off would also create problems.

4) This would create a strain on the Rockwall school system that already seems to be strained.

NB: It was disappointing that the City Council did not allow this matter to be voted on the last time. If Davis Development is allowed to resubmit the offer then we request that the council allow a vote to be taken so we do not have to go through this again.

Thank you for giving this your sincere attention.

Margie McKeon
[redacted]
4104 Village Dr.
[redacted]

From: Vicki Pelky
To: Planning
Subject: Response to Zonging Change Request
Date: Monday, December 05, 2016 4:13:29 PM
Attachments: Response to Zoning Change Request.jpg

Please see my attached objection to the rezoning request along LaJolla Pointe Dr.

Respectfully,

Vicki L. Pelky

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From: Pat Maxfield
Subject: Re-Zoning for La Jolla Pointe
Date: Monday, November 28, 2016 4:57:09 PM

We are voicing our opposition to the re-zoning of La Jolla Pointe from Commercial to Multi-Family

Residential. It will negatively impact the traffic flow in the immediate area plus the elementary

school which is very overcrowded now.

Thank you in advance for remembering our request when you consider this proposal or change.

Don & Pat Maxfield

3005 Harbor Dr.

Rockwall, Texas 75087

--
Pat Maxfield
Editor, Village Voice

From: Sandra Anderson
To: Planning
Subject: Re-Zoning La Jolla
Date: Monday, November 21, 2016 5:13:23 PM

Sir,

Once again we are going through this with Davis Development. I humbly ask Rockwall Planning and Zoning to deny the re-zoning on La Jolla.

I sent an email when the re-zoning situation came up last spring. I do want Rockwall businesses to grow. i love being able to shop in Rockwall. I remember when we did not have very many stores in Rockwall.

I am against the re-zoning because it will cause Lakeside Village a hardship. The residents of Lakeside Village pay a monthly maintenance fee to keep our golf course and other amenities in working condition. We already have people who are not residents sneaking in to use the golf course. If Rockwall allows Davis to build apartments on La Jolla, i fear we will have even more trespassing.

Many thanks for listening to my stance,

Sandra Anderson
3007 Harbor Drive
Rockwall, Texas 75087

From: Erick Nunez
To: Planning
Subject: Re-zoning LaJollaPoint
Date: Friday, November 18, 2016 7:22:28 PM

Dear Sir/Madam,

I am writing you today to express my concern and opposition to any re-zoning that would allow multi-family apartments to be built in LaJollaPoint.

In addition to the increase in crime that such dwelling generate, such apartments would make the traffic is worse than it already is.

For the good of Rockwall please do not allow LaJollaPoint to be re-zoned.

Kind regards,

Erick Nunez
Lakeside Village

From:	Kate Nicholson
To:	Planning
Cc:	Kate Nicholson
Subject:	Rezoning of LaJolla Point property
Date:	Saturday, November 19, 2016 6:53:03 AM

To Whom it May Concern,

Please do not change the zoning for the LaJolla Point. I use that entrance/exit to I-30 at Horizon/Village daily and the wait at peak hours is already a severe inconvenience. A multi-family complex would only make that many times worse. I know others have also objected for other reasons, and from what I have read and heard from my neighbors and friends, all their objections are also supported.

Again, please DO NOT allow the change in zoning at LaJolla Point.

Thank you.

Annie A Phillips
Chandler's Landing Resident
Registered and Voting Resident
Rockwall, Texas

From: kathy
To: Planning
Subject: Rezoning on La Jolla
Date: Tuesday, November 29, 2016 9:05:59 AM

My sincerest hope is that the property will not be rezoned to multi family. I live in Lakeside Village and my concerns are excessive traffic, trash along La Jolla, which residents of Lakeside Village pick up on a regular basis, a more transient neighborhood with associated problems.

Thank you for your consideration.

Kathy Williams

From: Lorna Kern
To: Planning
Subject: Rezoning opposition to LaJolla Point
Date: Monday, November 21, 2016 2:33:21 PM

I just wanted to register my and my husbands opposition to the rezoning for LaJolla Point. We do not need any more apartments in ROCKWALL, we are full. Roads are always congested, schools are more than over crowded and as a more than a decade citizen of Rockwall it is losing the very endearing quality that drew so many of us years and years ago.

Lorna & Robert Kern
1905 Lakeview Drive
Rockwall, TX 75062

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From: Debbie Streit
To: Miller, Ryan
Cc: Planning
Subject: Rezoning Request for La Jolla Pointe
Date: Wednesday, November 30, 2016 10:18:36 PM

I am a property owner in Lakeside Village. I am opposed to the Rezoning Request for La Jolla Pointe to Multi-family Residential. I feel that adding more multi-family apartments to Rockwall will lower the property values for all property owners in the city. I have been a real estate professional for nearly 30 years and have first hand knowledge that Multi-Family zoning brings an element of society that typically are transient and of lower socio-economic status. There is a direct correlation between apartments and increased crime and lower property values. This is not something I think Rockwall needs and I am especially concerned that the City of Rockwall is considering such a move, which will impact my home values since I live directly across the railroad tracks, backing up to where the proposed rezoning is to occur.

Thanks,

Debbie Streit - Broker
Park Place Realty & Property Management, LLC
([redacted]

From: Ray, Wes
To: Planning
Subject: Rezoning Request for LaJolla Point
Date: Monday, November 21, 2016 7:34:42 AM

As a property owner in Lakeside Village I would like to strongly discourage the rezoning request from commercial to multi-family on LaJolla Point.

This location does not have adequate roads to handle the traffic that will be created by a project of this magnitude and will add to heavy traffic in this area. The access to IH 30 where Laguna, La Jolla and Horizon Road converge is beyond capacity at high traffic hours, M – F 6:30 – 9:00 AM, 4:00 – 7:00 PM and during most of the day on Saturday and 12:00 on Sunday. Adding to this will create gridlock at a critical entry and exit point to Rockwall from both the east and west.

Regards,

Wes Ray
Systems Manager
Industrial Interface Group

From: [redacted]
To: Planning
Subject: Rezoning Request
Date: Saturday, November 19, 2016 9:29:34 AM

I am letting you know that my husband and I strongly oppose the Davis request AGAIN for building multi housing on La Jolla. We mainly oppose the traffic that will increase on La Jolla and Horizon Road. The traffic can be very difficult now and adding 400 plus people can make traffic times a nightmare. Please oppose this request.

Marcia and Jerry Myers

Sent from Mail for Windows 10

From:	Lindal Sanders
To:	Miller, Ryan; Planning; Pruitt, Jim; White, David; JohnHohenshell@rockwall.com; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; Milder, Scott
Subject:	Rezoning
Date:	Monday, November 28, 2016 2:18:07 PM

I am a resident of lake side Village and along with many others I am very concerned about the possibility of rezoning the La Jolla project. A multi family project would greatly impact our traffic as well as our security. Please do not consider rezoning this area for multi family building.
Thank you Lindal and randy sanders
Sent from my iPad

From: kathy
To: Miller, Ryan
Subject: Rezoning
Date: Tuesday, November 29, 2016 9:00:11 AM

My sincerest hope is that the property will not be rezoned to multi family. I live in Lakeside Village and my concerns are excessive traffic, trash along La Jolla, which residents of Lakeside Village pick up on a regular basis, a more transient neighborhood with associated problems.

Thank you for your consideration.

Sent from my iPad

Kathy

From:	[redacted]
To:	Miller, Ryan
Cc:	Planning; Pruitt, Jim; White, David; JohnHoenshelt@Rockwall.com; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; ScottMilder@Rockwall.com.
Subject:	Say NO to 22016-042 Davis/ 272 APARTMENTS ON LA JOLLA!!!
Date:	Thursday, December 01, 2016 3:57:35 PM

Mr. Ryan Miller.
Rockwall Planning.

Dear Mr. Miller,

I am very concerned re the possibility of 272 apartments next to Lakeside Village here in Rockwall. This would change the safe environment we have chosen to live here and to pay our taxes.

The biggest impact would be traffic congestion. As it is already difficult to access Ridge Rd now there would need to be added traffic light access on to Ridge Rd. We would also need more access to I30 so a ramp would need to be added between Ridge Rd and Horizon and on the opposite side an exit ramp. There would be the added school buses.

If these apartments have 3 or 4 bedrooms this would mean a large number of added school students to our school district. Would the school district have to add school buildings to accommodate these students.

Then there is the safety issue. This would change the lovely environment we have here with concerns of trespassing and heft. We have chosen to live in Rockwall as we love to be in this beautiful, safe city by the lake, away from Dallas.

Please say no to apartments at La Jolla Point. Thank you.

Yours Sincerely,

Wendy Wood, RN, BSC.
3430 Augusta Blvd,
Rockwall, Tx. 75087

From: dc falls
To: Planning
Subject: Vote No for apartment rezoning
Date: Monday, December 05, 2016 12:06:44 PM
Attachments: Vote No for apartment rezoning.pdf

My homeowner response is attached

HOMEOWNER RESPONSE TO ZONING CHANGE REQUEST

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
Attn: Ryan Miller
Email: Planning@rockwall.com

RE: Case Z2016-042: Davis Development

I, the undersigned homeowner and/or resident of Rockwall hereby notify the City of Rockwall's Planning and Zoning Dept. of my response to the application by Davis Development to rezone the land located along LaJolla Pointe Drive from a Commercial District to a Planned Development District for a multi-family apartment complex to be built on the site where such zoning change has been requested.

(Place a check mark or an X in appropriate response below)

I **OBJECT** X to the rezoning request

I **SUPPORT** _____ the rezoning request

For the following reasons:

- I believe the area is correctly zoned and in time more commercial development will be needed. This is an ideal area + is zoned properly for the future.
- Rockwall does not need more mult-family.

Respectfully submitted by:

Printed name: DAVID FALLS

Signature: _____ Date: 12/5/16

Address: 3608 Lakeside DR Rockwall

From:	Pyke, Jane
To:	Planning
Subject:	Z2016-042 Davis Development - Opposition
Date:	Tuesday, November 29, 2016 8:44:52 PM
Attachments:	image001.png

Planning Commissioners –

I live in Turtle Cove Subdivision in the great City of Rockwall. I am writing this to you to yet again oppose the Davis Development's rezoning application. As you know, this rezoning was already declined by your commission and I, and my neighbors and other residents, would greatly appreciate your support in declining the application again. There are numerous reasons to object to this zoning request, however, the main reason for my objection is the already unbelievable traffic congestion along the I30/Ridge Road corridor. On Saturdays you can barely make it through the lights and to add yet another development that would routinely be adding significant more traffic just does not make sense until the roads catch up. I am also greatly concerned at the level of dishonesty that the Davis Development group has displayed. They have already displayed "Coming Soon" and "Construction Beginning" signs on the property. I believe in integrity. I don't personally know any of these individuals in this Development group, but I am very concerned about people doing business in Rockwall that have displayed such a lack of integrity. They are perfectly within their legal rights to file a new application, however, the manner in which they have done so shows dishonesty and lack of integrity in their organization. This is not someone with whom I would even consider doing business. I hope the City of Rockwall thinks so too.

I have seen integrity in your work in other re-zoning decisions you have made. You have a tough job and I do appreciate you.

Thank you for the opportunity to comment.

Jane L Pyke
956 Bluffview Drive.
Rockwall, TX 75087

Jane Pyke, PHR, SHRM-CP
Assistant Vice President
Human Resources
[redacted]

Federal Reserve Bank of Dallas
2200 N. Pearl Street, Dallas, Texas 75201
[redacted]

From: eric blaxton
To: Planning
Subject: Z2016-042 Davis Development
Date: Wednesday, November 30, 2016 4:21:40 AM

Morning,

We do not want the multi-family development to take place in Rockwall. It will cheapen our beautiful city.

Thank You,

Eric Blaxton

From: White, Jim
To: Planning
Subject: Z2016-042 Davis Development
Date: Tuesday, November 29, 2016 10:50:39 PM

Enough with the multi-family developments. The residents have expressed this over and over again...we have enough. More than enough. Please refuse the zoning change request and respect the wishes of the residents whom you represent. Thank you for your service and leadership in this city. Let's keep it a city we are proud of and not turn it into mesquite.

Jim White
Rockwall Resident in Turtle Cove

Sent from my iPhone

From: [redacted]
[redacted] rockwall.com; White, David; johnhosenshelt@rockwall.com; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; Milder, Scott
Subject: Z2016-042 Davis Development
Date: Tuesday, November 29, 2016 8:44:55 PM

All,

I'm strongly opposed to the Davis Development rezoning application and the apartment project. Bringing more apartments into Rockwall will increase traffic, crime and hurt our property values.

Furthermore, any elected official who votes to approve this rezoning application will not be representing the majority of their constituents, thus they will be opposed and defeated the next time an election is held for city council seats in Rockwall.

Regards,

Michael Tonick
229 Freedom Court
Rockwall, TX

From:	McKinney
To:	Planning
Cc:	Pruitt, Jim; Hohenshelt, John; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; ScottMidler@Rockwall.com; White, David
Subject:	Z2016-042 Davis Development
Date:	Thursday, December 01, 2016 12:53:45 PM

Attention: Ryan Miller and Planning and Zoning Members

This email is to notify the planning and zoning department that we are very much opposed to the proposed Davis Development high density apartment project scheduled to be heard for rezoning on December 13. This piece of land would directly devalue homes on either side of the project. In addition, the increased traffic in the area that would result would make an already congested area even worse. In particular the access to and from I 30 would be increasingly difficult. There may be other areas of Rockwall where this type of project might be better suited. The area the Davis Development is asking to be rezoned is not in the best interests in keeping Rockwall the wonderful community we all love and wish to live in and raise our families.

Len and Marlene McKinney

Sent from my iPad

From:	Carol Crow
To:	Miller, Ryan; Gonzales, David; patrick.trowbridge@att.net; Sandi Whitley; Pruitt, Jim
Subject:	Z2016-042 PROPOSED APARTMENTS
Date:	Friday, December 02, 2016 11:32:49 PM

Dear Jim, Ryan, David, Patrick, and Sandi,

I am so disturbed at the way Rockwall is going these days. It sickens me to see our once beautiful Ridge Road at Yellow Jacket Lane clear cut. Hundred year old trees are gone and left behind is a scraped off piece of ugly land with a gully running through it. Rockwall has a tree ordinance and I was told that the developer paid the city $150,000 for trees to be planted elsewhere but there is NO way the trees and parklike setting can ever be replaced. I fully understand that development is coming to Rockwall and that the owner of the property has the right to build on it, but development should at least not destroy the beauty of this community and the rare, mature trees we have. I don't know ONE person who doesn't grimace when they drive past that eyesore that was once beautiful land.

As a homeowner of this city, there is no way I approve of more apartments, condo's, or high density housing being built here. I think we already have too many that have over crowded our schools and streets. Example: Reinhardt was the perfect size for 25 years until the apartments were built on Ridge Rd next to the old Brookshires Grocery store and all along Yellow Jacket Lane. The enlargement of Reinhardt in the last bond proposal is directly related to and caused by the many apartments built in the last 8 to 10 years. We haven't even felt the grid lock on our already, maddeningly, crowded streets from the apartments being built by The Harbor. I now dread having to leave my home after 3:00 p.m because of traffic. It is worse than in Plano. No one moves to a community because there are so many nice apartments. They move to a city for the quality neighborhoods and schools. High density housing brings in property tax money but in no way does it offset the cost of educating students and providing school buildings. People move to Rockwall to get away from Mesquite type communities and it seems we are working as hard as we can to become one.

I know the street well where the proposed apartments would be built and commercial buildings would suit our community much better than more than high density housing. Please respect the wishes of the citizens of this city and deny this request. Quality of life matters!!

Sincerely,
Carol Crow
504 Williams St.
Rockwall, Tx 75087

From: [redacted]
To: Planning
Subject: Z2016-042: Davis Developmen
Date: Wednesday, November 23, 2016 5:02:17 PM

Dear Members of the Zoning committee:

I wish to express my concerns about the Davis Development plans for a multi-family apartments on LaJolla Point.
My concerns involve:

1) The congestion that will be caused by the increase in traffic. When I-30 gets stopped up, which is all too frequently,
and the access road blocked, this access road is very important for the residence of Lakeside Village. This will
be a serious problem if the area is overpopulated.

2) Removing all the beautiful trees on the Point would be a travesty. This is what happened on Ridge Rd. It would
be a shame to have this repeated.

Concerned resident,

Margie McKeon

From: Dannon Childs
To: Planning
Subject: Z2016-042: Davis Development
Date: Wednesday, November 23, 2016 12:55:03 PM

To whom it may concern,

I have already voiced my opposition to this in the past and am frustrated that I need to do it again. I live right behind where they want to put this housing project. I don't care if it is nice or not. I don't care what kind of money the land owners want or the money that these out of state developers think they can get from here. The owners have this land and they knew it was zoned commercial. We as the people living in this community who don't want this zoning to be changed to multi-family dwellings should not be on the defensive if we don't want this. The developers should be on the defensive and they should not get their way. We shouldn't have to explain all the reasons that we don't want this even though we already have. If we just say we don't want it and you are supposed to represent us, that should be enough. Their scare tactics will not work on us or any other nonsense they come up with. That land is zoned commercial and I am sure that something commercial like more restarants or office space or even shopping will be put there eventually. Please deny this request again and hopefully our City Council will put this to bed for good the next time they meet so we don't have to keep playing this game.

Respectfully,

Dannon Childs

From: ~
To: Planning
Subject: Z2016-042: Davis Development
Date: Wednesday, November 23, 2016 11:47:26 AM

To whom it may concern,

I have already voiced my opposition to this in the past and am frustrated that I need to do it again. I live right behind where they want to put this housing project. I don't care if it is nice or not. I don't care what kind of money the land owners want or the money that these out of state developers think they can get from here. The owners have this land and they knew it was zoned commercial. We as the people living in this community who don't want this zoning to be changed to multi-family dwellings should not be on the defensive if we don't want this. The developers should be on the defensive and they should not get their way. We shouldn't have to explain all the reasons that we don't want this even though we already have. If we just say we don't want it and you are supposed to represent us, that should be enough. Their scare tactics will not work on us or any other nonsense they come up with. That land is zoned commercial and I am sure that something commercial like more restarants or office space or even shopping will be put there eventually. Please deny this request again and hopefully our City Council will put this to bed for good the next time they meet so we don't have to keep playing this game.

Respectfully,

Mark Taron
3312 Augusta Blvd.
Rockwall, Texas [redacted]
[redacted]

Sent from Outlook

From:	Hervas, David
To:	Planning
Subject:	Z2016-042: Davis Development
Date:	Monday, November 21, 2016 6:19:38 PM

Dear Mr. Miller, Director of Planning and Zoning for the City of Rockwall:

My wife and I are writing this email to express our opinion in regards to the re-zoning from Commercial to Planned Development on La Jolla Pointe Drive behind the row of restaurants along the I-30 service road between Ridge Rd. and Village Drive/Horizon Rd.

We want to let you all know that we OPPOSE to the re-zoning for this construction project, item "Z2016-042: Davis Development".

This is the second time we take action to express this opposition as last April, we the neighbors from the affected area already expressed opposition by writing letters and emails, and being present at the hearings.

We are especially motivated this second time as we have seen the developer signs in the property when they in fact do not have a construction permit. On top of that, they created a website to promote the construction and suggesting that neighbors are wrong about their concern. Along with other neighbors, we consider this intolerable.

We are homeowners at Lakeside Village. Our address is 3103 Lakeside Dr., Rockwall, TX 75087. My family consistent of my wife and 15 years-old son live at this address. As you may know, Lakeside Village is the residential community adjacent to the affected area.

By the means of this written notification, we would like to be considered as active opponents to this project.

My family and I are residents in Rockwall because we appreciate the comfort of living and high standards of the area. We moved in six years ago to enjoy what we considered an optimum place to start our family. The conditions we found then in Rockwall were ideal for us, and we would like to keep Rockwall that way.

I adhere to the same concerns as my fellow residents and neighbors at Lakeside Village and Turtle Cove.

Briefly,
- The traffic situation in this area is already very busy at peak hours. The new apartment complex would add in more driving inconvenient.
- This area is already densely populated; adding more neighbors would increase difficulties and lowering the standard of living.
- Usually, an introduction of rental units to a location results in devaluation of existing single family residential neighborhoods in the nearby area. This is a highly negative impact to all neighbors in Lakeside Village and Turtle Cove.

We consider Rockwall an exemplary model of life style which made us move over this city. We want the future of Rockwall to keep being the same exemplary model for the cities in the Metroplex area.

We would greatly appreciate that you considered the voices of the people like us who are going to be affected by this project.

Thank you very much for your attention.

Respectfully,

David Hervas, Ph.D.
Senior Lecturer at Department of Modern Languages and University of Texas at Arlington

and

Maria Lamarque, Ph.D.
Associate Professor at Department of Literature and Languages at Texas A&M University-Commerce

---

David Hervás, Ph.D.
Senior Lecturer of Spanish
Dept. Modern Languages
University of Texas at Arlington

From: Brad Kirk
To: Planning
Subject: Z2016-042: Davis Development
Date: Monday, November 21, 2016 4:54:02 PM

Absolutely opposed to this development. The area already experiences horrible traffic and frankly I do not believe that an overpass situation would be practical, economical or empirically workable. Some things look better on paper than they do once they are completed and I believe an overpass in this situation would be exactly in that category.

Additionally the burden that this would place on schools, public works such as libraries, emergency services and existing infrastructure would do nothing more than enrich the developer at the expense of the standard of living of existing Rockwall County citizens.

Thank you for your consideration of my views in this matter.

Kindest regards,

Brad Kirk

From:	rita paulov
To:	Planning
Subject:	Z2016-042: Davis Development
Date:	Wednesday, November 23, 2016 1:22:06 PM

Please do not consider the development of the LaJolla lots. The traffic in this area is becoming worse by the day, and over 200 apartments in this small area will be overwhelming. There is more vacant land on the north side of Ridge that could handle this project.
These apartments would also cause problems for the Lakeside Village area with the availability of just walking into the community. Please keep our community safe and a little less crowded.
How many times will Davis Development attempt to develop this land? What is the draw for this development?
Please do not grant this request.

Rita C. Paulov
3407 Lakeside Dr.
Rockwall, Texas

From: [redacted]
To: Planning
Subject: zoning change case Z2016-042
Date: Monday, December 05, 2016 7:21:48 AM
Attachments: zoning change request .pdf

Attn: Ryan Miller

i object to this rezoning request
please see attached

Debi Erickson
3509 Augusta Trl

From: L. Stevenson
To: Planning
Subject: Zoning request made today
Date: Friday, November 18, 2016 7:30:05 PM

I want to go on record as being opposed to the zoning request filed today for multi family housing in the area of La Jolla Point near Horizon Rd., & I-30 frontage Rd., behind IHOP, Mellow Mushroom...Too much traffic already at all times of the day in that area, as well as most other areas in Rockwall...Common sense should prevail..

Respectfully,
L. Stevenson/G. Stevenson
Lifelong Rockwall County resident

Miller, Ryan

From: Rachelle Florez <rachelle.florez@malonesfoods.com>
Sent: Wednesday, December 07, 2016 10:12 AM
To: Planning
Cc: Miller, Ryan; Pruitt, Jim; White, David; Hohenshelt, John; Lewis, Dennis; Fowler, Kevin; Townsend, Mike; Milder, Scott
Subject: Z2016-042 Davis Development
Attachments: SCAN4166_000.pdf

I oppose the re-zoning per the attached.

Miller, Ryan

From: MalyaC <malyac@gmail.com>
Sent: Wednesday, December 07, 2016 2:43 PM
To: Planning
Subject: Objecting Lajolla Pointe
Attachments: FullSizeRender.jpg; ATT00001.txt

Dear mr miller

I object the rezoning request

Miller, Ryan

From: Candace <candace@pksfloorusa.com>
Sent: Wednesday, December 07, 2016 5:34 PM
To: Planning
Subject: Case Z2016-042
Attachments: enemy at the gates 1.png

please note my attached request to OBJECT TO THE REZONING REQUEST ON LAJOLLA POINTE.

--
Candace Johnson
Office Manager
Pk's Floor USA

Miller, Ryan

From: Brian Redmond <redmondb92@gmail.com>
Sent: Wednesday, December 07, 2016 4:20 PM
To: Planning
Subject: "Z2016-042 Davis Development"

Dear Mr Miller

I am extremely concerned about the proposed rezoning of the above mentioned area along I 30. It is concerning to me on several different planes. First being the burden on the already congested area as well as traffic safety.

Also, as you and I will know there will be an adverse affect on property values in the area. Especially in light of the already zoned multi family area across the road.

Most importantly, is the burden on multi family housing on an already taxed school district, namely Reinhart elementary. I understand you are the caseworker for this proposal and I would urge you to do everything you can to again say no to the rezoning application.

Brian Redmond
Stryker Neurovascular
214 728 9387

BURGESS & NIPLE

12750 Merit Drive | Park Central 7 | Suite 425 | Dallas TX 75251 | 972.620.1255

November 18, 2016

City of Rockwall - Planning and Zoning Department
Attention: Ryan Miller, AICP, Director of Planning
385 S. Goliad Street
Rockwall, Texas 75087

Re: Letter of Intent – 17.595 Acre Planned Development (Davis Apartments at La Jolla Pointe)

To Planning and Zoning Department:

Our Client, Davis Development, would like to formally submit an application for a 17.595 acre multi-family (MF) planned development (PD) in Rockwall. The subject property is bounded by La Jolla Pointe Drive on the north, east and west and is located on the north side of I-30 behind existing commercial development including the Mellow Mushroom, Logan's Roadhouse, Taco Cabana, Steak 'n Shake, IHOP among others. The 17.595 acre PD is proposed to include Lots 6 – 11, Block A of La Jolla Point Addition, Phase 2 (16.449 acres) and the proposed public right-of-way of Carmel Circle (1.146 acres). Carmel Circle was platted as a public right-of-way when the subject property was subdivided. We propose that Carmel Circle will be abandoned and included within the PD boundary. The subdivided lots (Lots 6-11) and Carmel Circle will be recombined during the platting process, after the zoning change process is complete.

The site is currently zoned Commercial (C), located in the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, and our Client requests that the site be rezoned as a Planned Development for multi-family use. The proposed PD will be developed in one (1) phase and consist of seven (7), 3-story/4-story split level buildings and one (1) 3-story building with approximately 272 total units. A leasing office, clubhouse and fitness area will also be included in the "L" shaped building located at the main entrance. The building mix chart that lists the approximate unit mix, unit size and overall building square footages, is shown on the PD Concept Plan attached with this letter. A mail kiosk, maintenance/car wash building and a pool amenity area are also proposed for the residents' use.

Attached with this letter are the following: (1) Check for $464 for zoning change application fee, (2) Completed Development Application for zoning change, (3) Letter of Explanation Supporting Zoning Change (Rockwall Comp. Plan), (4) PD Development Standards, (5) Location Map with aerial photograph and PD Boundary Overlay, (6) Property Description of PD area, (7) PD Concept Plan, (8) Tree Survey, (9) TIA Report, and (10) Typical Building Elevations (colored) for city review and comment. Should you have any questions, please feel free to contact me at 972.620.1255, extension 6037.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834

Benjamin Mikesell, P.E.
Project Manager

Submitted by the Applicant on 11.18.2016

DAVIS URBAN RESIDENTIAL AT LA JOLLA POINTE AND THE ROCKWALL COMPREHENSIVE PLAN

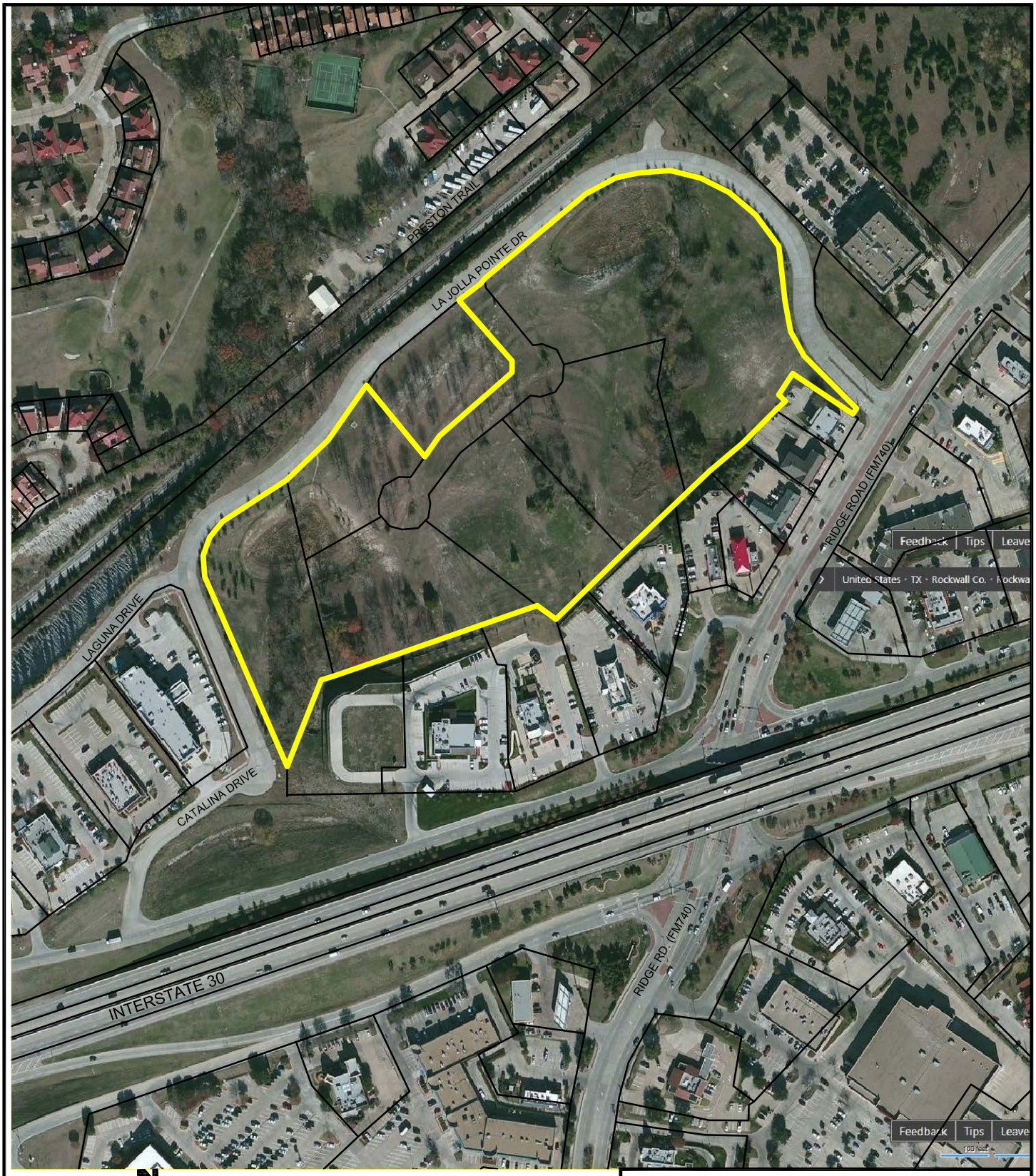
Support for the proposed zoning amendment for the Davis Urban Residential at La Jolla Pointe may be found under the City's Comprehensive Plan. The City's Future Land Use map designates the Property as "Commercial," with "Medium Density Single-Family Residential" to the north and west, and "Commercial" to the west, south and east along I-30. The "Commercial" future land use designation states that *(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods.* The subject property is situated behind a row of retail buildings blocking the view of the site from the nearby major roadways. Further, access to the site from Ridge Road and the I-30 service road is limited and not ideal for a major retail development. Additionally, the topography of the site is not conducive for a retail development. Therefore, due to visibility, access and topography, retail is not eminent for the subject property..

The "Commercial" designation also sets forth the need for the commercial use to be "integrated with the adjacent residential neighborhoods." This policy is consistently reflected within the "Land Use Policies" of the Comprehensive Plan. Given the separation of the subject property from nearby residential uses by a railroad track, a commercial development on this property could not be integrated with the adjacent residential neighborhoods.

The proposed development does, however, satisfy further policies in the Comprehensive Plan that suggest a transition between the retail and the single-family homes to be accomplished through more condensed housing. For example, the land use policies in the Comprehensive Plan provide "general residential policies," which provide that "(h)igh density residential should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." The addition of multi-family uses between the single family homes to the north and west of the Property and the commercial uses along I-30 would serve as this transition.

Another land use policy states that there should be a "blending of land uses that will result in a strong sense of community and neighborhood identity, and in the efficient use of land." As support for this policy, the Comprehensive Plan describes the current segregation of land uses in Rockwall, which "forces everyone to have to hop into a car, wind through a neighborhood and onto an already crowded arterial roadway to go even a few hundred feet away." The introduction of multifamily residential on the subject property provides a blend of horizontally mixed uses.

The land use policies also encourage the provision of a range of housing types to "accommodate different age groups, incomes and life styles," as well as to improve economic vitality. Specifically, "a greater variety of housing should be provided in specific areas of the city to accommodate a broad range of individual and family demand." Multifamily residential on the subject property would provide an additional choice of housing that could accommodate different age groups, incomes and life styles.



N

0 300 600 Feet

LOCATION MAP
PLANNED DEVELOPMENT
DAVIS APARTMENTS AT
LA JOLLA POINTE

12750 Merit Dr., Ste. 425, Dallas, TX 75251 TBPE FIRM NO. 10834

BURGESS & NIPLE

PLOTTED: 3/10/2016 3:08:04 PM
P:\PR54731\cadd\civil\location_map.dwg 3/8/2016 12:19:02 PM John, Riley

PLOTTED: 3/11/2016 10:36:28 AM

0 25 50 100 150
SCALE IN FEET

N S W E

UNION PACIFIC RAILROAD

50'

10' W.L. ESMT. (E/279)

LA JOLLA POINTE DRIVE
(VARIABLE WIDTH R.O.W.) MINOR ROAD

60'

80.00'

N49°43'05"E 270.85'

15' SAN.SEW. ESMT. – (E/279-280)

15' UTIL. ESMT. – (F/255-256)

15' SAN.SEW. ESMT. – (E/279-280)

S85°16'55" E 14.14

N04°43'05"E 14.14'

Δ=84°48'08"
R=270.00' L=399.62'
S87°52'51"E 364.13'

(VARIABLE WIDTH R.O.W.)
MINOR ROAD

81° 28' 37"
Δ=87°15'39"
R=120.00' L=182.76'
N19°45'54"E 165.60'

Δ=35°18'33"
R=660.00' L=406.73'
N45°44'27"E 400.33'

LAGUNA DRIVE
(60' R.O.W.) MINOR ROAD

15' STM. SEW. ESMT. – (F/255-256)

24' ACCESS & UTIL. ESMT. – (F/255-256)

15' STM. SEW. ESMT. – (F/255-256)

15' WATER LINE ESMT. – (F/255-256)

10' TXU ESMT. – (F/255-256)

S40°16'55"E 200.47'

LOT 3
(F/255-256)

20' TXU ESMT.

10'x10' WATER ESMT.
(F/255-256)

24' FIRE LANE, ACCESS & UTIL. ESMT. – (F/255-256)

N40°16'55"W 169.92'

CARMEL CIRCLE
(60' R.O.W. – 0.484 Acres)
(F/233-235)

N40°16'55"W 169.92'

DETENTION POND EASEMENT
(E/279-280)
1.098 Acres

12' W.L. ESMT.
(V.105, P870)

LOT 4R BLOCK C
LA JOLLA POINTE ADDITION
PHASE 1
CABINET E, PAGE 276-277

DETENTION POND EASEMENT
(E/279-280)
1.281 Acres

(PLUGGED PIPE)

20' UTIL. ESMT. – (E/279-280)

LOT 10
(G/131-132)

N49°43'05"E 204.39'

5' RETAINING WALL ESMT.
(F/255-256)

N37°06'28"E 57.36'

127.45'

S37°06'28"W
59.78'

CARMEL CIRCLE
(60' R.O.W. – 0.662 Acres)
(VOL 4871, P48)

28.05'

Δ=207°41'54"
R=58.00' L=210.25'
N04°43'02"E 112.63'

63.06'

85.43'

LOT 6, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CABINET F, PAGES 255-256

LOT 11
(G/131-132)

Δ=297°42'19"
R=58.00' L=301.36'
S52°53'32"E 60.00'

N37°06'28"E
110.51'

N49°43'05"E 197.76'
117.61'
80.15'

124.83'

114.62'

59.29'

LA JOLLA POINTE DRIVE
(60' R.O.W.) MINOR ROAD

N23°51'55"W 438.29'

TRACT 2
(1.146 AC.)

LA JOLLA POINTE ADDITION, PHASE 2
CABINET G. PAGES 131-132

TRACT 1
(16.449 ACRES)

LOT 9
(G/131-132)

VARIABLE WIDTH DRNG. ESMT.
(E/279-280)

20' UTIL. ESMT. – (E/279-280)

UTILITY EASEMENT
VOL. 5162, PG. 190

S21°09'56"W 206.62'

LOT 8
(G/131-132)

LOT 7
(G/131-132)

S70°39'38"W 499.76'

473.43'

LOT 15

BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGES 258-260

N53°10'30"W
49.31'

20' DRNG. & RETAINING WALL ESMT. – (F/255-256)

S44°36'44"W
93.27'

S46°29'21"W 598.53'

15' UTIL. ESMT. – (C/371)

WAFFLE HOUSE ADDITION
CABINET C, PAGE 371

10' UTIL. ESMT. – (E/279-280)

L3 L2

N56°44'36"W
158.96'

RICHARD HARRIS SUBDIVISION
CABINET A, PAGE 224

DAVID HOGG SUBDIVISION
CABINET A, PAGE 222

Village One
Cabine A, Slide 265
P.R.R.C.T.
remainder

LOT 16

LOT 17

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CABINET F, PAGES 229-230

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CABINET D, PAGE 199

TBM: "X" SET
EL.=535.37'

Δ=49°27'30"
R=230.00' L=198.54'
S20°45'02"E 192.43'

S45°28'47"E
51.15'

LOT 1, BLOCK D
LA JOLLA POINTE ADDITION,
PHASE 2
CABINET F, PAGES 279-280
0.688 Acres

LA JOLLA POINTE DRIVE

10' UTIL. ESMT. – (E/279-280)

15' SAN.SEW. ESMT. – (C/216)

12' WATER LINE ESMT. – (V.105/P.870)

LAKE POINTE HEALTH CENTER OF ROCKWALL
CABINET C, PAGE 216

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)
M4D CLASS ROAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°45'06"W	16.55'
L2	S32°44'34"W	54.85'
L3	S46°20'58"E	21.00'

TRACT 1: 16.449 AC. (LOTS 6,7,8,9,10,11)
TRACT 2: 1.146 AC. (CARMEL CIRCLE R.O.W.)
TOTAL: 17.595 AC.

OWNER:
ROCKWAY PARTNERS, LLP
5720 LBJ FREEWAY, SUITE 470
DALLAS, TX 75240
CONTACT: JIM KIRBY

APPLICANT:
DAVIS DEVELOPMENT, LLC
403 CORPORATE CENTER DR, STE. 201
STOCKBRIDGE, GEORGIA 30281
(770) 474-4345
FAX: (770) 474-5213
CONTACT: FRED HAZEL

BURGESS & NIPLE

12750 MERIT DRIVE, PARK CENTRAL 7, SUITE 425, DALLAS, TX, 75251
PHONE: (972) 620-1255
TBPE FIRM REGISTRATION NO. 10834
ENGINEER: BENJAMIN MIKESELL, P.E. 116419

PROPERTY DESCRIPTION

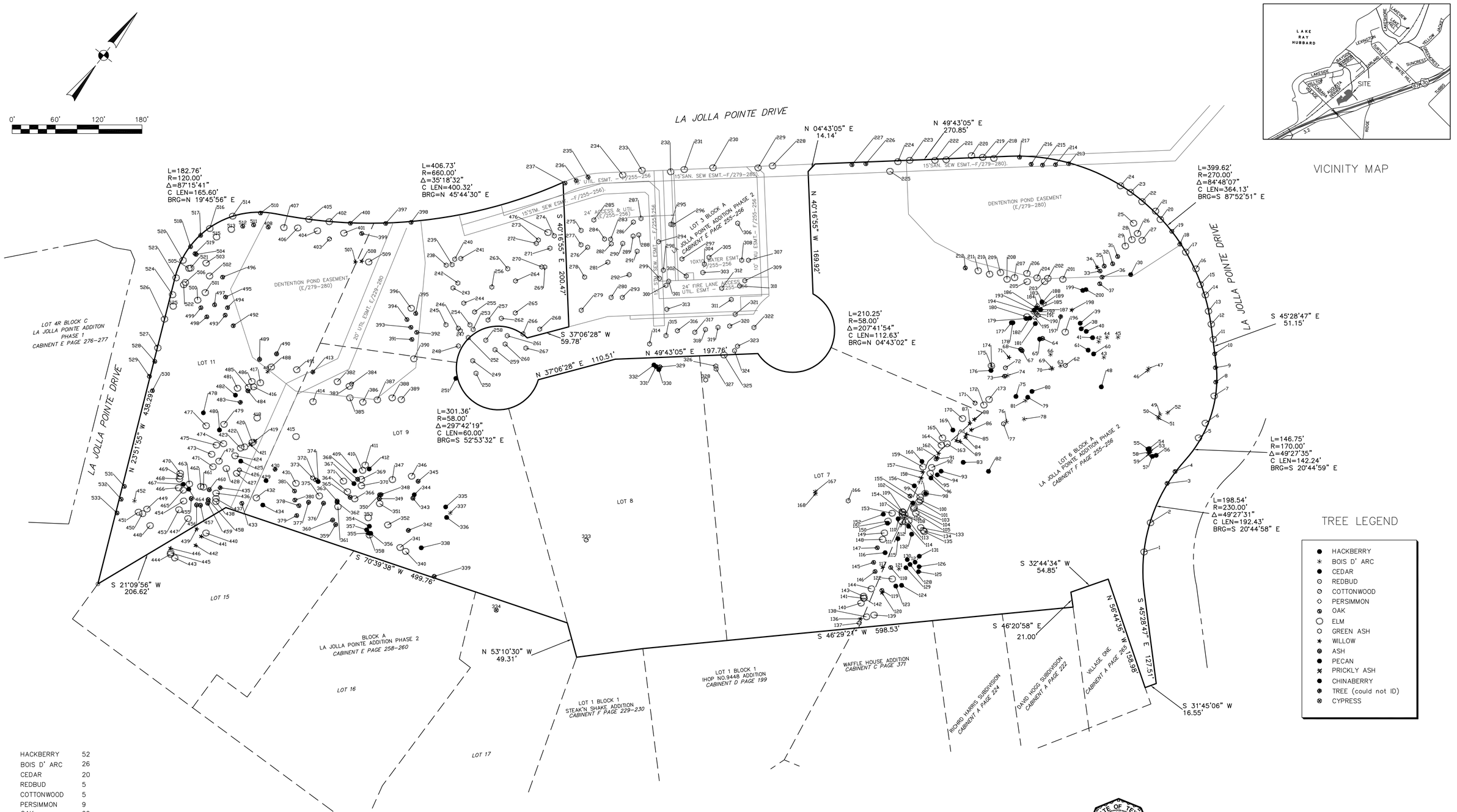
17.595 AC. PLANNED DEVELOPMENT

DAVIS APARTMENTS AT LA JOLLA POINTE

LOTS 6-11, BLOCK A LA JOLLA POINTE ADDITION, PHASE 2/
CARMEL CIRCLE (PUBLIC R.O.W.)

WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
& JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DATE: 11/18/2016



HACKBERRY	52
BOIS D' ARC	26
CEDAR	20
REDBUD	5
COTTONWOOD	5
PERSIMMON	9
OAK	69
ELM	190
GREEN ASH	90
WILLOW	23
ASH	28
PECAN	6
PRICKLY ASH	3
CHINABERRY	1
TREE	5
CYPRESS	1

BOUNDARY SURVEY BY OTHERS

STATE OF TEXAS
REGISTERED
RUDY RANGEL
5664
PROFESSIONAL
LAND SURVEYOR

RUDY RANGEL
TEXAS ID#5664

TREE SURVEY

LA JOLLA POINTE ADDITION, PHASE TWO

WILLIAM BLIEVINS SURVEY ABSTRACT NO. 9

JAMES SMITH SURVEY, ABSTRACT NO.200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,

RANGEL LAND SURVEYING
1012 TIMBERLINE DR.
HEATH, TEXAS 75032
RANGELLANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 03-23-2016

JOB NO.

POINT	DESCRIPTION
1	8" ELM
2	6" ELM
3	4" OAK +
4	6" OAK
5	8" ELM
6	10" ELM
7	8" ELM
8	5" 4" 6" OAK
9	8" OAK
10	8" OAK
11	8" ELM
12	8" ELM
13	8" ELM
14	6" 8" ELM
15	10" ELM
16	8" ELM
17	8" ELM
18	6" 4" OAK +
19	4" OAK +
20	12" ELM
21	6" ELM
22	8" ELM
23	8" 4" ELM
24	10" ELM
25	4" 8" ELM
26	4" ELM
27	10" ELM
28	6" ELM
29	6" ELM
30	36" PECAN
31	4" 4" OAK 4+
32	4" OAK 4+
33	6" OAK
34	4" 4" 4" WILLOW
35	6" OAK
36	4" 4" 4" OAK
37	10" OAK
38	8" 8" HACKBERRY
39	24" HACKBERRY
40	12" HACKBERRY
41	12" HACKBERRY
42	6" 6" 8" 6" BOIS D' ARC
43	12" BOIS D' ARC
44	4"4"4"4"4"4"BOIS D' ARC
45	8" 8" BOIS D' ARC
46	12" BOIS D' ARC
47	12" BOIS D' ARC
48	12" 12" HACKBERRY
49	10" BOIS D' ARC
50	12" BOIS D' ARC
51	12" BOIS D' ARC
52	18" 6" BOIS D' ARC
53	12" 18 BOIS D' ARC
54	4" HACKBERRY
55	4" HACKBERRY
56	4" HACKBERRY
57	10" HACKBERRY
58	6" CEDAR
59	4" PRICKLY ASH
60	12" HACKBERRY
61	10" HACKBERRY
62	4" REDBUD +
63	4" BOIS D' ARC
64	10" GREEN ASH
65	8" HACKBERRY
66	10" 10" 12" BOIS D' ARC
67	4" GREEN ASH
68	4" GREEN ASH
69	4" BOIS D' ARC
70	4" BOIS D' ARC
71	12" WILLOW
72	8" REDBUD
73	18" OAK
74	24" 10" BOIS D' ARC
75	4" HACKBERRY
76	18" 8" 10" BOIS D' ARC
77	6" 6" REDBUD
78	6" 6" BOIS D' ARC
79	4" HACKBERRY
80	4" HACKBERRY
81	4" 4" BOIS D' ARC
82	24" 24" PECAN
83	18" HACKBERRY
84	12" 15" WILLOW
85	12" WILLOW
86	6" WILLOW
87	6" WILLOW
88	4" WILLOW
89	6" WILLOW
90	12" WILLOW
91	10" OAK
92	8" ELM
93	18" CEDAR
94	10" CEDAR
95	10" ELM
96	15" CEDAR
97	10" 10" ELM
98	6" CEDAR
99	6" ELM
100	10" ELM

POINT	DESCRIPTION
101	10" ELM
102	12" HACKBERRY
103	10" ELM
104	10" ELM
105	12" ELM
106	4" ELM
107	4" ELM
108	8" ELM
109	6" ELM
110	8" HACKBERRY
111	8" ELM
112	6" ELM
113	4" ELM
114	12" HACKBERRY
115	30" PECAN
116	8" HACKBERRY
117	4" WILLOW
118	15" OAK
119	8" OAK
120	10" WILLOW
121	8" BOIS D' ARC
122	8" ELM
123	12" HACKBERRY
124	12" 10" HACKBERRY
125	8" CEDAR
126	26" CEDAR
127	15" CEDAR
128	10" CEDAR
129	10" CEDAR
130	4" 6" CEDAR
131	12" 6" CEDAR
132	10" HACKBERRY
133	8" ELM
134	8" ELM
135	12" ELM
136	6" WILLOW
137	12" COTTONWOOD
138	10" ELM
139	4" ELM
140	10" ELM
141	12" ELM
142	10" 8" 6" ELM
143	15" ELM
144	4" 4" 4" ELM
145	15" OAK
146	12" OAK
147	12" OAK
148	12" 12" ELM
149	10" ELM
150	6" HACKBERRY
151	10" ELM
152	10" HACKBERRY
153	4" ELM
154	4" ELM
155	12" OAK
156	10" HACKBERRY
157	12" WILLOW
158	12" WILLOW
159	10" ELM
160	12" CEDAR
161	15" WILLOW
162	6" WILLOW
163	12" 12" ELM
164	12" ELM
165	24" ELM
166	12" 12" GREEN ASH
167	6" BOIS D' ARC +
168	8" BOIS D' ARC +
169	10" HACKBERRY
170	12" ELM
171	36" COTTONWOOD
172	15" ELM
173	15" ELM
174	12" 12" BOIS D' ARC
175	24" ELM
176	10" HACKBERRY
177	12" 10" HACKBERRY
178	10" HACKBERRY
179	6" 8" HACKBERRY
180	8" ELM
181	8" HACKBERRY
182	12" 6" HACKBERRY
183	6" CEDAR
184	6" PERSIMMON
185	6" PERSIMMON
186	10" PECAN
187	12" HACKBERRY
188	6" PERSIMMON
189	4" PERSIMMON
190	4" PERSIMMON
191	4" PERSIMMON
192	4" PERSIMMON
193	4" CEDAR
194	6" PERSIMMON
195	4" PERSIMMON
196	8" ELM
197	4" TREE
198	6" WILLOW
199	4" HACKBERRY +
200	4" 4" CHINABERRY

POINT	DESCRIPTION
201	6" 4" ELM
202	4" ELM
203	4" 4" ELM
204	4" ELM +
205	4" ELM
206	4" ELM
207	4" ELM
208	6" ELM
209	4" ELM
210	4" ELM
211	4" ELM
212	4" OAK
213	10" OAK
214	8" OAK
215	10" OAK
216	8" OAK
217	8" OAK
218	8" 4" ELM
219	8" 6" ELM
220	6" 6" ELM
221	6" ELM
222	4" 4" ELM
223	6" ELM
224	4" ELM
225	6" ELM +
226	4" OAK
227	4" OAK
228	8" ELM +
229	5" ELM +
230	4" ELM
231	4" ELM
232	4" ELM
233	4" ELM
234	8" ELM
235	8" OAK +
236	4" 4" OAK
237	10" OAK
238	12" GREEN ASH
239	12" GREEN ASH
240	12" 6" GREEN ASH
241	15" GREEN ASH
242	8" 10" GREEN ASH
243	10" GREEN ASH
244	10" GREEN ASH
245	10" GREEN ASH
246	10" GREEN ASH
247	12" GREEN ASH
248	12" GREEN ASH
249	15" GREEN ASH
250	12" GREEN ASH
251	4" CEDAR
252	8" 10" GREEN ASH
253	10" GREEN ASH
254	12" GREEN ASH
255	15" GREEN ASH
256	10" GREEN ASH
257	12" GREEN ASH
258	12" GREEN ASH
259	15" GREEN ASH
260	12" GREEN ASH
261	12" GREEN ASH
262	10" 8"GREEN ASH
263	8" GREEN ASH
264	4" 12"GREEN ASH
265	12" GREEN ASH
266	10" GREEN ASH
267	12" GREEN ASH
268	14" GREEN ASH
269	12" GREEN ASH
270	14" GREEN ASH
271	12" GREEN ASH
272	12" GREEN ASH
273	12" GREEN ASH
274	14" GREEN ASH
275	12" 12" GREEN ASH
276	12" GREEN ASH
277	12" GREEN ASH
278	12" GREEN ASH
279	14" GREEN ASH
280	14" GREEN ASH
281	10" 8" GREEN ASH
282	10" 8" 8" GREEN ASH
283	8" GREEN ASH
284	12" GREEN ASH
285	4" 5" 6" GREEN ASH
286	12" GREEN ASH
287	12" GREEN ASH
288	12" GREEN ASH
289	12" GREEN ASH
290	8" GREEN ASH
291	12" GREEN ASH
292	12" GREEN ASH
293	12" GREEN ASH
294	12" GREEN ASH
295	12" GREEN ASH
296	12" GREEN ASH
297	10" GREEN ASH
298	8" GREEN ASH
299	8" GREEN ASH
300	8" GREEN ASH

POINT	DESCRIPTION
301	12" GREEN ASH
302	12" GREEN ASH
303	12" GREEN ASH
304	12" GREEN ASH
305	12" GREEN ASH
306	12" 10" GREEN ASH
307	10" GREEN ASH
308	12" GREEN ASH
309	6" 10" GREEN ASH
310	6" GREEN ASH
311	10" GREEN ASH
312	12" GREEN ASH
313	10" 10" GREEN ASH
314	8" 8" GREEN ASH
315	10" GREEN ASH
316	12" GREEN ASH
317	8" 8" GREEN ASH
318	8" 6" GREEN ASH
319	10" GREEN ASH
320	10" GREEN ASH
321	8" GREEN ASH
322	10" GREEN ASH
323	8" GREEN ASH
324	10" GREEN ASH
325	6" ELM
326	8" GREEN ASH
327	10" GREEN ASH
328	8" GREEN ASH
329	12" GREEN ASH
330	5" HACKBERRY
331	4" HACKBERRY
332	4" HACKBERRY
333	12" 12" COTTONWOOD
334	4" BALD CYPREES
335	10" CEDAR
336	4" 4" 4" HACKBERRY
337	4" 4" 4" BOIS D' ARC
338	10" 8" HACKBERRY
339	10" 12" 12" GREEN ASH
340	30" ELM
341	10" ELM
342	18" GREEN ASH
343	10" 10" ASH
344	15" CEDAR
345	12" GREEN ASH
346	10" 10" ELM
347	6" ELM
348	10" GREEN ASH
349	10" 8" 6" GREEN ASH
350	10" 12" 6" GREEN ASH
351	6" ELM
352	8" ELM
353	6" 8" ELM
354	6" 6" 6" HACKBERRY
355	6" HACKBERRY
356	4" 6" HACKBERRY
357	4" 6" HACKBERRY
358	6" 6" ELM
359	12" GREEN ASH
360	15" GREEN ASH
361	6" ELM
362	6" GREEN ASH
363	8" GREEN ASH
364	6" 6" 4" ELM
365	4" GREEN ASH
366	8" 15" ELM
367	6" 6" 6" HACKBERRY
368	4" GREEN ASH
369	8" ELM
370	12" ELM
371	8" ELM
372	15" OAK
373	8" REDBUD
374	8" HACH
375	10" ELM
376	15" GREEN ASH
377	15" GREEN ASH
378	15" OAK
379	15" OAK
380	6" OAK
381	15" OAK
382	10" ELM
383	8" ELM
384	8" COTTONWOOD
385	8" ELM
386	4" ELM
387	4" 4" ELM
388	4" ELM
389	4" ELM
390	4" ELM
391	4" OAK
392	4" OAK
393	4" OAK
394	6" OAK
395	6" OAK
396	4" ELM
397	10" OAK
398	4" OAK
399	6" OAK
400	4" 6" OAK

POINT	DESCRIPTION
401	8" ELM
402	10" ELM
403	6" COTTONWOOD
404	12" ELM
405	6" 10" ELM
406	10" ELM
407	10" ELM
408	4" OAK
409	10" HACKBERRY
410	4" ELM
411	12" ELM
412	6" 6" HACKBERRY
413	6" 6" TREE
414	36" ELM
415	36" ELM
416	6" ELM
417	12" ELM
418	3" ELM
419	4" 4" PRICKLY ASH
420	4" ELM
421	4" PRICKLY ASH
422	10" ELM
423	4" ELM
424	4" ELM
425	4" HACKBERRY
426	4" REDBUD +
427	6" ELM
428	4" ELM
429	24" PECAN
430	6" TREE
431	15" 15" ELM
432	6" 4" ELM
433	8" OAK
434	42" PECAN
435	4" TREE
436	6" ELM
437	6" ELM
438	4" ELM
439	4" 6" WILLOW
440	4" ELM
441	6" WILLOW
442	6" 8" WILLOW
443	4" ELM
444	4" ELM
445	6" ELM
446	8" 4" WILLOW
447	10" 8" ELM
448	40" ELM
449	40" ELM
450	4" ELM
451	8" ELM
452	8" BOIS D' ARC
453	8" 8" ELM
454	8" 8" 4" ELM
455	6" 6" GREEN ASH
456	6" GREEN ASH
457	8" GREEN ASH
458	8" GREEN ASH
459	6" 6" GREEN ASH
460	6" 6" GREEN ASH
461	8" ELM
462	8" 6" ELM
463	4" ELM
464	10" 8" HACKBERRY
465	8" ELM
466	8" ELM
467	12" 8" HACKBERRY
468	10" ELM
469	12" ELM
470	18" ELM
471	36" ELM
472	12" ELM
473	12" ELM
474	12" ELM
475	12" ELM
476	8" ELM
477	15" ELM
478	4" CEDAR
479	4" ELM
480	6" HACKBERRY
481	12" ELM
482	12" CEDAR
483	4" TREE
484	4" GREEN ASH
485	12" ELM
486	18" ELM
487	18" 18" BOIS D' ARCH
488	6" ELM
489	12" GREEN ASH
490	18" GREEN ASH
491	36" ELM
492	4" OAK
493	4" OAK
494	4" OAK
495	4" OAK
496	4" 4" OAK
497	4" 4" OAK
498	4" 4" OAK
499	6" OAK
500	10" ELM

POINT	DESCRIPTION
501	10" ELM
502	10" ELM
503	10" ELM
504	6" 4" OAK
505	6" ELM
506	8" ELM
507	(14) 4" WILLOW
508	(4) 4" WILLOW
509	10" 6" 6" 6" ELM
510	4" OAK
511	6" OAK
512	4" OAK
513	8" ELM
514	8" ELM
515	8" ELM
516	4" 4" 4" ELM
517	8" OAK
518	8" OAK
519	6" 4" 4" OAK
520	8" ELM
521	6" ELM
522	6" ELM
523	4" ELM
524	8" ELM
525	6" ELM
526	8" ELM
527	6" ELM
528	10" OAK
529	10" OAK
530	10" OAK
531	8" OAK
532	6" 6" OAK
533	8" OAK

Notes:

+/ (X) Tree Protected: the diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half the diameter of each additional trunk.

TREE SURVEY

LA JOLLA POINTE ADDITION, PHASE TWO

WILLIAM BLIEVINS' SURVEY ABSTRACT NO. 9

JAMES SMITH SURVEY, ABSTRACT NO.200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,

RANGEL LAND SURVEYING
1012 TIMBERLINE DR.
HEATH, TEXAS 75032
RANGELLANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 03-23-2016

JOB NO.

PLOTTED: 11/17/2016 8:44:47 AM

P:\PR54731\cadd\civil\siteplan.dwg 4/5/2016 12:39:49 PM Lunzman, Thomas

FRANK A. & PAMELA JO NERKOWSKI
LAKESIDE VILLAGE PH. 2
(ZONE: PD-2)

LAKESIDE VILLAGE HOA
LAKESIDE VILLAGE PH. 3
(ZONE: PD-2)

PRESTON TRAIL
(PRIVATE)

BOAT & RV STORAGE

PAUL & KIALITHA THOMPSON
LAKESIDE VILLAGE PH. 2
(ZONE: PD-2)

LAKESIDE VILLAGE HOA
LAKESIDE VILLAGE PH. 2
(ZONE: PD-2)

PERRY ZAFAR & JAMIL NASEEM
LAKESIDE VILLAGE PH. 2
(ZONE: PD-2)

UNION PACIFIC RAILROAD

10' W.L. ESMT. – (E/279)

LAGUNA DRIVE
(VARIABLE WIDTH R.O.W.) MINOR ROAD

LA JOLLA POINTE DRIVE
(VARIABLE WIDTH R.O.W.) MINOR ROAD

BEGIN 5' SIDEWALK

6' H. TUBULAR STEEL DECORATIVE FENCE (TYP)

EX. HYDRANT (TYP.)

ROCKWALL RMKP LP
LA JOLLA POINTE ADD. PH 1,
BLOCK C, LOT 7
(ZONE: COMMERCIAL)

EX. METAL FENCE

EX. DETENTION POND EASEMENT
(E/279-280)
1.281 ACRES

EX. TREES

OPEN SPACE

LOT 3, BLOCK A
1.28 AC.
(F/255-256)
LANDAU PROPERTIES LP.
(ZONE:COMMERCIAL)

6' H. TUBULAR STEEL DECORATIVE FENCE

VISITOR CALL BOX

DETENTION POND EASEMENT
(E/279-280)
1.098 ACRES

RESIDENT ENTRY/EXIT GATES

PED. GATE

TRASH COMPACTOR

MAIL KIOSK

DRAINAGE EASEMENT
25' OFF CL EACH SIDE

NO PARKING

30'R BC (TYP)

CULVERT CROSSING

HYDRANT (TYP)

BLD. TYPE I (24 UNITS)
3 STORY
3-GAR.

BLD. TYPE II 36 UNITS
3 STORY
2-GAR.

BLD. TYPE III (49 UNITS)
3 STORY
CLUBHOUSE
LEASING OFFICE

BLD. TYPE IV 31 UNITS
3 STORY
2-GAR.

POOL/
AMENITY AREA

5' SIDEWALK (TYP.)

CROSSWALK (TYP.)

WALL (TYP)

MAINT. BUILDING

DRAW

RESIDENT ENTRY/EXIT ONLY GATE

PED. GATE

PEDESTRIAN CONNECTION TO COMMERCIAL AREA. CONNECT 5' SIDEWALK TO EX. SIDEWALK

BROOKS RICHARD I. MD
A0064 E P G CHISUM,
TRACT 15-2
(ZONE: COMMERCIAL)

UTILITY EASEMENT
VOL. 5162, PG. 190

6' H. TUBULAR STEEL DECORATIVE FENCE (TYP)

BEGIN 5' SIDEWALK

ROCKWALL MUSHROOM LLC
LA JOLLA POINTE ADDITION
PH2, BLOCK A LOT 15
(ZONE: COMMERCIAL)

CAMBRIDGE COURT LLC
LA JOLLA POINTE ADDITION
PH2, BLOCK A LOT 16
(ZONE: COMMERCIAL)

RDF 188 30 & RIDGE
ROCKWALL TX P1 LLC
LA JOLLA POINTE ADDITION
PH2, BLOCK A, LOT 17
(ZONE: COMMERCIAL)

RETAINING WALL

6' H. TUBULAR STEEL DECORATIVE FENCE

STEAK N SHAKE OPERATIONS, INC
STEAK-N-SHAKE ADDITION,
BLOCK A, LOT 1
(ZONE: COMMERCIAL)

ROBERT H FAMILY TRUST
AND BMK FIN CORP AND
IHOP NO. 9448 ADDITION,
BLOCK 1, LOT 1
(ZONE: COMMERCIAL)

WAFFLE HOUSE INC.
WAFFLE HOUSE,
BLOCK 1, LOT 1
(ZONE: COMMERCIAL)

DAVID HOGG BUILDING LLC
DAVID HOGG SUBDIVISION,
BLOCK 1, LOT 1
(ZONE: COMMERCIAL)

HARRIS RICHARD DALE &
JUDY A
RICHARD HARRIS, BLOCK 1,
LOT 1
(ZONE: COMMERCIAL)

BELAC
PROPERTIES LLC
VILLAGE 1, BLOCK
1, LOT 1B
(ZONE:
COMMERCIAL)

ROCKWAY PARTNERS LLP
LA JOLLA POINTE ADDITION
PH 2, BLOCK D, LOT 1
(ZONE: COMMERCIAL)

WILLIAM BLEVINS SURVEY, ABST. NO. 9

JAMES SMITH SURVEY, ABST. NO. 200

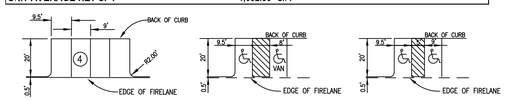
RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)
M4D CLASS ROAD

ROCKWALL				Davis Development		16112
UNIT TABULATION						4/5/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	667	33	12.13%	22,011	43.01%
A2	1br/1ba	804	4	1.47%	3,216	
A3	1br/1ba	816	39	14.34%	31,824	
A3-ALT	1br/1ba	833	20	7.35%	16,660	
A4	1br/1den/1ba	975	21	7.72%	20,475	
B1	2br/2ba	1,083	79	29.04%	85,557	44.12%
B2	2br/2ba	1,175	8	2.94%	9,400	
B3	2br/2ba	1,245	33	12.13%	41,085	
C1	3br/3ba	1,445	35	12.87%	50,575	12.87%
TOTALS			272	100.00%	280,803	100%

UNIT AVERAGE NET SF : 1,032.36

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

UNIT AVERAGE NET SF : 1,032.36 S.F.



TYPICAL SURFACE PARKING SPACE LAYOUT NTS

TYPICAL VAN HANDICAP SPACE LAYOUT NTS

TYPICAL HANDICAP SPACE LAYOUT NTS

* TYP. PARKING SPACE DIMENSIONS ARE SHOWN FOR SPACES ADJACENT TO BUILDINGS. OTHER SPACES ARE 18.5' DEEP TO BACK OF CURB AS LABELED ON PLAN.

SITE DATA
PD AREA: 17.595 ACRES
LOTS 6-11 BLOCK A: 16.449 AC.
CARMEL CIRCLE ROW: 1.146 AC.

EX. ZONING: COMMERCIAL (C), SCENIC OVERLAY, I-30 OVERLAY
PROPOSED ZONING: PLANNED DEVELOPMENT

EX. USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED UNITS: 272
FLOOR AREA RATIO: 0.4 (BUILDING SF/ LOT SF)
MAX. BUILDING COVERAGE: 45% (15% PROVIDED)

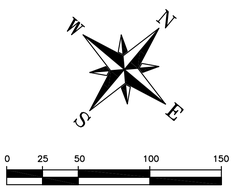
MIN. OPEN SPACE: 20% (±58% PROVIDED)

PARKING REQUIRED:
1 BDRM UNITS (117 X 1.5) = 176 SPACES
2 BDRM UNITS (120 X 2.0) = 240 SPACES
3 BDRM UNITS (35 X 2.5) = 88 SPACES

TOTAL PARKING SPACES REQUIRED = 504 SPACES
(1.85 SPACES/UNIT)
(OF WHICH 2% MUST BE HC ACCESSIBLE SPACES, I.E. 11 SPACES)

TOTAL PARKING PROVIDED:
SURFACE: 482 SPACES
ATTACHED GARAGES: 38
TOTAL SPACES PROVIDED – 520 SPACES (1.91 SPACES/UNIT)
(OF WHICH 11 ARE HC ACCESSIBLE)

NOTES
1. SURVEY DATA SHOWN IS BASED ON ALTA/ACSM LAND TITLE SURVEY FOR "LA JOLLA POINTE ADDITION, PHASE TWO" BY ARTHUR SURVEYING CO., INC. DATED 7/13/2015.
2. PER SURVEY, ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE CITY OF ROCKWALL GIS NETWORK, MONUMENT NUMBER R005-1. ELEVATION = 578.63'.
3. DRAINAGE EASEMENT SHOWN IS SUBJECT TO CHANGE BASED ON DETAILED STUDY. DRAINAGE EASEMENT TO CONTAIN 100-YEAR STORM PLUS 5' OFFSET FROM THE WATER SURFACE ELEVATION.
4. ALL PARKING ADJACENT TO ANY BUILDING IS 20'x9' MINIMUM. OTHER PARKING SPACES ARE 18'x9' WITH A CLEAR TWO FOOT OVERHANG AND 4' CLEAR FROM ANY LANDSCAPING.
5. ALL FIRE LANE CURB RETURN RADII ARE 30' UNLESS OTHERWISE NOTED.



This document is released for the purpose of city review under the authority of

BENJAMIN MIKESELL P.E.
116419
NOVEMBER 18, 2016
It is not to be used for construction/bidding purposes

OWNER:
ROCKWAY PARTNERS, LLP
5720 LBJ FREEWAY, SUITE 470
DALLAS, TX 75240
(972) 661-2145
CONTACT: JIM KIRBY

APPLICANT:
DAVIS DEVELOPMENT, LLC
403 CORPORATE CENTER DR, STE. 201
STOCKBRIDGE, GEORGIA 30281
(770) 474-4345
FAX: (770) 474-5213
CONTACT: FRED HAZEL

BURGESS & NIPLE

12750 MERIT DRIVE, PARK CENTRAL 7, SUITE 425, DALLAS, TX, 75251
PHONE: (972) 620-1255
TBPE FIRM REGISTRATION NO. 10834
ENGINEER: BENJAMIN MIKESELL, P.E. 116419

PD CONCEPT PLAN

DAVIS APARTMENTS AT LA JOLLA POINTE

LOTS 6-11, BLOCK A LA JOLLA POINTE ADDITION, PHASE 2
AND CARMEL CIRCLE (PUBLIC R.O.W.)

WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
& JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. Z2016-011

DATE: 11/18/2016

Kimley»Horn

April 12, 2016

Tim Tumulty, P.E.
Director of Public Works
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Traffic Impact Analysis Review for Davis Apartments at La Jolla Pointe

Dear Mr. Tumulty,

Kimley-Horn and Associates, Inc. (Kimley-Horn) reviewed the *Traffic Impact Analysis for Davis Apartments at La Jolla Pointe* by Lee Engineering, dated April 5, 2016.

We offer the following comments:

1. Project Trip Generation
    a. The project trip generation appears appropriate for the apartment complex.
    b. There is a typo in Table 3 showing the variable as 220 dwelling units instead of 272 dwelling units. The estimated trip generation for each time period in this table is correct for 272 dwelling units, so it did not ripple through the analysis.
2. Project Trip Distribution
    a. The project trip distribution appears reasonable for the development.
    b. It appears that the majority of the traffic heads to/from Dallas using the IH-30 at Village Drive / Horizon Road interchange.
3. Historic Growth Rate
    a. The TxDOT count location referenced in the TIA is on FM 740 south of IH-30 and shows a negative 4% average growth rate. We noticed a TxDOT count location that is closer to the development on FM 740 just north of IH-30, although it still has a negative growth rate from 2009 – 2014.
    b. The 2% average annual growth rate for the TIA from 2016 to 2022 is an acceptable assumption.
4. Thoroughfare Roadways
    a. La Jolla Point Drive, Catalina Drive, Village Drive, and Laguna Drive are all shown on the City of Rockwall's Master Thoroughfare Plan as Minor Collectors, which are typically 40' curb to curb. Currently, each of these streets is striped as a two-lane roadway that can accommodate on-street parking on each side (not marked) or they could be striped to have left turn lanes at driveways or intersections.
    b. Ridge Road, which is also FM 740, is shown as a Major 4-lane Divided (M4D) roadway on the City of Rockwall's Master Thoroughfare Plan. A center turn lane exists that acts a left turn bay at the intersection with La Jolla Pointe Drive.

5. Site Access
    a. The driveways appear to meet City spacing standards for full access. The TIA mentions that Driveway 2 is approximately 185' of Ridge Road, although it appears to be approximately 300' away from Ridge Road based on scaling from the site plan.
    b. No deceleration lanes are proposed at the site driveways based on the TxDOT thresholds. Our understanding is that the City does not have a formal standard for requirements, so the TxDOT thresholds are appropriate.
    c. The highest volume entering movement is expected to be the right turn at Driveway 1 and is close to the threshold for a right turn lane. As no on-street parking is present in the area and a train track is on the opposite side of the street that will limit other development, we would recommend striping the eastbound approach to have a through lane and right turn lane within the existing pavement (it is an existing two-lane undivided roadway with 40' of pavement).
    d. For the left turning movements at Driveway 2, we would also recommend striping a left turn lane and a through lane. This could also be accomplished within the existing 40' pavement (currently striped as a two-lane undivided roadway). This striping improvement would help prevent possible backups towards the intersection of Ridge Road at La Jolla Pointe Drive, since this driveway will be gated near the street.
    e. The TIA mentions that vegetation along La Jolla Point Drive creates a sight distance issue for Driveway 2 just north of Ridge Road. We agree with the TIA recommendation that the vegetation (which appears to be on the development property) in conflict with meeting sight distance requirements should be removed. We recommend that the City require the removal of the vegetation as necessary to meet sight distance.
    f. Sidewalks are not currently provided along La Jolla Point Drive. From the site plan, a 5' sidewalk is proposed along the entire frontage of the development that will tie into the sidewalk at Ridge Road.
6. Intersection Capacity Analysis
    a. The TIA mentions Level of Service (LOS) D as the typically minimum acceptable condition, which is a good rule of thumb. The City of Rockwall does not have a defined LOS standard.
    b. The Synchro analysis inputs and outputs appear appropriate.
    c. One minor item we noticed is that the intersection of Ridge Road at La Jolla Pointe Drive appears to be analyzed with a shared left-through lane for northbound approach of Ridge Road. Ridge Road has a center turn lane, which operates as a separate left turn lane currently. This would likely have only a minor impact on the analysis and not change any recommendations.
    d. The TIA mentions that the intersection of Ridge Road at La Jolla Pointe Road does not meet a traffic signal warrant. One possible improvement would be a southbound right turn lane on Ridge Road, although this is not expected to significantly reduce the delay on the side street (La Jolla Pointe Drive).
    e. The interchange of IH-30 at Village Drive / Horizon Road is shown as being overcapacity with existing conditions. At site buildout in 2017, the maximum

development percent impact at the intersection of IH-30 WBFR at Village Drive is expected to be 5.8% during the PM peak hour (4.8% during the AM peak hour).

f. The interchange has regional impacts and operations should be improved once the proposed WB entrance ramp to IH-30 between Ridge Road and Horizon Road is constructed (bond project). This project was not included in the analysis for this TIA.

Based on our review, this TIA appears to accurately analyze the existing and future conditions. The proposed development is expected to have a minor impact at the regional intersections and no off-site improvements away from the project driveways are anticipated.

Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
State of Texas Registered Firm No. 928

Thomas P. Grant

Tom Grant, P.E., PTOE



CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 17.60-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6-11, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That the City Council, in accordance with Section 272.001(b) of the Texas Local Government Code, does hereby authorize the abandonment of the right-of-way for Carmel Circle (*as depicted in Exhibits 'A' & 'B' of this ordinance*) to the adjacent landowners and the Mayor is hereby authorized to issue and sign a quitclaim deed to the adjacent landowners who last appear on the current tax rolls of the City;

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have

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adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

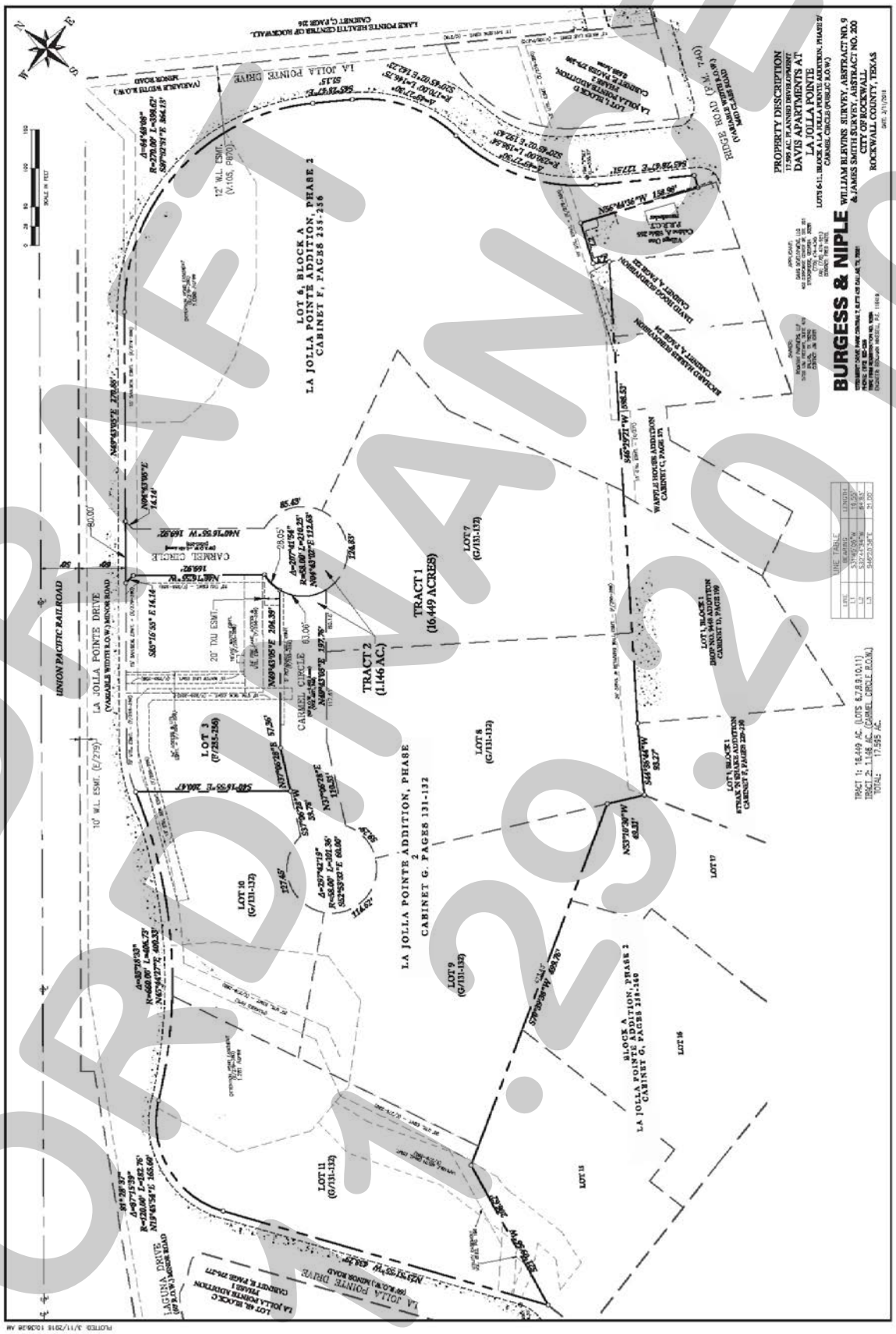
_____
Frank J. Garza, *City Attorney*

1st Reading: *December 19, 2016*

2nd Reading: *January 3, 2017*

DRAFT ORDINANCE 1.29.2016

Exhibit 'A':
Survey/Legal Description



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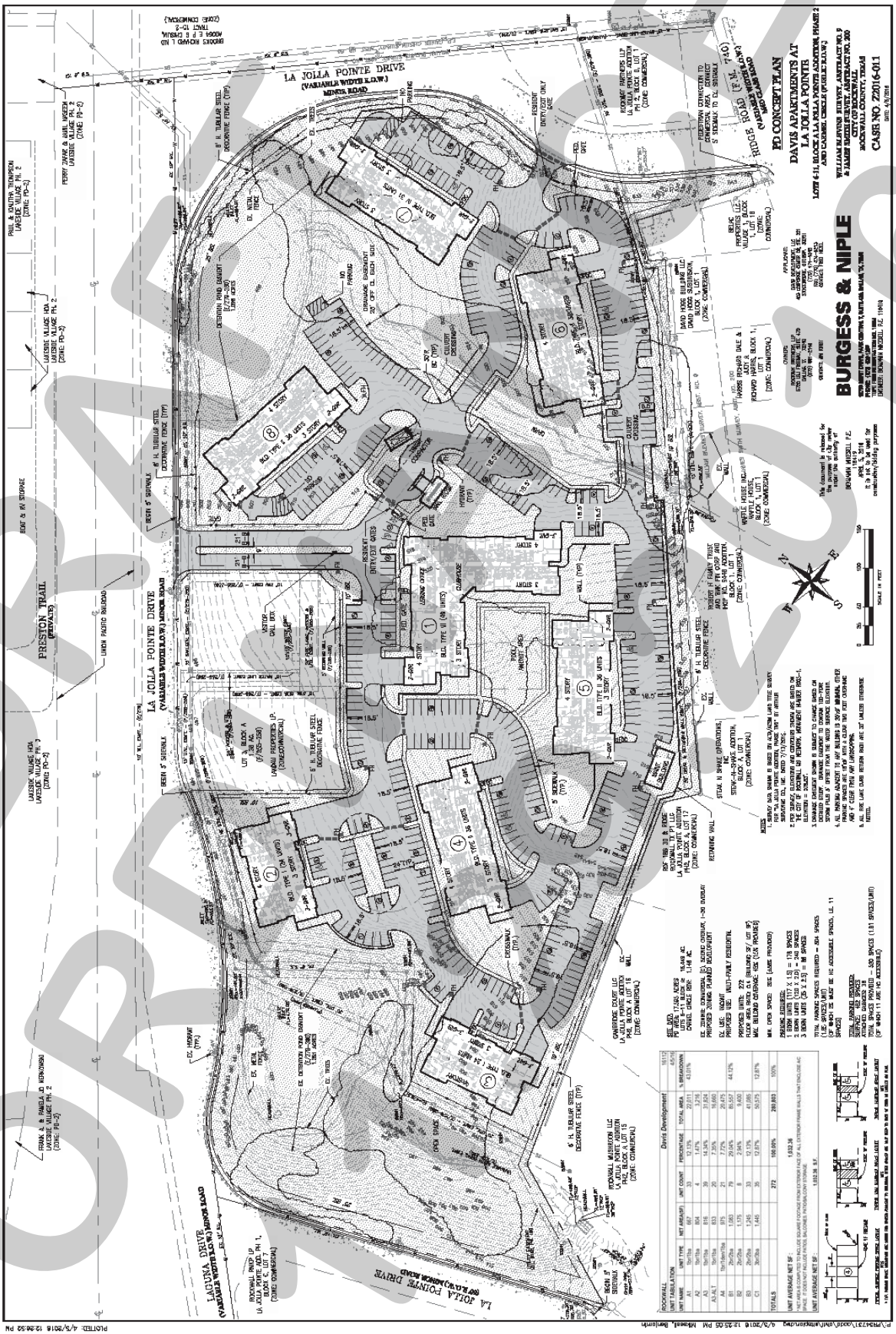
ORDINANCE
11.29.2016

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
2016

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below; however, in no case should the average net unit area decrease below 1,032 square feet.

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF) [1]	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	1 Bedroom/1 Bathroom	667 SF	33	22,011 SF	12.13%
A2	1 Bedroom/1 Bathroom	804 SF	4	3,216 SF	1.47%
A3	1 Bedroom/1 Bathroom	816 SF	39	31,824 SF	14.34%
A3-ALT	1 Bedroom/1 Bathroom	833 SF	20	16,660 SF	7.35%
A4	1 Bedroom/1 Bathroom/1 Den	975 SF	21	20,475 SF	7.72%
B1	2 Bedroom/2 Bathroom	1,083 SF	79	85,557 SF	29.04%
B2	2 Bedroom/2 Bathroom	1,175 SF	8	9,400 SF	2.94%
B3	2 Bedroom/2 Bathroom	1,245 SF	33	41,085 SF	12.13%
C1	3 Bedroom/3 Bathroom	1,445 SF	35	50,575 SF	12.87%
		Average Net Unit Area:		*1,032.36 SF*	
		Maximum Permitted Units:	*272*		*100.00%*

General Notes:
[1]: The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the IH-30 Overlay (IH-30 OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *16* dwelling units per gross acre of land; however, in no case should the proposed development exceed *275* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	5'
Minimum Rear Yard Carport/Parking Setback	5'
Minimum Separation Between Main Buildings [(1)]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [(2)]	62'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [(3)]	20%

General Notes:
[1]: The minimum separation between two (2) main buildings without doors or windows on facing walls shall be a minimum of 15-feet.
[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

DRAFT ORDINANCE 11-29-2016

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

4. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 3*, which is as follows:

Table 3: Parking Requirements

Unit Name	*Unit Type*	*Parking Requirement Per Unit* [2]	*Number of Units (#)*	*Parking Requirement* [1]
A1	*1 Bedroom/1 Bathroom*	1.5	33	49.5
A2	*1 Bedroom/1 Bathroom*	1.5	4	6
A3	*1 Bedroom/1 Bathroom*	1.5	39	58.5
A3-ALT	*1 Bedroom/1 Bathroom*	1.5	20	30
A4	*1 Bedroom/1 Bathroom/ 1 Den*	1.5	21	32.5
B1	*2 Bedroom/2 Bathroom*	2	79	158
B2	*2 Bedroom/2 Bathroom*	2	8	16
B3	*2 Bedroom/2 Bathroom*	2	33	66
C1	*3 Bedroom/3 Bathroom*	2.5	35	87.5
			Parking Requirements:	504

General Notes:

[1]: Tandem parking spaces (*i.e. parking spaces in front of garages*) are *NOT* be permitted; however, the proposed garage parking spaces may count toward the parking requirement.

[2]: This table is subject to change based on the proposed development; however, all one (1) bedroom units shall provide a minimum of 1.5 parking spaces/unit, all two (2) bedroom units shall provide a minimum of two (2) parking spaces/unit and all three (3) bedroom units shall provide a minimum of 2.5 parking spaces/unit.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'*; however, all development shall adhere to the following building standards:

   (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

   (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the IH-30 Overlay (IH-30 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

DRAFT ORDINANCE 11.29.2016

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers.* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of La Jolla Pointe Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks and trails required along La Jolla Pointe Drive.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking island shall be provided at a spacing not exceed a maximum distance of 20 parking spaces.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

9. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT
ORDINANCE
11.29.2016

Exhibit 'D':
Concept Building Elevations



DRAFT
ORDINANCE
11.15.2016



DRAFT
ORDINANCE
11.29.2016

DRAFT ORDINANCE 9.29.2016



DRAFT
ORDINANCE
12.9.2016

DRAFT ORDINANCE 1.29.2016

Exhibit 'D':
Concept Building Elevations



DRAFT
02.23.2016

Exhibit 'D':
Concept Building Elevations



DRAFT
DRAFT 2016

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ORDINANCE
11.29.2016

Exhibit 'D':
Concept Building Elevations



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ORDINANCE
11.29.2016

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ORDINANCE
11.29.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Tim Seymore of *Seymore Custom Homes, LLC*

AGENDA ITEM: **SP2016-026;** Commercial/Industrial Facility – *242 National Drive*

SUMMARY:

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of constructing a 4,980 sq. ft. building that will serve as an additional facility (*for office and storage purposes*) to an existing ~4,800 sq. ft. building. An amendment to the site plan is required due to the proposed building exceeding 50% of the size of the existing building. The applicant is proposing the new facility to be constructed with 100% metal panels on the exterior. This will require approval of an exception to the exterior material requirements and has been added as a condition of approval. The property is a 1.5-acre parcel of land that is zoned Heavy Commercial (HC) District and is addressed as 242 National Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed office/storage facility is permitted by right on the subject property. The existing site has a total of 3 parking spaces and requires five (5) additional spaces. The applicant is providing a total of eleven (11) spaces for the site. Also, the applicant will be extending the use of a septic system for the entire site (*which includes the new building*); however, Rockwall's County Health Coordinator, Ron Merritt, has indicated there would be no issue with both buildings using the same system as long as the buildings were not sold separately or the property not being subdivided. This has been added as a condition of approval and will be added as a note on the final plat.

Aside from the exterior material exceptions and the conditions listed in the *Recommendations* section of this report, the submitted site plan and building elevations are in substantial compliance with the technical requirements contained within the Unified Development Code (UDC).

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 sq. ft.*	*1.5-Acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*x=350-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x=250-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*x>20-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet*[1]	*X=30-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*[2]	*16-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*100% Metal Wall Panels; Exception Request*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*11*	*10 Provided;*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*100% Metal Wall Panels; Exception Request*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES: 1. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
2. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

EXCEPTION AND VARIANCE REQUESTS:

The applicant is requesting exceptions and a variance to the Unified Development Code (*UDC*) for the sections outlined below. As a note, an exception request to the UDC requires passage of a simple majority vote of those City Council members present. The code reads as follows:

> **Exterior walls.** *Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII…on walls which are visible from a public street or open space, including a minimum of 20 percent stone.*
>
> *All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials) shall be limited to 50 percent of the building's exterior finishes…*
>
> *Exceptions to this requirement may be permitted on a case by case basis by the council upon submission and approval of elevation drawings of the subject structure, and material samples.*

The applicant is requesting the following exceptions to the exterior materials:

a. *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 90% (*exterior*) masonry material requirements by allowing 100% metal wall panels for all elevations as submitted.

b. *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 20% stone requirements by allowing 100% metal wall panels for all elevations as submitted.

A request for an exception to the exterior material requirements is a discretionary decision for the City Council.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the Planning and Zoning Commission choose to approve the applicant's request and recommend approval of the requested variances to the City Council, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) A statement is to be added at the time of final plat indicating the entire property is not to be subdivided or any building sold separately without discontinuing the use of the septic system and connecting to the City's sanitary sewer system.

3) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN SUBMITTAL

Project Number	SP2016-026	**Owner**	SEYMORE, TIM & RAY SEYMORE	**Applied**	11/17/2016 LM
Project Name	242 National Drive	**Applicant**	TIM SEYMOUR	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	P&Z HEARING			**Status**	12/7/2016 DG

Site Address	**City, State Zip**	**Zoning**
242 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-20	NULL	2-20	0128-0000-0002-20-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016	11/21/2016	4	APPROVED	
ENGINEERING	Amy Williams	12/7/2016	12/14/2016	12/7/2016		COMMENTS	See Comments
(12/7/2016 3:35 PM AW) Need to show last parking space to have a minimum of 15'x24' backing area Need to show and label "detention/drainage" easement							
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See Comments
(11/21/2016 11:30 AM AW) Need to show detention/drainage easement Need to have a "backing out" area for the last parking spot Septic system? Need letter of approval from Rockwall County stating that the existing septic system will handle the addition							
FIRE	Ariana Hargrove	11/17/2016	11/24/2016	11/23/2016	6	COMMENTS	see comments
(11/23/2016 10:39 AM AA) need to show location of on-site fire lane. Fire Lane shall be provided to within 150-feet of all potions of the exterior building walls. Show location of all fencing and gates that are located between/across fire lane and fire hydrant.							
GIS	Lance Singleton	11/17/2016	11/24/2016				
PLANNING	David Gonzales	12/7/2016	12/14/2016	12/7/2016		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
REVISED PLANS - DAVID GONZALES - 12.07.2016 Planning Department General Comments to be included as conditions of approval: 1. Adherence to all Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans (if required) prior to issuance of a Certificate of Occupancy (CO). 3. 2. Submittal and approval of a Final Plat prior to issuance of a building permit and release of a Certificate of Occupancy (CO). EXCEPTIONS FOR CITY COUNCIL TO CONSIDER: 1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. North, South, East & West elevations require a minimum 20% stone and do not meet this standard. 2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. North, South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% secondary materials with the use of metal wall panels. ** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. ** Please addressthe following Planning Comments for each plan submitted: Site Plan: 1. A revised plan indicating and labeling the detention area per egineering comments...see engineering mark-ups. 2. A revised plan indicating the proper spacing for backing out of parking area...see engineering mark-ups. Building Elevations: 1. Approval of the exceptions to the exterior material standards is required by the City Council as indicated above. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.) City Council - Action: December 19, 2016 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]							
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See comments

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the constructior of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans (if required) prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-026" at the lower right corner of each revised plan.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:
1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. North, South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. North, South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% secondary materials with the use of metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
OK as submitted.

Landscape Plan:
1. Are you providing any (additional) landscapeing?

Photometric Plan:
1. Will there be any additional exterior lighting (wall packs, poles, etc.) for the proposed building/site? If so, please provide a photometric plan for the new lighting fixtures meeting city standards.
2. Additional lighting pole standards are not to exceed a maximum overall heightof 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
3. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
4. Any additional lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
5. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

Building Elevations:
1. What type of metal wall paneling is being used for the exterior of the proposed structure?
2. Approval of the exceptions to the exterior material standards is required by the City Council as indicated above.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z totake action (i.e. approve, approve with conditions, etc.)

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]

Tim Seymore

242 National Dr.

Rockwall Tx. 75032

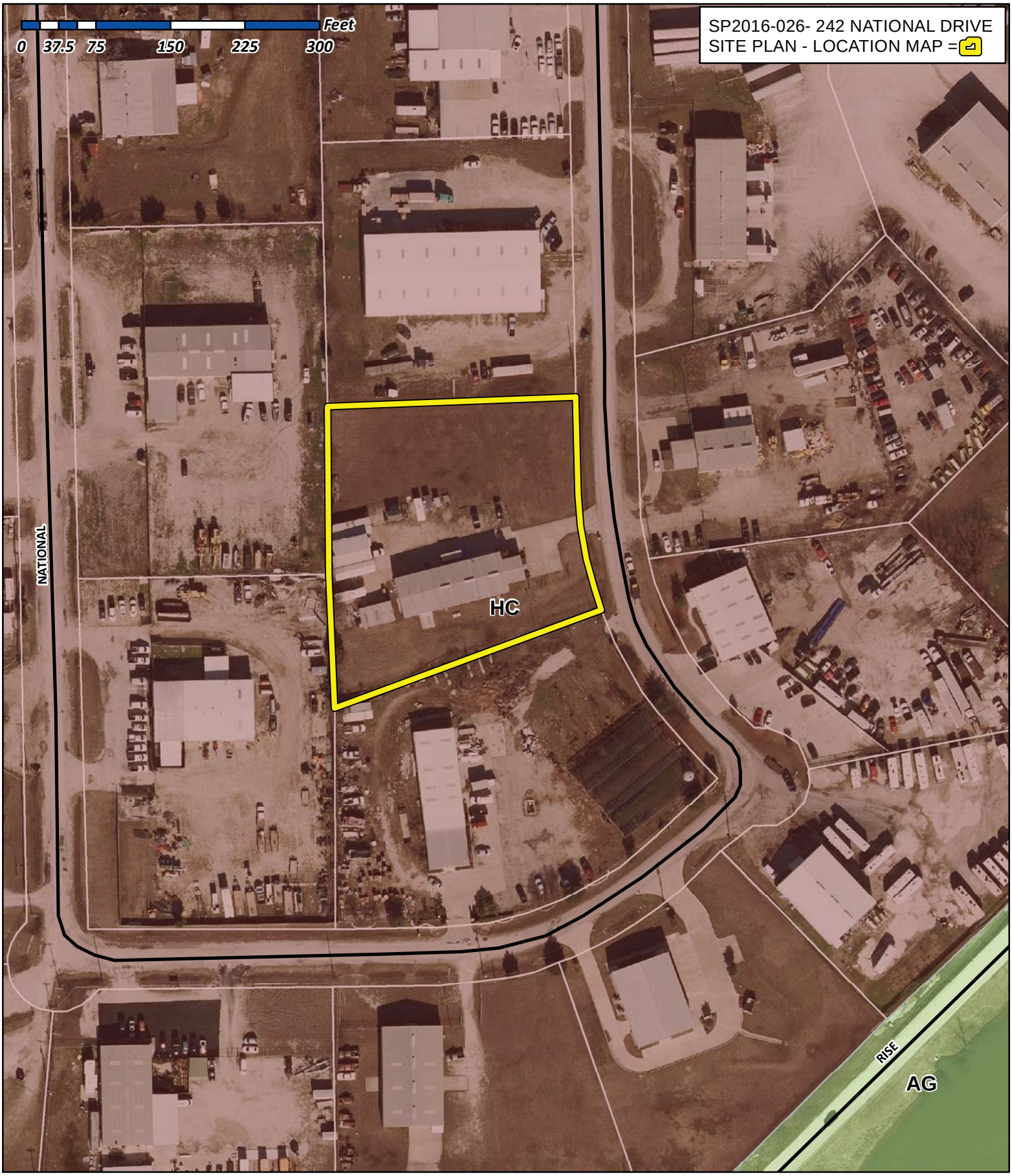
RE: Septic System

As long as the city agrees that this property can never be Replatted or that the buildings can never be sold separately while utilizing the On Site Sewage Facility,

This office does not have a problem with both buildings using the same system that is already in use on the property

Thanks Ron Merritt

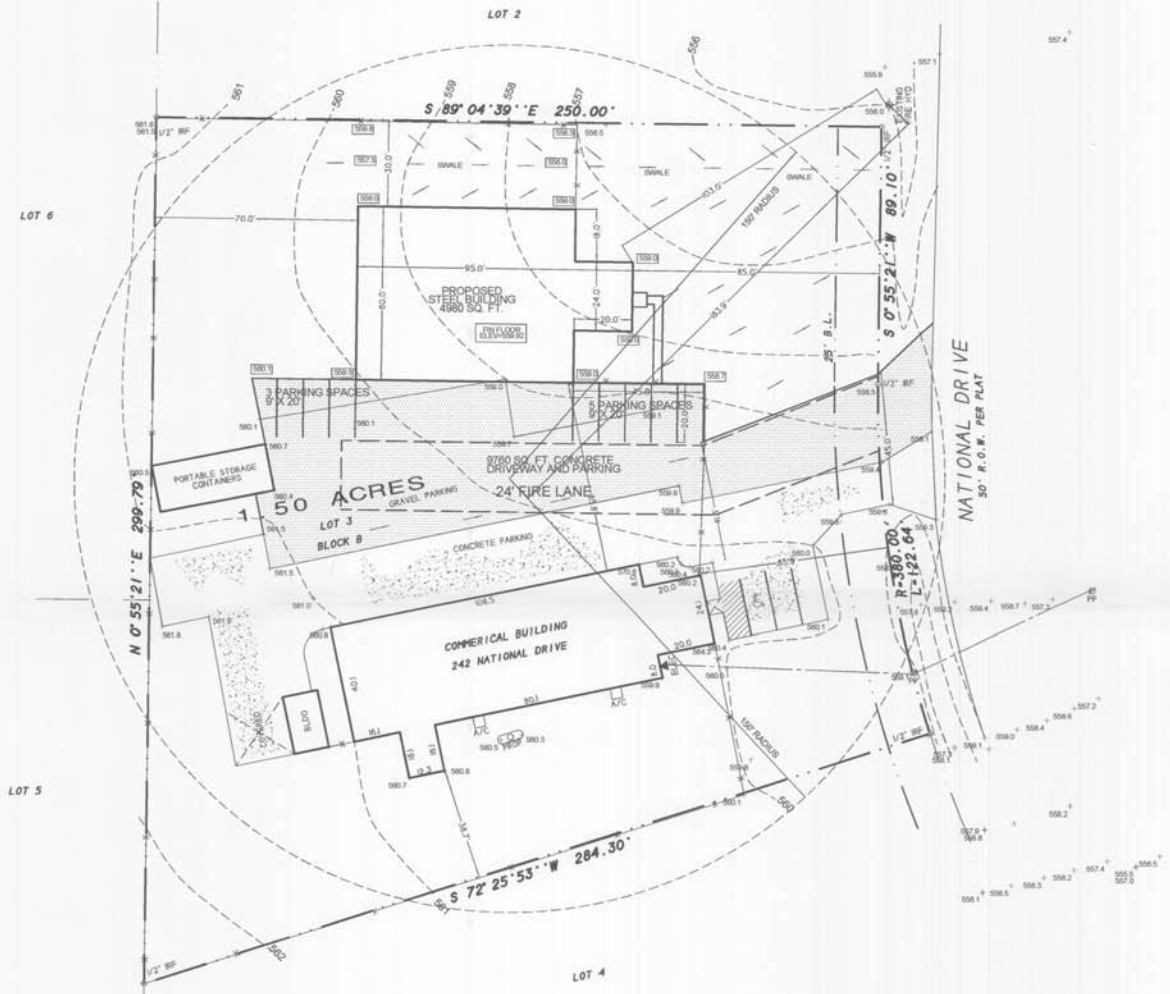
Rockwall County Health Coordinator



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

SITE/GRADING PLAN

RECEIVED
DEC 06 2016
BY:

SP 2016 026

DESCRIPTION

BEING Lot 3, Block B of ROCKWALL 205 BUSINESS PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 8, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for TIM SEYMORE at 242 NATIONAL DRIVE, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 29th day of February, 2016.

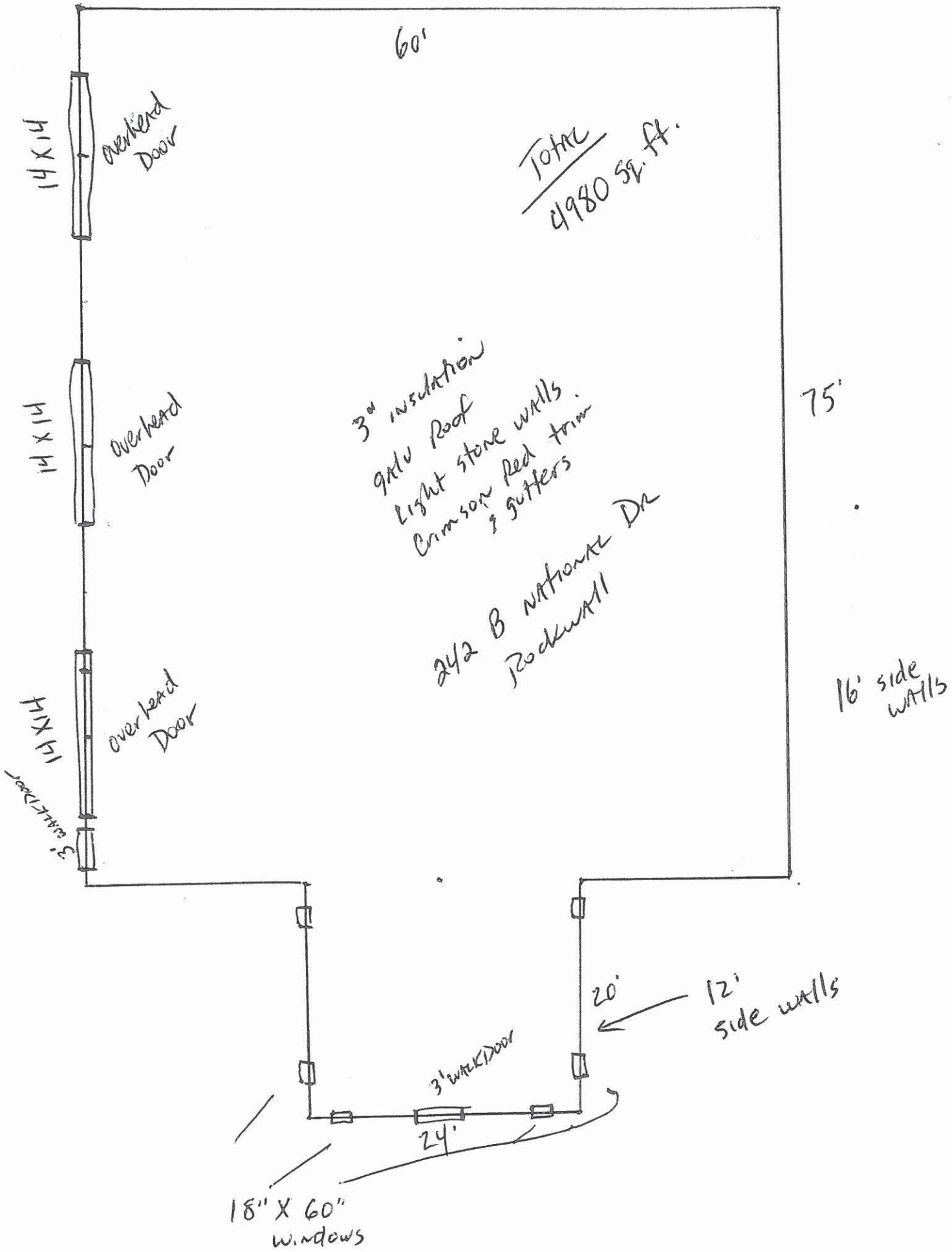
Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE:	FEBRUARY 29, 2016
SCALE	1" = 30'
FILE #	20160045-SP
CLIENT	SEYMORE
OF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com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14 x 14
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Total
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14 x 14
Overhead Door
3" insulation
gable Roof
Light stone walls
Crimson Red trim
& gutters
75'
242 B NATIONAL Dr
Rockwall
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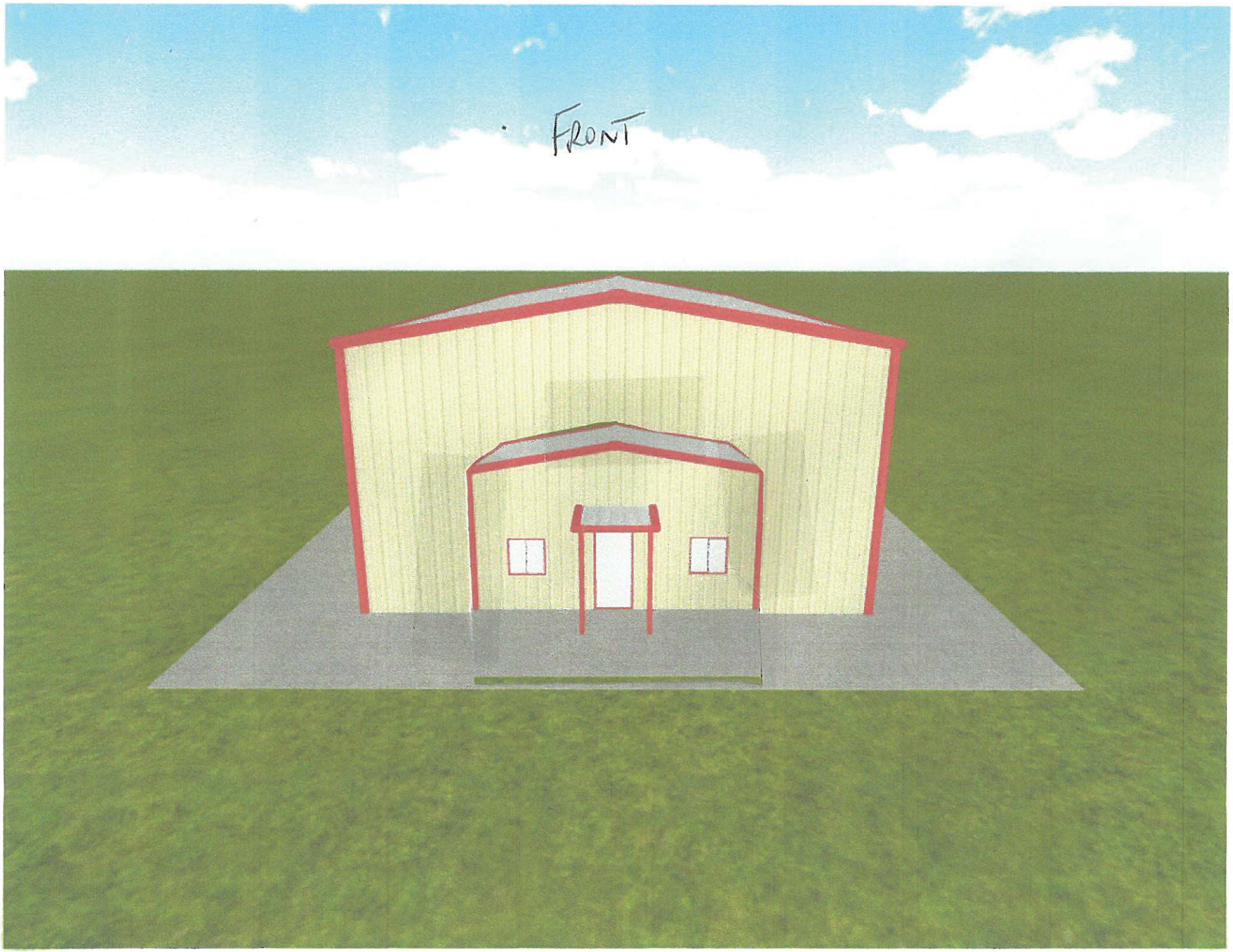
3' walk door
20'
12' side walls
3' walk door
24'
18" X 60" windows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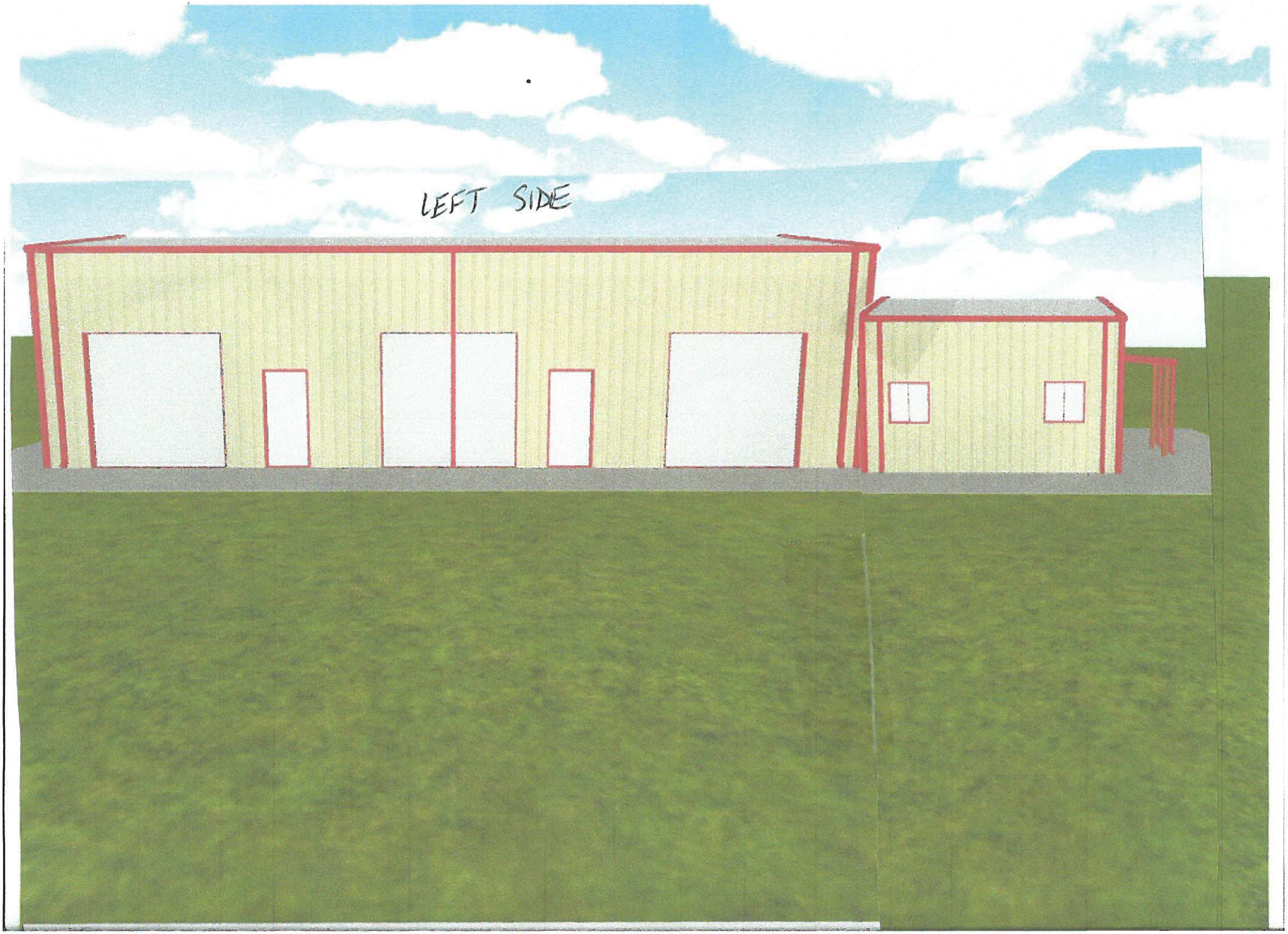
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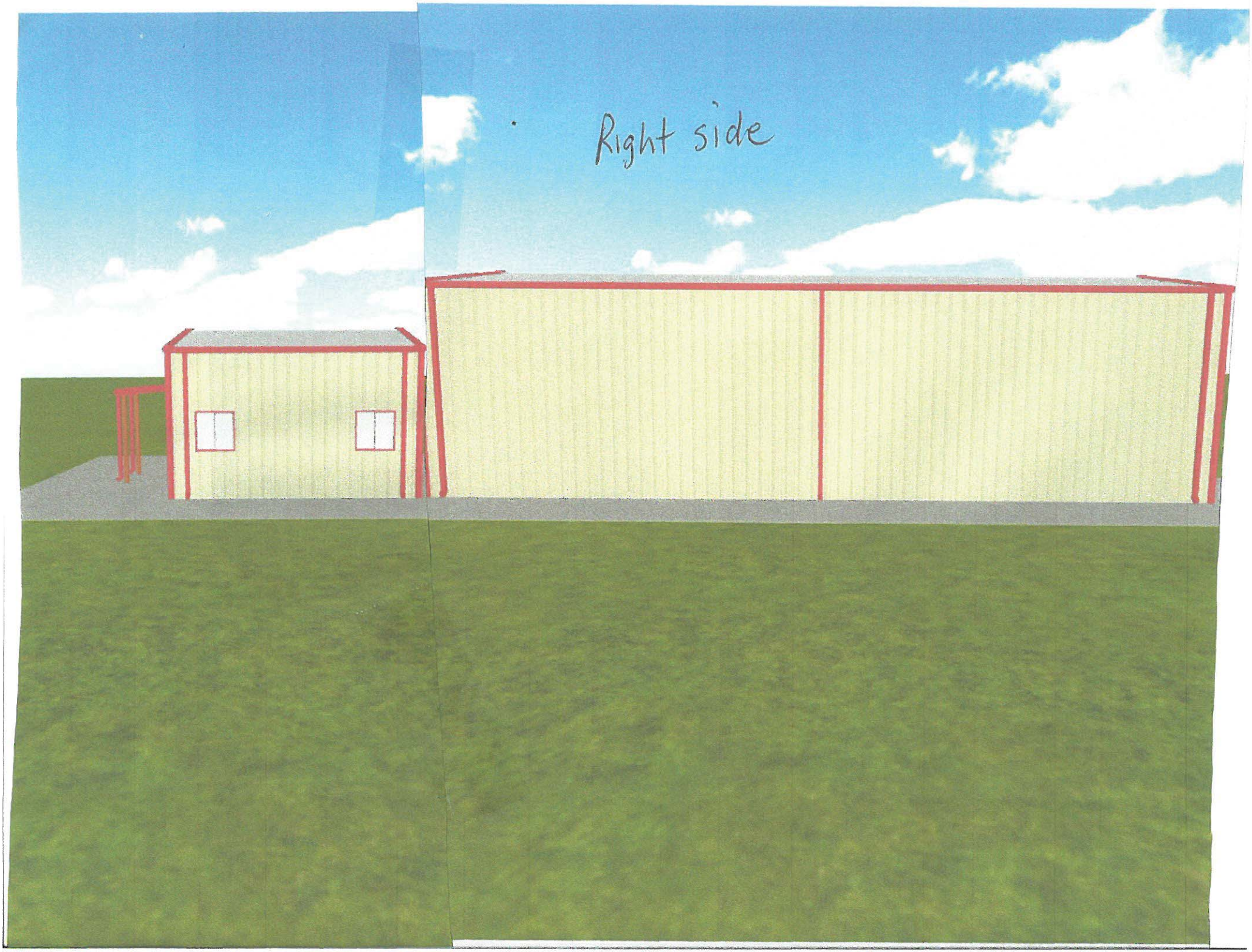
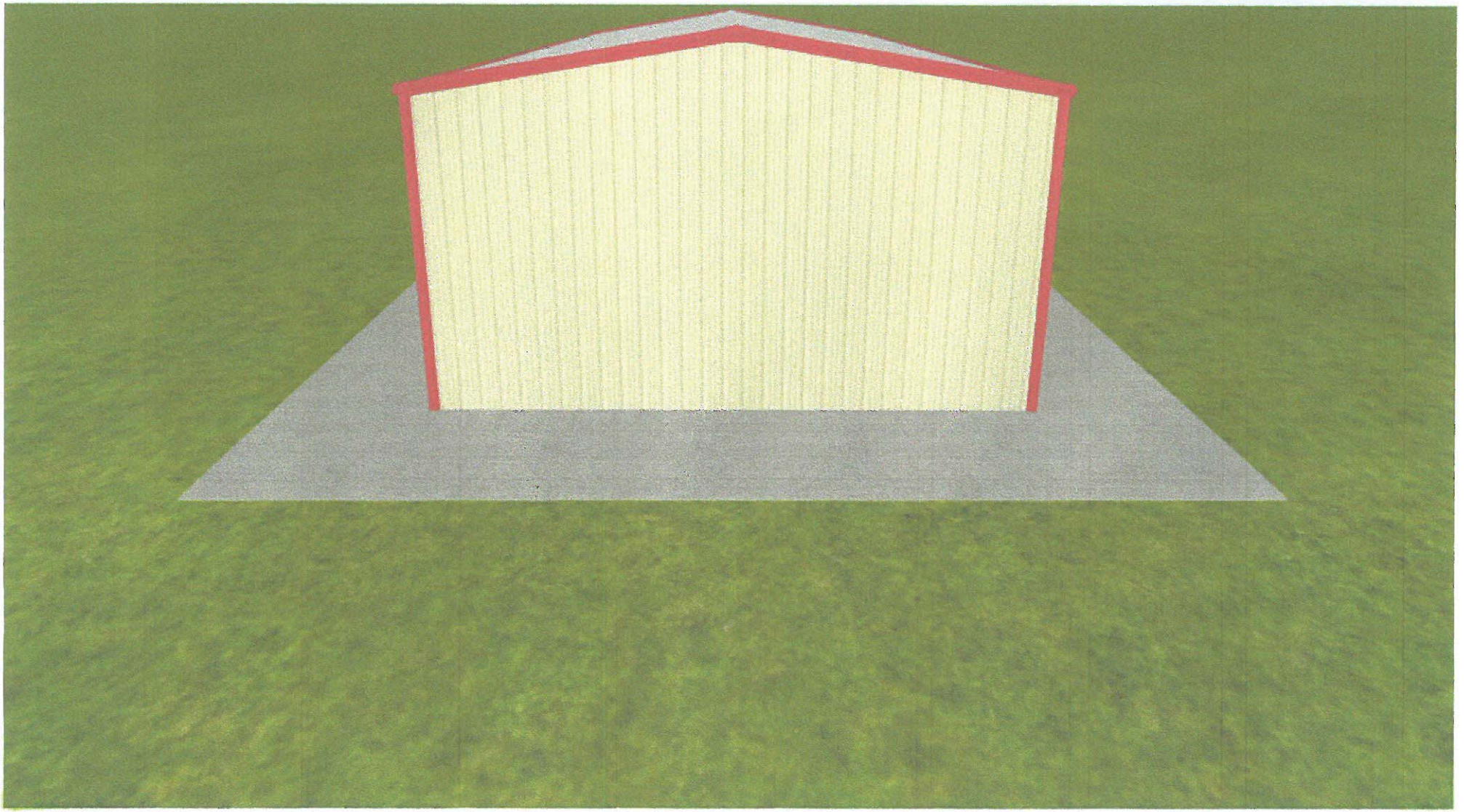

Right side

Back



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: William Baker of *Jones Bake*

AGENDA ITEM: **SP2016-027**; *Amended Site Plan for HG Supply Co.*

SUMMARY:

Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

PURPOSE:

On July 20, 2015, a site plan was approved showing the proposed layout of a 6,800 SF restaurant on a 0.90-acre parcel of land. At that time, the applicant was granted variances to the masonry and stone requirements. The purpose of this application is to amend the building elevations for this site. It should be noted that the changes the applicant is requesting does not increase the variances that were originally approved in July of 2015; therefore, the prior approval is considered to remain in effect. The subject property is located directly north of Trend Tower adjacent to the IH-30 Frontage Road and Sunset Ridge Drive, and is zoned Planned Development District 32 (PD-32) [*Ordinance No. 10-21*].

According to Ordinance No. 10-21, the proposed use (*i.e. a restaurant, 2,000 SF or more, without a Drive-Thru or Drive-In*) is permitted *by-right* in the *Summit Office Subdistrict*, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, and landscape plan, conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) with the exception of the items listed in the *Recommendations* section of this case memo. A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*0.90-Acres; In Conformance*
Minimum Lot Width	*60-Feet*	*217.09-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*173.70-Feet; In Conformance*
Minimum Build-to-Line (Sunset Ridge Drive)	*10-Feet*	*17-Feet; In Conformance*
Minimum Setback (Sunset Ridge Drive)	*5-Feet*	*17-Feet; In Conformance*
Maximum Permitted Encroachment [1]	*5-Feet*	*2-Feet; In Conformance*
Maximum Height	*8 Stories or 120-Feet*	*38-Feet; In Conformance*
Maximum Mechanical Screen Height	*20-Feet*	*6½-Feet; In Conformance*
Minimum Masonry Requirement	*90%*	*48%-59%; Variance Approved*
Minimum Stone Requirement	*20% Natural or Quarried*	*0%; Variance Approved*
Minimum Parking Spaces Required	*68*	*53/15* [2]*; In Conformance*
Maximum Lot Coverage	*60%*	*17.4%; In Conformance*

Notes:
[1]*: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.*
[2]*: 53 surface parking spaces are provided and 15 will be located in the Trend Tower garage. This will not put surface parking over the 20% maximum.*

ARCHITECTURAL REVIEW BOARD (ARB):

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the changes made from the originally approved 2015 elevations, and more specifically with the north and east elevations as being to monochromatic and requested to see more detail with the overall appearance of these two elevations. To address these concerns the ARB recommended that the applicant extend the lateral wood screen wall elements through the entire north elevation and include additional contrasting elements on both elevations. The ARB requested to review the revised elevations in order to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 13, 2016.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Prior to the issuance of a Certificate of Occupancy (CO) the applicant will be required to submit a Photometric Plan that conforms to Article VII, *Environmental Performance*, of the UDC; and,

3) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, City adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN SUBMITTAL

Project Number	SP2016-027	**Owner**	JBR2 LLC	**Applied**	11/17/2016 LM
Project Name	HG Supply Co.	**Applicant**	JOHN BAKER	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2016 LM

Site Address	**City, State Zip**	**Zoning**
2651 SUNSET RIDGE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR DISTRICT ADDITION	3	A	3	3812-000A-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016				
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/21/2016	4	APPROVED	See Comment
(11/21/2016 10:46 AM AW) Pro-rata for storm $7,226.59/acre No irrigation in TXDOT right-of-way allowed							
FIRE	Ariana Hargrove	11/17/2016	11/24/2016	11/23/2016	6	APPROVED	
GIS	Lance Singleton	11/17/2016	11/24/2016				
PLANNING	David Gonzales	12/7/2016	12/14/2016	12/7/2016		APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
REVISED PLANS - DAVID GONZALES - 12.07.2016 Any additional comments are to be addressed and resubmitted ASAP. If required, please provide two large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff: Planning Department General Comments will be considered as conditions of approval: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit. Building Elevations: 1. Requires a recommendation from ARB and approval by P&Z. Photometric Plan: 1. The applicant is required to submit a Photometric Plan that conforms to Article VII, Environmental Performance, of the UDC and PD-32 before a CO will be issued. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: ARB - 2nd Review: December 13, 2016 (5:00 p.m.) [ARB to forward recommendation to P&Z] Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							
PLANNING	David Gonzales	11/29/2016	12/6/2016	11/29/2016		COMMENTS	UPDATED COMMENTS

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restauran on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary PLANNING COMMENTS - DAVID GONZALES - 11.21.2016 Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff: Planning Department General Comments to be addressed and will be considered as a conditions of approval: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Label revised site plan documents with "Case No. SP2016-027" at the lower right corner of each plan. 3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit. Site Plan: OK as submitted. Building Elevations: 1. Requires a recommendation from ARB and approval by P&Z. Landscape Plan: OK as submitted. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: ARB - Review: November 29, 2016 (5:00 p.m.) [ARB to forward recommendation to P&Z] Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion]. Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See updated comments

** SEE UPDATED COMMENTS **

Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restauran on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-027" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.6.C.1a of the IH-30 OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The elevations do not indicate the use of a natural or quarried stone material and do not meet this requirement.
** 2. Art V, Sec. 6.6.C.1b of the IH-30 OV requires secondary material used on the facade of a building to comprise less than 10% of an elevations area. The elevations exceed 10% for one or more of the following materials - wood screen, metal panels, and tile elements - as follows: West (42.7%), South (48%), and East (19.1%).

** Approval of the variance requested to the 205 BY-OV requires passage by a 3/4 majority vote of those Council members present.

Site Plan:
OK as submitted.

Building Elevations:
1. Variances for the items as indicated above.

Landscape Plan:
OK as submitted.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

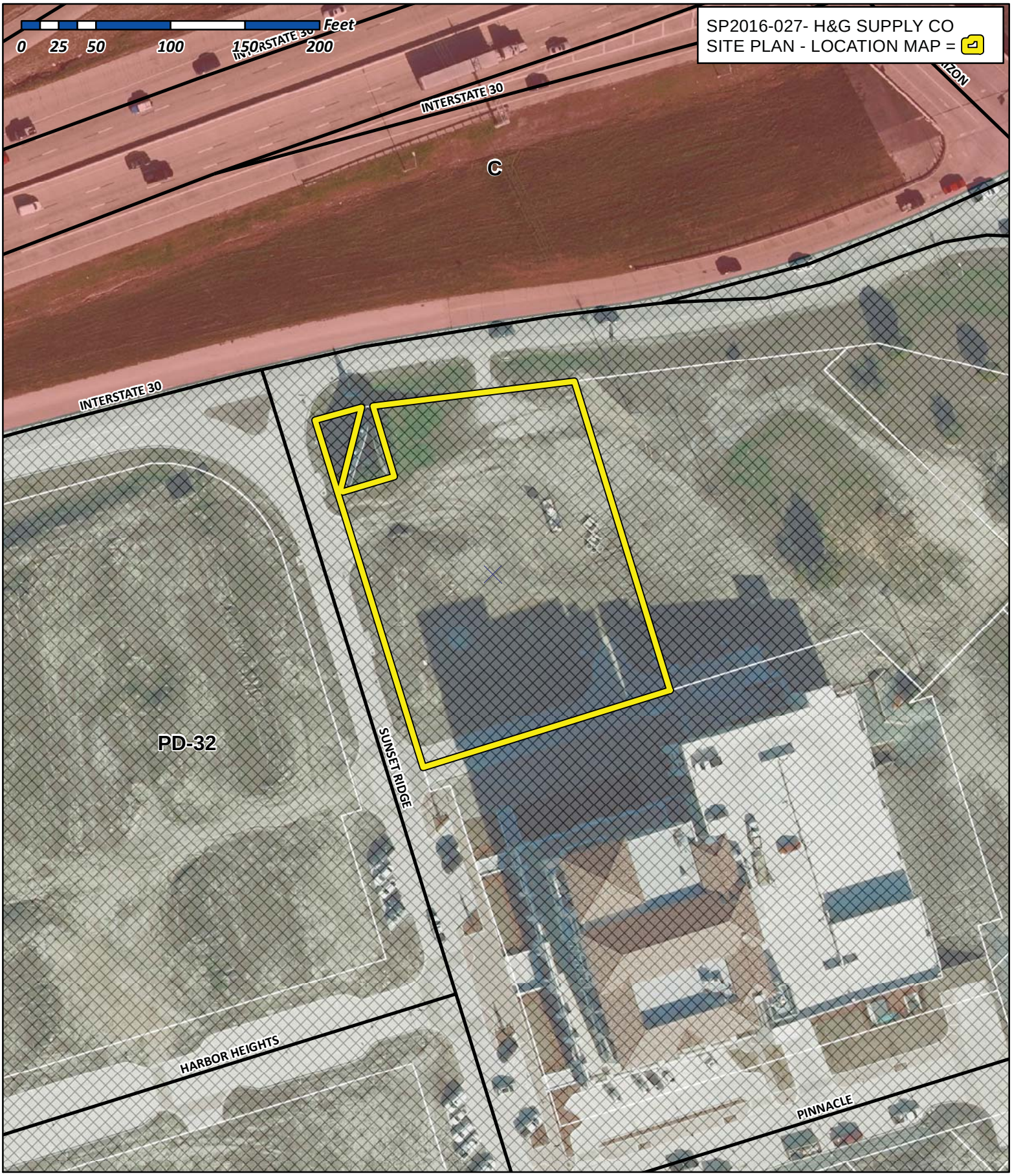
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

ARB - Review: November 29, 2016 (5:00 p.m.) [ARB to forward recommendation to P&Z]

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

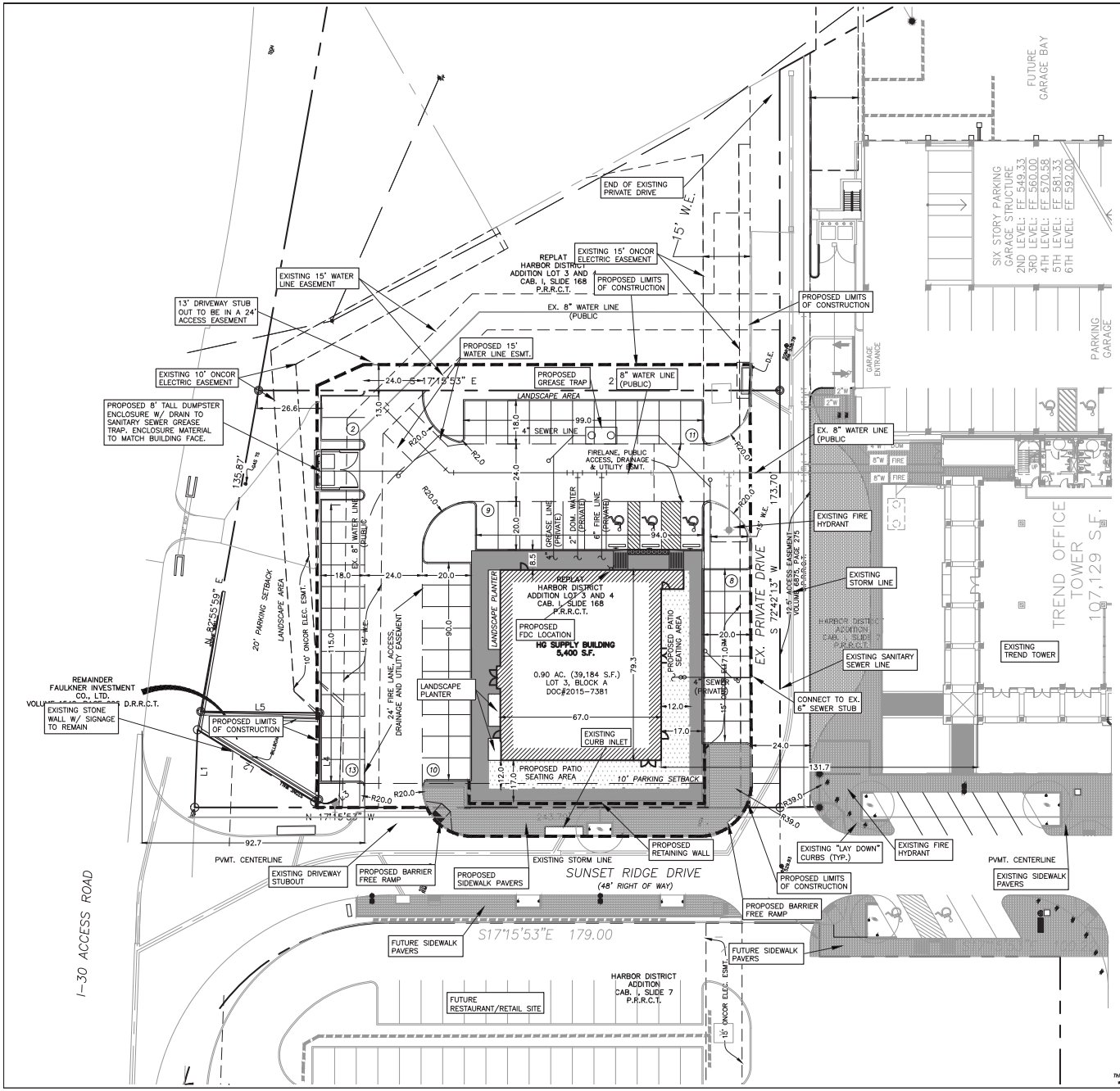
City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]

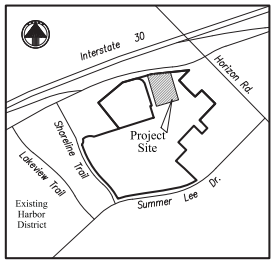


City of Rockwall

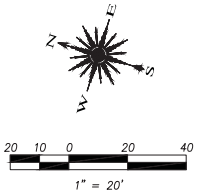
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP



NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

– A FINAL GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED. A REINFORCED CONCRETE PAVEMENT SECTION WITH DETAILS WILL BE PROVIDED IN THE ENGINEERING PLANS SUBMITTAL.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*15 TREND TOWER GARAGE, 53 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,655 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	9,551 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. --> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 15 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

CASE NUMBER: SP2016-027

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NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SUPPLY COMPANY
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
12 Horizon Court • Heath, Texas 75032 • (469) 402-7760
Texas Registered Engineering Firm F-7449

11/2/2016

STATE OF TEXAS
CAMERON A. SLOWN
108317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 06/15	Project No.: -

Sheet Title:
Site Plan

Scale:	Sheet No.:
1"=20'	4 of 11

Z:\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\4 - HARBOR HG-SITE PLAN.dwg, 11/2/2016 1:11:41 PM

THE HARBOR DISTRICT SELECTED PLANT LIST

EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**
TE-1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"-7.5" CAL. 24-26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 8.0"-8.5" CAL. 16-18 FT.HIGH, MULIT TRUNK TO 6 FEET,
TE-3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"-4.5" CAL. 14-16 FT.HIGH, CLEAR TRUNK TO 6 FEET
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	CUPRESSUS SEMPERVIRENS	48" BOX, 3.0"-3.5" CAL. 16-18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL. 16-18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD-2	CEDAR ELM "CA"	ULMUS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD-3	CEDAR ELM "CB"	ULMUS CRASSIFOLIA	200 GAL, 8.0"-8.5" CAL. 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA ; LITTLE GEM	65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
OT-2	CREPE MYRTLE, RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8-10 FT. RIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL. 15" O.C. MAX. 15" HIGH AT TIME OF PLANTING
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	5 GAL. 36" O.C. MAX. 30" HIGH AT TIME OF PLANTING
SH-3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH-4	AUTUMN SAGE	SALVIA GREGGII	3 GAL. 48" O.C. MIN.
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX. NO SUBSTITUTE
SH-6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	25 GAL. 6-8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS			
GC-1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	4" POTS, 12" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL., 18" O.C. MAX.
VINES			
VN-1	TRUMPET "MME. GALEN" SALMON	CAMPSUS TAGUAUAUA	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
VN-2	COMMON TRUMPET CREEPER	CAMPSUS RADICANS	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
VN-3	BOSTON IVY	TRACHELOSPERNUM ASIATICUM	5 GALLON ON STAKE, FULL, TIE TO WIRE FRAME
PERENNIALS			
PR-1	DAYLILIES,RED VELVET,EVERGREEN	HEMEROCALLIS, "RED VELVET"	1 GAL., 18" O.C. MAX.
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL., 18" O.C. MAX.
PR-3	TEXAS RED YUCCA	HESPERALOEFLORA	3 GAL., 18" O.C. MAX.
PR-4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL., 18" O.C. MAX.
PR-5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL., 18" O.C. MAX.
GRASS			
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING
BG-2	BERMUDA GRASS	BERMUDA SPECIES, COMMON	HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE

CERAMIC PLANTERS

- CCP-1 30" WIDE, 30" HIGH ; ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
- CCP-2 36" WIDE 24" HIGH ; ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.
- CCP-3 24" WIDE 30" HIGH ; SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.

SOIL PREPARATION

- SP-1 TILLED TOP SOIL: SLOPE TO DRAIN, WEED LINER, 2" SANDY LOAM, ROCK MULCH LAYER 3" DEEP
- SP-2 TILLED TOP SOIL: SLOPE TO DRAIN, WEED LINER, 4" SANDY LOAM, ROCK MULCH LAYER 3" DEEP
- SP-3 SEE SPECS FOR TREE PLANTING SPECIFICATIONS, INCLUDE "T" POSTS (3) PER TREE, PAINTED DARK BROWN
- SP-4 SEE SPECS FOR SHRUB PLANTING SPECIFICATIONS
- SP-5 PLANTERS, 6" DEEP, 1.0"-1.5" DRAIN ROCK, SOIL SAVER LAYER, SANDY TOP SOIL, 3"LAYER RM-2

LANDSCAPE PLANT LEGEND

PQC-1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE; IRRIGATION WATER SUPPLY 4". WIRES 2" OR AS NOTED ON PLAN

"LA" — "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET

"LB" — "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET

"LC" — "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" — AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" — BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MG" — MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH

"IC" — ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

GROUND COVER, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPED AREAS. ALL LANDSCAPING AND BUFFER YARD MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN SIX (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

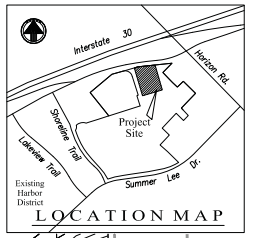
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

TEXAS EXCAVATION SAFETY SERVICES 1-800-344-8377 — CALL BEFORE YOU DIG — TEXAS ONE CALL SYSTEM

0 20 40 60 80 FEET

GRAPHIC SCALE 1"=20' , 20 SCALE



LOCATION MAP

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SOIL AMENDMENT NOTES; (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS IN SHEET L2-02

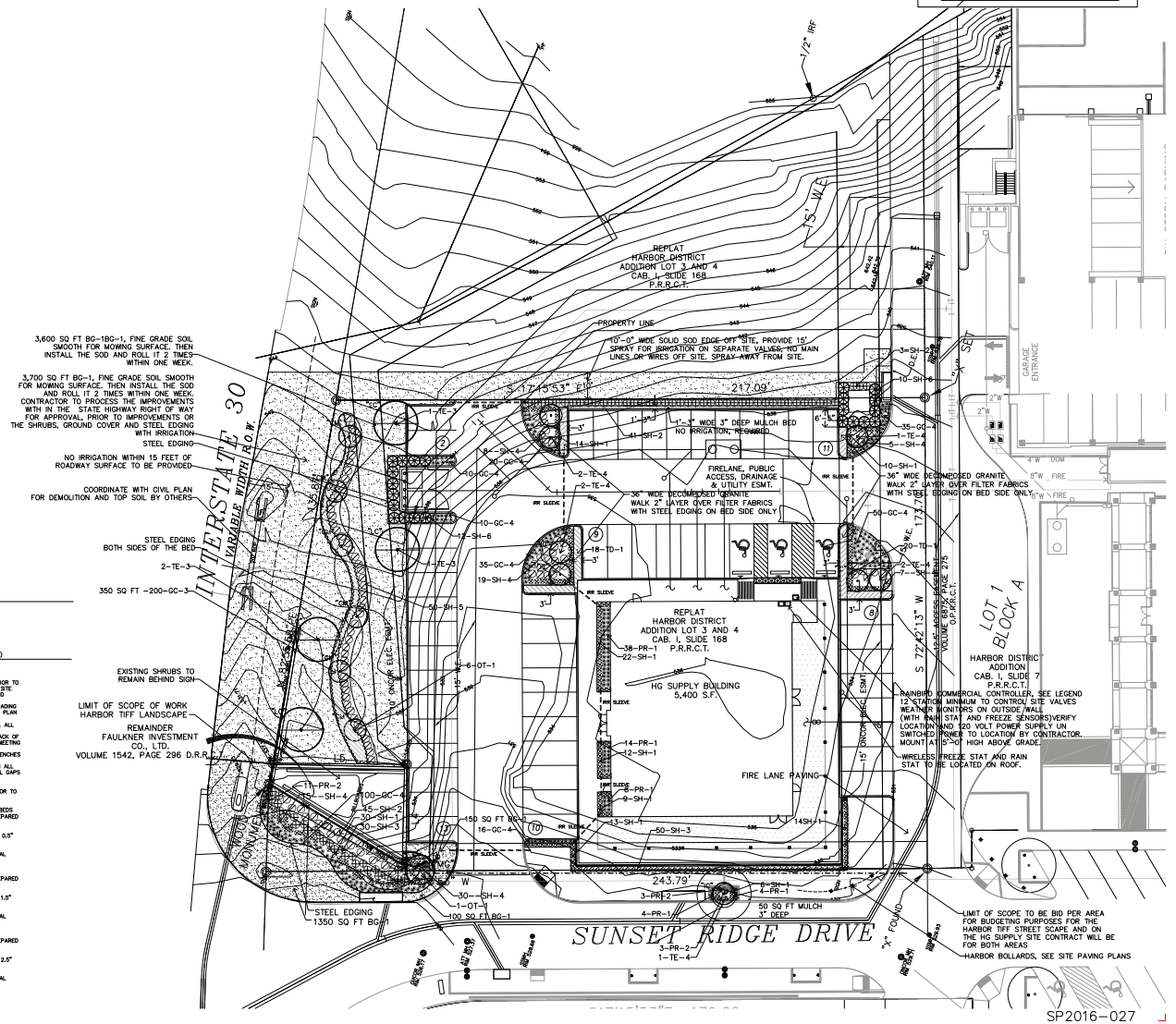
SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. ROUGH GRADE PLANTING BEDS AFTER FINAL CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLAN FOR THE ENTIRE SITE. THE SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION. WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOLID SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOIL. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER ROLLING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS.
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.



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PROJECT NO. :	1621
DATE :	11/28/2016
DRAWN BY :	THP
SCALE :	1"=20'-0"
REVISIONS :	

SITE LANDSCAPE PLAN
HG SPLY- ROCKWALL
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

L1-01

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS
A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK
A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (260.1)– PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 – CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
A. THE CONTRACTOR SHALL WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH,JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PRIOR TO USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS AND GROUNDCOVER PLANTS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIAL.
E. FILE CERTIFICATES OF INSPECTION AS REQUIRED BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER , IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE SOIL ANALYSIS AND RECOMMENDATIONS WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:
A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 – EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE
A. MAINTENANCE.
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON-SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS IN LAWN OR OTHER AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4 ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER WITH NO PLANTS DISEASED, INJURED OR IN UNHEALTHY CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE
A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL-TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL NOT EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANOR THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 – PRODUCTS

2.1 PLANTS
A. GENERALL WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLIMENTARY; ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFIRM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI – TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI – TRUNK PLANT.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS, LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS
CLAY – BETWEEN 7–27 PERCENT
SILT – BETWEEN 15–25 PERCENT
SAND – LESS THEN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%–10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY TO CONFIRM THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIXTURE OF COARSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS: PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: UNLESS OTHERWISE NOTED ON DRAWINGS, ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
F. ORGANIC FERTILIZER: SUSTANE, FERTILAID, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10–20–10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4') FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST: STUDDED T-POST, STEEL, 1 ARMCO WITH ANCHOR PLATE; SIX (6') FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER. COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH
D. FILTER FABRIC: MIRAFI 140N, COMMERCIAL FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)–631–5250 OR AS APPROVED.

PART 3 – EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONSTRUCTED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS OR EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER AT THE RATE OF SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE AND SHRUB PITS SHALL CONSIST OF THE FOLLOWING: USE EXISTING TOP SOIL FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING OF THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4') FOOT X EIGHT (8') FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

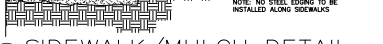
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIAL.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2") FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2") FEET, TWENTY–FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4") FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN SOIL IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALLS AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL: DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

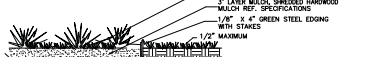
M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE INSIDE SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

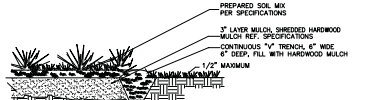
A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAYS WORK.
1. ON LEED APPLICATION FOR PROJECTS TO BE LEED CERTIFIED WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



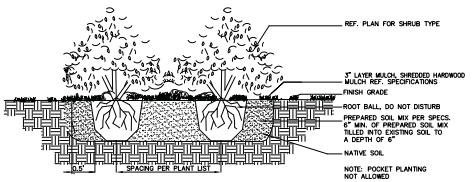
1 SIDEWALK/MULCH DETAIL
NOT TO SCALE



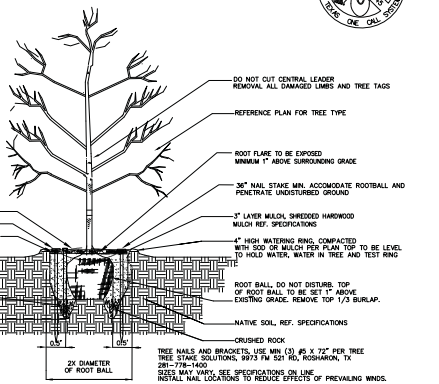
2 STEEL EDGING DETAIL
NOT TO SCALE



3 "V" TRENCH DETAIL
NOT TO SCALE



4 SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE


DO NOT CUT CENTRAL LEADER REMOVAL ALL DAMAGED LIMBS AND TREE TAGS
REFERENCE PLAN FOR TREE TYPE
ROOT FLARE TO BE EXPOSED MINIMUM 1" ABOVE SURROUNDING GRADE
36" NAIL STAKE MIN. ACCOMODATE ROOTBALL AND PENETRATE UNDISTURBED GROUND
ROOTBALL ANCHOR RING
NAIL STAKE
"V" BRACKET
FINISH G



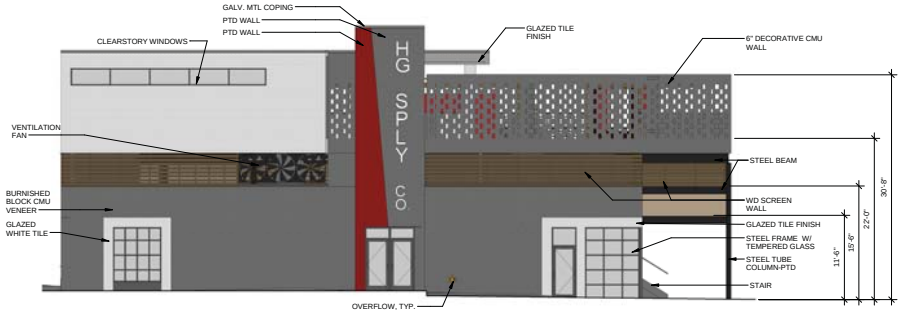












NORTH ELEVATION 1

1/8" = 1'-0"

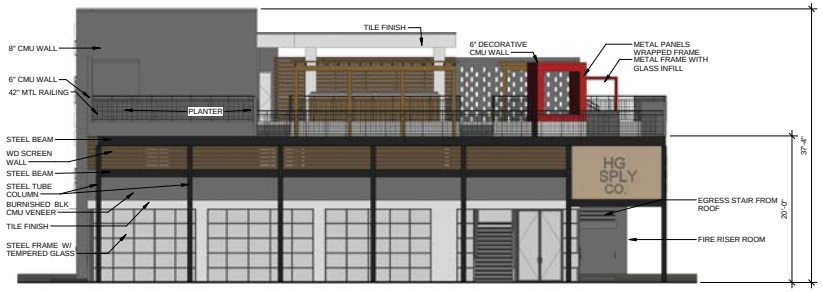
TOTAL BUILDING WALL HARD SURFACE= 2,371 SF
TOTAL BURNISHED BLOCK = 1395 SF=58.8%
TOTAL GLAZED TILE = 539 SF= 22.8%
TOTAL WOOD SCREEN = 335 SF= 14.1%
TOTAL METAL PANELS = NA
TOTAL PTD WALLS = 102 SF= 4.3%



EAST ELEVATION 2

1/8" = 1'-0"

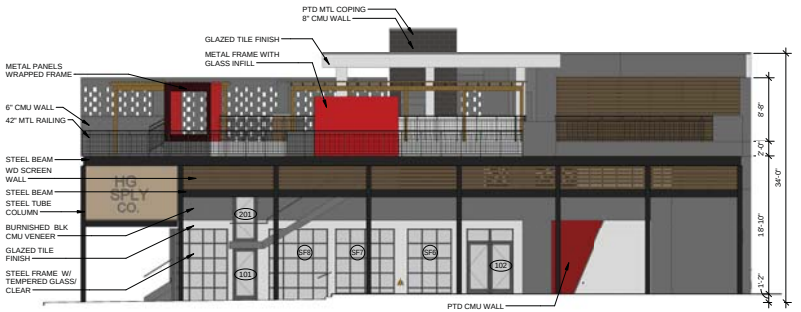
TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
TOTAL GLAZED TILE: 531.5 SF 23.2%
TOTAL WOOD SCREEN: 465.5 SF 20.3%
TOTAL PTD WALLS: 123 SF 5.4%



WEST ELEVATION 3

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: — SF



SOUTH ELEVATION 4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF
TOTAL BURNISHED BLOCK: 955 SF 48.5%
TOTAL GLAZED TILE: 376 SF 19.1%
TOTAL WOOD SCREEN: 459 SF 23.3%
TOTAL METAL PANELS: 129 SF 6.5%
TOTAL PTD WALLS: 52 SF 2.6%

CASE NO. SP2016-027

JONESBAKER
1922 S. AKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com

FOR REVIEW/
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

PROJECT NO. : 1621
DATE : 11/21/2016
DRAWN BY : Author
SCALE : AS NOTED
SQFT :

REVISIONS :
UPDATED ELEVATIONS 12/6/2016

ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P101

12/6/2016 10:46:33 AM





JONESBAKER

1922 S AKARD ST
DALLAS, TX 75215
(214) 426-5600
www.jonesbaker.com

FOR REVIEW/
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

PROJECT NO. :	1621
DATE :	11/21/2016
DRAWN BY :	Author
SCALE :	AS NOTED
SQFT :	

REVISIONS :
UPDATED ELEVATIONS 12/6/2016

RENDERING

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P102

CASE NO. SP2016-027

12/6/2016 10:47:23 AM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Rick Bates of *RLK Engineering, Inc.*

AGENDA ITEM: **SP2016-028;** *Dobbs Elementary School Expansion*

SUMMARY:

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a (2) story, 93,281 sq. ft. elementary school (*i.e. Dobbs Elementary*). The 18.407-acre tract of land is zoned Single Family (SF-7) District, addressed as 901 Nash Street, and is currently vacant (*i.e. the existing building was demolished*).

BACKGROUND INFORMATION:

The proposed public elementary school is permitted *by-right* within a Single Family 7 (SF-7) District. The site will incorporate an additional 29 parking spaces, expanding the existing parking lot from 140 parking spaces to a total of 169 parking spaces. Two (2) points of ingress/egress -- *one from Nash Street and one from Interurban Street* – provide access the site.

A consider for the Planning and Zoning Commission is the location of the dumpster enclosure, which is located at the front of the building, along the northwest portion of the lot. The Unified Development Code (*UDC*) under Article V, Section 2. states the enclosure "…shall not face a public street unless otherwise approved during site plan approval." Although the enclosure technically does not face a public street due to its angled orientation, the UDC under the same section goes on to say that the "dumpster storage should be located to the rear of the building(s) with proper access." The applicant is requesting to keep the dumpster enclosure at its proposed location due to ease of access for the service provider and staff. The location of the dumpster has been included as a condition of approval.

Finally, the treescape plan provided by the applicant indicates 135 caliper inches of trees will be removed from the site and require mitigation. The applicant will be installing 136 caliper inches on site, which will satisfy the mitigation balance. However, there are three (3) Cedar Elm trees being removed that are considered to be feature trees (*any pecan, oak, or elm 4" or greater*) that require approval by the Planning and Zoning Commission prior to their removal. They are *Tree No.'s 4, 5, & 6* and total 44 caliper inches. The trees are located in the proposed detention area. The removal of the trees has been included as a condition of approval.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exception of the conditions as listed in the Recommendations section of this report.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The location of the dumpster enclosure requires approval by the Planning and Zoning Commission.

3) The removal of *Tree No.'s 4, 5, & 6* identified on the *Treescape Plan* requires approval of the Planning and Zoning Commission.

4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN SUBMITTAL

Project Number	SP2016-028	**Owner**	ROCKWALL, I S D	**Applied**	11/17/2016 LM
Project Name	Dobbs Elementary Addition	**Applicant**	RLK ENGINEERING, INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	P&Z HEARING			**Status**	12/7/2016 DG

Site Address	**City, State Zip**	**Zoning**
801 E WASHINGTON	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	NULL	NULL	NULL	4841-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/17/2016	11/24/2016	11/21/2016	4	APPROVED	
ENGINEERING	Amy Williams	12/7/2016	12/14/2016	12/7/2016		APPROVED	
ENGINEERING	Amy Williams	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See Comment
(11/21/2016 11:25 AM AW) All head to head parking to be 20'x9' No walls allowed in easements (water line) Detention pond to be shown in a detention/drainage easement as well as the outfall No trees to be planted within 5' of any public utility							
FIRE	Ariana Hargrove	11/17/2016	11/24/2016	11/23/2016	6	APPROVED	see attched letter
GIS	Lance Singleton	11/17/2016	11/24/2016				
PLANNING	David Gonzales	12/7/2016	12/14/2016	12/7/2016		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
REVISED PLANS - DAVID GONZALES - 12.07.2016 Planning Department General Comments will be considered as a conditions of approval: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of A building permit. Please addressthe following Planning Comments for each plan submitted: Site Plan: 1. The placement of the dumpster enclosure requires the Planning and Zoning Commission to approve its current location and orientation. Treescape Plan: 1. Any oak, pecan, and/or elm trees to be removed requires approval by the Planning Commission prior to removal. Tree No. 4, 5, & 6 (elms) identified as requiring approval. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]							
PLANNING	David Gonzales	11/17/2016	11/24/2016	11/21/2016	4	COMMENTS	See comments

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff no later than December 6, 2016:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-028" at the lower right corner of each revised plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

* 1. Art V, Sec. 4.1.1 of the General Commercial District Standards requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. The north (12%) and south (18%) elevations do not meet the minimum 20% requirement.

* Approval of the exception to the material standards requires passage by a simple majority vote of City Council of those present.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Turn off tree layer so that there are no trees showing on the site plan.
2. The dumpster enclosure is not to face a public street; reorient the enclosure.

Building Elevations:
1. Approval of an exception to the material standards (as indicated above).
2. Remove the calculation percentage for the glass and re-calc the exterior materials. Glass and doors are not used in the calculation.
3. Dash-in the RTU's; must be screened from adjacent properties and rights-of-way.

Landscape Plan:
Ok as sumbitted.

Photometric Plan:
OK as submitted.

Treescape Plan:
1. Any oak, pecan, and/or elm trees requires approval by the Planning Commission prior to removal. Tree No. 4, 5, & 6 (elms) require approval to be removed.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

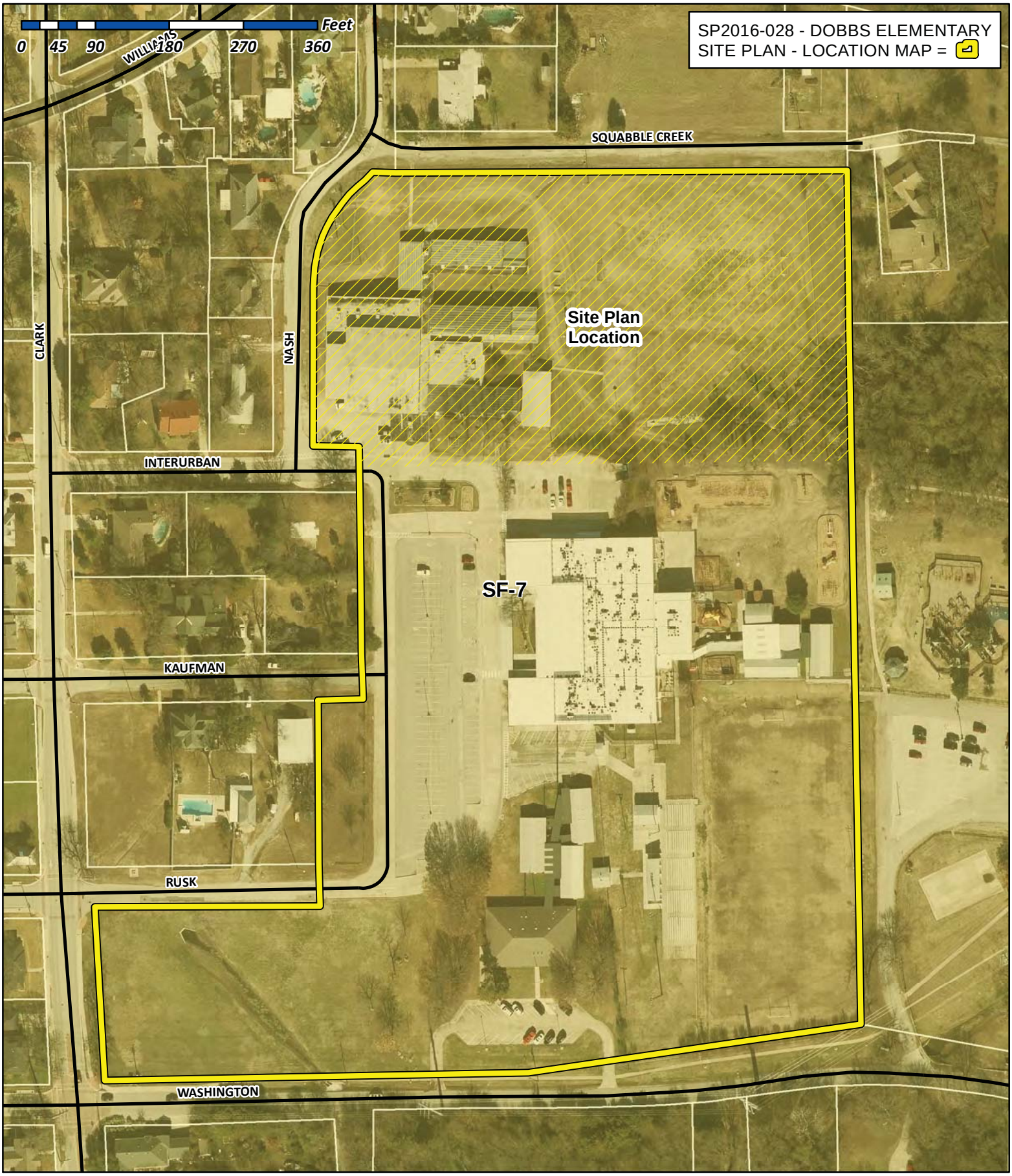
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall
Fire Marshal Division
191 East Quail Run
Rockwall, TX 75087
972-771-7774

October 26, 2016

Mr. Rick Bates
RLK Engineering
111 West Main
Allen, TX 75013

RE: Request for Fire Code Modifications for new Dobbs Elementary Project

Dear Mr. Bates:

The Rockwall Fire Marshal Division received your request for two code modifications for the construction of the new Dobbs Elementary Project as outlined in a letter dated October 25, 2016.

The Rockwall Fire Marshal Division has approved your request to utilize Exception 1 under Section 503.1.1 1 (Fire Apparatus Access Roads) of the 2009 International Fire Code with the following conditions:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13, 2013 edition.
2. Approved fire apparatus access roads shall extend to within 250 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior.

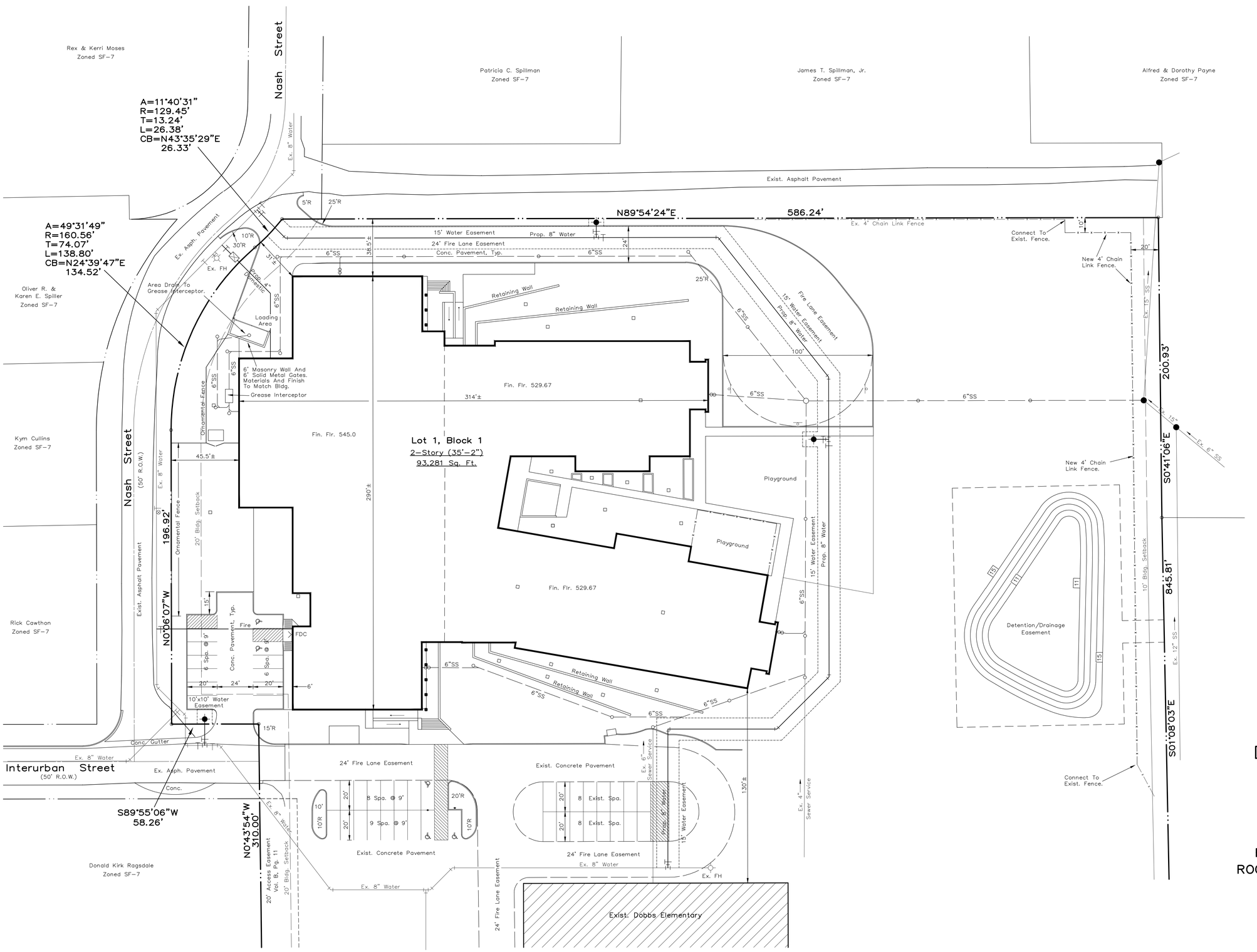
The Rockwall Fire Marshal Division has approved your request to utilize Exception 2 under Section 507.5.1 (Fire Protection Water Supplies) of the 2009 International Fire Code with the following conditions:

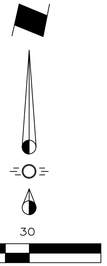
1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13, 2013 edition.
2. No portion of the building shall be more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building.

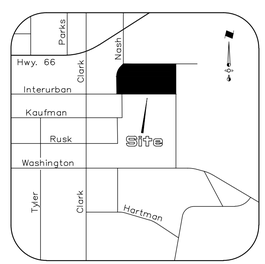
Should you have any questions or concerns, please contact our office.

Thank you,

Ariana M Hargrove
Division Chief/Fire Marshal







VICINITY MAP
NTS

SYNOPSIS

Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
Building Area	93,281 Sq. Ft.
Building Height	2-Story (35'-2")
Parking Required	31 Spaces
Existing Parking	140 Spaces
New Parking	29 Spaces
HC Parking Required	6 Spaces
HC Parking Provided	9 Spaces
Total Parking Provided	169 Spaces
Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

SITE PLAN

DOBBS ELEMENTARY ADDITION

LOT 1, BLOCK 1

Zoned SF-7

17.464 Acres Situated In The

R. BALLARD SURVEY ~ ABST. 29

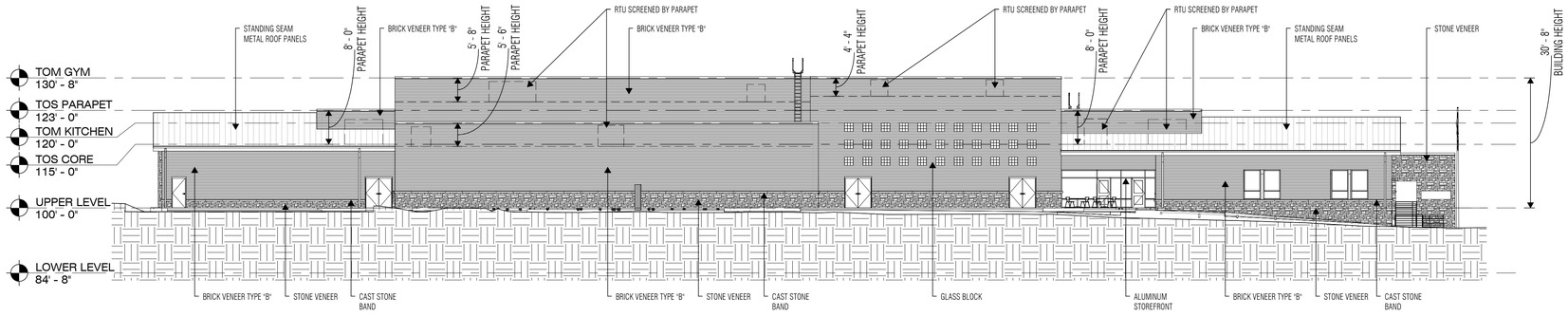
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

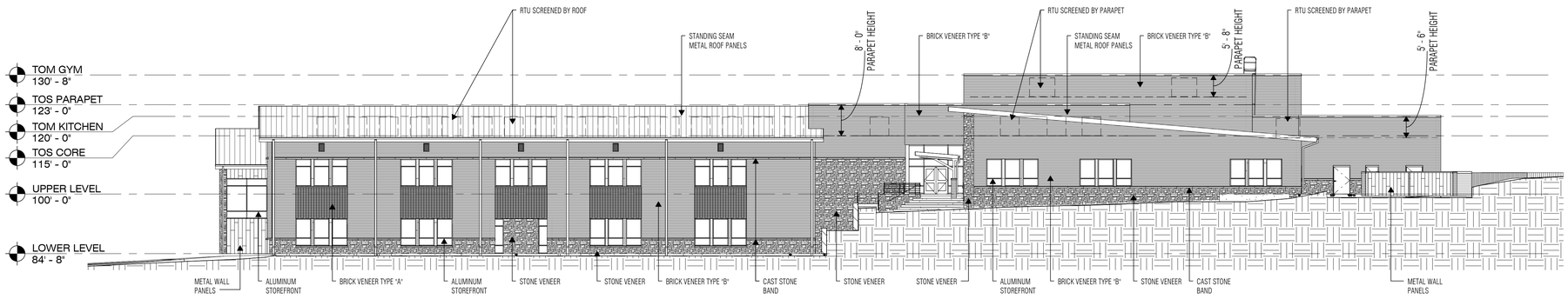
Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

December 6, 2016

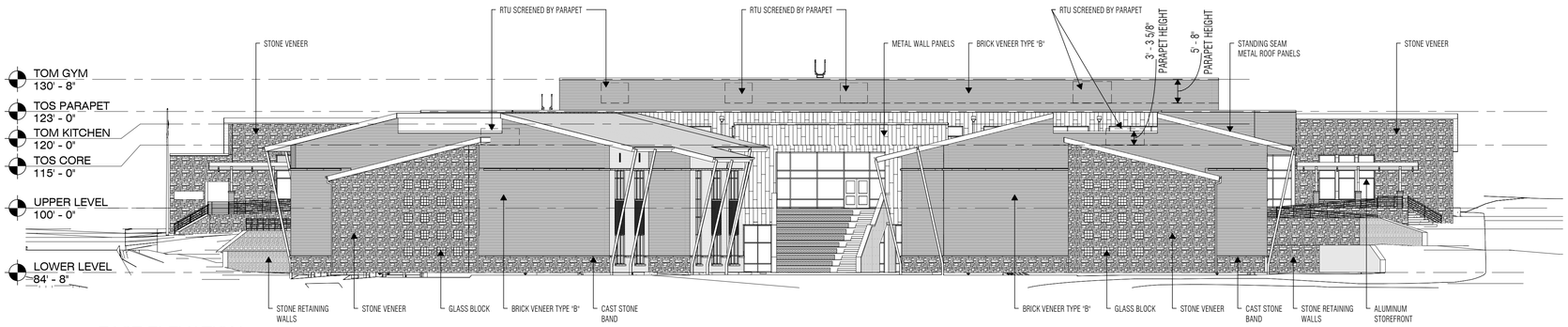
Case No. SP2016-028



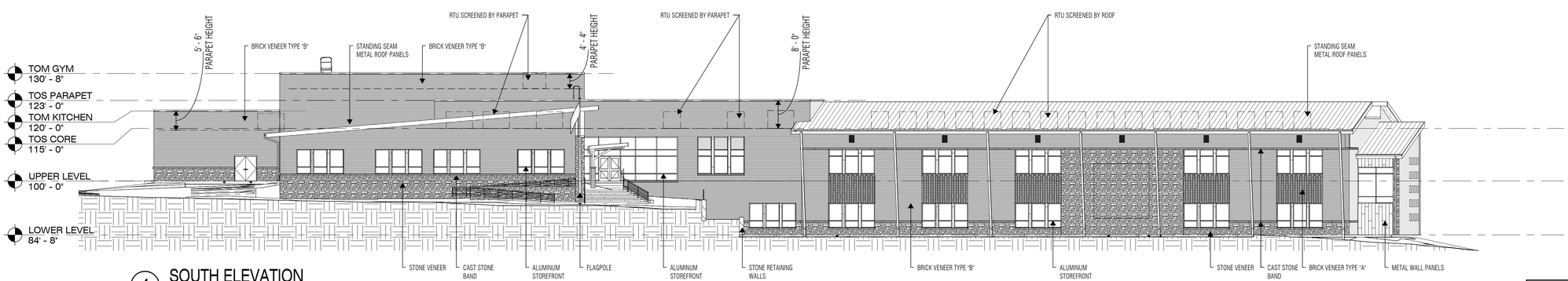
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

MATERIALS:
BRICK VENEER, TYPE 'A' - ACME SAN JACINTO ST. BLEND
BRICK VENEER, TYPE 'B' - ACME CHARCOAL ACCENT

ALUMINUM STOREFRONT/CURTAINWALL - VISTAWALL, THERMALLY BROKEN - DARK BRONZE

METAL WALL PANEL - BERRIDGE FW-12 PANEL- DARK BRONZE

GLAZING - VITRO SOLARBAN 60 W/ SOLARBRONZE TINT

GLASS BLOCK - PITTSBURG CORNING VISTABRIK

STONE VENEER - ACME NATURAL BRISCO GOLD

CAST STONE BAND/SILL - ROCKCAST SL200

STANDING SEAM METAL ROOF - BERRIDGE ZEE LOCK - MEDIUM BRONZE

MULTI-PLY ROOF SYSTEMS - WHITE

FACADE SURFACE AREA:
WEST ELEVATION: TOTAL FACADE = 7,003 SQFT
(ADJACENT TO PUBLIC RIGHT-OF-WAY)
STONE VENEER = 1,456 SQFT = 21%
BRICK VENEER = 5,547 SQFT = 79%
NORTH ELEVATION: TOTAL FACADE = 7,727 SQFT
STONE VENEER = 1,609 SQFT = 20%
BRICK VENEER = 5,970 SQFT = 78%
METAL PANEL = 148 SQFT = 2%
EAST ELEVATION: TOTAL FACADE = 9,578 SQFT
(ADJACENT TO OPEN SPACE)
STONE VENEER = 3,457 SQFT = 36%
BRICK VENEER = 5,371 SQFT = 56%
METAL PANEL = 750 SQFT = 8%
SOUTH ELEVATION: TOTAL FACADE = 9,870 SQFT
STONE VENEER = 2,077 SQFT = 21%
BRICK VENEER = 7,643 SQFT = 77%
METAL PANEL = 150 SQFT = 2%

VLK | ARCHITECTS

ARCHITECT
VLK Architects, Inc.
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107
Main Phone: 817.633.1600
www.vlkarchitects.com

DOBBS ELEMENTARY SCHOOL

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TX, 75087

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

PRINCIPAL IN CHARGE
TX LISC. #XXXXX

NOVEMBER 30, 2016

REVISIONS
Revision No.

Director
Approver
Designer
Designer
Proj. Arch.
Checker
Drawn By
Author
Quality Control

PROJECT NO.
1593.00

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-1

Case No. SP2016-028

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SYNOPSIS

Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
Building Area	93,281 Sq. Ft.
Building Height	2-Story (35'-2")
Parking Required	31 Spaces
Existing Parking	140 Spaces
New Parking	29 Spaces
HC Parking Required	6 Spaces
HC Parking Provided	9 Spaces
Total Parking Provided	169 Spaces
Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

EXISTING TREES REMOVED

TREE #	SIZE	TYPE	REASON	MITIGATE
1	18"	CHIN. PISTACHE	UTILITY	18
2	6"	CHIN. PISTACHE	UTILITY	6
3	27"	BLACK WILLOW	SICK/GRADING	EXEMPT
4	18"	CEDAR ELM	GRADING	18
5	16"	CEDAR ELM	GRADING	16
6	15"	CEDAR ELM	GRADING	15
7	12"	ASH	GRADING	12
8	10"	ASH	GRADING	10
9	8"	ASH	GRADING	8
10	5"	ASH	GRADING	5
11	22"	ASH	GRADING	22
12	15"	ASH	GRADING	15
13	22"	MULBERRY	SICK/PARKING	EXEMPT
14	15"	MULBERRY	SICK/PARKING	EXEMPT
			SUB-TOTAL	-135" MITIG.
			34-4" NEW TREES	+136" MITIG.

Rex & Kerri Moses
Zoned SF-7

Patricia C. Spillman
Zoned SF-7

James T. Spillman, Jr.
Zoned SF-7

Alfred & Dorothy Payne
Zoned SF-7

Oliver R. & Karen E. Spiller
Zoned SF-7

Kym Cullins
Zoned SF-7

Rick Cawthon
Zoned SF-7

Donald Kirk Ragsdale
Zoned SF-7

Lot 1
Municipal Park
City Of Rockwall
Zoned SF-7

Nash Street

Interurban Street

Exist. Asphalt Pavement

Asphalt Pavement

A=11°40'31"
R=129.45'
T=13.24'
L=26.38'
CB=N43°35'29"E
26.33'

A=49°31'49"
R=160.56'
T=74.07'
L=138.80'
CB=N24°39'47"E
134.52'

N89°54'24"E 586.24'

S0°41'06"E 200.93'

S0°41'06"E 845.81'

N0°06'07"W 196.92'

N0°43'54"W 310.00'

S89°55'06"W 45.26'

Lot 1, Block 1
2-Story (35'-2")
93,281 Sq. Ft.

Fin. Flr. 529.67

Fin. Flr. 545.0

Zoning
SF-7

PLAYGROUND

Exist. Dobbs Elementary

6' Masonry Wall And 6' Solid Metal Gates. Materials And Finish To Match Bldg.

Chain Link Fence

15' Water Easement Prop. 8" Water

Prop. 8" Water

15' Water Easement

Ex. 8" Water

Ex. 6" SS

Ex. 12" SS

Ex. 4" Sewer Service

Ex. 6" Sewer Service

6"SS

20' Bldg. Setback

10' Bldg. Setback

24' Fire Lane Easement

Ex. 8" Water

20' Access Easement Vol. B, Pg. 11

10'x10' Water Easement

FDC

Fire

Concrete Pavement

Conc. Gutter

Conc. Sidewalk

Grate Inlet

Conc.

SIGN

RETAINING WALL

TREE PROTECTION FENCE, REF. DET.

EXISTING TREES

REMOVE EXEMPT #3 2TEM 70%DEAD

REMOVE 13CE #4

REMOVE 15CE #6

16CE #5 REMOVE

REMOVE #1 22ASH REMOVE

REMOVE #10 ASH

REMOVE #9 ASH

REMOVE #8 ASH

REMOVE #7 ASH

REMOVE 2ASH

13CE #1 REMOVE

6CP REMOVE #2

50%DEAD REMOVE 13MULB EXEMPT #13

#14 12MULB 70%DEAD REMOVE EXEMPT

1CM 2CM 3CM REMOVE

N/S REMOVE

6LO

7CP

8CP

10CP

12CP

15CE

13CE

12CE

11CE

19CE

17CE

14CE

5CE

18PEC

16PEC

10PEC

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

VICINITY MAP
NTS

Hwy. 66, Parks, Nash, Clark, Interurban, Kaufman, Rusk, Site, Washington, Tyler, Clark, Hartman

SCALE: 1" = 30'-0"

TREESCAPE PLAN
DOBBS ELEMENTARY ADDITION
LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
Rev. December 6, 2016
Case No. SP2016-028

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Dobbs Elementary School Replacement BP2
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087
TREESCAPE PLAN

Revisions	Date
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Issue Dates:
December 6, 2016

Scale: 1"=30'
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Checked by: MR

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Rex & Kerri Moses
Zoned SF-7

Patricia C. Spillman
Zoned SF-7

James T. Spillman, Jr.
Zoned SF-7

Alfred & Dorothy Payne
Zoned SF-7

Nash Street

A=11°40'31"
R=129.45'
T=13.24'
L=26.38'
CB=N43°35'29"E
26.33'

Ex. 8" Water

Exist. Asphalt Pavement

N89°54'24"E 586.24'

530lb 18" CMP

Chain Link Fence

LACEBARK

A=49°31'49"
R=160.56'
T=74.07'
L=138.80'
CB=N24°39'47"E
134.52'

Asphalt Pavement

Prop. 8" Water

15' Water Easement Prop. 8" Water

Oliver R. &
Karen E. Spiller
Zoned SF-7

6" SS

D. MILLOM

SOD

LIVE OAK

RED OAK

6' Masonry Wall And
6' Solid Metal Gates.
Materials And Finish
To Match Bldg.

Fin. Flr. 529.67

Lot 1, Block 1
2-Story (35'-2")
93,281 Sq. Ft.

Fin. Flr. 545.0

SEE ENLARGEMENT
SHEET L1.2

D. GRANITE
RED YUCCA
STIPA

PLAYGROUND

T. YAUPON

Zoning
SF-7

Kym Cullins
Zoned SF-7

Nash Street

Asphalt Pavement

196.92'

S0°41'06"E 200.93'

15' Ex. 6" SS

Lot 1
Municipal Park
City Of Rockwall
Zoned SF-7

Fin. Flr. 529.67

Prop. 8" Water Easement

S0°41'06"E 845.81'

Ex. 12" SS

Rick Cawthon
Zoned SF-7

Fire

21-D.B. HOLLY

EDGE

EXISTING TREES

10FEC

16FEC

10'x10' Water Easement

FDC

PISTACHIO

S89°35'06"W 65.26'

Conc. Gutter

Concrete Sidewalk

Curb Inlet

Ex. 8" Water

Interurban Street
Asphalt Pavement

Conc.

SIGN

Donald Kirk Ragsdale
Zoned SF-7

N0°43'54"W 310.00'

20' Access Easement
Vol. B, Pg. 11

20' Bldg. Setback

24' Fire Lane Easement

Concrete Pavement

Ex. 6" Sewer Service

Ex. 4" Sewer Service

RETAINING WALL

24' Fire Lane Easement
Ex. 8" Water

Ex. 8" Water

Fire Lane Easement

Exist. Dobbs Elementary

8CP 6CP 10CP 12CP 1CE 5CE 8CE 12CE 14CE 3CE 4CE 2CE 6LO CM

TREE PROTECTION
FENCE, REF. DET.

EXISTING TREES

EXISTING TREES

SYNOPSIS	
Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
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Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

NORTH

0 30 60 120
SCALE: 1" = 30'-0"

LANDSCSAPE PLAN
DOBBS ELEMENTARY ADDITION

LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
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RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Dobbs Elementary School Replacement BP2
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

LANDSCAPE PLAN

Revisions	Date
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Issue Dates:
December 6, 2016

Scale: 1"=30'
Drawn By: MR
Checked by: MR

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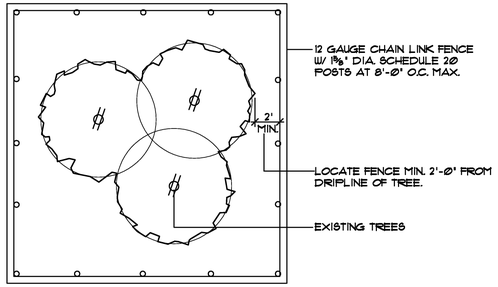


1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE

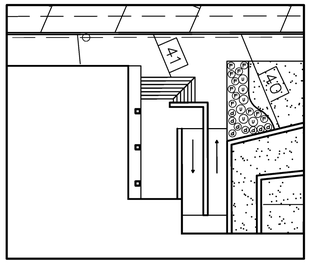
SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL GRASS ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

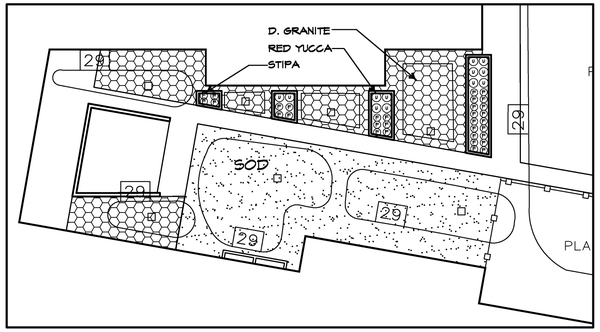
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



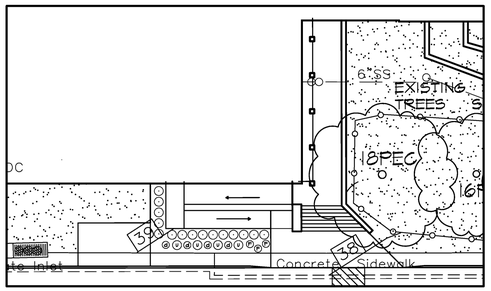
NORTH ENLARGEMENT

SCALE: 1" = 20'-0"



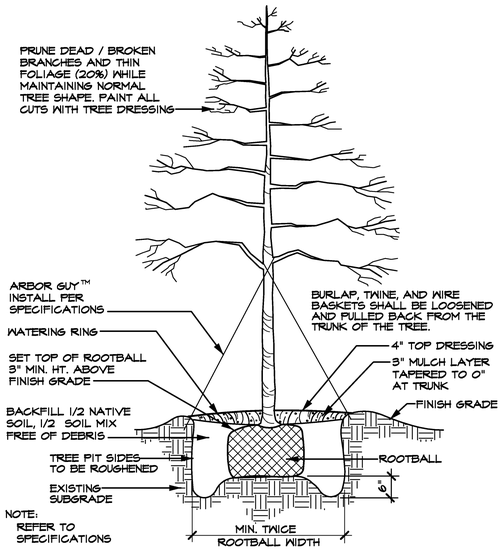
COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



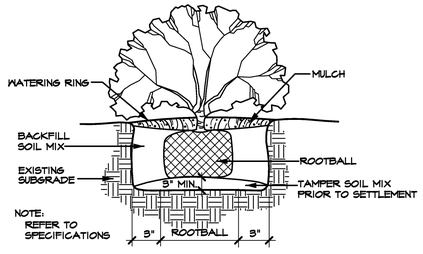
SOUTH ENLARGEMENT

SCALE: 1" = 20'-0"



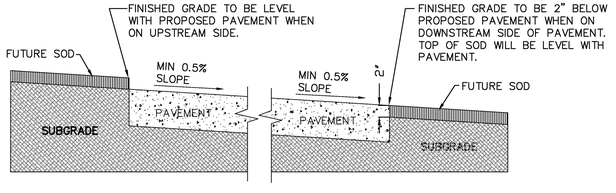
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

EAST RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

WEST STREET BUFFER REQUIRED	NONE

NO COLLECTORS OR ARTERIAL ROADS

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	14 SPACES
PARKING LANDSCAPE REQUIRED 3,834 SF X 5% =)	192 SF
PARKING LANDSCAPE PROVIDED	316 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	229,815 SF
SITE LANDSCAPE REQUIRED 229,815 SF X 15% =)	34,472 SF
SITE LANDSCAPE PROVIDED	127,175 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(25%) 8,833 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION. IRRIGATION SHALL MEET REQUIREMENTS OF UDC.

LARGE TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
5	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
9	+	LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10	+	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
3	+	D. WILLOW	Desert Willow	Chilopsis linearis	4'-5' ht, 3'-4' spread, container
3	+	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 5' Ht./4' spread, container, female - heavy berried tree form, limbed to 4'

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	○	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	ⓥ	RED YUCCA	Red Yucca	Hesperaloe parviflora	1 gallon
32	Ⓟ	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon

GROUNDCOVER / VINES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

MISCELLANEOUS

AS SHOWN	——	EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color	
AS SHOWN		D. GRANITE	Decomposed Granite	4" thick compacted decomposed granite. To be flush with adjacent grade or pavement. Separated at grass areas by steel edging.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCSAPE DETAILS
DOBBS ELEMENTARY ADDITION
LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
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RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Dobbs Elementary School Replacement BP2
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087
LANDSCAPE DETAILS

Revisions	Date
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Issue Dates:
December 6, 2016

Scale: N.T.S.
Drawn By: MR
Checked by: MR

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NOTE:

ALL SITE LIGHTING FIXTURES ARE MOUNTED AT 30'-0".

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	Lithonia Lighting	DSX1 LED 60C 700 40K T4M MVOLT HS	DSX1 LED with 60 LEDs @ 700 mA , 4000K , TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	1	DSX1_LED_60C_700_40K_T4M_MVOLT_HS.ies	12492	1	131
	SB	3	Lithonia Lighting	DSX1 LED 60C 700 40K TSM MVOLT	DSX1 LED with 60 LEDs @ 700 mA , 4000K , TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_40K_TSM_MVOLT.ies	17051	1	131

PLAN NORTH

01 SITE LIGHTING PHOTOMETRIC - SITE PLAN

SCALE: NOT TO SCALE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.1 fc	1.9 fc	0.0 fc	N/A	N/A
NORTH EAST PARKING LOT	+	1.1 fc	1.8 fc	0.1 fc	18.0:1	11.0:1
SOUTH PARKING LOT	+	1.2 fc	1.9 fc	0.2 fc	9.5:1	6.0:1
SOUTH WEST PARKING LOT	+	1.2 fc	1.8 fc	0.9 fc	2.0:1	1.3:1

RWB
Reed, Wells, Benson & Company
Consulting Engineers #F-2176
COPPERTAIL TOWER SUITE 1100 PHONE: (972) 788-4222
12001 NORTH CENTRAL EXPWY FAX: (972) 788-0002
DALLAS, TEXAS 75243 WWW.RWB.NET

RWB PROJECT #16002.00

VLK | ARCHITECTS

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Fort Worth, Texas 76107
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M.E.P. ENGINEER
Reed, Wells, Benson & Company
12001 North Central Expry, suite 1100
Dallas, Texas 75243
Main Phone: 972.778.4222
www.rwb.net

ISSUED: NOVEMBER 18, 2016

REVISIONS

Revision No.

Principal	Drawn By
	-
Designer	Proj. Director
Proj. Arch.	Quality Control

PROJECT NO.

1593.00

SHEET TITLE

SITE LIGHTING PHOTOMETRIC - SITE PLAN

SHEET NO.

SP1.01

Case No. sp2016-028

ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087

Dobbs Elementary School

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Robert Howman of *Glenn Engineering Corp.*

AGENDA ITEM: **SP2016-029;** *Rockwall ISD – CCA*

SUMMARY:

Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of constructing a two-story, 150,848 sq. ft. public school facility [*i.e. College and Career Academy* (*CCA*)]. The CCA will be located on a 24.209-acre portion of a larger 173.0-acre tract of land zoned Agricultural (AG) District. A Specific Use Permit (*SUP*) to allow for the public school was approved by the City Council on December 6, 2016. The site is generally situated east of the intersection of John King Boulevard and Trail View Drive.

BACKGROUND INFORMATION:

The proposed Rockwall ISD College and Career Academy will accommodate approximately 1,800 students (*high school and college*) and will have 39 classrooms. Parking for the facility is calculated at one (1) space per five (5) students, requiring a total of 360 parking spaces. The site will incorporate a total of 654 parking spaces that will accommodate all students and faculty, and any additional events that may necessitate additional parking. The site will be accessed by three (3) points of ingress/egress from John King Boulevard, two (2) for students/faculty and one (1) for buses only.

The submitted site plan, building elevations, landscape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exception of the variance requests and conditions as listed in the Recommendations section of this report. The density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*One (1) Acre*	*24.209-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*[1]	*x>100-Feet; In Conformance*
Minimum Lot Depth	*200-Feet*	*x>200-Feet; In Conformance*
Minimum Front Yard Setback	*40-Feet*	*x>40-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*[3]	*x>6-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Building Height	*36-Ft*	*40-ft; Approved with SUP*
Max Building/Lot Coverage	*N/A*	*In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X<20%; Variance Requested*
Minimum Number of Parking Spaces	*360*	*654 Provided; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting variances to the 205 Bypass Corridor Overlay (*205 BY OV*) District and the Unified Development Code (*UDC*) for the sections as outlined below. As a note, a variance request to the 205 BY OV District requires approval of a ¾ majority vote of all City Council members present.

The variance requests are as follows:

1. Art V, Sec. 6.10.C.1.a of the 205 Bypass Corridor Overlay (*205 BY OV*) District of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent natural or quarried stone on walls visible from a public street or open space. The north elevation consists of 18% stone and does not meet this standard.

2. Art V, Sec. 6.10.C.1.b of the 205 Bypass Corridor Overlay (*205 BY OV*) District of the UDC requires secondary materials to comprise less than 10% of an exterior elevation. The elevations exceed 10% ACM (composite metal panel) on the following facades: West (27%), South (12%), East (12%), and North (11%).

Requests for the variances as outlined above are considered discretionary decisions for the City Council.

ARCHITECTURAL REVIEW BOARD:

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the amount of stone and that it does not meet the intent of the 205 Bypass Overlay (205 BY OV) District requirements. The ARB made a motion to approve the elevations if the materials were adjusted and to meet the intent of the 205 BY OV.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request and recommend approval of the requested variances to the City Council, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN SUBMITTAL

Project Number	SP2016-029	**Owner**	ROCKWALL, INDEPENDENT SCHOOL DISTRICT	**Applied**	11/18/2016 LM
Project Name	Rockwall CCA-RISD	**Applicant**	Glenn Engineering, Inc.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	P&Z HEARING			**Status**	12/8/2016 DG

Site Address	City, State Zip	Zoning
JOHN KING BLVD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HICKORY RIDGE PH 4	7-1	NULL	7-1	0025-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/18/2016	11/25/2016	11/21/2016	3	APPROVED	
ENGINEERING	Amy Williams	12/7/2016	12/14/2016	12/7/2016		APPROVED	
ENGINEERING	Amy Williams	11/18/2016	11/25/2016	11/21/2016	3	COMMENTS	See Comments
(11/21/2016 11:54 AM AW) Extend 16" water line along John King to the end of the platted boundary. Hickory Ridge Lift station upgrade Sewer pro-rata due =$478.96/acre Add note: No trees to be planted within 5' of any utilities Make sure the northern left turn lanes on John King have sufficient storage Label distances between driveways (edge of paving to edge of paving) Label distances between median openings.							
FIRE	Ariana Hargrove	11/18/2016	11/25/2016	11/23/2016	5	APPROVED	
GIS	Lance Singleton	11/18/2016	11/25/2016				
PLANNING	David Gonzales	12/8/2016	12/15/2016	12/8/2016		COMMENTS	See revised plan comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
REVISED PLAN COMMENTS - DAVID GONZALES - 12.08.2016 Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final review by staff prior to submittal of engineering plans. Planning Department General Comments to be considered as a conditions of approval: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit. VARIANCES FOR CITY COUNCIL TO CONSIDER: ** 1. Art V, Sec. 6.10.C.1a of the 205 BY OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The North (18% stone) elevation does not meet this requirement. ** 2. Art V, Sec. 6.10.C.1b of the 205 BY OV requires Secondary Material used on the facade of a building to comprise less than 10% of an elevation area. The elevations exceed 10% ACM (composite metal panel) as follows: West (27%), South (12%), East (12%) and North (13%). ** Approval of the variances requested to the 205 BY-OV requires passage by a 3/4 majority vote of those members present of the City Council. ** Please address the following Planning Comments for each plan submitted: Building Elevations: 1. Variance's to the 205 BY-OV as stated above for stone and acm panel requires approval of a 3/4 majority vote of City Council (of those Council members present). Photometric Plan: 1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the 205 BY OV standards. Provide detail. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: ARB - Action: December 13, 2016 (5:00 p.m.) [ARB to forward recommendation to P&Z] Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.) City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE REQUEST ONLY]							
PLANNING	David Gonzales	11/18/2016	11/25/2016	11/21/2016	3	COMMENTS	See comments

Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.21.2016

Any additional comments are to be addressed and resubmitted ASAP. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff on or before December 6, 2016:

Planning Department General Comments to be addressed and will be considered as a conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-029" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

VARIANCES AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.10.C.1a of the 205 BY OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or stone on walls which are visible from a public street or open space. The East (9% stone) and North (4% stone) elevations do not meet this requirement.
** 2. Art V, Sec. 6.10.C.1b of the 205 BY OV requires Secondary Material used on the facade of a building to comprise less than 10% of an elevation area. The elevations exceed 10% ACM (composite metal panel) as follows: West (23%), South (14%), East (18%) and North (11%).

** Approval of the variance requested to the 205 BY-OV requires passage by a 3/4 majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Indicate and label firelane: "24-ft Firelane, Utility, and Public Access Easement" or as appropriate.

Building Elevations:
1. Variance's to the 205 BY-OV as stated above for stone and acm panel requires approval of a 3/4 majority vote of City Council (of those Council members present).

Landscape Plan:
1. Delineate and label landscape buffers (as appropriate).

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. 08-02 standards. Provide detail.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this

case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: November 29, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: December 13, 2016 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]

GLENN ENGINEERING

December 6, 2016

ATTN: Ms. Ariana Hargrove
Rockwall Fire Department
305 East Boydstum
Rockwall, TX 75087

Re: New Rockwall CCA High School
SP2016-029

Dear Ms. Hargrove,

This letter is to formally request a variance to extend the fire lane coverage to 215 feet for the above referenced project, which will be fully sprinklered. The location of the requested variance is shown on the attached Site Plan. We also request a variance on the fire hydrant coverage from 300' to 600'. The Site Plan will be coordinated with Rockwall Planning Department.

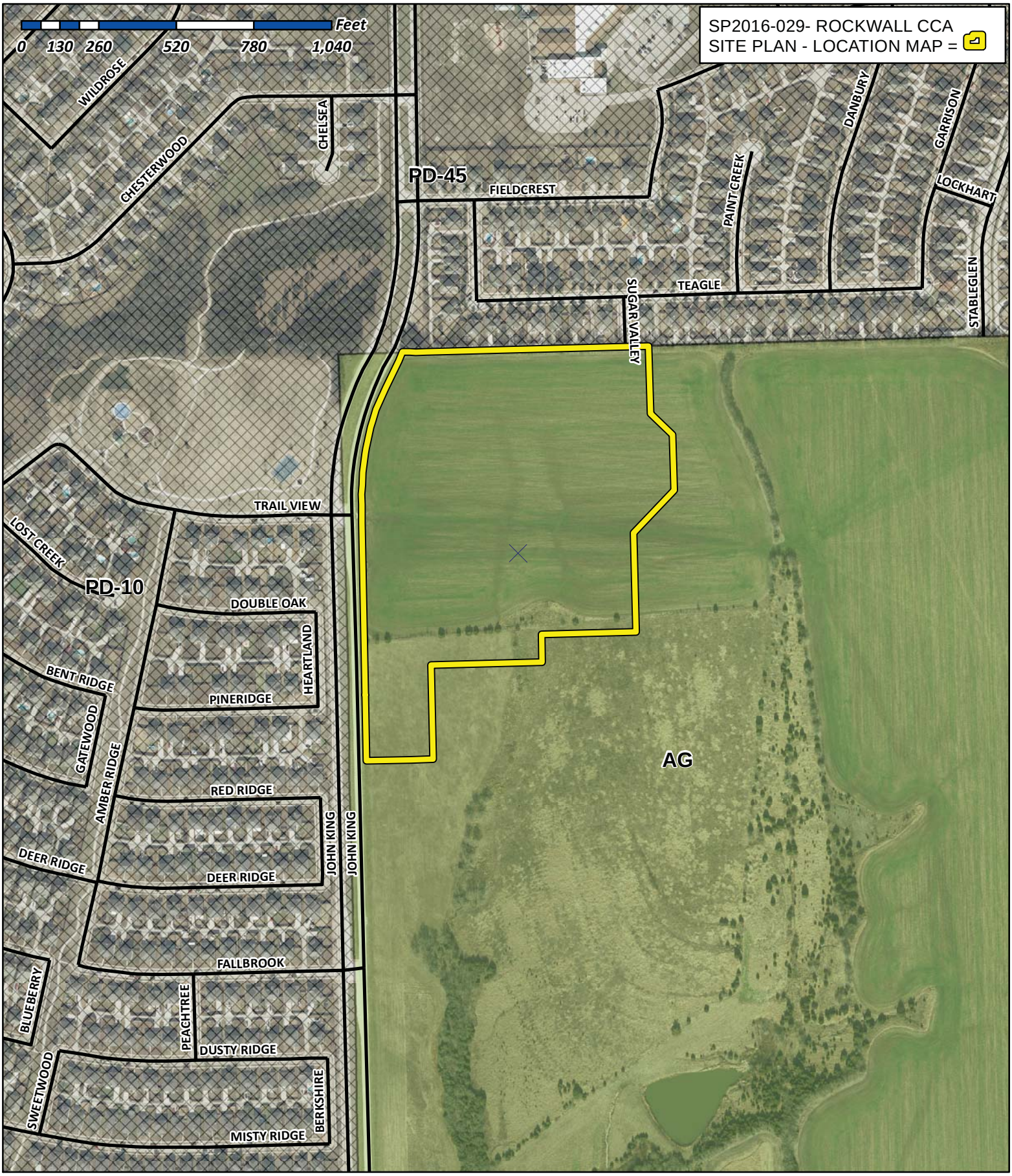
If you have any comments, questions, or require any additional information, please contact me.

Sincerely,

Robert A. Howman

Robert A. Howman.
Sr.Project Manager
CC: File / Huckabee

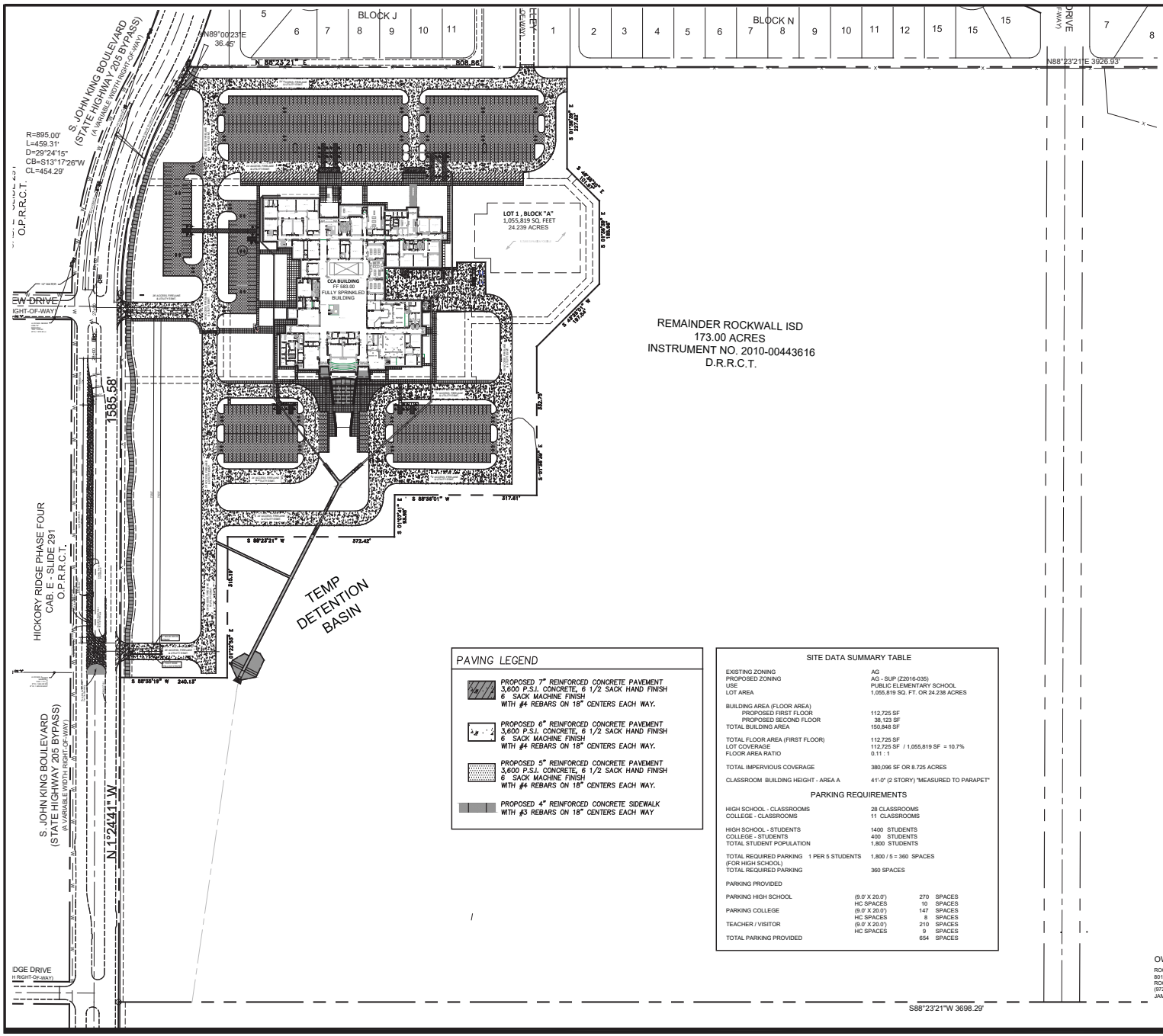
GLENN ENGINEERING CORPORATION
105 Decker Court, Suite 910, Irving, Texas 75062
972.717.5151 FAX 972.717.2176



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PAVING LEGEND

- PROPOSED 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK WITH #3 REBARS ON 18" CENTERS EACH WAY

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG - SUP (Z2016-035)
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	1,055,819 SQ. FT. OR 24.238 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	112,725 SF
PROPOSED SECOND FLOOR	38,123 SF
TOTAL BUILDING AREA	150,848 SF
TOTAL FLOOR AREA (FIRST FLOOR)	112,725 SF
LOT COVERAGE	112,725 SF / 1,055,819 SF = 10.7%
FLOOR AREA RATIO	0.11 : 1
TOTAL IMPERVIOUS COVERAGE	380,096 SF OR 8.725 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	41'-0" (2 STORY) "MEASURED TO PARAPET"

PARKING REQUIREMENTS

HIGH SCHOOL - CLASSROOMS	28 CLASSROOMS	
COLLEGE - CLASSROOMS	11 CLASSROOMS	
HIGH SCHOOL - STUDENTS	1400 STUDENTS	
COLLEGE - STUDENTS	400 STUDENTS	
TOTAL STUDENT POPULATION	1,800 STUDENTS	
TOTAL REQUIRED PARKING (FOR HIGH SCHOOL)	1 PER 5 STUDENTS	1,800 / 5 = 360 SPACES
TOTAL REQUIRED PARKING	360 SPACES	
PARKING PROVIDED		
PARKING HIGH SCHOOL	(9.0' X 20.0')	270 SPACES
	HC SPACES	10 SPACES
PARKING COLLEGE	(9.0' X 20.0')	147 SPACES
	HC SPACES	8 SPACES
TEACHER / VISITOR	(9.0' X 20.0')	210 SPACES
	HC SPACES	9 SPACES
TOTAL PARKING PROVIDED		654 SPACES

GENERAL NOTES:

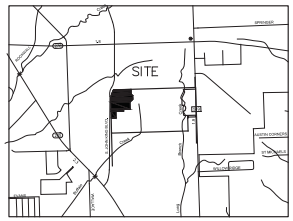
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

0 100 200

Scale 1" = 100'



VICINITY MAP
N.T.S.

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.

ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(972) 771-0905 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL CASE NO. SP2016-029

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Revision /	Date	
1	11/11/2016	ADDENDUM #2
1	12/06/2016	CITY SITE PLAN COMMENTS

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

STATE OF TEXAS
MIKE GLENN
ROCKWALL, TX

The seal appearing on this document was authorized by Mike Glenn, P.E., 90058, on December 06, 2016

Huckabee

OVERALL
SITE PLAN
VOLUME

Job. No.	Sheet No.
1738-01-01	CS
Drawn By: RAH	1.0
Date: 10-25-2016	

Plotted: Dec 6, 2016, 9:19 AM by user: robert - Saved: 12/6/2016 by user: robert
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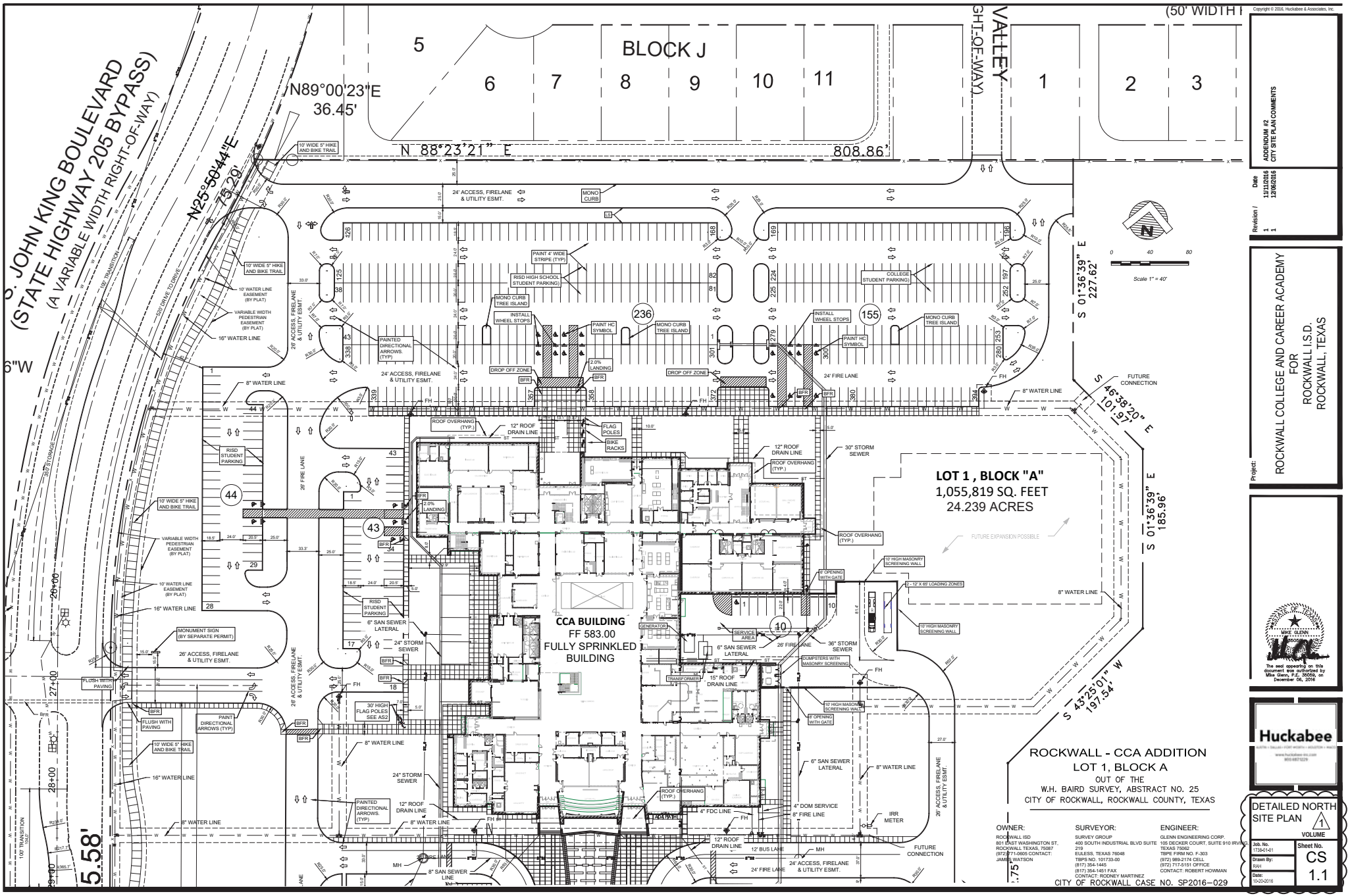

ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2016-029

OWNER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (972) 771-0905 CONTACT: JAMES WATSON	SURVEY GROUP 400 SOUTH INDUSTRIAL BLVD SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ	GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN

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Revision /	Date
1	11/11/2016
1	12/06/2016

ADDENDUM #2
CITY SITE PLAN COMMENTS

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

The seal appearing on this document was authorized by Mike Glenn, P.E., 06058, on December 06, 2016

Huckabee

DETAILED NORTH SITE PLAN
1
VOLUME

Job. No.	Sheet No.
1738-01-01	CS
Drawn By: RAH	1.1
Date: 10-25-2016	

Plotted: Dec 6, 2016, 9:19 AM by user: robert - Saved: 12/6/2016 by user: robert
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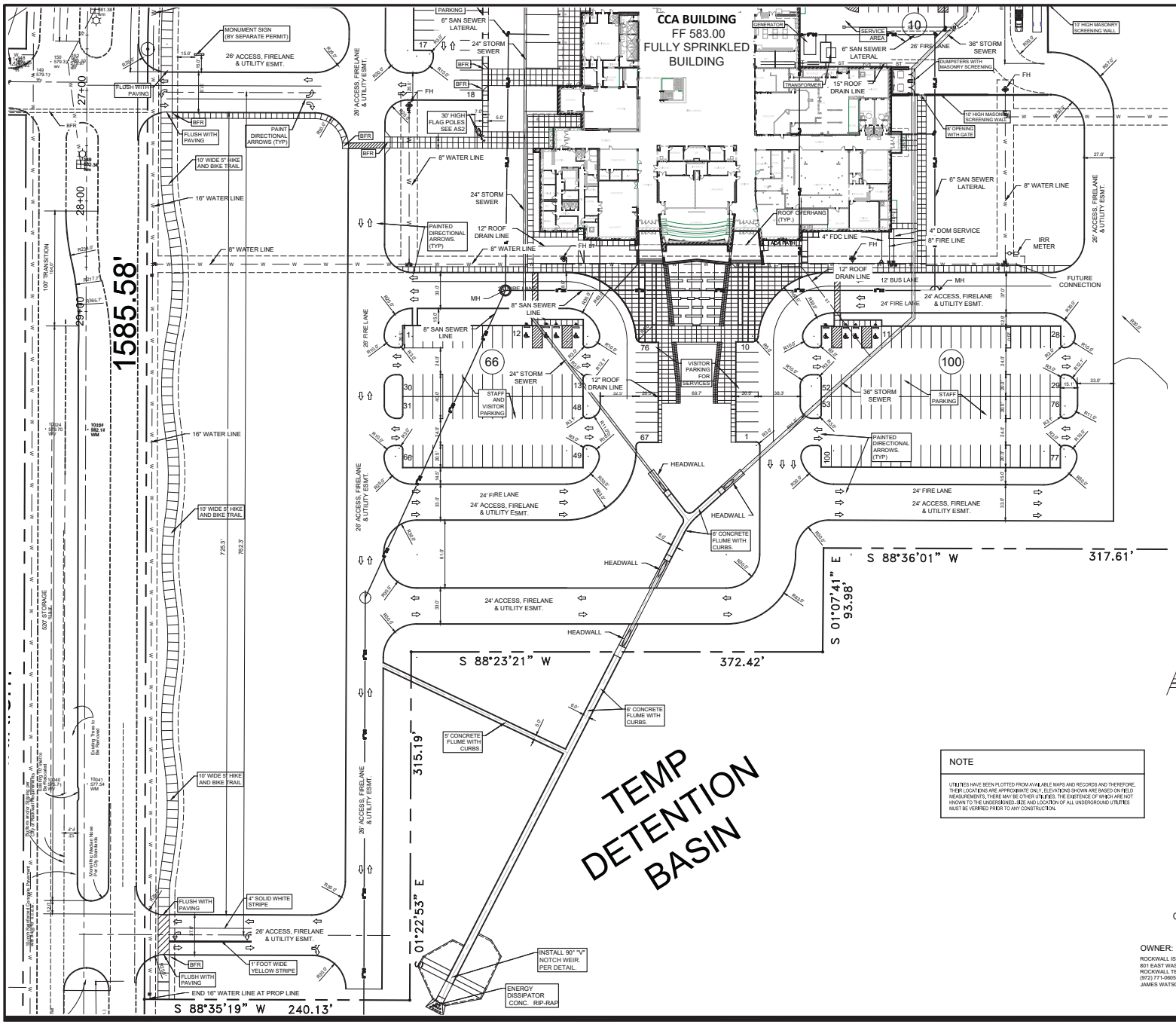

GENERAL NOTES:

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4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
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11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

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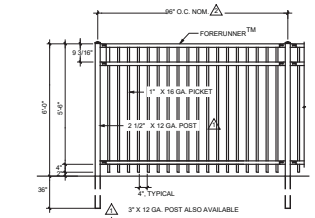
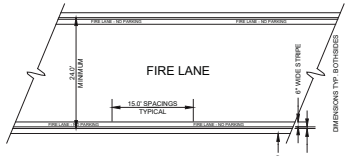
Revision /	Date	
1	11/11/2016	ADDENDUM #2
1	12/06/2016	CITY SITE PLAN COMMENTS

Project: ROCKWALL COLLEGE AND CAREER ACADEMY FOR ROCKWALL I.S.D. ROCKWALL, TEXAS

Scale 1" = 40'



ORNAMENTAL FENCE DETAIL
N.T.S.



FIRE LANE STRIPING DETAIL

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS, THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

STRIPING DETAILS AND SPECIFICATIONS

A. PAINT:
1. STRIPE SHALL BE SIX(6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GILDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE "TRAFFIC WHITE" GILDDEN NO. 563245 OR EQUAL.

B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (972) 771-0905 CONTACT: JAMES WATSON	SURVEY GROUP 400 SOUTH INDUSTRIAL BLVD SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ	GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL CASE NO. SP2016-029

STATE OF TEXAS
MIKE GLENN
103579
The seal appearing on this document was authorized by Mike Glenn, P.E., 103579, on December 06, 2016

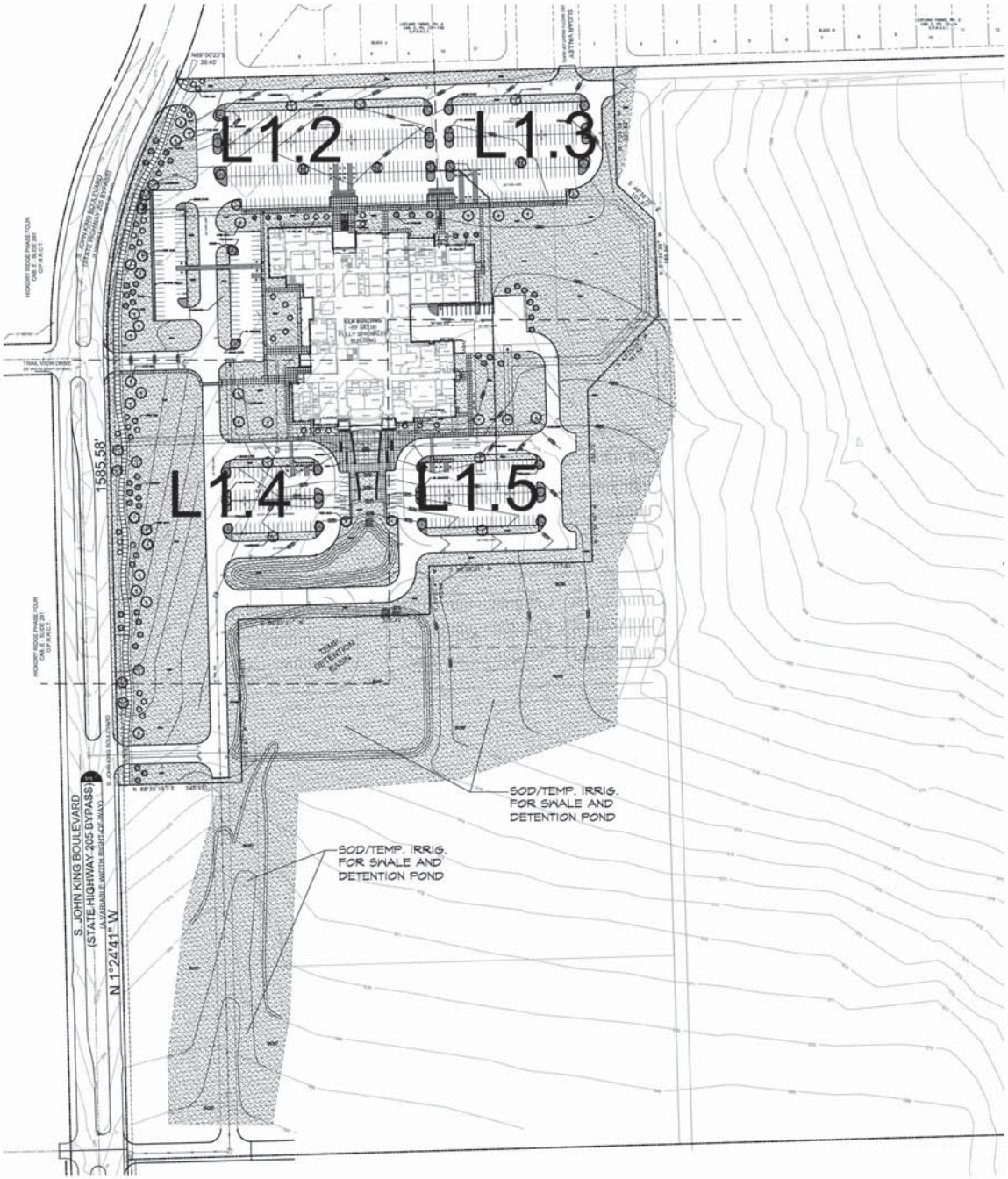
Huckabee

DETAILED SOUTH CITY SITE PLAN

VOLUME

Job. No.	Sheet No.
1738-01-01	CS
Drawn By: RAH	1.2A
Date: 10-25-2016	

Plotted: Dec 6, 2016, 9:22 AM by user: robert - Saved: 12/6/2016 by user: robert
C:\Users\Public\Bob's Projects\ROCKSD\LOP\LAND 1.93 ACCCA\BIDSET\CCA ENG REV 12.dwg

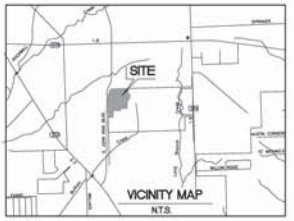


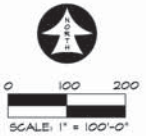
SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG – SUP (Z2016-035)
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA 24.238 ACRES	1,055,819 SQ. FT. OR
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	112,725 SF
PROPOSED SECOND FLOOR	38,123 SF
TOTAL BUILDING AREA	150,848 SF
TOTAL FLOOR AREA (FIRST FLOOR)	112,725 SF
LOT COVERAGE 10.7%	112,725 SF / 1,055,819 SF =
FLOOR AREA RATIO	0.11 : 1
TOTAL IMPERVIOUS COVERAGE OR 8.725 ACRES	380,096 SF
CLASSROOM BUILDING HEIGHT – AREA A TO PARAPET"	41'-0" (2 STORY) "MEASURED

PARKING REQUIREMENTS

HIGH SCHOOL – CLASSROOMS	28 CLASSROOMS
COLLEGE – CLASSROOMS	11 CLASSROOMS
HIGH SCHOOL – STUDENTS	1400 STUDENTS
COLLEGE – STUDENTS	400 STUDENTS
TOTAL STUDENT POPULATION	1,800 STUDENTS
TOTAL REQUIRED PARKING (FOR HIGH SCHOOL)	1 PER 5 STUDENTS1,800 / 5 = 360 SPACES
TOTAL REQUIRED PARKING	360 SPACES
PARKING PROVIDED	
PARKING HIGH SCHOOL	(9.0' X 20.0') 270 SPACES
	HC SPACES 10 SPACES
PARKING COLLEGE 147 SPACES	(9.0' X 20.0')
	HC SPACES 8 SPACES
TEACHER / VISITOR	(9.0' X 20.0') 210 SPACES
	HC SPACES 9 SPACES
TOTAL PARKING PROVIDED 654 SPACES	





ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0805 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-05
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 999-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL CASE NO.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0869
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

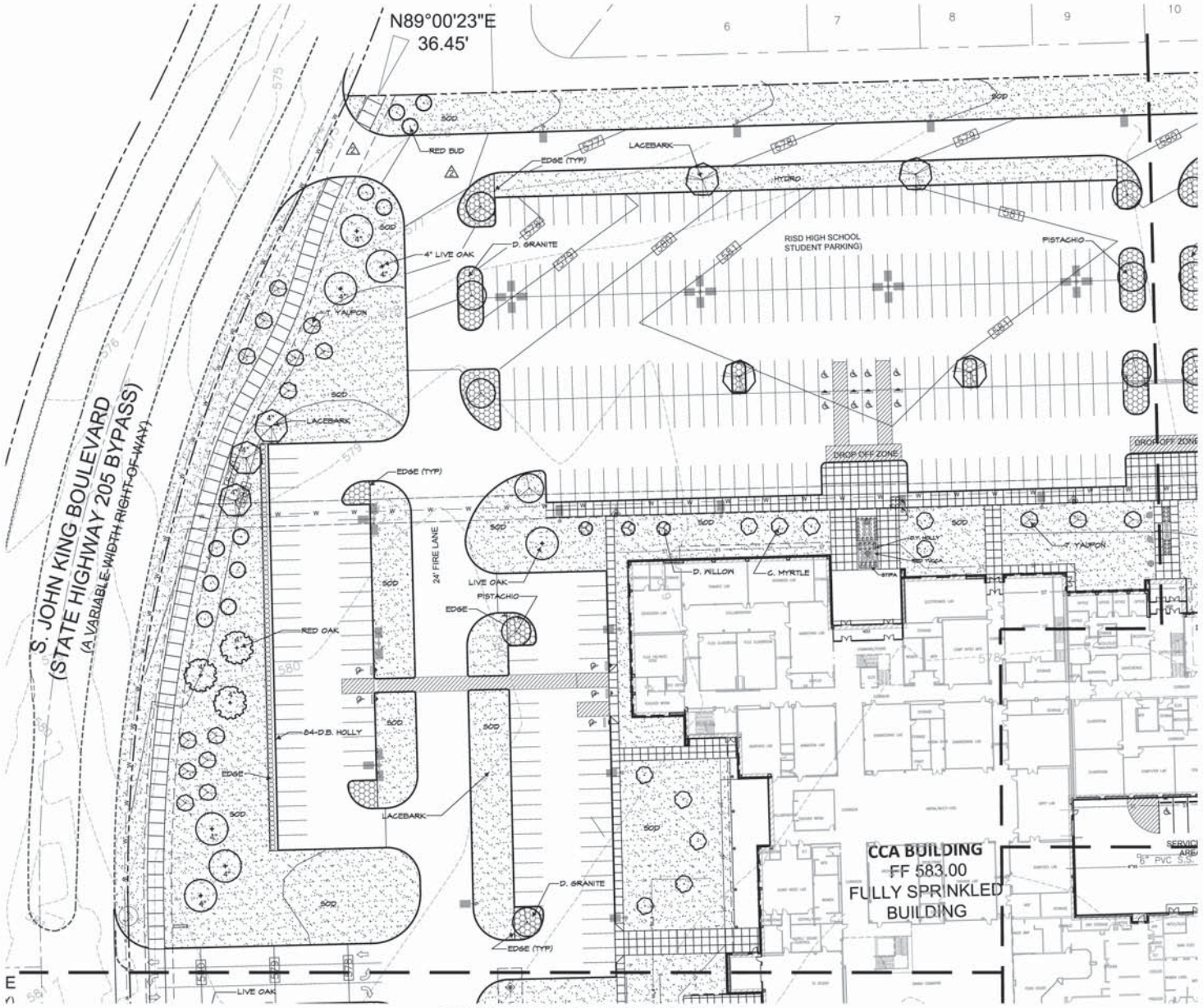
OVERALL LANDSCAPE PLAN

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=100'

SHEET No.
L1.1



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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

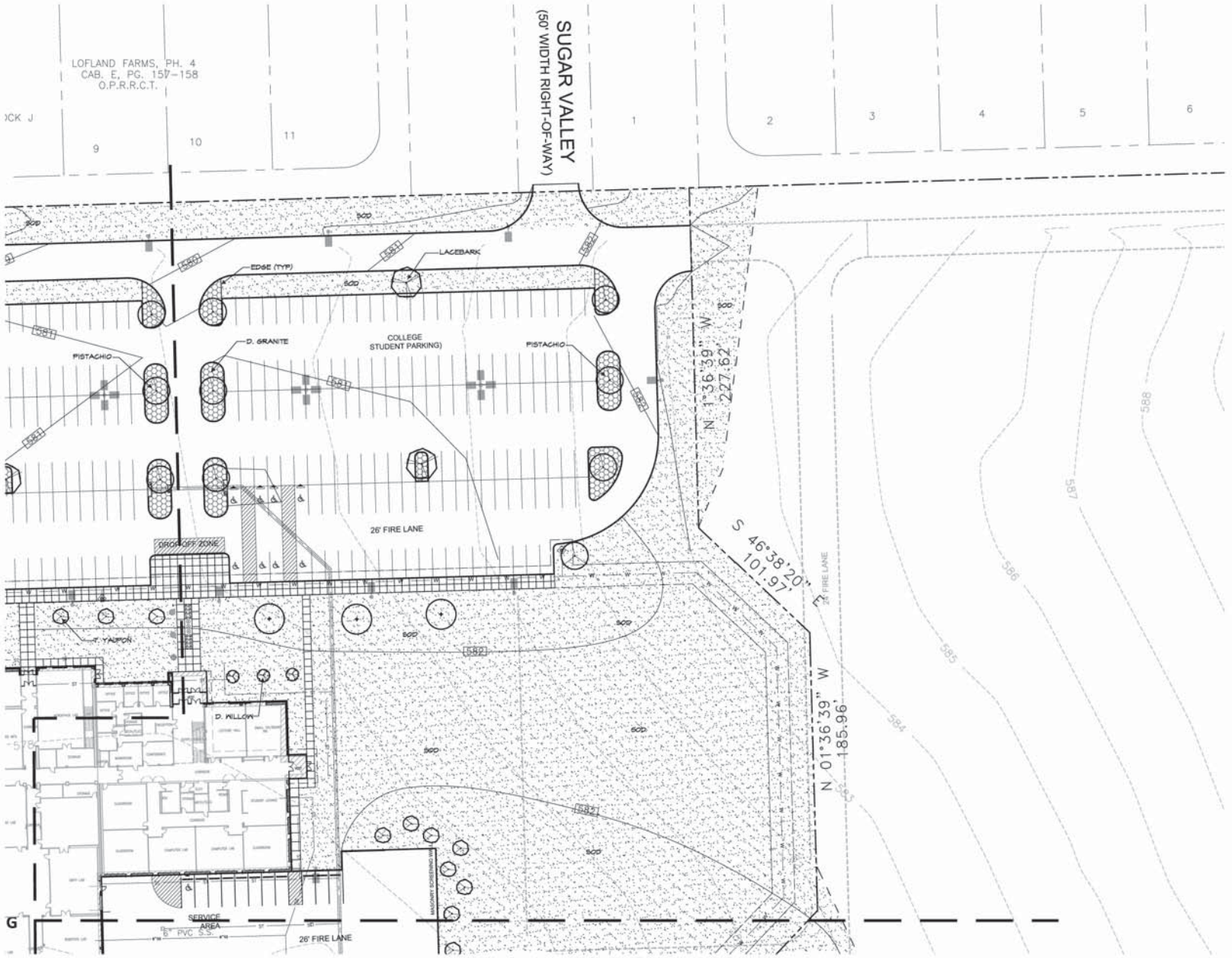
LANDSCAPE PLAN AREA A

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.2



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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

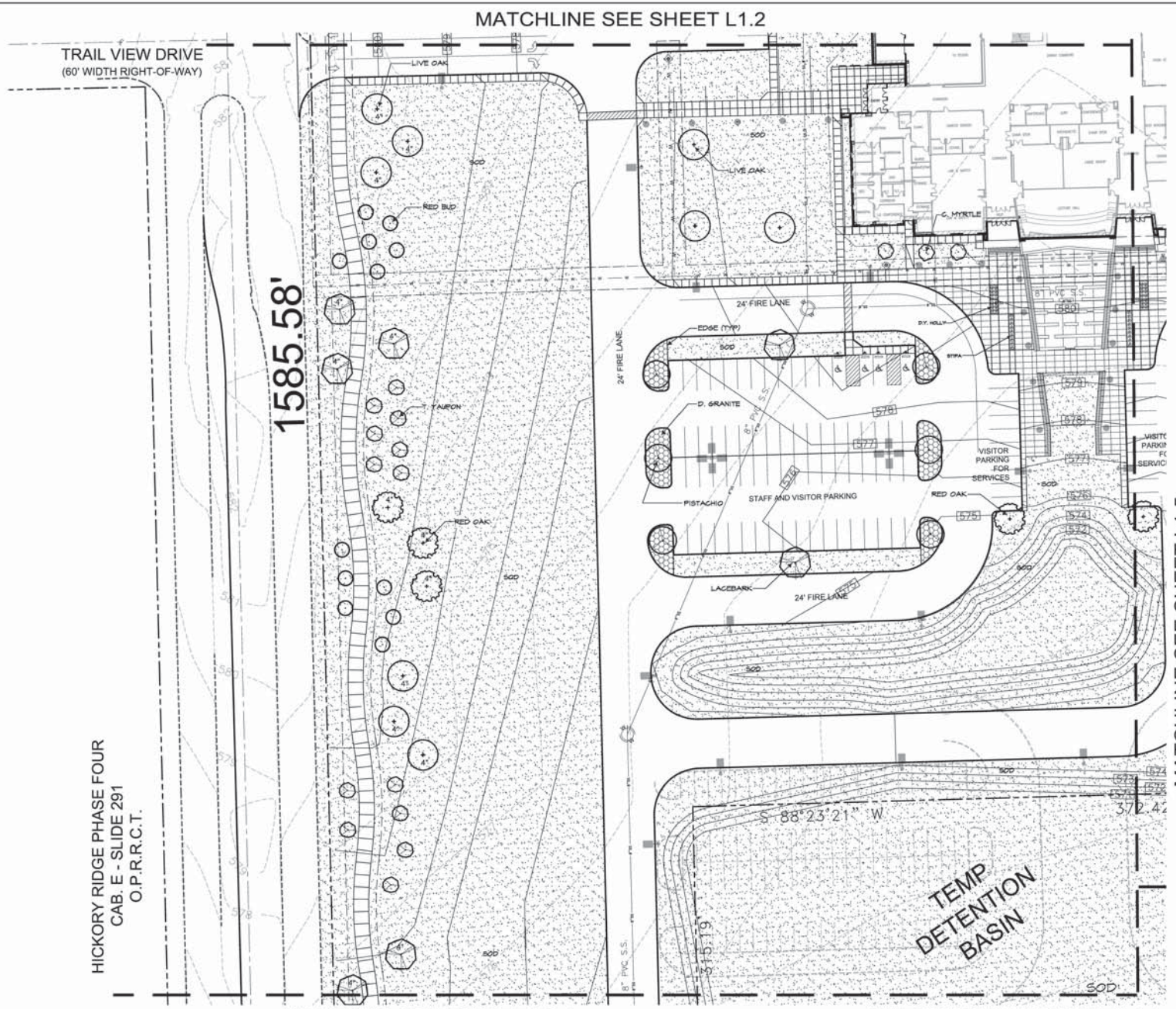
LANDSCAPE PLAN AREA B

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.3



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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE PLAN AREA C

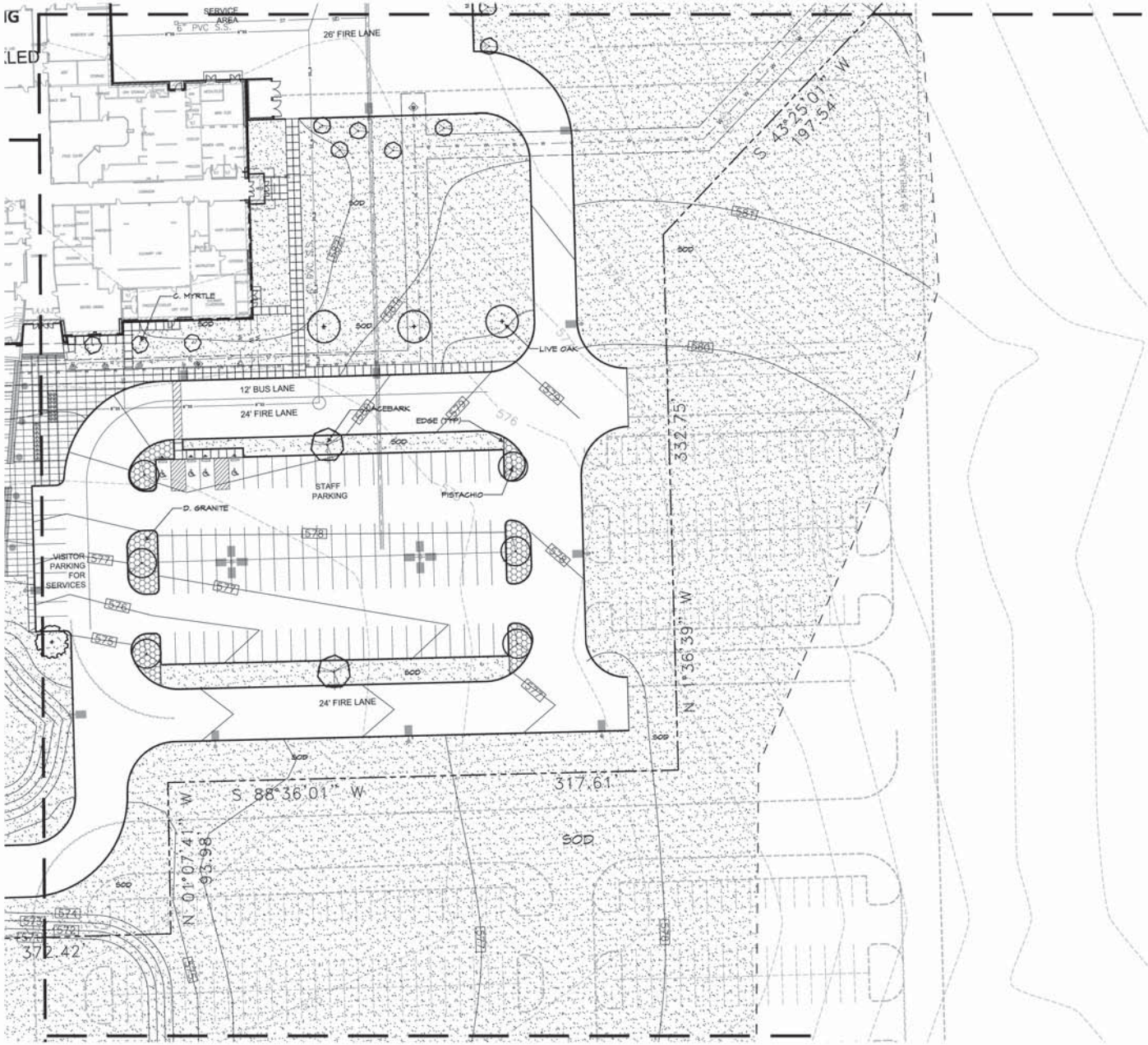
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.4

MATCHLINE SEE SHEET L1.3



MATCHLINE SEE SHEET L1.4

MATCHLINE SEE SHEET L1.1

SCALE: 1" = 30'-0"

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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE PLAN AREA D

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

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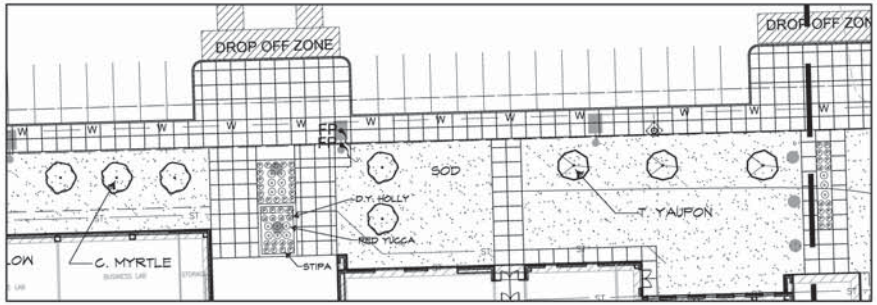
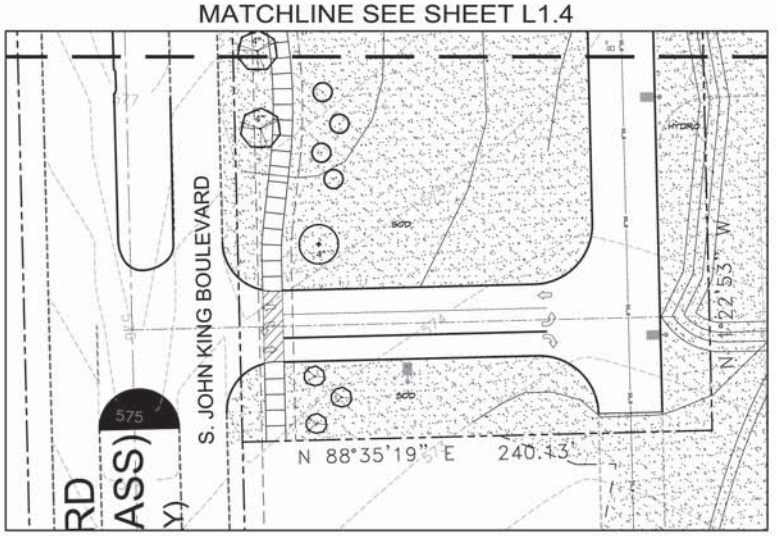
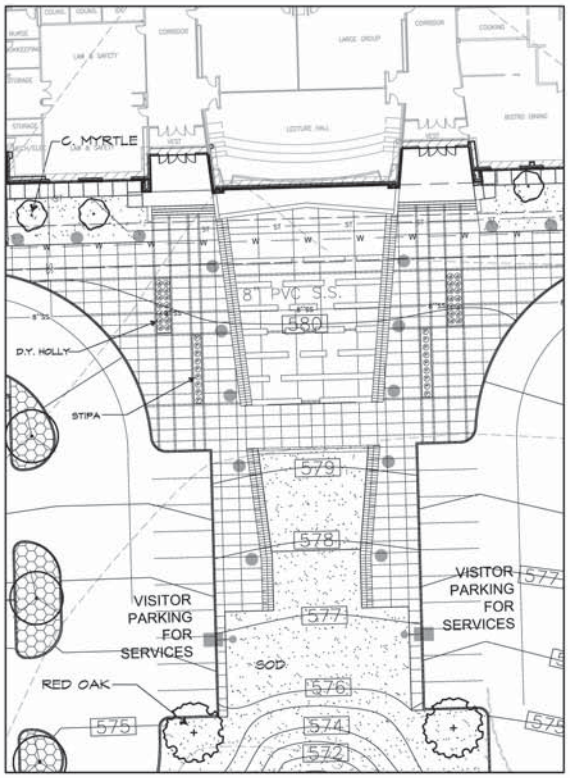
L1.5



NORTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"





SOUTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"

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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

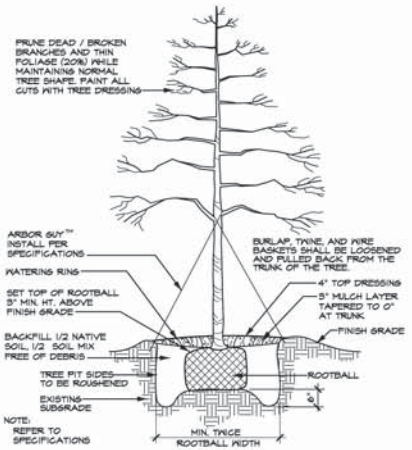
LANDSCAPE NOTES

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
11/11/16

ISSUES/
REVISIONS

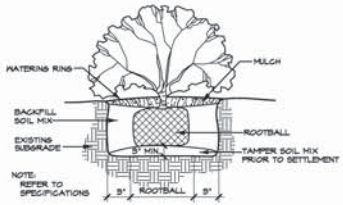
DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.1



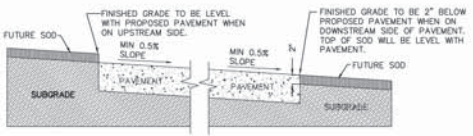
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

NORTH RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

WEST STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
WEST BUFFER TREES REQUIRED (1,345 LF X 50 LF =)	28 TREES
BUFFER PROVIDED	28 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	557 SPACES
PARKING LANDSCAPE REQUIRED 149,100 SF X 5% =)	7,455 SF
PARKING LANDSCAPE PROVIDED	9,950 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	987,900 SF
SITE LANDSCAPE REQUIRED 987,900 SF X 15% =)	148,185 SF
SITE LANDSCAPE PROVIDED	231,350 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(82%) 121,600 SF
SITE IMPERVIOUS AREA	380,096 SF

205 BY-PASS CORRIDOR OVERLAY DISTRICT

15' BUFFER FOR COMMERCIAL 25' RESID. W/ 30' FROM QUAIL RUN TO 205, 50' FOR OFFICE, RESEARCH, TECH, AND INDUSTRIAL AND INCLUDE BERM AND/OR SHRUBS OR COMBO ALONG JOHN KING, BERM/SHRUB MIN HT. 30" MAX. HT. 48".

BUFFER PLANTINGS: 2 LG. TREES AND 4 ACCENT TREES PER 100 LF OF JKB, LG. TREES 4", BUR RED LIVE OAK, CED. ELM, LACEBARK. SHRUBS 15" ACCENT 4', YAUPON/POSSHM, RED BUD, PEAR, ELDARICA PINE, WAX MYRTLE, MEX. PLUM

205 OVERLAY (WEST) BUFFER REQUIRED	30' BUFFER
205 OVERLAY (WEST) BUFFER PROVIDED	30' BUFFER
205 OVERLAY LARGE TREES REQUIRED (1,345 LF / 100 LF X 2 =)	28 4" TREES
205 OVERLAY LARGE TREES PROVIDED	28 4" TREES
205 OVERLAY ACCENT TREES REQUIRED (1,345 LF / 100 LF X 4 =)	56 4' TREES
205 OVERLAY ACCENT TREES PROVIDED	56 4' TREES

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
13	4"	4" LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10		LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
6	4"	4" RED OAK	Shumard Red Oak	Quercus shumardi	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
2		RED OAK	Shumard Red Oak	Quercus shumardi	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
9	4"	4"LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
13		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
28		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
6		D. YELLOW	Desert Willow	Chilopsis linearis	5'-6' Ht, 5'-4' spread, container
16		C. MYRTLE	Red Flowering Crape Myrtle	Lagerstroemia indica 'Catawba Beauty'	3/4" caliper per trunk, 4 trunk minimum, 6' Ht./4' spread, B&B tree form, limbed to 5'
45		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 3 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 5'
27		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' Ht, 5'-4' spread, container

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40		D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
56		STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
84		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
15		RED YUCCA	Red Yucca	Hesperaloe parviflora	1 gallon

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

MISCELLANEOUS

AS SHOWN	-----	SHOVEL EDGE	Shovel edge-4" deep, 6" wide, formed per plan.	
AS SHOWN	——	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color	Install to separate granite from turf areas or granite from bed areas.
AS SHOWN		D. GRANITE	Decomposed Granite	4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging. Install weed barrier mat below granite. Install binder with decomposed granite. Binder to be STABILIZER from Stabilizer Solutions. (800) 336-2468.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE DETAILS

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

11/11/16

ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.2

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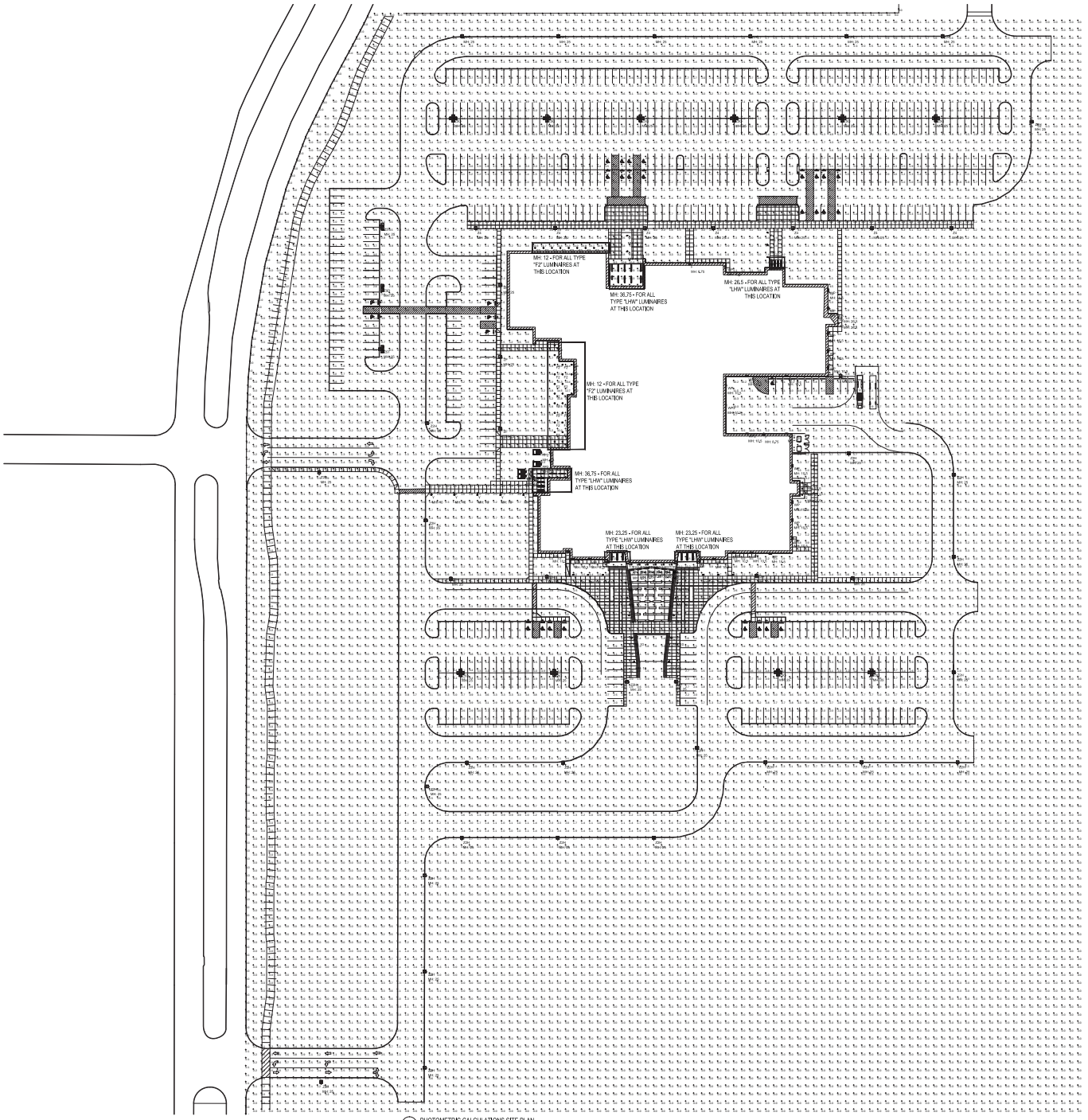
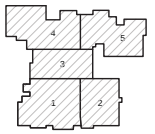
PHOTOMETRIC CALCULATIONS GENERAL NOTES

(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY IN FOOTCANDLES (FC).
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.
4. ALL MOUNTING HEIGHTS (MH) INDICATED ARE IN FEET.



1 PHOTOMETRIC CALCULATIONS SITE PLAN
1"=50'-0"



KEY PLAN - 1ST FLOOR
NTS

N TRUE

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

Revision / # ADDENDUM #1
Date 11/8/2016

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

11-7-16

Huckabee

PHOTOMETRIC CALCULATIONS
SITE PLAN - CITY PERMIT

Job No. 1734-01-01
Drawn By: AMD
Date: 10/19/16

Sheet No. ES1.3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD - COLLEGE & CAREER ACADEMY

EMA PROJECT # 1-067-0079-001

Unless otherwise indicated, all fluorescent ballasts are to be PS with a minimum B.F. of .87. All HID ballasts are to be EL with a minimum B.F. of 1. Ballasts & Drivers that exceed max V.A. or operate below minimum B.F. will not be accepted. See specs for IECC and NFPA controls requirements.

FOR ALL LUMINAIRES ENDING IN "E", PROVIDE A BODINE GENERATOR TRANSFER DEVICE. FOR LINEAR LUMINAIRES EVERY THIRD 4' SECTION SHALL BE EMERGENCY.

TYPE	DESCRIPTION	PART NUMBERS	LAMPS	QTY	BALLASTS / DRIVERS	VOLTS	WATTAGE
A	T-GRID MOUNTED GENERAL PURPOSE LED 2X4 TROFFER WITH 3000 LAMPS. OPTIONS INCLUDE : 0-10V DIM, COLOR: STANDARD	LITHONIA #2BLT4-30L-SDP-MVOLT-EZ1-LP8XX COLUMBIA EQUAL METALUX EQUAL HEW EQUAL DAYBRITE EQUAL	3000 LUMEN 4100K -INCLUDED	1	30W DRIVER -INCLUDED	277	30
B	T-GRID MOUNTED GENERAL PURPOSE LED 2X4 TROFFER WITH 4800 LAMPS. OPTIONS INCLUDE : 0-10V DIM, COLOR: STANDARD	LITHONIA #2BLT4-4BL-SDP-MVOLT-EZ1-LP8XX COLUMBIA EQUAL METALUX EQUAL HEW EQUAL DAYBRITE EQUAL	4800 LUMEN 4100K -INCLUDED	1	45W DRIVER -INCLUDED	277	45
C	SURFACE MOUNTED LED 6" CYLINDER WITH 4000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	GOTHAM #ICO CYL-XX040-6AR-LSS-40D-MVOLT-EZ10-FCM-DWHG COLUMBIA EQUAL METALUX EQUAL LSI EQUAL HE WILLIAMS EQUAL	4000 LUMEN 4100K -INCLUDED	1	40W DRIVER -INCLUDED	277	40
C2	CABLE MOUNTED LED 4" CYLINDER WITH 2000 LAMPS. OPTIONS INCLUDE : , COLOR: BY ARCHITECT	GOTHAM #ICO CYL-XX020-4AR-LSS-40D-MVOLT-EZ10-ACC-COLOR BY ARCHITECT COLUMBIA EQUAL METALUX EQUAL LSI EQUAL HE WILLIAMS EQUAL	2000 LUMEN 4100K -INCLUDED	1	23W DRIVER -INCLUDED	277	23
CB	CABLE MOUNTED LED 6" CYLINDER WITH 4000 LAMPS. OPTIONS INCLUDE : , COLOR: BLACK	GOTHAM #ICO CYL-XX040-6AR-LSS-40D-MVOLT-EZ10-ACC180-DBL COLUMBIA EQUAL METALUX EQUAL LSI EQUAL OMEGA EQUAL	4000 LUMEN 4100K -INCLUDED	1	40W DRIVER -INCLUDED	277	40
CP	CABLE MOUNTED LED 6" CYLINDER WITH 4000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	GOTHAM #ICO CYL-XX040-6AR-LSS-40D-MVOLT-EZ10-ACC-DWHG COLUMBIA EQUAL METALUX EQUAL LSI EQUAL OMEGA EQUAL	4000 LUMEN 4100K -INCLUDED	1	40W DRIVER -INCLUDED	277	40
D	SURFACE,CHAIN MOUNTED FIBERGLASS STRIP LED 1X4 FIXTURE WITH 4000 LAMPS. OPTIONS INCLUDE : 0-10V DIM AND BI-LVL, COLOR: STANDARD	LITHONIA #VAP-4000LM-PCL-WD-MVOLT-GZ10-X0K-80CRI-CMB-DL COLUMBIA EQUAL METALUX #4VT2-LD4-4-DR-UNV-L8XX-CD1-WL-U HEW# 96-4-L40/830CCL-DIM-UNV DAYBRITE #VZWPE43L8XX4-UNV-WHP	4000 LUMEN 4100K -INCLUDED	1	44W DRIVER -INCLUDED	277	44
D1	T-GRID, GYP MOUNTED DROP LENS LED 6" DOWNLIGHT WITH 1300 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE FLANGE	GOTHAM #EVO-X06/22-6-DFD-XX-DIM MAXLUME #HV6-LED-1500-DM10-85-LED-6112-CL-WH ATLANTIC #LED7-CLM15-X0K-U-7LEDDO-WH SPECTRUM EQUAL LOL#110LED15N0X210U / 1178SH	1300 LUMEN 4100K -INCLUDED	1	39W DRIVER -INCLUDED	277	39
F	T-GRID, GYP MOUNTED OPEN REFLECTOR LED 4' DOWNLIGHT WITH 1431 LAMPS. OPTIONS INCLUDE : , COLOR: CLEAR FLANGE	GOTHAM #EVO-X0/14-4AR PRESCOLITE #LF4LED0G4-4LFLED0G4 PORTFOLIO # LD4A-13-D010TE-ERM4A13-8-40-4LM0-LI SPECTRUM#RDF-04LED0T-20L-X0K-RDFSG LOL#C4L15N1VBZ10V/ C4L10DLX0CCLPVB	1431 LUMEN 4100K -INCLUDED	1	26W DRIVER -INCLUDED	277	26
F2	T-GRID, GYP MOUNTED OPEN REFLECTOR LED 4' DOWNLIGHT WITH 2015 LAMPS. OPTIONS INCLUDE : , COLOR: CLEAR FLANGE	GOTHAM #EVO-X0/20-4AR PRESCOLITE #LF4LED0G4-4LFLED7G4 PORTFOLIO # LD4A-18-D010TE-ERM4A18-8-40-4LM0-LI SPECTRUM#RDF-04LED0T-30L-X0K-RDFSG LOL#C4L20N0VBZ10 / C4L10DLX0CCLPVB	2015 LUMEN 4100K -INCLUDED	1	31W DRIVER -INCLUDED	277	31
FP	TENON MOUNTED ARCHITECTURAL LED FLOOD LIGHT WITH 2995 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSXF1 LED-2-A530/40K-MFL-MVOLT-DSXF1/2TS COLUMBIA EQUAL COOPER EQUAL GE EQUAL PHILIPS EQUAL	2995 LUMEN 4100K -INCLUDED	1	37W DRIVER -INCLUDED	277	37
FP2	TENON MOUNTED ARCHITECTURAL LED FLOOD LIGHT WITH 5791 LAMPS. OPTIONS INCLUDE : , COLOR: BY ARCHITECT	LITHONIA #DSXF2LED-4-A530/40K-MFL-MVOLT-DSXF1/2TS COLUMBIA EQUAL COOPER EQUAL GE EQUAL PHILIPS EQUAL	5791 LUMEN 4100K -INCLUDED	1	74W DRIVER -INCLUDED	277	74
FS	T-GRID, GYP MOUNTED OPEN REFLECTOR LED 4' SQUARE DOWNLIGHT WITH 1250 LAMPS. OPTIONS INCLUDE : , COLOR: CLEAR FLANGE	GOTHAM #ICO SQ-XX012-4AR-LSS-40D-277-EZ10-TRW PRESCOLITE EQUAL PORTFOLIO EQUAL SPECTRUM EQUAL LIGHTOLIER EQUAL	1250 LUMEN 4100K -INCLUDED	1	12W DRIVER -INCLUDED	277	12
K	T-GRID MOUNTED GASKETED LED 2X4 TROFFER WITH 6000 LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	LITHONIA #2GTL4-60L-FW-A12-MVOLT-EZ1-LP8XX-ABC COLUMBIA LLT24-XXMILG-FMG2F-EDU METALUX #24GR-LD4-56-F1-UNV-L8XX-CD1-G1-U HEW# 50-G-S-24-L60/8XX-F-AF12125-DG-DIM-UNV DAYBRITE #2TGS4L8XX-4-FS-22F-UNV-DIM-SW	6000 LUMEN 4100K -INCLUDED	1	47W DRIVER -INCLUDED	277	47
L19	GRID MOUNTED 19' LINEAR RECESSED LED WITH 12350 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-19'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	12350 LUMEN 4100K -INCLUDED	1	114W DRIVER -INCLUDED	277	114
L20	GRID MOUNTED 20' LINEAR RECESSED LED WITH 13000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-20'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	13000 LUMEN 4100K -INCLUDED	1	120W DRIVER -INCLUDED	277	120
L21	GRID MOUNTED 21' LINEAR RECESSED LED WITH 13650 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-21-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	13650 LUMEN 4100K -INCLUDED	1	126W DRIVER -INCLUDED	277	126
L23	GRID MOUNTED 23' LINEAR RECESSED LED WITH 14950 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-MO-23-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	14950 LUMEN 4100K -INCLUDED	1	138W DRIVER -INCLUDED	277	138
L4	WOOD MOUNTED 4' LINEAR RECESSED LED WITH 1928 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL PINNACLE #EV6A-40-4'-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	1928 LUMEN 4100K -INCLUDED	1	21W DRIVER -INCLUDED	277	21
L6	WOOD MOUNTED 6' LINEAR RECESSED LED WITH 3750 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-X0K-1C-UNV-LD1-TFW-WH-6' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	3750 LUMEN 4100K -INCLUDED	1	44W DRIVER -INCLUDED	277	44
L8	WOOD MOUNTED 8' LINEAR RECESSED LED WITH 3856 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL PINNACLE #EV6A-40-8'-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	3856 LUMEN 4100K -INCLUDED	1	42W DRIVER -INCLUDED	277	42
LC2	WOOD/GYP MOUNTED 8' CEILING/2' WALL LINEAR RECESSED LED WITH 5000 LAMPS. OPTIONS INCLUDE : CEILING IS WOOD-WALL IS DRYWALL, COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-X0K-1C-UNV-LD1-CXXW-WH-6C2W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	5000 LUMEN 4100K -INCLUDED	1	58W DRIVER -INCLUDED	277	58
LC3	WOOD/GYP MOUNTED 4' CEILING/3' WALL LINEAR RECESSED LED WITH 4375 LAMPS. OPTIONS INCLUDE : CEILING IS WOOD-WALL IS DRYWALL, COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-X0K-1C-UNV-LD1-CXXW-WH-4C3W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	4375 LUMEN 4100K -INCLUDED	1	51W DRIVER -INCLUDED	277	51
LC4	WOOD/GYP MOUNTED 4' CEILING/4' WALL LINEAR RECESSED LED WITH 5000 LAMPS. OPTIONS INCLUDE : CEILING IS WOOD-WALL IS DRYWALL, COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4L-FL-625LF-X0K-1C-UNV-LD1-CXXW-WH-4C4W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	5000 LUMEN 4100K -INCLUDED	1	58W DRIVER -INCLUDED	277	58
LH30	GRID MOUNTED 30' LINEAR RECESSED LED WITH 33000 LAMPS. OPTIONS INCLUDE : , COLOR:	PRUDENTIAL #STR-LED4-HO-30'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	33000 LUMEN 4100K -INCLUDED	1	330W DRIVER -INCLUDED	277	330
LH4	WOOD MOUNTED 4' LINEAR RECESSED LED WITH 3508 LAMPS. OPTIONS INCLUDE : , COLOR:	PEERLESS EQUAL PINNACLE #EV5A-40HO-4'-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	3508 LUMEN 4100K -INCLUDED	1	41W DRIVER -INCLUDED	277	41
LH68	GRID MOUNTED 68' LINEAR RECESSED LED WITH 74800 LAMPS. OPTIONS INCLUDE : , COLOR:	PRUDENTIAL #STR-LED4-HO-68'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	74800 LUMEN 4100K -INCLUDED	1	748W DRIVER -INCLUDED	277	748
LH8	WOOD MOUNTED 8' LINEAR RECESSED LED WITH 7016 LAMPS. OPTIONS INCLUDE : , COLOR:	PEERLESS EQUAL PINNACLE #EV6A-40HO-8'-WOOD-UNV-1C-W CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	7016 LUMEN 4100K -INCLUDED	1	81W DRIVER -INCLUDED	277	81
LH W4	WOOD MOUNTED 4' LINEAR RECESSED LED WITH 2844 LAMPS. OPTIONS INCLUDE : WET RATED, COLOR: SILVER	PEERLESS EQUAL PINNACLE #EV6-WET-40HO-4'-IND-FL-UNV-1C-S CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	2844 LUMEN 4100K -INCLUDED	1	35W DRIVER -INCLUDED	277	35
LH W8	WOOD MOUNTED 8' LINEAR RECESSED LED WITH 5688 LAMPS. OPTIONS INCLUDE : WET RATED, COLOR: SILVER	PEERLESS EQUAL PINNACLE #EV6-WET-40HO-8'-IND-FL-UNV-1C-S CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	5688 LUMEN 4100K -INCLUDED	1	69W DRIVER -INCLUDED	277	69
LL119	GRID MOUNTED 119' LINEAR RECESSED LED WITH 51170 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-119'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	51170 LUMEN 4100K -INCLUDED	1	476W DRIVER -INCLUDED	277	476
LL247	GRID MOUNTED 247' LINEAR RECESSED LED WITH 106210 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-247'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	106210 LUMEN 4100K - INCLUDED	1	988W DRIVER -INCLUDED	277	988
LL38	GRID MOUNTED 38' LINEAR RECESSED LED WITH 16340 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-38'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	16340 LUMEN 4100K -INCLUDED	1	152W DRIVER -INCLUDED	277	152
LL58	GRID MOUNTED 58' LINEAR RECESSED LED WITH 24940 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-58'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	24940 LUMEN 4100K -INCLUDED	1	232W DRIVER -INCLUDED	277	232
LL62	GRID MOUNTED 62' LINEAR RECESSED LED WITH 26660 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-62'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	26660 LUMEN 4100K -INCLUDED	1	248W DRIVER -INCLUDED	277	248
LL63	GRID MOUNTED 63' LINEAR RECESSED LED WITH 27090 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-63-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	27090 LUMEN 4100K -INCLUDED	1	252W DRIVER -INCLUDED	277	252
LL66	GRID MOUNTED 66' LINEAR RECESSED LED WITH 28380 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PRUDENTIAL #STR-LED4-LO-66'-TMW-D1-SC-UNV-XI-XI-DM10 ALERA EQUAL CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	28380 LUMEN 4100K -INCLUDED	1	264W DRIVER -INCLUDED	277	264
LS12	SURFACE MOUNTED LED 12' LINEAR WITH 12000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4LS-FL-1000LF-X0K-1C-UNV-LD1-SM-WH-12' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	12000 LUMEN 4100K -INCLUDED	1	153W DRIVER -INCLUDED	277	153
LS16	SURFACE MOUNTED LED 16' LINEAR WITH 16000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4LS-FL-1000LF-X0K-1C-UNV-LD1-SM-WH-16' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	16000 LUMEN 4100K -INCLUDED	1	204W DRIVER -INCLUDED	277	204
LS20	SURFACE MOUNTED LED 20' LINEAR WITH 20000 LAMPS. OPTIONS INCLUDE : , COLOR: WHITE	PEERLESS EQUAL FOCAL POINT #FSM4LS-FL-1000LF-X0K-1C-UNV-LD1-SM-WH-20' CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	20000 LUMEN 4100K -INCLUDED	1	255W DRIVER -INCLUDED	277	255
S	RECESSED MOUNTED ARCHITECTURAL LED 25" LINEAR WITH 1221 LAMPS. OPTIONS INCLUDE : , COLOR: STAINLESS STEEL	LITHONIA EQUAL COLUMBIA EQUAL LUMUX #LF600-1-LED-120/277-5-ILVER-ASYMMETRIC GE EQUAL PHILIPS EQUAL	1221 LUMEN 4100K -INCLUDED	1	15W DRIVER -INCLUDED	277	15
T	SURFACE MOUNTED TAPE LIGHT LED WITH 579 LAMPS. OPTIONS INCLUDE : REFER TO NUMBER IN TYPE MARK FOR LENGTH IN FEET, COLOR: STANDARD	LITHONIA EQUAL COLUMBIA EQUAL DIODE LED #DI-12V-DB40-9009-WW SUM ALUMINUM CHANNEL AND 277V TRANSFORMER(S) AS NECESSARY PER RUN HE WILLIAMS EQUAL PHILIPS EQUAL	579 LUMENS PER FOOT 4100K - INCLUDED	1	6W PER FOOT - TRANSFORMER(S) INCLUDED	277	6
V	GRID MOUNTED ARCHITECTURAL LED 1X4 TROFFER WITH 4350 LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	FLUXWERX #TR1-14-D-40-E1-M COLUMBIA EQUAL METALUX #14SR-LD2-45C-UNV-L840-HCD-1-PL HEW EQUAL DAYBRITE EQUAL	4350 LUMEN 4100K -INCLUDED	1	47W DRIVER -INCLUDED	277	47
V2	GRID MOUNTED ARCHITECTURAL LED 1X4 TROFFER WITH 2800 LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	FLUXWERX #TR1-14-B-40-E1-M COLUMBIA EQUAL METALUX #14SR-LD2-30C-UNV-L840-HCD-1-PL HEW EQUAL DAYBRITE EQUAL	2800 LUMEN 4100K -INCLUDED	1	29W DRIVER -INCLUDED	277	29
W8	WALL MOUNTED LED 8' LINEAR WITH 4976 LAMPS. OPTIONS INCLUDE : , COLOR: SILVER	PEERLESS EQUAL PINNACLE #EX3-WETA-40HO-8'WA-UNV-1C-S CORELITE EQUAL HE WILLIAMS EQUAL LEDALITE EQUAL	4976 LUMEN 4100K -INCLUDED	1	70W DRIVER -INCLUDED	277	70
WP	WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH 2803 LAMPS. OPTIONS INCLUDE : , COLOR: STEEL GRAY	LITHONIA EQUAL PRISMA LIGHTING - MIMIK 30 #070015 MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	2803 LUMEN 4100K -INCLUDED	1	36W DRIVER -INCLUDED	277	36
WP2	WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH 11129 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSXW2 LED-30C-1000-X0K-T4M-MVOLT-SF-BSW-DNAXD BEACON #TRV-D/24NB-85-HK/CTI/UNV/X0K US ARCH #R2R-WM-PLED-III-20LED-700MA-X-RAL-9005-T GE EQUAL PHILIPS EQUAL	11129 LUMEN 4100K -INCLUDED	1	109W DRIVER -INCLUDED	277	109
X	CEILING,WALL MOUNTED EMERGENCY SPEC GRADE LED EXIT WITH LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	LITHONIA #LQC-1-R-ELN DUAL-LITE #SESRBNE SURE-LITES #CX-6-1-SD MULE EQUAL CHLORIDE #SC-N-U-R-W-IC		1	2W DRIVER -INCLUDED	277	2
X2	CEILING,WALL MOUNTED EMERGENCY SPEC GRADE LED EXIT WITH LAMPS. OPTIONS INCLUDE : , COLOR: STANDARD	LITHONIA #LQC-2-R-ELN DUAL-LITE #SESRBNE SURE-LITES #CX-7-2-SD MULE EQUAL CHLORIDE #SC-N-U-R-W-IC		1	2W DRIVER -INCLUDED	277	2
Y	POLE MOUNTED ARCHITECTURAL LED WALKWAY WITH 2580 LAMPS. OPTIONS INCLUDE : , COLOR: SILVER	LUMINIS #CL621-1.1W30-RS-CLP693-277V-MST COLUMBIA EQUAL LUMARK EQUAL GE EQUAL PHILIPS EQUAL	2580 LUMEN 4100K -INCLUDED	1	30W DRIVER -INCLUDED	277	30
Z2H	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 14175 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-X0K-T2M-XX-SPA-DF-HS-PIRH/SSS-25-5G-DM19AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	14175 LUMEN 4100K -INCLUDED	1	131W DRIVER -INCLUDED	480	131
Z4	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 30202 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-X0K-T4M-XX-SPA-DF-PIRH/SSS-25-5G-DM19AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	14443 LUMEN 4100K -INCLUDED	1	131W DRIVER -INCLUDED	480	131
Z5D	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 30202 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-X0K-T5M-XX-SPA-DF-PIRH/SSS-25-5G-DM28AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	30202 LUMEN 4100K -INCLUDED	1	262W DRIVER -INCLUDED	480	262
Z5Q	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 60404 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-X0K-T5M-XX-SPA-DF-PIRH/SSS-25-5G-DM49AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	60404 LUMEN 4100K -INCLUDED	1	524W DRIVER -INCLUDED	480	524
Z5T	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 45303 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-X0K-T5M-XX-SPA-DF-PIRH/SSS-25-5G-DM39AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	45303 LUMEN 4100K -INCLUDED	1	393W DRIVER -INCLUDED	480	393
ZF	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH 14224 LAMPS. OPTIONS INCLUDE : , COLOR: NATURAL ALUMINUM	LITHONIA #DSX1-LED-60C-700-X0K-TFTM-XX-SPA-DF-PIRH/SSS-25-5G-DM19AS POLE COLUMBIA EQUAL MCGRAW EDISON EQUAL GE EQUAL PHILIPS EQUAL	14224 LUMEN 4100K -INCLUDED	1	131W DRIVER -INCLUDED	480	131
		NO SUBSTITUTES TO ANY LISTED FIXTURE WILL BE ACCEPTED!					

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ADDENDUM #1
Date: 11/02/2016
Revision / #:

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

11-7-16

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LUMINAIRE SCHEDULE

Job No. 1734-01-01
Drawn By: DKK
Date: 10/19/16

Sheet No. EL8.1

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

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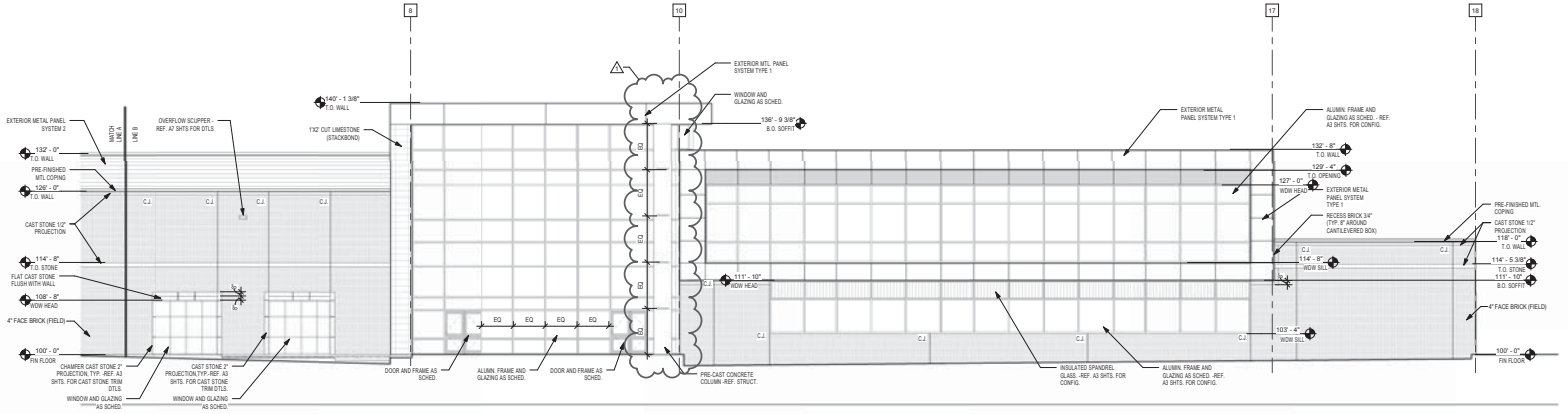
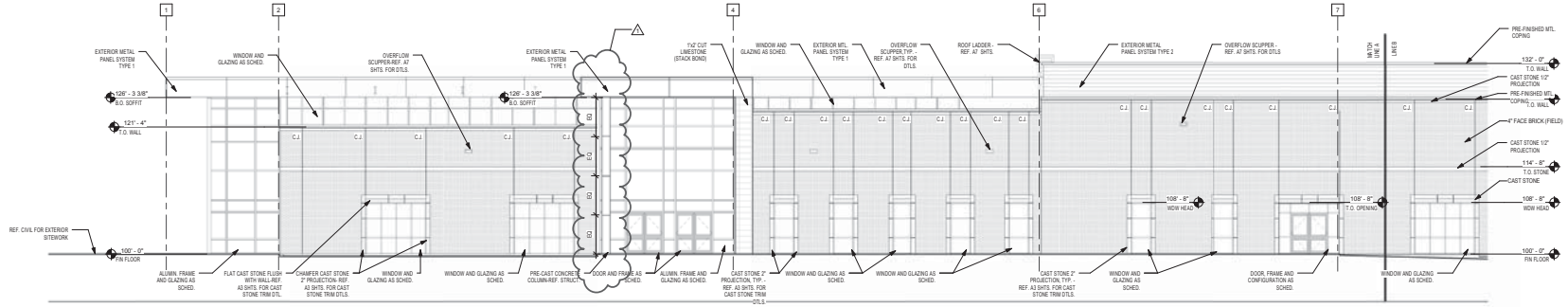
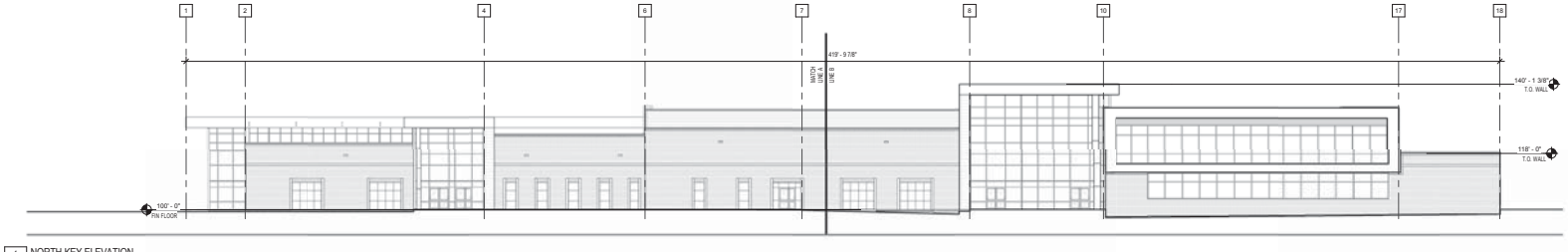


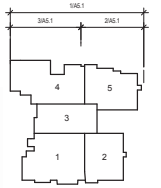
3 NORTH ELEVATION - SECTION 3/A5.1
A5.1 1/8" = 1'-0"



2 NORTH ELEVATION - SECTION 2/A5.1
A5.1 1/8" = 1'-0"



1 NORTH KEY ELEVATION
A5.1 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

THIS DRAWING IS NOT TO SCALE AND IS PROVIDED FOR REFERENCE PURPOSES ONLY. DRAWING IS NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. REFER TO FLOOR PLANS AND DETAILS FOR SPECIFIC PROJECT INFORMATION.

3D VIEW DISCLAIMER

DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR NOMINAL ELEVATIONS, LENGTH, AND HEIGHT OF CUT STONE VENEER. COORDINATE WITH ARCHITECT BEFORE MASONRY VENEER CONSTRUCTION BEGINS.

CUT STONE VENEER

1) INSTALL ALL WINDOW, DOOR, AND OTHER WALL PENETRATION SYSTEMS AND MEMBRANE FLASHING AND WATER TEST PRIOR TO VENEER FINISH INSTALLATION.

2) REFER TO A7 SHEETS FOR TYPICAL FLASHING CONFIGURATIONS.

GENERAL NOTES APPLICABLE TO ALL A5 SHEETS

Revision / 1 — ADDENDUM #1
Date 11/8/16

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Huckabee

EXTERIOR ELEVATIONS

VOLUME

Job No.	Sheet No.
1738-01-01	ADDENDUM #2
Drawn By: JI	A5.1
Date: 11/08/2016	

11/7/2016 3:05:39 PM
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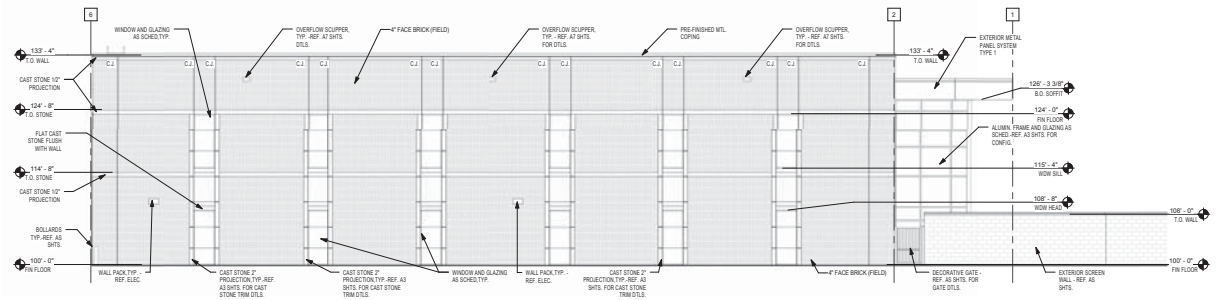
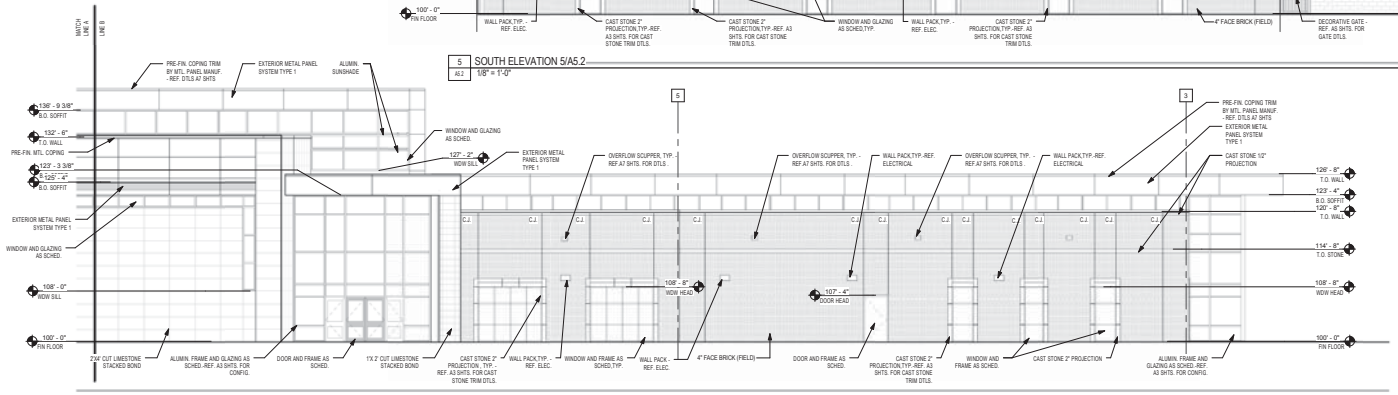
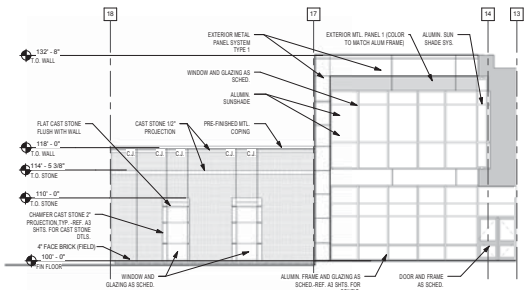


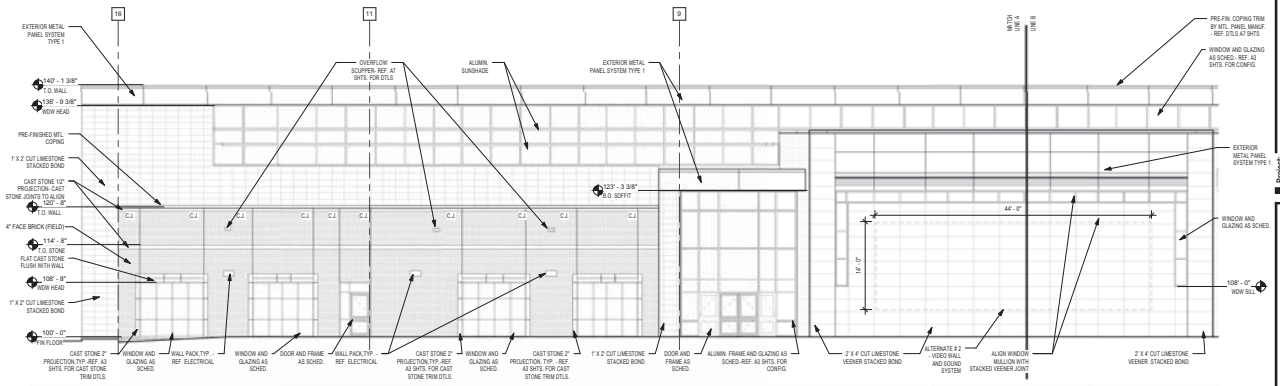
5 SOUTH ELEVATION 5/A5.2
A5.2 1/8" = 1'-0"



3 SOUTH ELEVATION 3/A5.2
A5.2 1/8" = 1'-0"



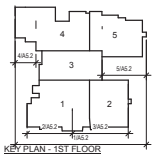
4 SOUTH ELEVATION 4/A5.2
A5.2 1/8" = 1'-0"



2 SOUTH ELEVATION SECTION 2/A5.2
A5.2 1/8" = 1'-0"



1 SOUTH KEY ELEVATION
A5.2 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

THIS DRAWING IS NOT TO SCALE AND IS PROVIDED FOR REFERENCE PURPOSES ONLY. DRAWING IS NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. REFER TO FLOOR PLANS AND DETAILS FOR SPECIFIC PROJECT INFORMATION.

3D VIEW DISCLAIMER

DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR NOMINAL ELEVATIONS, LENGTH, AND HEIGHT OF CUT STONE VENEER. COORDINATE WITH ARCHITECT BEFORE MASONRY VENEER CONSTRUCTION BEGINS.

CUT STONE VENEER

1) INSTALL ALL WINDOW, DOOR, AND OTHER WALL PENETRATION SYSTEMS AND MEMBRANE FLASHING AND WATER TEST PRIOR TO VENEER FINISH INSTALLATION.

2) REFER TO A7 SHEETS FOR TYPICAL FLASHING CONFIGURATIONS.

GENERAL NOTES APPLICABLE TO ALL A5 SHEETS

ALT.#1 - PROVIDE VCT IN LIEU OF VINYL TILE WHERE OCCURS. (VINYL TILE TO BE BASE BID

ALT. #3- OUTDOOR VIDEO WALL AND SOUND SYSTEM. THIS SHOULD INCLUDE ALL ELEMENTS, INCLUDING POWE, DATA, STRUCTURE, AND ARCHITECTURE.

ALT. #3 - INTERIOR STOREFRONT GRAPHIC FILM

ALT.#4 - DINING/COMMONS VIDEO WALL
ALT#4A - ZERO BEZEL DISPLAY MONITORS
ALT#4B - SMALL BEZEL DISPLAY MONITORS - 1/2" TO 3/4" TOTAL BEZEL SEPARATION WIDTH.

ALT. #5 - RTU MFR #1- REF. MECHANICAL

ALT. #6 - RTU MFR #2 -REF. MECHANICAL

ALT #7 - RTU MFR #3 - REF. MECHANICAL

ALTERNATES

Date

Revision /

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project

Huckabee

EXTERIOR ELEVATIONS

VOLUME

Job No. 1738-01-01	Sheet No. ADDENDUM #2 A5.2
Drawn By: JI	
Date: 11/08/2016	

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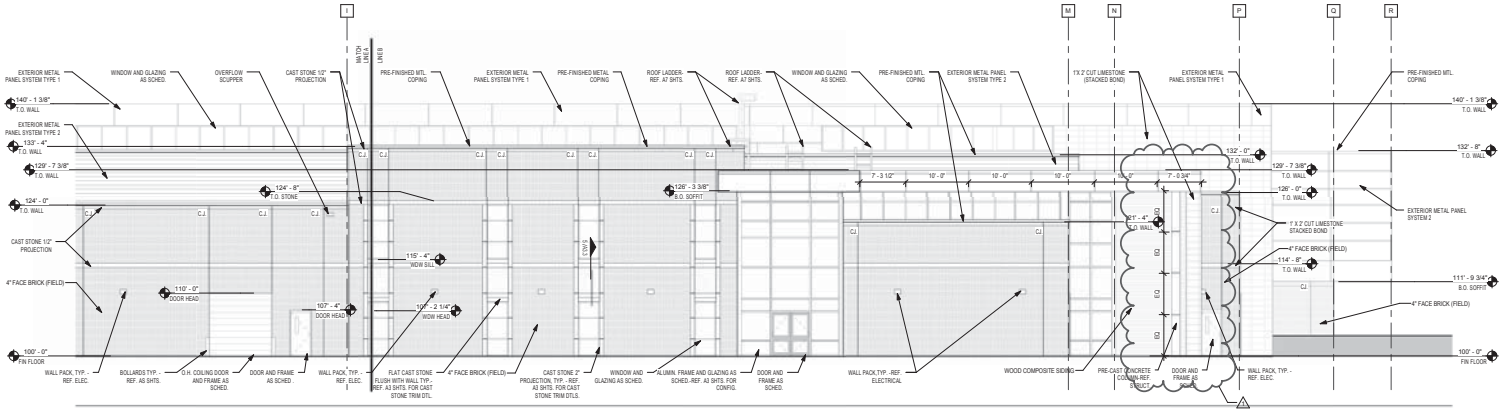
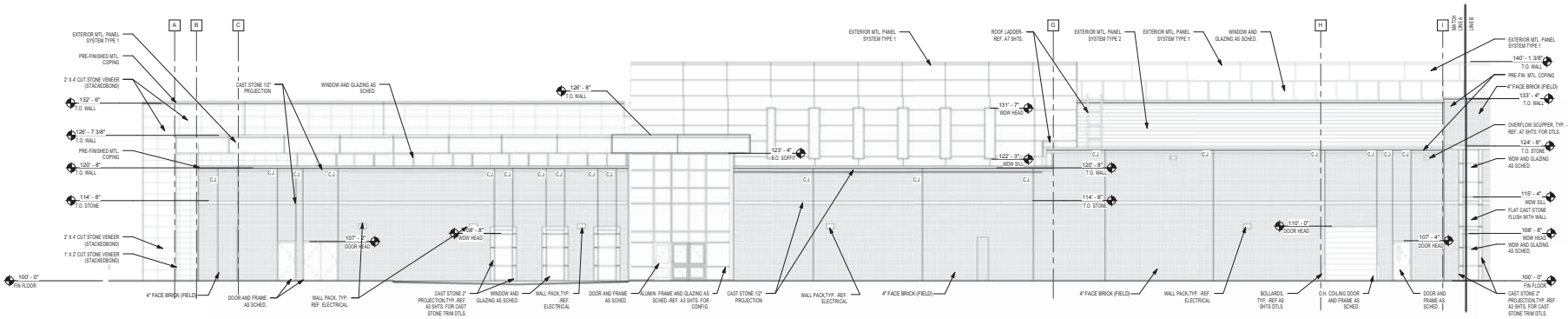
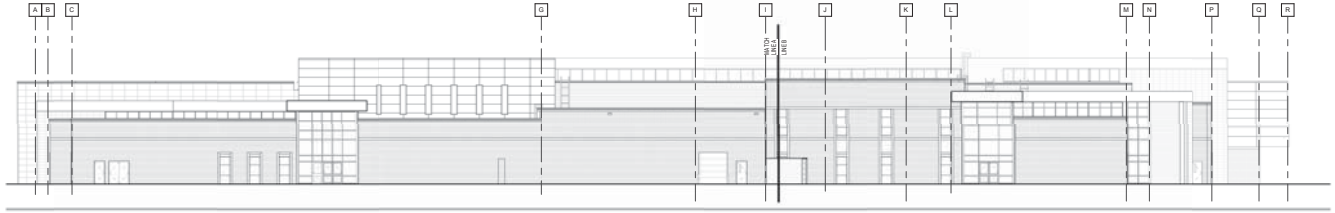


3 ELEVATION SECTION - 3/A5.3
A5.3 1/8" = 1'-0"



2 EAST ELEVATION - SECTION 2/A5.3
A5.3 1/8" = 1'-0"



1 EAST KEY ELEVATION
A5.3 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

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3D VIEW DISCLAIMER

DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR NOMINAL ELEVATIONS, LENGTH, AND HEIGHT OF CUT STONE VENEER. COORDINATE WITH ARCHITECT BEFORE MASONRY VENEER CONSTRUCTION BEGINS.

CUT STONE VENEER

1) INSTALL ALL WINDOW, DOOR, AND OTHER WALL PENETRATION SYSTEMS AND MEMBRANE FLASHING AND WATER TEST PRIOR TO VENEER FINISH INSTALLATION.

2) REFER TO A7 SHEETS FOR TYPICAL FLASHING CONFIGURATIONS.

GENERAL NOTES APPLICABLE TO ALL A5 SHEETS

Revision / 1 — ADDENDUM #1
Date 11/8/16

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

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EXTERIOR ELEVATIONS

VOLUME

Job No. 1738-01-01
Drawn By: JW/KM
Date: 11/08/2016
Sheet No. ADDENDUM #2 A5.3

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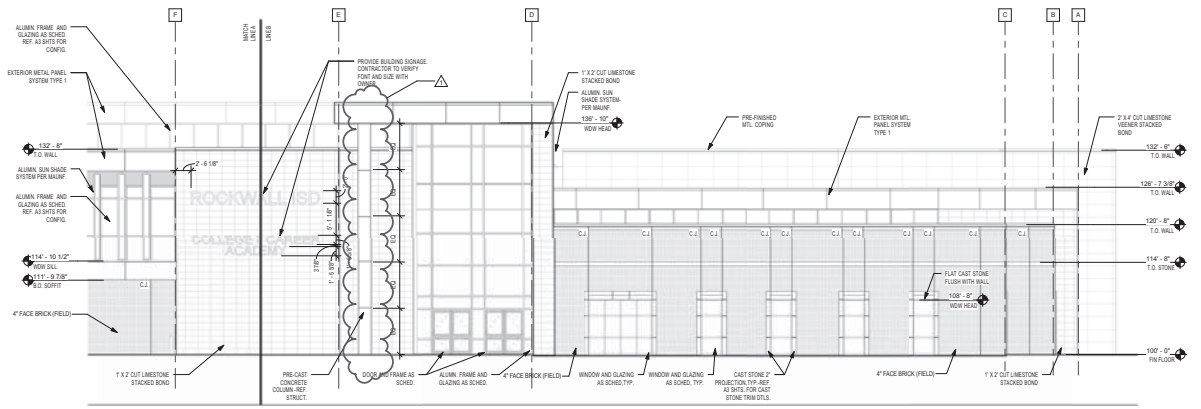
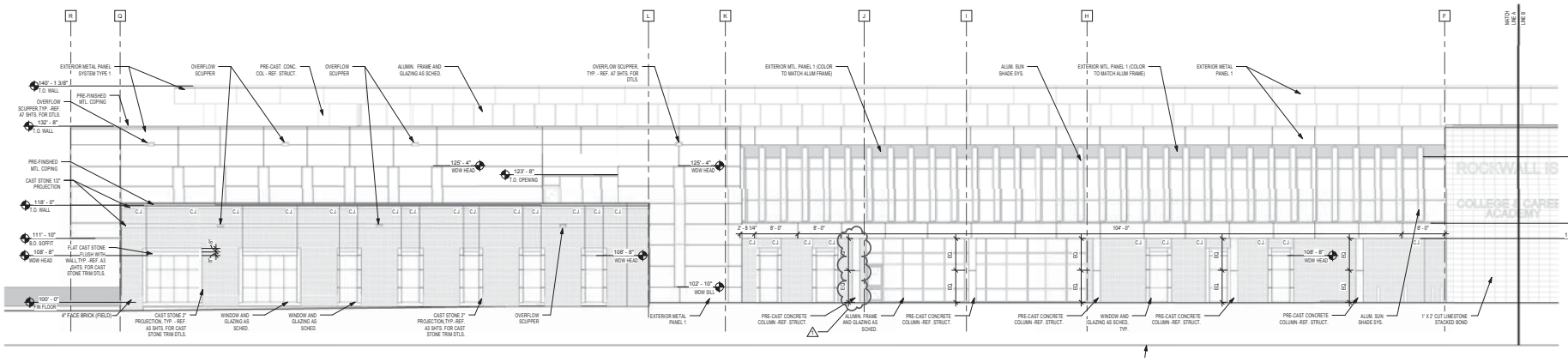
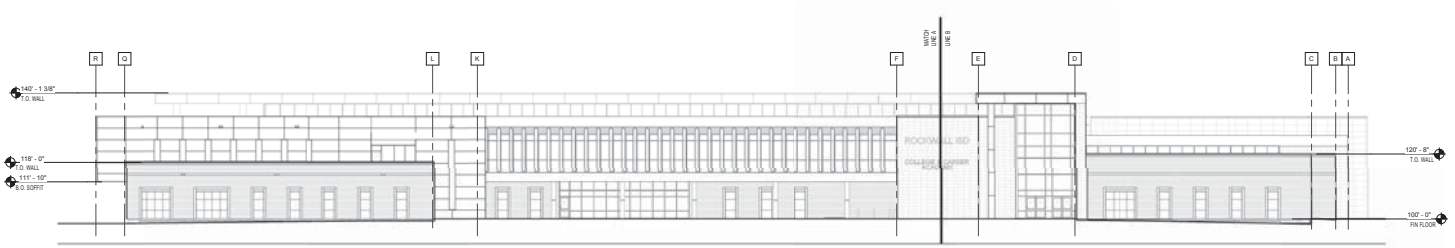


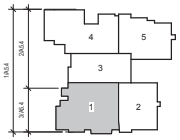
3 WEST ELEVATION 3/A5.4
A5.4 1/8" = 1'-0"



2 WEST ELEVATION 2/A5.4
A5.4 1/8" = 1'-0"



1 WEST KEY ELEVATION
A5.4 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR
N.T.S.

Revision /	Date
1 ADDENDUM #1	11/8/16

Project:
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

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EXTERIOR ELEVATIONS

VOLUME

Job No. 1738-01-01	Sheet No. ADDENDUM #2 A5.4
Drawn By: JW/KM	
Date: 11/08/2016	

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COLLEGE & CAR R
ACADEMY









CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **SP2016-030;** *Harbor Urban Center Condominiums*

SUMMARY:

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 228 unit, condo development situated on a 2.87-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PURPOSE & BACKGROUND:

On November 18, 2016, the applicant submitted an application for a site plan showing the proposed layout of a 228-unit condominium development on the 2.87-acre tract of land being a portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A, & 5A, Isaac Brown Addition. The subject property is situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and is zoned Planned Development District 32 (PD-32) [*Ordinance No. 10-21*]. It should be noted that a PD Development Plan [*Ordinance No. 16-54*] for the proposed development was approved in October of this year.

SITE PLAN:

According to *Ordinance No. 10-21*, the proposed use (*i.e. urban residential – condominiums only*) is permitted *by-right* in the *Interior Subdistrict*, and will not require any additional approvals by the Planning and Zoning Commission or City Council. The submitted site plan, building elevations, landscape plan, hardscape plan, treescape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32), with the exception of the items listed in the Recommendation section of this case memo. The following is a summary of the density and dimensional requirements for the subject property.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*N/A*	*2.87-acres; In Conformance with Ord. 16-54*
Minimum Lot Width	*N/A*	*In Conformance with Ord. 16-54*
Minimum Lot Depth	*N/A*	*In Conformance with Ord. 16-54*
Minimum Build-to-Line (Street Type G1)	*5-Feet*	*In Conformance with Ord. 16-54*
Minimum Setback (Summer Lee)	*20-Feet*	*15-Feet; In Conformance with Ord. 16-54*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Permitted Encroachment [1]	*5-Feet*	*In Conformance with Ord. 16-54*
Maximum Height	*5 Stories or 75-Feet*	*47'4"-Feet; In Conformance*
Maximum Lot Coverage	*60%*	*In Conformance with Ord. 16-54*
Minimum Masonry Requirement	*90%*	*In Conformance with Ord. 16-54*
Minimum Stone Requirement	*20% Natural or Quarried*	*In Conformance with Ord. 16-54*
Minimum Parking Spaces Required	*342*	*342; In Conformance*

Notes:
[1]*: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.*

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 3,561 caliper inches of trees will be removed from the subject property and will require mitigation. Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. Also being removed from the site are 126 feature (*any oak, pecan, or elm*) trees that are considered to be protected. Feature trees may not be removed without the approval of the Planning and Zoning Commission. Feature trees are mitigated on an inch-for-inch basis. It should be noted that credit is being applied to the mitigation balance for a 36-inch pecan that is being saved. Taking into account the protected and feature trees being removed, the amount of landscaping to be installed, and the credit applied being for the saved tree, the total mitigation due for the site is 2,529 caliper inches. The total mitigation balance due has been added as a condition of approval.

ARCHITECTURAL REVIEW BOARD (ARB):

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the changes as presented compared to with the elevations attached to the PD Ordinance that was approved in October of this year. More specifically they were concerned with the roof detail, amount of stone, and other architectural elements that were changed and/or missing. However, the ARB did agree with the Tuscan styled condominiums and requested to see revisions to these that are more in line with the ordinance requirements. The applicant agreed to provide a side-by-side comparison of the approved versus the modified Tuscan elevations. The ARB will review the revised elevations and is to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 13, 2016.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The total tree mitigation balance of 2,529 caliper inches is required to be satisfied in accordance with Section 7 and/or Section 11 of Article IX, Tree Preservation, of the Unified Development Code prior to the release of building permits.

3) The development shall conform to the recommendations made by the Parks Board at the December 14, 2016 Parks Board meeting.

4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN SUBMITTAL

Project Number	SP2016-030	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Applied**	11/21/2016 LM
Project Name	Harbor Urban Center Condominiums	**Applicant**	ATTICUS REAL ESTATE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	P&Z HEARING			**Status**	12/5/2016 DG

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/21/2016	11/28/2016	11/21/2016		APPROVED	
ENGINEERING	Amy Williams	12/7/2016	12/14/2016	12/7/2016		APPROVED	
ENGINEERING	Amy Williams	11/21/2016	11/28/2016	11/21/2016		COMMENTS	See Comments

(11/21/2016 11:20 AM AW)
Move the water line to be a constant distance from right-of-way
Parallel parking to be 22' in length x 8.5' wide (if dimensions are back of curb)
Show storm sewer in public street
Label street name
See markup
Storm pro-rata=$7,226.59/acre

FIRE	Ariana Hargrove	11/21/2016	11/28/2016	11/23/2016	2	COMMENTS	see comments

(11/23/2016 11:11 AM AA)
Relocated fire hydrant at intersection with Summer Lee to adjacent to the building.

Show location of Fire Department Connection. Shall be located within 100-feet of a fire hydrant and provided with a 5-foot wide all-weather walking pathway from the fire lane to the connection.

Need to confirm Needed Fire Flow is being provided. Provide maximum fire area square footage for each building and construction type.

GIS	Lance Singleton	11/21/2016	11/28/2016				
PLANNING	David Gonzales	12/8/2016	12/15/2016	12/8/2016		COMMENTS	See revised plan comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

REVISED PLANS - DAVID GONZALES - 12.07.2016

The following staff comments are to be addressed and resubmitted prior to submittal of engineering plans. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final review by staff:

Planning Department General Comments will be considered as conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department (if any).
4. Adherence to Parks Board recommendations for Park District No. 17:
   a. Cash in lieu of land fees of $147.00 per lot to be paid at the time of final plat approval.
   b. Pro-rata equipment feesof $189.00 per lot to be paid at the time of final plat approval.
5. Tree mitigation balance to be satisfied. Total mitigation balance due = 2529 inches.

Please address the following Planning Comments for each plan submitted:

Building Elevations:
1. The buildings' elevations are subject to Ord. 16-54, Exhibit 'C' and the Residential Subdistrict architectural guidelines of Ord. 10-21, Exhibit E-9. The elevations will require a recommendation from the Architectural Review Board and approval from the Planning and Zoning Commission.

Hardscape Plan:
1. Verify street section (appears to be 60-ft ROW) - to match site plan or vice versa.
2. Not necessary to repeat labeling - reduce font, create legend, etc.

Landscape Plan:
1. Verify street section (appears to be 60-ft ROW) - to match site plan or vice versa.

Treescape Plan:
1. Correction to totals from the mitigation chart reduced the amount of the total mitigation balance due to 2529 inches.
2. Mitigation balance to be satified as a condition of approval of the site plan.
3. Provide a letter of agreement from the owner(s)of the adjacent property(s) allowing for the off-site tree removal located on their property.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Parks Board Meeting - Discussion - ** DATE CHANGED TO DECEMBER 14, 2016 (6:00 p.m.) ** Open Space Master Plan - Review

Architecural Review Board - Recommendation to P&Z: December 13, 2016 (5:00 p.m.)

Planning & Zoning - Action: December 13, 2016 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	11/21/2016	11/28/2016	11/22/2016	1	COMMENTS	See comments

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 6, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-030" at the lower right corner of each plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department (if any).
5. Is there a Streetscape Plan? PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements that must be adhered to:
a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
b) Lighting (i.e. tree uplighting)
c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
6. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development (if any). If so, provide detail.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Label street as "24-ft Firelane & Public Access & Utility Easement."
2. Provide a street name for street type G1.
3. Use a darker gray scale in order to delineate the courtyard area.
4. Provide label for 2-ft parkway.
5. Stub out west bound street to property line (south side of condo's).
6. Provide a legend with site details and abbreviations.

Building Elevations:
1. The buildings' elevations are subject to Ord. 16-54 as depicted in Exhibit 'C' and the Residential Subdistrict architectural guidelines of Ord. 10-21, Exhibit E-9.
2. Based on the elevations submitted, will you be requesting to amend the PD Ord. 16-54 to allow for the submitted elelvations?
3. The building elevations are required to be reviewed by the Architectural Review Board per Ord. 16-54 and PD-32 (Ord. 10-21).
4. Provide a color rendering/perspective and a materials sample board for ARB review.

Photometric Plan:
1. Meet the intent of PD-32, the Unified Development Code (UDC), and is OK as submitted.

**The following plans are required to be submitted in order to continue the site plan process:
a) Landscape Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

b) Treescape Plan:
c) Open Space Master Plan (ASAP - requires Parks Board review and approval - refer to schedule below)
d) Streetscape Plan

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Parks Board Meeting - Discussion - December 6, 2016 (6:00 p.m.) Open Space Master Plan - Review

Architecural Review Board - Discussion/Recommendation to P&Z: November 29, 2016 (5:00 p.m.)

Planning& Zoning - Work Session: November 29, 2016 (6:00 p.m.) [Applicant to provide presentation/discussion with the Planning Commission]

Planning & Zoning - Action: December 13, 2016 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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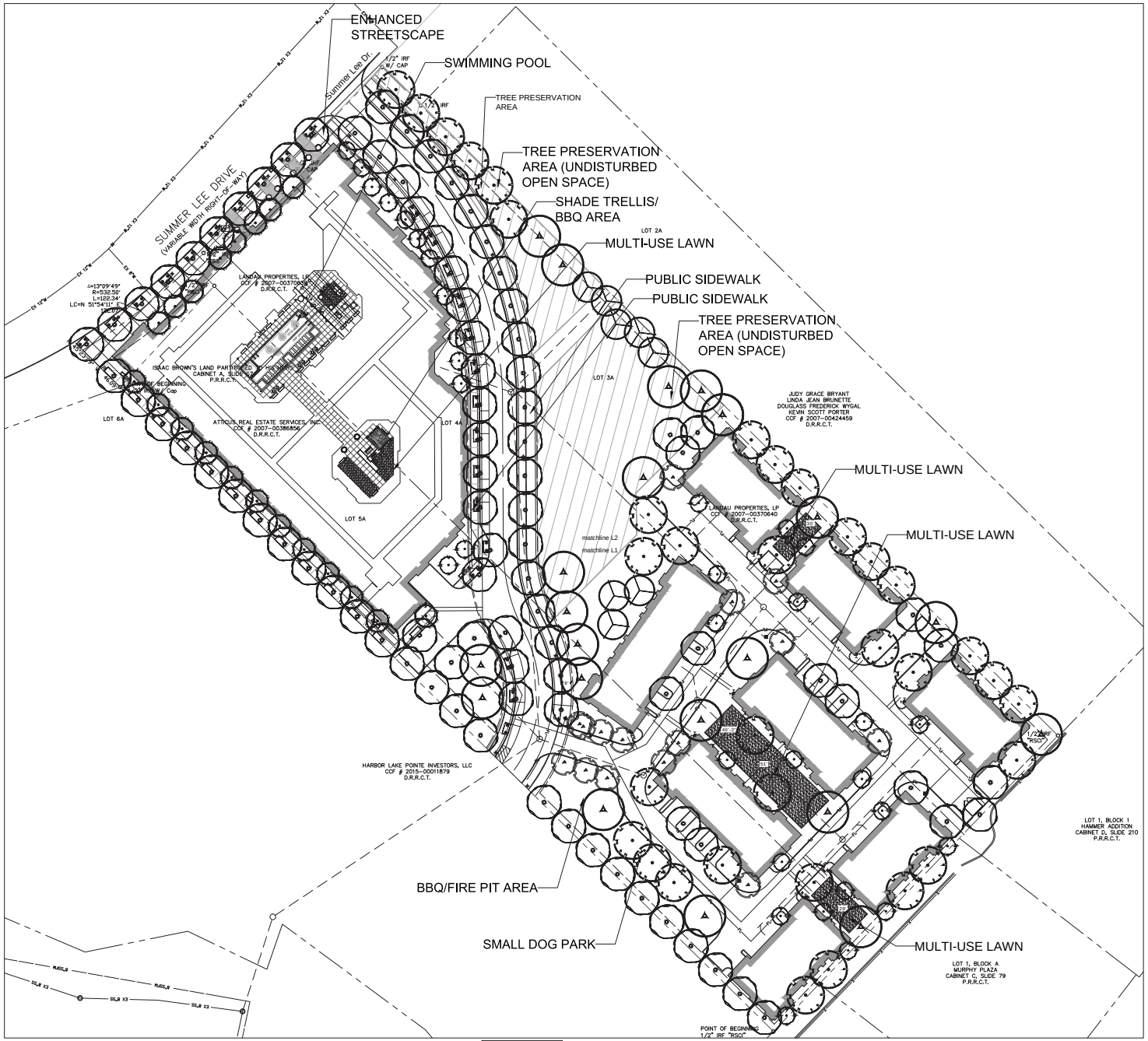

SITE LANDSCAPE CALCULATIONS	
IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE



VICINITY MAP NTS

LANDSCAPE PLAN

L1.1
open space plan

0" 20' 40' 80'
SCALE: 1" = 40'-0"

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS
Caryn Chaffin
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civil engineering
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HARBOUR URBAN CENTER
Rockwall, TX
December 7, 2016 HPA# 16205

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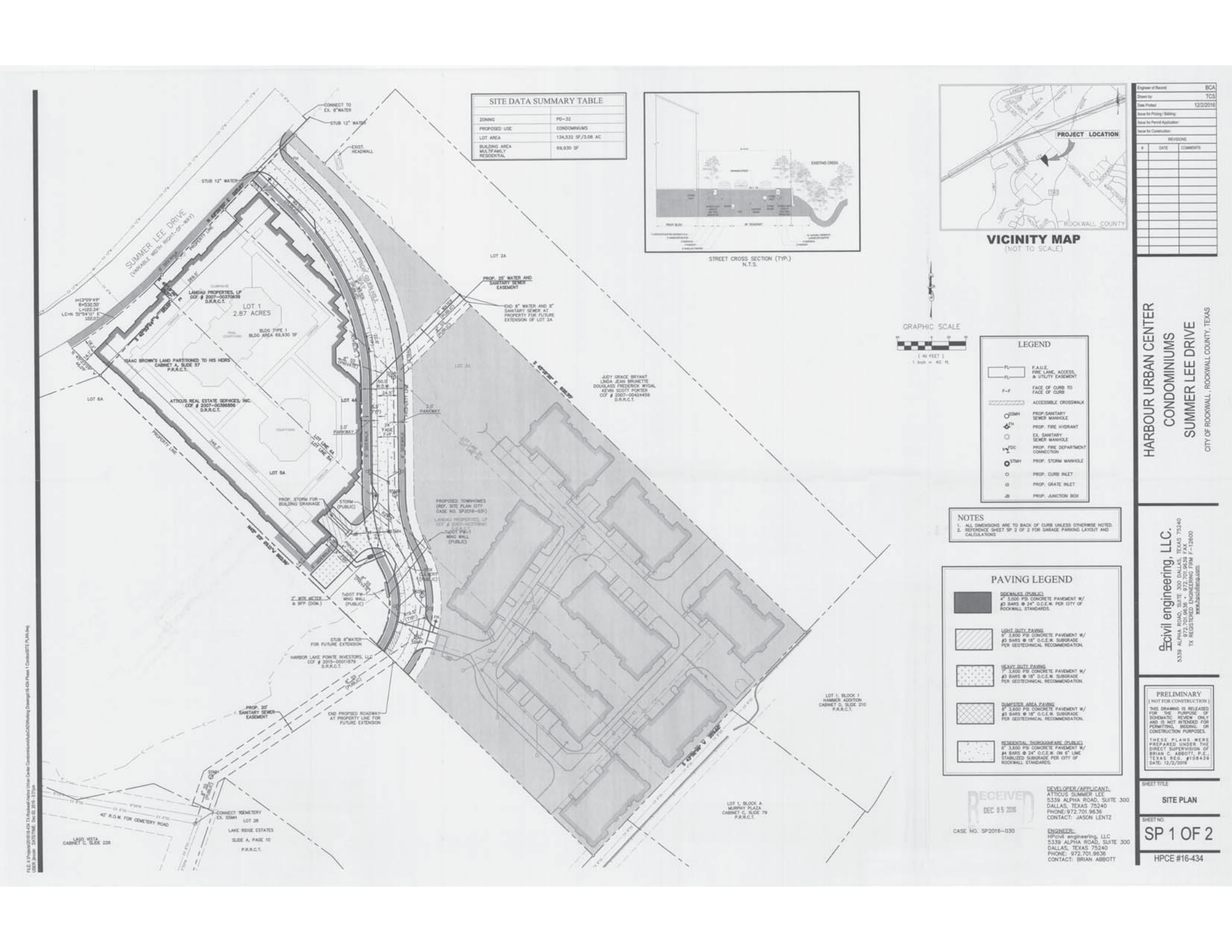
SITE DATA SUMMARY TABLE
ZONING
PD-32
PROPOSED USE
CONDOMINIUMS
LOT AREA
134,532 SF/3.08 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL
69,930 SF
STREET CROSS SECTION (TYP.)
N.T.S.
PROJECT LOCATION
ROCKWALL COUNTY
VICINITY MAP
(NOT TO SCALE)
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
LEGEND
F.A.U.E. FIRE LANE, ACCESS, & UTILITY EASEMENT
FACE OF CURB TO FACE OF CURB
ACCESSIBLE CROSSWALK
PROP. SANITARY SEWER MANHOLE
PROP. FIRE HYDRANT
EX. SANITARY SEWER MANHOLE
PROP. FIRE DEPARTMENT CONNECTION
PROP. STORM MANHOLE
PROP. CURB INLET
PROP. GRATE INLET
PROP. JUNCTION BOX
NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET SP 2 OF 2 FOR GARAGE PARKING LAYOUT AND CALCULATIONS
PAVING LEGEND
SIDEWALKS (PUBLIC)
4" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.
LIGHT DUTY PAVING
6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.
HEAVY DUTY PAVING
7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.
DUMPSTER AREA PAVING
8" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.
RESIDENTIAL THOROUGHFARE (PUBLIC)
6" 3,600 PSI CONCRETE PAVEMENT W/ #4 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE PER CITY OF ROCKWALL STANDARDS.
RECEIVED
DEC 05 2016
CASE NO. SP2016-030
DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ
ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT
Engineer of Record: BCA
Drawn by: TCS
Date Plotted: 12/2/2016
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:
REVISIONS
DATE COMMENTS
HARBOUR URBAN CENTER
CONDOMINIUMS
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
O 972.701.9636 M 972.740.9634 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com
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THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108439 DATE: 12/2/2016
SHEET TITLE
SITE PLAN
SHEET NO.
SP 1 OF 2
HPCE #16-434



PLANT PALETTE - STREETSCAPE

CANOPY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
Quercus virginiana LIVE OAK	4" Cal./Single Trunk Qty: 2	canopy tree, evergreen 40'HT.x60'SPR., spacing - 30' o.c.
Ulmus crassifolia CEDAR ELM	4" Cal/Single Trunk Qty: 69	canopy tree, deciduous 50'HT.x40'SPR., spacing - 30' o.c.

ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
Ilex vomitoria YAUPON HOLLY	3" Cal/Multi Trunk Qty: 13	ornamental tree, evergreen 15'HT.x15'SPR., spacing - 20' o.c.
Prunus mexicana MEXICAN PLUM	3" Cal/Multi Trunk Qty: 20	understory tree, deciduous 20'HT.x20'SPR., spacing - 20' o.c.

SURFACE MATERIALS

DESCRIPTION
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS

PLANT PALETTE - PODIUM DECK

ORNAMENTAL/UNDERSTORY TREES

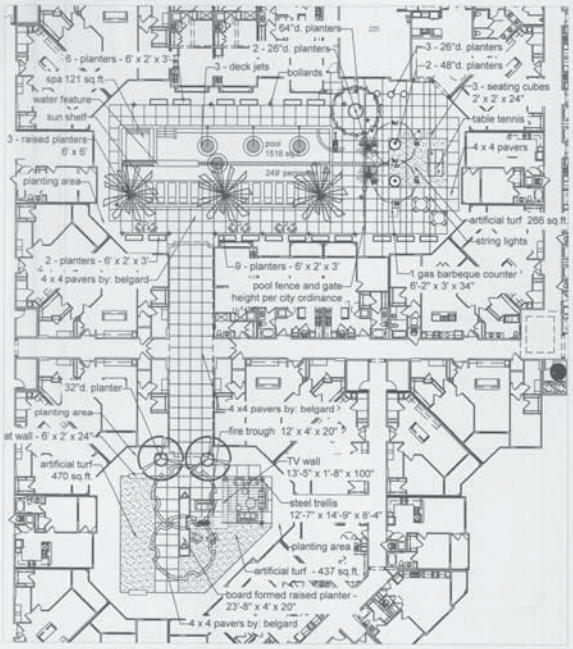
NAME	SIZE/QUANTITY	DESCRIPTION
Cercis canadensis var. Texensis' TEXAS REDBUD	3" Cal/Single Trunk Qty: 02	understory tree, deciduous 20'HT.x20'SPR., spacing - 20' o.c.
Rhus lanceolata FLAME-LEAF SUMAC	3" Cal/Single Trunk Qty: 02	ornamental tree, deciduous 15'HT.x20'SPR., spacing - 20' o.c.
Acer truncanfum SHANTUNG MAPLE	3" Cal/Single Trunk Qty: 01	understory tree, deciduous 25'HT.x20'SPR., spacing - 30' o.c.
Ilex vomitoria YAUPON HOLLY	3" Cal/Multi Trunk Qty: 13	ornamental tree, evergreen 15'HT.x15'SPR., spacing - 20' o.c.

PALMS

NAME	SIZE/QUANTITY	DESCRIPTION
Washintonia robusta MEXICAN FAN PALM	10-12' Clear Trunk Qty: 03	accent, evergreen palm 20'HT.x10'SPR., spacing - 20' o.c.
Chamaerops humilis MEDITERRANEAN FAN PALM	3-4' Multi Trunk Qty: 02	accent, evergreen palm 10'HT.x8'SPR., spacing - 10' o.c.

SURFACE MATERIALS

DESCRIPTION
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS
Artificial Turf - Diamond Series Pro Spring by: Synthetic Grass Warehouse ®: www.syntheticgrasswarehouse.com ph: 1(800). 730. 2675 — 1,173 Sq.Ft.



COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"

SITE LANDSCAPE CALCULATIONS	
IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE



VICINITY MAP NTS

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

L2.4
podium landscape

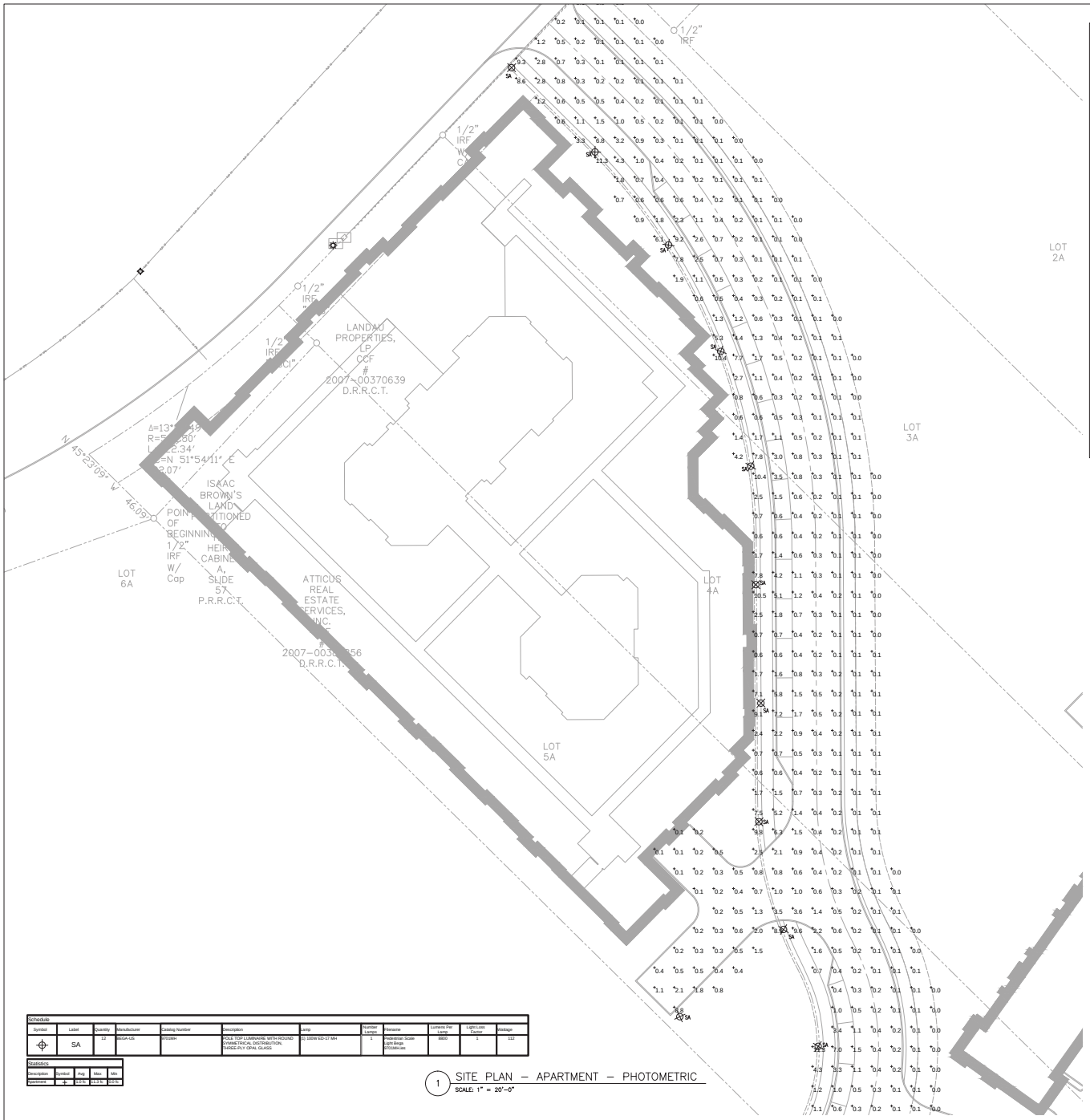
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS
Caryn Chaffin
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

civil engineering
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

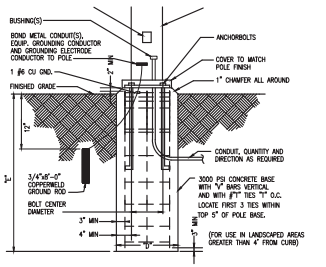
HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214. 269. 5150

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205





WIND SPEED OF 91 MPH TO 100 MPH		
	≤ 2 LIGHT FIXTURES ON POLE	
POLE HEIGHT	DIAMETER (D)	EMBEDMENT (E)
≤ 11'8"	1'-6"	4'-9"



2 POLE BASE DETAIL
SCALE: 1" = 20'-0"

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	SA	12	BEGA-US	9701MH	POLE TOP LUMINAIRE WITH ROUND SYMMETRICAL DISTRIBUTION; THREE-PLY OPAL GLASS	1) 100W ED-17 MH	1	Pedestrian Scale Light Bega 9701MH.ies	8800	1	112

Statistics				
Description	Symbol	Avg	Max	Min
Apartment	+	4.8 fc	11.3 fc	0.0 fc

1 SITE PLAN – APARTMENT – PHOTOMETRIC
SCALE: 1" = 20'-0"

JSE
JORDAN & SKALA ENGINEERS
17855 N. DALLAS PKWY., SUITE 320
DALLAS, TX 75287
V: (469) 385-1616 F: (469) 385-1615

MARK N. BIGBIE 83876 LICENSED PROFESSIONAL ENGINEER

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HARBOUR URBAN CENTER PROJECT I
ROCKWALL, TX
ATTICUS REAL ESTATE DEVELOPMENT

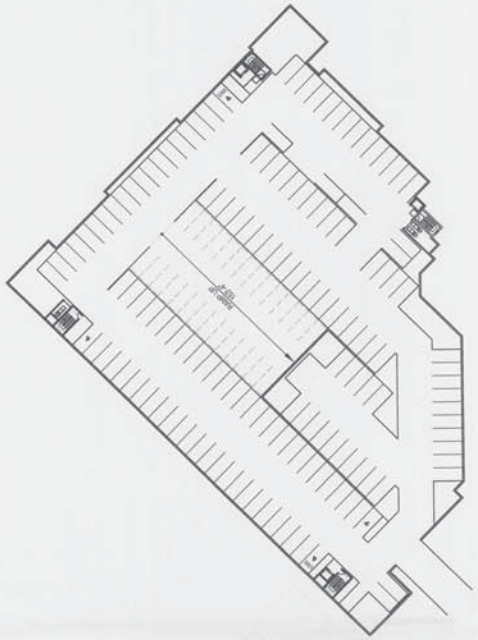
PRINT RECORD	
DATE	ISSUED FOR
7/19/2023	SITE PLAN SUBMISSION

REVISIONS		
#	DATE	DESCRIPTION

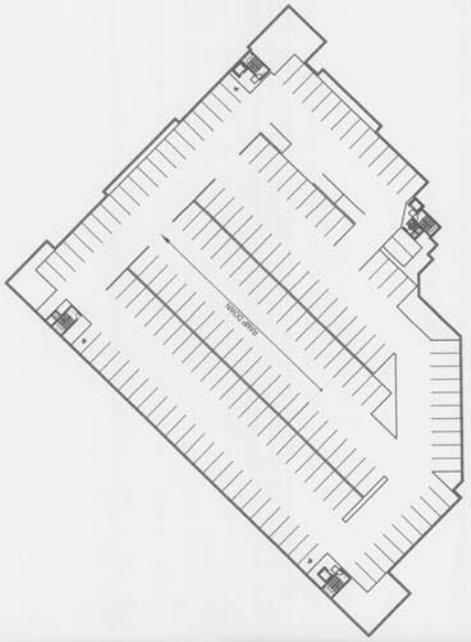
Texas Firm Registration # F-4999
Project Number: 163-11722
Drawn By: BDH Checked By: MNB

SHEET TITLE
SITE PLAN - APARTMENT - PHOTOMETRIC

SHEET NUMBER
E1.00



LEVEL 1 PARKING STRUCTURE



LEVEL 2 PARKING STRUCTURE



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

FL / FL	F.A.U.E. FIRE LANE, ACCESS, & UTILITY EASEMENT
F-F	FACE OF CURB TO FACE OF CURB
	ACCESSIBLE CROSSWALK
SSMH	PROP. SANITARY SEWER MANHOLE
FH	PROP. FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE
FDC	PROP. FIRE DEPARTMENT CONNECTION
STMH	PROP. STORM MANHOLE
CI	PROP. CURB INLET
GI	PROP. GRATE INLET
JB	PROP. JUNCTION BOX

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING SUMMARY	
1ST LEVEL	4 HANDICAP SPACES (2 VAN, 2 ACCESSIBLE)
	148 STANDARD SPACES
TOTAL	152 SPACES
2ND LEVEL	3 HANDICAP SPACES (3 ACCESSIBLE, 0 VAN)
	187 STANDARD SPACES
TOTAL	190 SPACES
TOTAL OF BOTH LEVELS	342 SPACES ✓
PARKIN SPACES PROVIDED AT 1.5 SPACES PER UNIT ✓	

CASE NO. SP2016-030

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA
Drawn by:	TCS
Date Plotted:	12/2/2016
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOUR URBAN CENTER CONDOMINIUMS
SUMMER LEE DRIVE
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivilengs.com

PRELIMINARY
[NOT FOR CONSTRUCTION]

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THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108439 DATE: 12/2/2016

SHEET TITLE
PARKING LAYOUT

SHEET NO.
SP-2 OF 2

HPCE #16-434

FILE: X:\Projects\2016\16-434 TX-Rockwall-Harbor Urban Center Condominiums\Auto\CAD\Working Drawings\16-434-Phase 1 Condos\SITE PLAN.dwg
USER: jbrooks DATE/TIME: Dec 02, 2016 - 3:30pm



FRONT ELEVATION - OPTION 1



FRONT ELEVATION - OPTION 2

A415

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ATTICUS

PODIUM BUILDING ELEVATIONS
DEC 06, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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SUMMER LEE STREETSCAPE - FLAT ROOF OPTION

A102

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ATTICUS

PERSPECTIVE RENDERING
December 6, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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SUMMER LEE STREETSCAPE - PITCHED ROOF OPTION

A103

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5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS

PERSPECTIVE RENDERING

December 6, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/13/2016

APPLICANT: Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **SP2016-031;** *Harbor Urban Townhomes*

SUMMARY:

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 4.03-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

PURPOSE & BACKGROUND:

On November 18, 2016, the applicant submitted an application for a site plan showing the proposed layout of a 36 townhome development on the 4.03-acre tract of land being a portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A, & 5A, Isaac Brown Addition. The subject property is situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and is zoned Planned Development District No. 32 (PD-32) [*Ordinance No. 10-21*]. It should be noted that a PD Development Plan [*Ordinance No. 16-48*] for the proposed development was approved in October of this year.

SITE PLAN:

According to *Ordinance No. 10-21*, the proposed use (*i.e. townhomes*) is permitted *by-right* in the *Interior Subdistrict*, and will not require any additional approvals by the Planning and Zoning Commission or City Council. The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32), with the exception of the items listed in the Recommendation section of this case memo. The following is a summary of the density and dimensional requirements for the subject property.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*N/A*	*2.87-acres; In Conformance with Ord. 16-54*
Minimum Lot Width	*N/A*	*In Conformance with Ord. 16-54*
Minimum Lot Depth	*N/A*	*In Conformance with Ord. 16-54*
Minimum Build-to-Line (Street Type G1)	*5-Feet*	*In Conformance with Ord. 16-54*
Minimum Setback (Summer Lee)	*20-Feet*	*15-Feet; In Conformance with Ord. 16-54*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Permitted Encroachment [1]	*5-Feet*	*In Conformance with Ord. 16-54*
Maximum Height	*5 Stories or 75-Feet*	*47'4"-Feet; In Conformance*
Maximum Lot Coverage	*60%*	*In Conformance with Ord. 16-54*
Minimum Masonry Requirement	*90%*	*In Conformance with Ord. 16-54*
Minimum Stone Requirement	*20% Natural or Quarried*	*In Conformance with Ord. 16-54*
Minimum Parking Spaces Required	*342*	*342; In Conformance*

ARCHITECTURAL REVIEW BOARD (ARB):

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the changes as presented compared to with the elevations attached to the PD Ordinance that was approved in October of this year. More specifically they were concerned with the roof detail and the amount of stone that was reduced on the elevations presented. The applicant agreed to provide a side by side comparison of the approved versus the modified elevations. The ARB will review the revised elevations and is to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 13, 2016.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The total tree mitigation balance of 2,529 caliper inches is required to be satisfied in accordance with Section 7 and/or Section 11 of Article IX, Tree Preservation, of the Unified Development Code prior to the release of building permits.

3) The development shall conform to the recommendations made by the Parks Board at the December 14, 2016 Parks Board meeting.

4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN SUBMITTAL

Project Number	SP2016-031	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Applied**	11/21/2016 LM
Project Name	Harbor Urban Center Townhomes	**Applicant**	ATTICUS REAL ESTATE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	P&Z HEARING			**Status**	12/5/2016 DG

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/21/2016	11/28/2016	11/21/2016		APPROVED	
ENGINEERING	Amy Williams	12/7/2016	12/14/2016	12/7/2016		COMMENTS	See Comment
(12/7/2016 4:23 PM AW) Remove "Private" label on water line. The water line is public							
ENGINEERING	Amy Williams	11/21/2016	11/28/2016				See Comments
(11/21/2016 12:30 PM AW) See markups All dimensions at stated to be "back of curb" so all dimensions on the plans need to be revised (20.5', 24.5', 25'...see markups) No structures in any easements (including dumpster) Label sanitary sewer as "private" FAUE=fire lane, access, and utility easement"? Extend all access to the property lines Storm pro-rata due =$7,226.59/acre Extend 8" water to properties to the northeast and southwest Label dead end driveway to be 15' in length (see markup)							
FIRE	Ariana Hargrove	11/21/2016	11/28/2016	11/23/2016	2	APPROVED	
GIS	Lance Singleton	11/21/2016	11/28/2016				
PLANNING	David Gonzales	12/8/2016	12/15/2016	12/8/2016		COMMENTS	See revised plan comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

REVISED PLANS - DAVID GONZALES - 12.07.2016

The following staff comments are to be addressed and resubmitted prior to submittal of engineering plans. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final review by staff:

Planning Department General Comments will be considered as conditions of approval:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department (if any).
4. Adherence to Parks Board recommendations for Park District No. 17:
   a. Cash in lieu of land fees of $147.00 per lot to be paid at the time of final plat approval.
   b. Pro-rata equipment feesof $189.00 per lot to be paid at the time of final plat approval.
5. Tree mitigation balance to be satisfied. Total mitigation balance due = 2529 inches. (for both projects)

Please address the following Planning Comments for each plan submitted:

Building Elevations:
1. The buildings' elevations are subject to Ord. 16-54, Exhibit 'C' and the Residential Subdistrict architectural guidelines of Ord. 10-21, Exhibit E-9. The elevations will require a recommendation from the Architectural Review Board and approval from the Planning and Zoning Commission.

Hardscape Plan: Submitted with Condo Project
1. Verify street section (appears to be 60-ft ROW) - to match site plan or vice versa.
2. Not necessary to repeat labeling - reduce font, create legend, etc.

Landscape Plan:
1. Verify street section (appears to be 60-ft ROW) - to match site plan or vice versa.

Treescape Plan:
1. Correction to totals from the mitigation chart reduced the amount of the total mitigation balance due to 2529 inches.
2. Mitigation balance to be satified as a condition of approval of the site plan.
3. Provide a letter of agreement from the owner(s)of the adjacent property(s) allowing for the off-site tree removal located on their property.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Parks Board Meeting - Discussion - ** DATE CHANGED TO DECEMBER 14, 2016 (6:00 p.m.) ** Open Space Master Plan - Review

Architecural Review Board - Recommendation to P&Z: December 13, 2016 (5:00 p.m.)

Planning & Zoning - Action: December 13, 2016 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	11/21/2016	11/28/2016	11/22/2016	1	COMMENTS	See comments

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 6, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-031" at the lower right corner of each revised plan.
4. All exterior signage requries submittal and approval of a separate building permit through the Building Inspections Department (if any).
5. Is there a Streetscape Plan? PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements that must be adhered to:
a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
b) Lighting (i.e. tree uplighting)
c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
6. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development (if any). If so, provide detail.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Stub out east & west bound access points to property line.
2. Provide a legend with site details and abbreviations.

Building Elevations:
1. The buildings' elevations are subject to Ord. 16-48 as depicted in Exhibit 'C' and the Residential Subdistrict architectural guidelines of Ord. 10-21, Exhibit E-9.
2. Based on the elevations submitted, will you be requesting to amend the PD Ord. 16-48 to allow for the submitted elelvations?
3. The building elevations are required to be reviewed by the Architectural Review Board per Ord. 16-54 and PD-32 (Ord. 10-21).
4. Provide a color rendering/perspective and a materials sample board for ARB review.

Photometric Plan:
1. Meet the intent of PD-32, the Unified Development Code (UDC), and is OK as submitted.

**The following plans are required to be submitted in order to continue the site plan process:
a) Landscape Plan:
b) Treescape Plan:
c) Open Space Master Plan (ASAP - requires Parks Board review and approval - refer to schedule below)
d) Streetscape Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

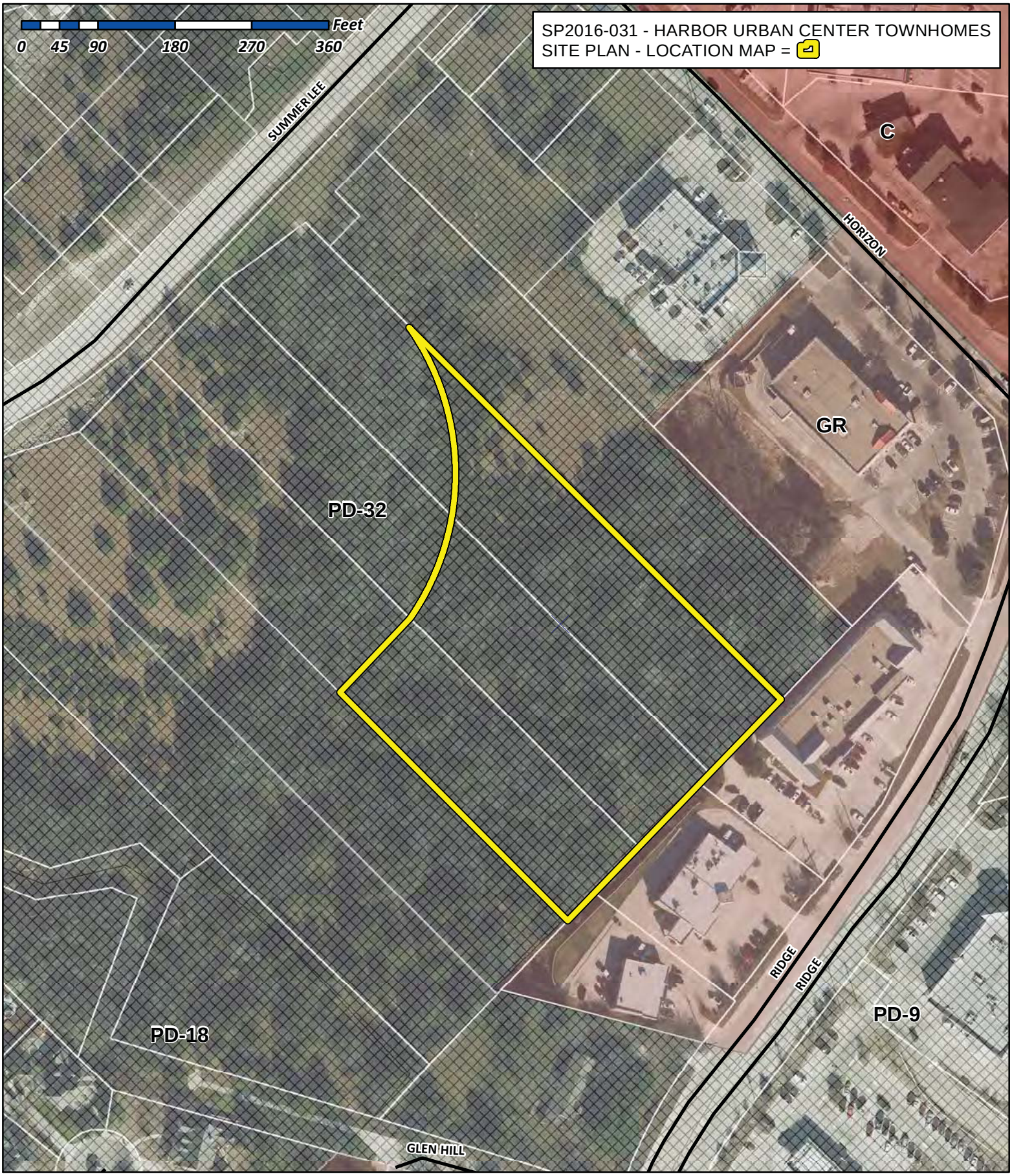
Parks Board Meeting - Discussion - December 6, 2016 (6:00 p.m.) Open Space Master Plan - Review

Architecural Review Board - Discussion/Recommendation to P&Z: November 29, 2016 (5:00 p.m.)

Planning & Zoning - Work Session: November 29, 2016 (6:00 p.m.) [Applicant to provide presentation/discussion with the Planning Commission]

Planning & Zoning - Action: December 13, 2016 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: December 19, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



SITE DATA SUMMARY TABLE

ZONING	PD-32
PROPOSED USE	TOWNHOMES
LOT AREA	175,679 SF/4.03 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL	47,984 SF TOTAL



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- F.A.U.E. FIRE LANE, ACCESS, & UTILITY EASEMENT
- FACE OF CURB TO FACE OF CURB
- ACCESSIBLE CROSSWALK
- PROP.SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. STORM MANHOLE
- PROP. CURB INLET
- PROP. GRATE INLET
- PROP. JUNCTION BOX

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

PAVING LEGEND

- SIDEWALKS (PUBLIC): 4" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. PER CITY OF ROCKWALL STANDARDS.
- LIGHT DUTY PAVING: 6" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.
- HEAVY DUTY PAVING: 7" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.
- DUMPSTER AREA PAVING: 8" 3,600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. SUBGRADE PER GEOTECHNICAL RECOMMENDATION.

RECEIVED
DEC 05 2016

CASE NO. SP2016-031

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA
Drawn by:	TCS
Date Plotted:	12/2/2016
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 - 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
WWW.HPCIVIL.COM

PRELIMINARY
[NOT FOR CONSTRUCTION]

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

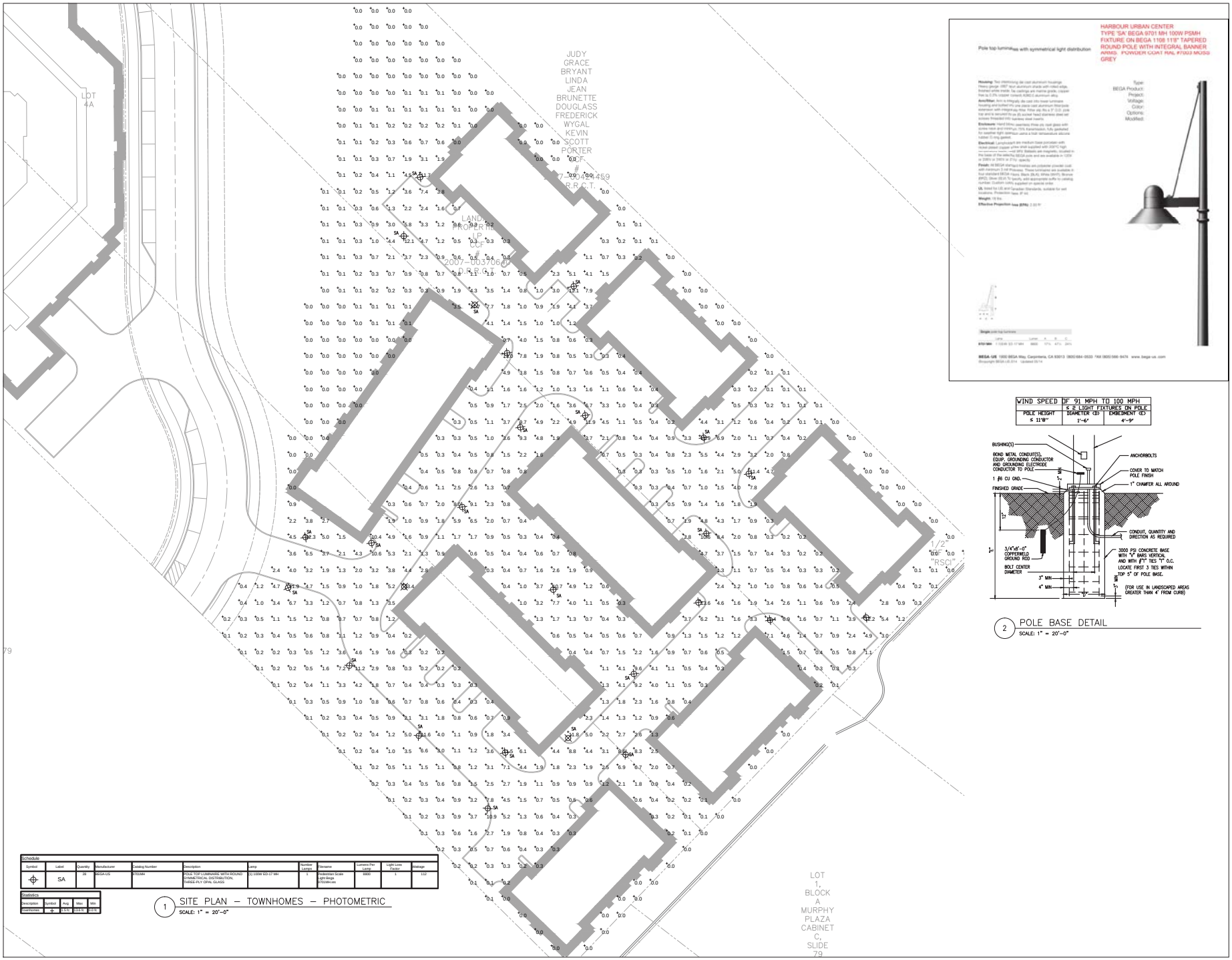
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E. TEXAS REG. #108439 DATE: 12/2/2016

SHEET TITLE
SITE PLAN

SHEET NO.
SP

HPCE #16-433

FILE: K:\Projects\2015\15-434 TX-Rockwall-Harbor Urban Center Condominiums\AutoCAD\Working Drawings\15-434-Phase 1 Condos\SITE PLAN.dwg
USER: jacob DATE/TIME: Dec 02, 2016 12:52pm



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	SA	28	BEGA-US	9701MH	POLE TOP LUMINAIRE WITH ROUND SYMMETRICAL DISTRIBUTION, THREE-PLY OPAL GLASS	(1) 100W ED-17 MH	1	Pedestrian Scale Light Bega 9701MH.ies	8800	1	112

Statistics				
Description	Symbol	Avg	Max	Min
overhomes	+	3.5:1	34.8:1	0.0:1

1 SITE PLAN – TOWNHOMES – PHOTOMETRIC
SCALE: 1" = 20'-0"

HARBOUR URBAN CENTER
TYPE 'SA' BEGA 9701 MH 100W PSMH FIXTURE ON BEGA 1108 11'8" TAPERED ROUND POLE WITH INTEGRAL BANNER ARMS. POWDER COAT RAL #7003 MOSS GREY

Pole top luminaire with symmetrical light distribution

Housing: Two interlocking die cast aluminum housings. Heavy gauge .093" (mm) aluminum shards with rolled edge, finished white inside. Top castings are marine grade, copper free (≤ 0.3% copper content ASTM A360) aluminum alloy.
Arm/Riser: Arm is a integrally die cast into lower luminaire housing and bolted into one piece cast aluminum flat-blade extension with integral cap. Riser slip fits a 3" O.D. pole top and is secured to pc (6) socket head stainless steel set screws threaded into stainless steel inserts.
Enclosure: Hard Mine, seamless three-ply cast glass with screw neck and crimp-on, 75% transmission, fully gasketed for weather tight optimum using a high temperature silicone rubber O-ring gasket.
Electrical: Lampholder: are medium base porcelain with nickel-plated copper screw shell supplied with 200°C high temperature leads—mogul (ME) ballasts are magnetic, located in the base of the electrical ballasts are available in 120V or 240V or 277V specify.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors, supplied on special order.
UL: listed for US and Canadian Standards, suitable for wet locations. Protection type: IP 65.
Weight: 19 lbs.
Effective Projection Area (EPA): 2.00 ft²

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

BEGA US: 1000 BEGA Way, Carpinteria, CA 93013 (800) 684-0533 FAX (800) 568-9478 www.bega-us.com
Copyright BEGA US 2014 Updated 05/14

WIND SPEED OF 91 MPH TO 100 MPH		
	≤ 2 LIGHT FIXTURES ON POLE	
POLE HEIGHT ≤ 11'8"	DIAMETER (D) 1'-6"	EMBEDMENT (E) 4'-9"

2 POLE BASE DETAIL
SCALE: 1" = 20'-0"

JSE
JORDAN & SKALA ENGINEERS
17855 N. DALLAS PKWY., SUITE 320
DALLAS, TX 75287
V: (469) 385-1616 F: (469) 385-1615

MARK N. BIGBIE 83876 LICENSED PROFESSIONAL ENGINEER

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HARBOUR URBAN CENTER PROJECT I
ROCKWALL, TX

ATTICUS REAL ESTATE DEVELOPMENT

PRINT RECORD	
DATE	ISSUED FOR
7/29/2015	SITE PLAN SUBMISSION

REVISIONS		
#	DATE	DESCRIPTION

Texas Firm Registration # F-9990
Project Number: 1634-0722
Drawn By: BDH Checked By: MNB

SHEET TITLE
SITE PLAN - TOWNHOMES - PHOTOMETRIC

SHEET NUMBER
E1.01



PLANT PALETTE

CANOPY TREES

	NAME		SIZE/QUANTITY	DESCRIPTION
	Taxodium distichum BALD CYPRESS	12"	4" Cal/Single Trunk Qty: 03	canopy tree, deciduous 60'HT.x30'SPR., spacing - 25' o.c.
	Quercus rubra RED OAK	112"	4" Cal/Single Trunk Qty: 28	canopy tree, deciduous 50'HT.x50'SPR., spacing - 30' o.c.
	Quercus virginiana LIVE OAK	56"	4" Cal./Single Trunk Qty: 14	canopy tree, evergreen 40'HT.x60'SPR., spacing - 30' o.c.
	Ulmus crassifolia CEDAR ELM	84"	4" Cal/Single Trunk Qty: 24	canopy tree, deciduous 50'HT.x40'SPR., spacing - 30' o.c.

ORNAMENTAL/UNDERSTORY TREES

	NAME		SIZE/QUANTITY	DESCRIPTION
	Cercis canadensis var. Texensis TEXAS REDBUD	42"	3" Cal/Single Trunk Qty: 14	understory tree, deciduous 20'HT.x20'SPR., spacing - 20' o.c.
	Ilex vomitoria YAUPON HOLLY	60" / 378"	3" Cal/Multi Trunk Qty: 20	ornamental tree, evergreen 15'HT.x15'SPR., spacing - 20' o.c.

Remainder to achieve balance

SURFACE MATERIALS

	DESCRIPTION	
	SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS	
	BERMUDA GRASS *Cynodon dactylon*	5,668 Sq.Ft.

SITE LANDSCAPE CALCULATIONS

IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE



VICINITY MAP NTS

LANDSCAPE PLAN

L1.4

townhomes landscape

SCALE: 0" 10' 20' 40" 1" = 20'-0"

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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Caryn Chaffin
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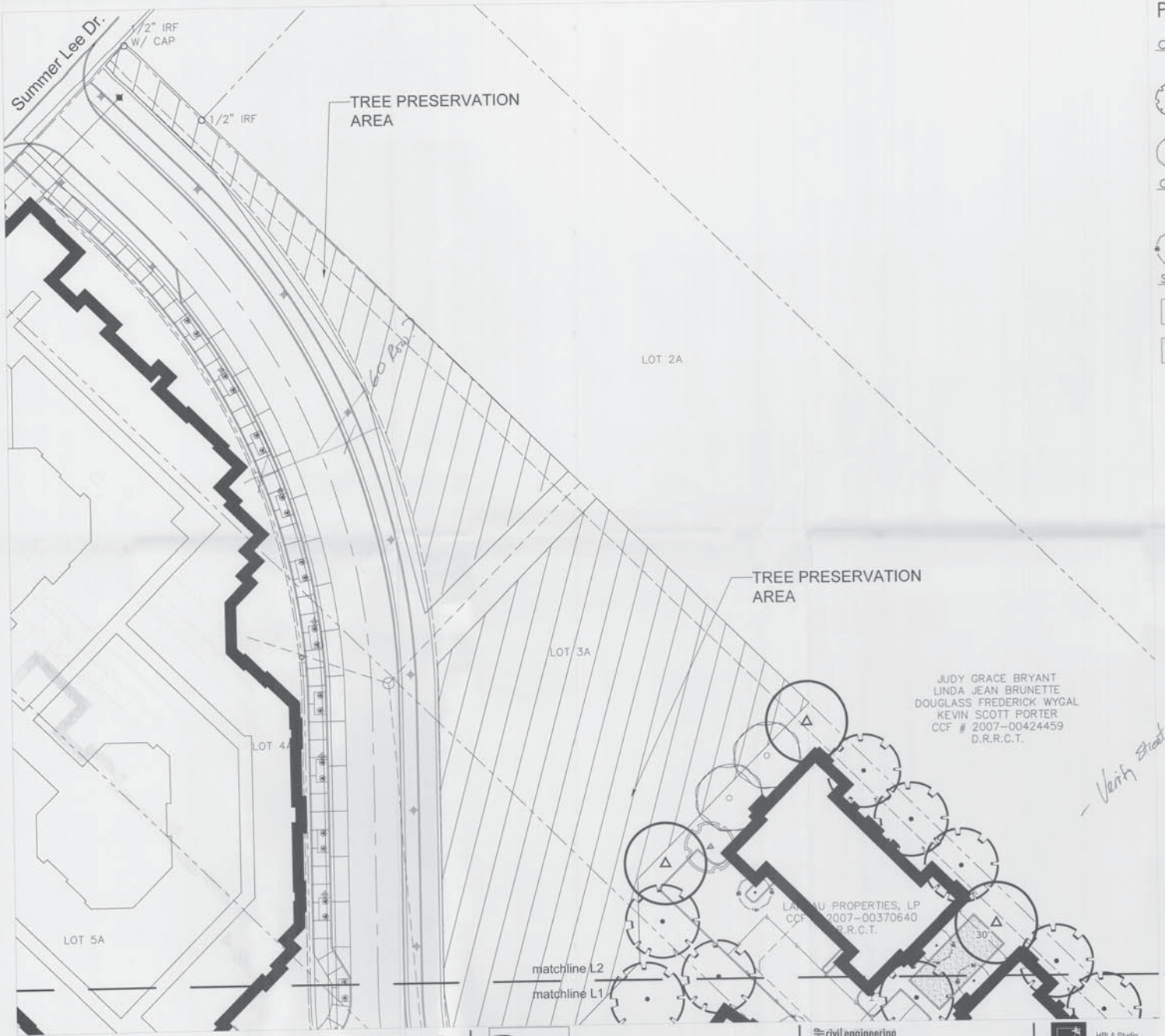
civil engineering
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

hpla
HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214. 269. 5150



PLANT PALETTE

CANOPY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
Taxodium distichum BALD CYPRESS	4" Cal/Single Trunk Qty: 03	canopy tree, deciduous 60'HT.x30'SPR., spacing - 25' o.c.
Quercus rubra RED OAK	4" Cal/Single Trunk Qty: 28	canopy tree, deciduous 50'HT.x50'SPR., spacing - 30' o.c.
Quercus virginiana LIVE OAK	4" Cal./Single Trunk Qty: 14	canopy tree, evergreen 40'HT.x60'SPR., spacing - 30' o.c.
Ulmus crassifolia CEDAR ELM	4" Cal/Single Trunk Qty: 24	canopy tree, deciduous 50'HT.x40'SPR., spacing - 30' o.c.

ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	DESCRIPTION
Cercis canadensis var.Texensis' TEXAS REDBUD	3" Cal/Single Trunk Qty: 14	understory tree, deciduous 20'HT.x20'SPR., spacing - 20' o.c.
Ilex vomitoria YAUPON HOLLY	3" Cal/Multi Trunk Qty: 20	ornamental tree, evergreen 15'HT.x15'SPR., spacing - 20' o.c.

SURFACE MATERIALS

DESCRIPTION	
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS	
BERMUDA GRASS *Cynodon dactylon*	5,668 Sq.Ft.

SITE LANDSCAPE CALCULATIONS

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VICINITY MAP NTS

LANDSCAPE PLAN

SCALE: 0" 10' 20' 40' 1" = 20'-0"

L2.4
townhomes
landscape

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205

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HPLA Studio
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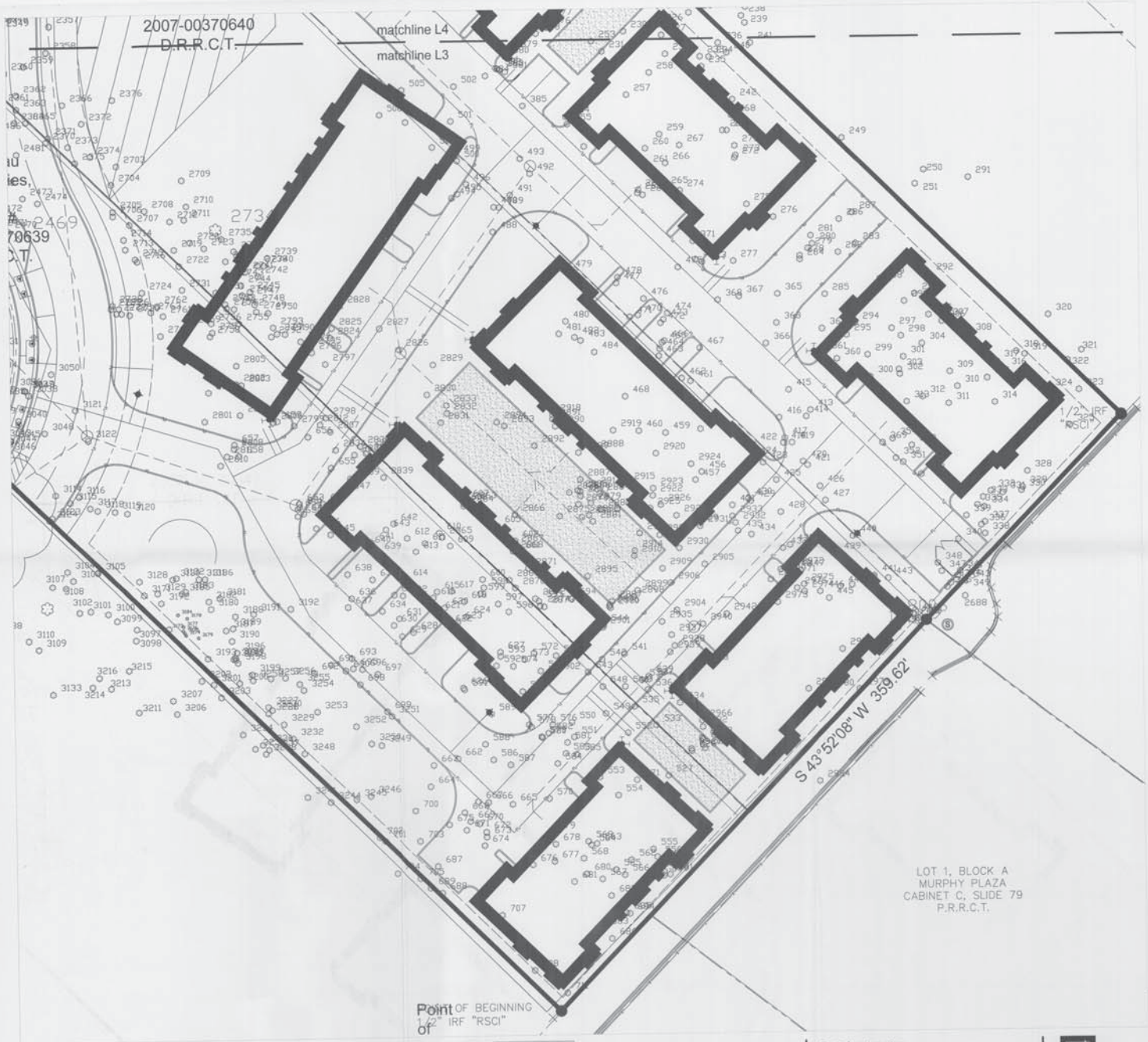

TREE MITIGATION TOTALS (see separate Tree Survey List Table for existing tree reference numbers) (see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)	
REMOVED TREE CALIPER INCHES TO BE MITIGATED:	3,561
CALIPER INCHES TO BE REPLACED: — 1032"	~~859~~
TOTAL CALIPER INCHES TO BE MITIGATED: 2529" due	~~2,702~~

NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS" -- ARE EXPECTED TO BE REMOVED



VICINITY MAP NTS

TREESCAPE PLAN

L3.4

townhomes mitigation

0' 10' 20' 40'
SCALE: 1" = 20'-0"

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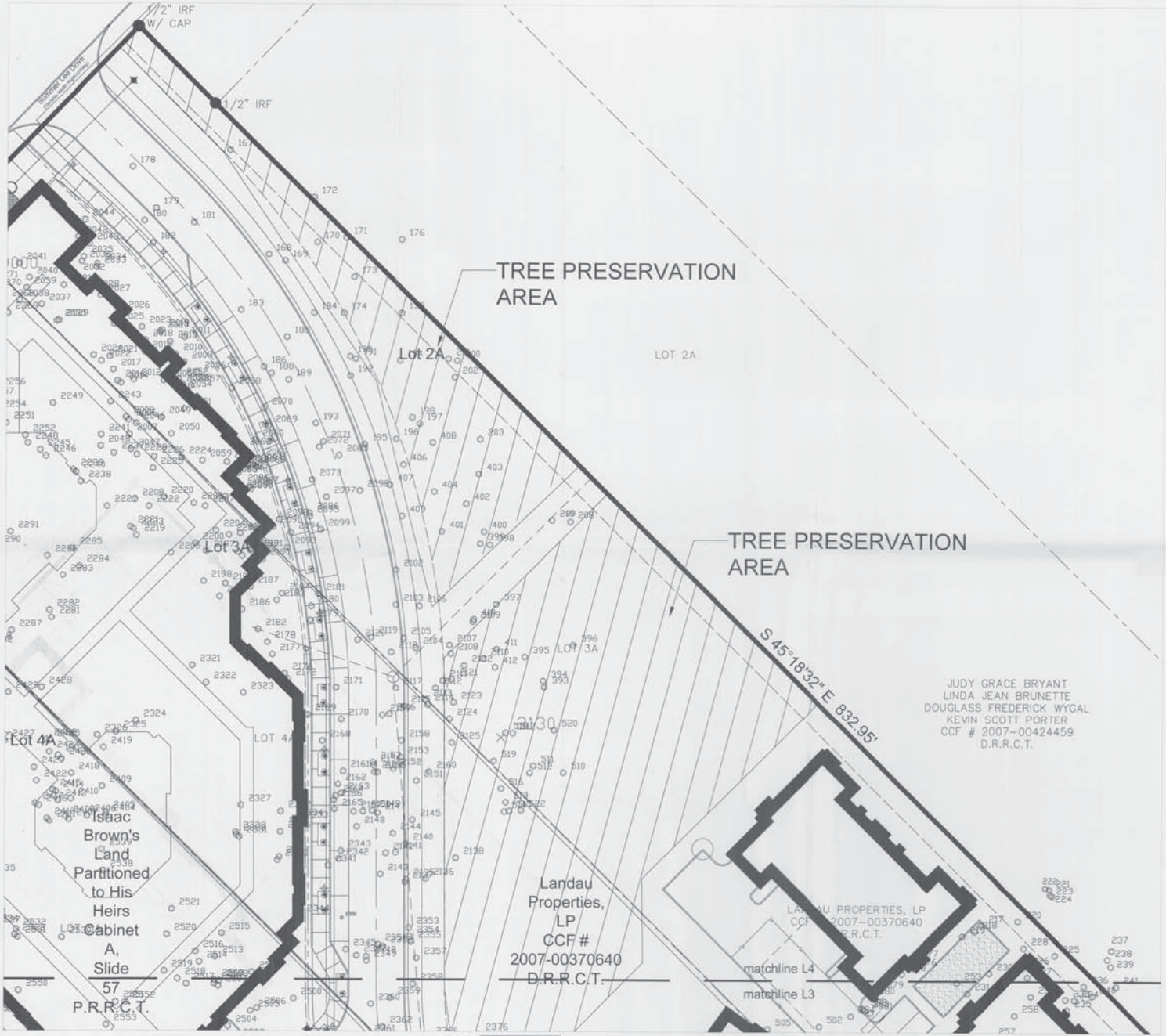
HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205



TREE MITIGATION TOTALS (see separate Tree Survey List Table for existing tree reference numbers) (see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)	
REMOVED TREE CALIPER INCHES TO BE MITIGATED:	3,561
CALIPER INCHES TO BE REPLACED:	-1032" 859"
TOTAL CALIPER INCHES TO BE MITIGATED:	2,702

NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS" -- ARE EXPECTED TO BE REMOVED

3561"
-1032
2529" due



VICINITY MAP NTS

TREESCAPE PLAN

SCALE: 0' 10' 20' 40' 1" = 20'-0"

L4.4 townhomes mitigation

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205

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COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORBELS, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7006 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM WORK (GUTTERS, EDGING, AND CONNECTIONS) TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROSEWOOD BROWN, SW 2846 ROYCROFT PEWTER, SW 2808 SYCAMORE TAN, SW7674 CYBER SPACE, AND SW6994 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY WALLS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR (SELECTED FROM MANUFACTURER STANDARD COLORS) BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COLUMN GARAGE DOOR, RHOMA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1 REF KT.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF KT.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. SOUND ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8'-6" A.F.F. WHERE THEY PROJECT MORE THAN 8" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR FF.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER-EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING'S, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR SILLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING. EN. 606.1106 1/2 PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIDING ARE FOR REFERENCE ONLY. ALL SIDING SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2) ARCHITECTURAL TRIM THAT EXCEEDS 40 SF. ARE IN HEIGHT ON BUILDING 3-R, IN CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

DOOR TAG

WINDOW TAG

WALL SECTION TAG

DETAIL SECTION TAG

SLOPE TAGS

STONE

T.O.P. 100'-0" VIF/FLOOR — TOP OF PLATE

T.O.D. 100'-0" VIF/FLOOR — TOP OF DECK

T.O.H. 100'-0" VIF/FLOOR — TOP OF HEEL

T.O.S. 100'-0" VIF/FLOOR — TOP OF SLAB

F.F. 100'-0" — FINISH FLOOR

FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

1 BLDG TYPE II - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 BLDG TYPE II - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

3 BLDG TYPE II - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: ME
Drawn by: VS
Architect of Record: XXX
Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
Revisions:

#	DATE	COMMENTS

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DESIGN DEVELOPMENT

HARBOUR URBAN CENTER TOWNHOMES
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD · SUITE 300 · DALLAS, TEXAS 75240
(972) 701 - 9539 · (972) 701 - 9539 FAX
DALLAS · CHICAGO · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO
SAN RAMON · SCOTTSDALE · EDMONTON · TORONTO · MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO:
A4.22

16382

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR MAIN WALLS TO BE SW 7006 FACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH
2. ALL EXPOSED ALUMINUM MIDRAIN CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE
3. ILLUMINATION SERIES, CORNERS, TO BE TWITTORK OF SW 2806 ROCKWOOD BROWN, SW 2846 ROYCROFT PEWTER, SW 2850 STAGHORN TAN, SW7074 CYBER SPACE, AND SW6994 BLACK SEAL. ARCHITECT TO DISTRIBUTE COLOR KEY
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, MORIN METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES

P1	FIELD COLOR 1	C1	CANOPY #1 REF AT XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF AT XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 12" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB GRADES
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING'S ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5%. MIN PER 10 PER IBC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. MINIMUM, MOUNT METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER. U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY
13. PER 2012 IBC SECTION 1403.2.D2, ARCHITECTURAL TRIM THAT EXCEEDS 40-0" AFG IN HEIGHT ON BUILDING (I.E. IS CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES

SYMBOL LEGEND - ELEVATIONS

DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
SLOPE TAGS
STONE
TOP OF PLATE
TOP OF DECK
TOP OF HEID.
TOP OF SLAB
FINISH FLOOR
FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE III - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE III - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE III - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE III - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: YS
Architect of Record: XXX
Date Printed:
Issued for Pricing / Bidding: XX/XX/XX
Issued for Permit Application: XX/XX/XX
Issued for Construction: XX/XX/XX

Revisions:		
#	DATE	COMMENTS

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HARBOUR URBAN CENTER TOWNHOMES

SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ATTICUS REAL ESTATE DEVELOPMENT

Those drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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DESIGN DEVELOPMENT

SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO.
A4.32

16382

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, MEDGERS, SILLS, TREILLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, OTHER OVERHANGS, AND STAIR RAIL SHALL TO BE SW-TRIM FACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM MEDINA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2805 ROOKWOOD BROWN, SW 2846 ROYCROFT FEATHER, SW 2808 SYCAMORE TAN, SW7676 CYBER SPACE, AND SW6999 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, SUFFITES, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR. MEDINA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1 REF AT XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF AT XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (SHOWER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING ENVELOPE, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10 PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIDING ARE FOR REFERENCE ONLY. ALL SIDING SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BASES TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(3), ARCHITECTURAL TRIM THAT EXCEEDS 40 FT. AFG IN HEIGHT ON BUILDING (I.E. IC CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

DOOR TAG

WINDOW TAG

WALL SECTION TAG

DETAIL SECTION TAG

SLOPE TAGS

STONE

T.O.P. 100'-0" EAVE/CORK — TOP OF PLATE

T.O.S. 109'-0" RAKE/CORK — TOP OF DECK

T.O.H. 109'-0" RAKE/CORK — TOP OF WEL

T.O.S. 109'-0" RAKE/CORK — TOP OF SLAB

F.F. 100'-0" — FINISH FLOOR

FIREWALL - NON-COMBUSTIBLE MATERIALS 4-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE IV - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE IV - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE IV - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE IV - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by: MS
Drawn by: VS
Number of Hours: XXX
Date Printed:

Issue for Pricing / Bidding	XX/XX/XX
Issue for Permit Application	XX/XX/XX
Issue for Construction	XX/XX/XX

#	DATE	COMMENTS

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HARBOUR URBAN CENTER TOWNHOMES

SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ATTICUS REAL ESTATE DEVELOPMENT

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DESIGN DEVELOPMENT

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SHEET CONTENTS:
BLDG T II - ELEVATIONS

SHEET NO.
A4.42

16382

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, EYEBROWS, AND STAIR RISE WALLS TO BE SW 7506 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH
2. ALL EXPOSED ALUMINUM MOHAWK CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PUTTING OF SW 2806 ROCKWOOD BRONZE, SW 2846 RICHCROFT PEWTER, SW 3005 DOVEMORE TAN, SMITH CYPRESS SPICE, AND SW6998 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER ETHOXIMO COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COLORS GARAGE DOOR, MOHWA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS BACKER RODS AS REQUIRED, SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MINIMUM FOR 10 PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM MADE TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING 3-B, 4B CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, DROOETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS

DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
SLOPE TAGS
STONE
TOP OF PLATE
TOP OF DECK
TOP OF HEEL
TOP OF SLAB
FINISH FLOOR
FIREWALL - NON-COMBUSTIBLE MATERIALS 2'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE V - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE V - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE V - REAR ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

Designed by: MS
Drawn by: VS
Architect of Record: XXX
Date Packet:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
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Revisions		
#	DATE	COMMENTS

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SHEET CONTENTS:
BLDG T 5 - ELEVATIONS

SHEET NO.
A4.52

16382