

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 26, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the January 15, 2019 Planning and Zoning Commission meeting.

APPOINTMENTS

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

DISCUSSION ITEMS

3. Z2019-003 (Korey)

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

4. P2019-008 (Korey)

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

5. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

6. SP2019-005 (David)

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

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

- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (*2nd Reading*) [Approved]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*2nd Reading*) [Approved]
- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [Approved]

ADJOURNMENT

WORK SESSION

- 8.** A work session will be held in the City Council meeting room immediately following the adjournment of the February 26, 2019 Planning and Zoning Commission Work Session meeting to discuss the implementation of a zoning tool as directed by the City Council.

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of February 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 26, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of February 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 15, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Annie Fishman, Tracey Logan, and John Womble. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Corey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 27, 2018 Planning and Zoning Commission meeting.

2. Approval of Minutes for the December 11, 2018 Planning and Zoning Commission meeting.

3. P2018-047

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

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

III. APPOINTMENTS

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

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

Chairman Lyons indicated agenda item #8 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

5. Z2018-055

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

Senior Planner, Corey Brooks, gave a brief explanation and background of the request. The applicant is requesting approval of a Specific Use Permit to allow a mini-warehouse and the proposed mini-warehouse will be three stories, 126,600 square feet, and contain 800 climate-controlled units. According to the applicant, the mini-warehouse will be constructed to resemble an office building, and is intended to blend in with the surrounding buildings. The facility will be accessible from 6 AM to 10 PM. The majority of the units will be accessed from internal corridors

63 and any exterior doors will be limited to the rear building elevation. The applicant has also stated
64 that the existing tree line will be preserved to provide a natural buffer from the residential
65 properties to the northwest.
66

67 Mr. Brooks further indicated that when looking at the requirements contained in the Unified
68 Development Code, it is important to note that these requirements were drafted with the intent of
69 regulating campus style mini-warehouse facilities. Campus style mini-warehouse facilities
70 typically incorporate multiple buildings that are generally one story in height, and have non-
71 climate controlled storage units accessible from the exterior of the building. Due to the mini-
72 warehouse requirements, the applicant is seeking variances to the number of units per acre, the
73 maximum number of stories, the pitched roof requirement, and to allow direct access from Ridge
74 Road. The facility proposed by the applicant is a compact design, which allows more units in a
75 smaller footprint. Although the proposed building is three stories, the proposed building is 34-
76 feet in height, which conforms to the maximum height requirement of 36-feet. Additionally, only
77 two stories will be visible from Ridge Road. The proposed facility is intended to have the
78 appearance of an office building with all units being climate controlled and accessible from the
79 interior of the building. Specifically, the proposed structure is three stories in height in which
80 only two stories are visible from Ridge Road and utilizes a flat roof design with a parapet more
81 typical of an office or commercial development. Since these do not meet the mini-warehouse
82 requirements, variances are required. The proposed driveway shown on the concept plan will
83 require permission from TxDOT as well as a traffic impact analysis at the time of site plan. In
84 addition, the applicant is proposing to limit the hours of operation from 6:00 AM to 10 PM, which
85 is consistent to a non-residential land use. The mini-warehouse land use is considered to be a
86 lower-intensity land use that does not generate high volumes of traffic, 15-20 visitors per day
87 according to the applicant). With that being said, the three requirements not in compliance with
88 the Unified Development Code do not appear to negatively impact the surrounding developments.
89 Additionally, the proposed design of the facility provides for easier redevelopment opportunities
90 than the traditional campus style mini-warehouse facilities should the use transition in the future.
91 Approval of the applicant's request is a discretionary decision for the City Council, pending a
92 recommendation from the Planning and Zoning Commission. Should this request be approved,
93 the applicant will be required to submit a site plan, landscape plan, photometric plan, and building
94 elevations to the Architectural Review Board and the Planning and Zoning Commission.
95

96 Mr. Brooks went on to note that on December 28, 2018, staff sent 77 notices to property owners
97 and residents within 500-feet of the subject property and notified the Lakeside Village and Turtle
98 Cove Homeowner's Associations which are the only HOA's/Neighborhood Associations within
99 1,500-feet of the subject property. Staff received two notices against this case.
100

101 Mr. Brooks advised the Commission the applicant was present and available for questions.
102

103 Commissioner Welch asked if the units would be available to be accessed by someone renting
104 one after 10 o'clock when the facility closes. Mr. Brooks indicated they would not be accessible
105 after closing hours.
106

107 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
108

109 Maxwell Fisher
110 900 Jackson Street
111 Dallas, TX
112

113 Mr. Fisher came forward and indicated he represents The Jenkins Organization. He provided a
114 lengthy power point presentation which detailed the request. He provided renderings of what the
115 proposed facility will look like and stressed what they are proposing is not your typical storage
116 facility but instead will look like an office building.
117

118 Commissioner Logan asked for clarification as to what was "buried" concept that was mentioned
119 in the power point was that referring to it being at a lower elevation or a basement. Mr. Fisher
120 explained that technically it would be a basement. If you were to be at the left corner in the first
121 floor, it is underground in the self-storage building making that front left corner measure 16 feet
122 in height.
123

124 Chairman Lyons asked if anyone wished to speak to come forward and do so.

Bob Walker
309 Featherstone
Rockwall, TX

Mr. Walker came forward and commented that with the renderings that are being proposed it appears to be a nice looking upscale building and with the location safety should not be a concern. He also commented that another plus is that they will not have any outside storage such as boats and such. He generally shared being in favor of the request.

Sergio Bento
2002 S. Lakeshore Drive
Rockwall, TX

Mr. Bento came forward and shared his strong opposition for the request. He commented that the he believes he will see this building and the lights at his property regardless of the railroad between them. He shared that he was a member of a five member team for the City of Arlington Economic Development through the Arlington Chamber of Commerce. He spoke of his past experience pertaining to the old Cowboy stadium in Arlington and the impact it had on the city. He urged the Commission to maintain Rockwall as the “wow” city it is and not become what some surrounding cities have become.

Clark Staggs
1601 Seascape
Rockwall, TX

Mr. Staggs came forward and generally expressed being in favor of the request. He shared that with the topography of the site he feels it would be a good use.

Suelane Calloway
517 Sellers Court
Rockwall, TX

Ms. Calloway came forward and commented that although the renderings that are being proposed look impressive it is not the right location for such a facility. She generally expressed being in opposition of the request.

Mike Portele
1944 S. Lakeshore Drive
Rockwall, TX

Mr. Portele came forward and generally expressed not being in favor of the request and shared the same concerns his neighbor Mr. Bento shared concerning being able to see the building and lights from his property.

Chairman Lyons asked the applicant to come forward for rebuttal.

Mr. Fisher came forward and shared that the concept plan for building renderings they are providing will be what they will build with the approval of the Architectural Review Board. With regards to the traffic they don’t feel that will be an issue what they for see is an average of 15-30 trips per day which would not generate much traffic. In regards to economic development although the development will not be creating many jobs however it is an efficient use with only taking up 2.6 acres and will create a huge tax number. Mr. Fisher further noted that the site line that they did shows trees and the berm will be sufficient separation. He indicated he was available for questions.

Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch asked in regards to the fencing which originally was to be rod iron. Mr. Fisher indicated that typically because there are storage units in the back they will provide rod iron fencing along the back of the building.

Commissioner Moeller generally expressed being in favor of the request. He commented that the renderings provided show a good looking building not a typical storage facility should the words "storage" be removed it would look like an office building with.

Chairman Lyons generally expressed being in favor of the request commenting that the Architectural Review Board would ensure the renderings provided would be what would be delivered.

Commissioner Chodun expressed concern with the amount of storage buildings already within the City. Commissioner Logan shared the same concerns Commissioner Chodun expressed.

Commissioner Chodun made a motion to deny Z2018-055. Commissioner Logan seconded the motion which passed by a vote of 5-2 with Chairman Lyons and Commissioner Moeller dissenting.

6. Z2018-056

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to postpone the case. On December 14th the applicant requested a change of zoning on the subject property from Agricultural to Commercial. At the same time the Comprehensive Plan was being approved and the Comprehensive Plan designates that property as Technology or Light Industrial and in order to zone in conformance with the Comprehensive Plan the applicant has requested to postpone in order to allow staff to re-notify the change in zoning from Agricultural to Light Industrial as Light Industrial allows a church by right. Mr. Brooks noted that new notifications were sent out and no action would be necessary from the Commission.

7. Z2018-057

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation and background of the request. The applicant is requesting the approval of an amendment to Planned Development District 59 to incorporate the subject property and designate it for Residential-Office District land uses. On October 18, 2004, the City Council passed Ordinance No. 04-59, establishing Planned Development District 59 as the Park Place Subdivision. In its current configuration, Park Place consists of the following Phases: [1] Phase 1, which is zoned for Neighborhood Services District land uses; [2] Phase 2, which is zoned for Single-Family 7 District land uses; and [3] Phase 3, which is zoned for Single-Family 7 and Residential-Office District land uses. The applicant is proposing to establish Phase 4 by incorporating the subject property for Residential-Office District land uses and removing the Residential-Office District land uses from Phase 3 which Phase 3 will only allow SF-7 land uses. A concept plan has been submitted showing that the new Phase will be adjacent to the western boundary of Phase 3 and will consist of five additional lots accessible via Park Place Boulevard and one of the lots currently exists in Phase 3. The applicant has submitted a concept plan and development standards for the existing and proposed Phases of the Park Place Subdivision. The characteristics and development standards for each phase. Phases 2 & 3 are existing and both phases allow single-family land uses; however, Phase 3 also allows Residential-Office District, either live/work, land uses. The applicant is proposing to remove the Residential-Office District land uses from Phase 3, and transition it to Phase 4 which means that Phase 3 will be subject to the Single-Family 7 District land uses. The proposed Phase 4 will contain approximately five residential-office units and will be designed to a residential scale in which the buildings will be designed to look like the existing homes within Park Place. Since the phase will have residential adjacency, the applicant is proposing to prohibit certain uses within

Phase 4 such as assisted living facility, landfill, transit passenger facility and allow other uses such as general store larger than 2,000 square feet, hair salon, office building more than 5,000 square feet with a Specific Use Permit. This phase will be subject to the Residential-Office District land uses with the exception of the uses outlined in the draft ordinance. The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan designates the subject property for Medium-Density Residential land uses, which is characterized as developments containing greater than 2½ units-per-acre, but not higher than three units-per-acre unless an increased amenity is provided, in which event 3½ units-per-acre can be allowed. Should this request be approved, the designation would need to be changed to Live/Work land uses, which is characterized as low-intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties. Although this does not conform to the Future Land Use Plan, given the subject property's current zoning of Heavy Commercial District, this request will bring the property closer to conformance with the Future Land Use Plan and the change of designation has been made a condition of approval.

Mr. Brooks further noted that in looking at the applicant's request, the live/work units provide a transition from the single-family residential land uses east of the subject property to the light industrial and heavy commercial land uses to the west of the subject property. The incorporation of the subject property as residential-office units seems to be appropriate given its proximity to the adjacent railroad, does not appear to negatively affect the adjacent properties, and will not preclude the properties from being single-family units. The request is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was present and available for questions.

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

Bill Bricker
505 West Way Drive
Rockwall, TX

Mr. Bricker came forward and provided additional comments pertaining to the request. He shared that they feel the proposed request and what is being proposed is the best fit and respectfully asked for approval from the Commission.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Todd Abbott
619 Renfro
Rockwall, TX

Mr. Abbott came forward and asked if the zoning in area 3 allowed for Residential Office currently. Mr. Brooks indicated it currently allows for Single Family 7 or Residential Office. Mr. Abbott indicated he was not aware of that and is against any RO in Park Place but with knowing it is allowed now, he generally expressed being in favor of the request as it is being presented as it is the "lesser of two evils".

Debbi Remington
607 Renfro Street
Rockwall, TX

Ms. Remington came forward and expressed not being in favor of any Residential Office feels it should all stay single family. She expressed concern with the amount of traffic it will generate and affect their street she generally expressed not being in favor of the request.

Chairman Lyons asked if anyone else wished to speak to come forward and do so there not being anyone indicating such Chairman Lyons closed the public hearing and asked the applicant to come forward for rebuttal. He added that all necessary steps have been made to ensure the development is properly designed for flood control and water coming off the property will remain as it was.

Mr. Bricker came forward and addressed the comment Mr. Abbott made, he indicated that if no change is made Commercial can be developed he feels they are improving the area with the proposed plan.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Moeller made a motion to approve Z2018-057 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

Chairman Lyons called a recess at 7:37 p.m.

Chairman Lyons called the meeting back to order at 7:48 p.m.

8. Z2018-058

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery and Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant submitted a request for a Specific Use Permit to allow a Craft Winery and Commercial Amusement/Recreation Outdoor facility to be located within a Commercial District. Currently, the subject property is being operated as a warehouse and shipping facility for the applicant's wine club with no retail sales. The applicant has indicated that they would like the opportunity to expand this use to a Craft Winery for the purpose of allowing wine to be mixed, produced and sold on-site. With this request, the applicant has submitted a floor plan showing the proposed Craft Winery layout, which will be situated in a 1,250 square foot building. Of this area, 500 square feet of the building, 40% of total square feet will be dedicated for the retail sales and tasting component of the on-site manufactured product. The remaining 750 square feet will be used for wine display racks, an overhead storage area, blending tanks, and wine barrels. Additionally, the applicant has provided a concept plan for the Commercial Amusement/Recreation outdoor venue, which will be located outdoors in front of the facility. The applicant has indicated that this area will be used on a limited and infrequent basis. In addition, Mr. McCallum has submitted a letter indicating that the use of the outdoor venue will only take place on a scheduled basis, Thursday through Monday, nights, weekends, and occasionally on Mondays and holidays. The outdoor venue will include a seating area, space for food vendors, and space for live music such as an acoustic guitar.

Mr. Gonzales indicated that according to the Unified Development Code, both the Craft Winery and Commercial Amusement/Recreation Outdoor land uses require approval of a Specific Use Permit in a Commercial District. Additionally, the UDC, defines a Craft Winery as being a small scale manufacturing and retail operation that is subject to the following conditions: (1) the total building area being the area under roof is less than 12,000 square feet, and (2) the total floor area dedicated to the direct sale of the on-site manufactured product does not exceed a maximum of 40% of the total floor area. In addition the applicant's letter outlining the proposed business plan, a concept plan depicts the outdoor venue, a floor plan for the Craft Winery, and a draft ordinance containing regulations for the proposed land uses. The applicant's request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Mr. Gonzales further noted that on January 2, 2019, staff mailed 63 notices to property owners and residents within 500-feet of the subject property and did not send a neighborhood notification as there were no Home Owners Associations participating in the Neighborhood Notification Program within 1500-feet of the subject property. Staff received one email notice in opposition of the request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

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

372 Tim McCallum
373 5140 Standing Oak
374 Rockwall, TX
375

376 Mr. McCallum came forward and shared a brief explanation and background of the request. He
377 shared that they operated at the subject property for approximately two years and have a winery
378 license, federal production license and a federal import license which allows them to import wines.
379 He and his wife began the He Wines She Dines as a food/winery blog several years ago after their
380 son and daughter graduated high school, they traveled tasting different wines and places to eat
381 and blogging about it and fairly quickly were being followed by thousands of followers. After
382 receiving feedback from the blog they decided to start a wine club and then learned they would
383 need a Federal Winery License and a State Winery License which they obtained and then began
384 working with producers around the world. Mr. McCallum went on to share that by right currently
385 they have the ability to have a tasting room to sell wines by the bottle or glass and with a special
386 event permit can host events with food trucks four times a year. They would like to have more
387 flexibility than that and therefore that is why they are bringing their request for the SUP forward.
388

389 Commissioner Logan asked what the total amount of people they would expect to attend events.
390 Mr. McCallum shared that the space is approximately 500 square feet which would fit 20-30 people
391 and they're not looking to host big events.
392

393 Commissioner Fishman asked for additional detail on the hours of operation. Mr. McCallum
394 indicated the hours would be from 11am through midnight no later. Also, they are not open to the
395 public unless they host a special event.
396

397 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
398 indicating such Chairman Lyons closed the public hearing and brought the item back to the
399 Commission for discussion or action.
400

401 Commissioner Chodun expressed concern with the location, generally is not in favor feels
402 granting the Special Even Permits with an allotted time frame is better suited because there is
403 some control.
404

405 Commissioner Fishman asked if there would be expiration be put on the Specific Use Permit. Mr.
406 Gonzales indicated a time limit would not be associated with the SUP however expiration should
407 he cease to do business it would expire after one year.
408

409 Commissioner Welch expressed generally being in favor of the request.
410

411 (Commissioner Moeller arrived at the meeting at 6:23 p.m.)
412

413 Commissioner Womble asked should this business move out would the SUP be transferable to
414 the next person or does it expire with their business. Mr. Gonzales indicated it goes with the land,
415 should Mr. McCallum sell the business to someone else and continue the same use the SUP would
416 be attached to the land and therefore continue.
417

418 Chairman Lyons indicated agreeing with the concerns Commissioner Chodun expressed and
419 generally is not in favor of the request.
420

421 Commissioner Moeller and Logan generally expressed being in favor of the request.
422

423 General discussion took place between the Commission in regards to the hours of operation and
424 the location.
425

426 Commissioner Welch made a motion to approve Z2018-058 with staff recommendations.
427 Commissioner Womble seconded the motion which passed by a vote of 5-2 with Chairman Lyons
428 and Commissioner Chodun dissenting.
429

430
431 9. Z2018-059

432 Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning
433 change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District

on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from a Single-Family Estate 2.0 District to a Single-Family Estate 1.5 District for the purpose of subdividing the subject property. The subject property was annexed in 1983 and was part of a larger tract of land. In 2018, the previous property owner requested to rezone the subject property from an Agricultural District to a Single-Family Estate 2.0 District and platted the tract of land. As part of this case, the previous property owner stated the purpose of platting the property was to create two lots to construct a single-family home on Lot 1. The applicant purchased the subject property, Lot 1, in 2018 for the purpose of constructing a single-family home. According to the applicant, after purchasing the subject property, another property was discovered and the plan to construct a single-family home on the subject property was abandoned. The applicant as also stated there have been inquiries about purchasing the subject property; however, the size of the lot was too large, and potential buyers only wanted half or a portion of the lot. Based on this, the applicant is requesting to re-zone the subject property with the intent of subdividing the tract of land into two 1½-acre lots. Currently, floodplain traverses the property and should any improvements impact the floodplain, a flood study could be required. According to the Unified Development Code, the Single-Family Estate 1.5 District is the "...proper zoning classification for rural, estate lots that are a minimum of 1½-acres. Since the subject property is 3.03-acres, it conforms to the requirements of the Single-Family Estate 1.5 District development standards. The Future Land Use Plan designates the subject property for Low Density Residential land uses, which is defined as developments with two units per acre or less. The applicant's request is in conformance with this designation and will not require any changes to the Future Land Use Map. Approval of the zoning change is discretionary for the City Council, pending a recommendation by the Planning and Zoning Commission.

Mr. Brooks further noted that on December 28, 2018, staff mailed 68 notices to property owners and residents within 500-feet of the subject property and also notified the Promenade Harbor and the Shores/Ray Hubbard Homeowner's Association. In addition staff also advertised the public hearings in the Rockwall Harold Banner. Staff received one email against the request.

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

Kenneth Cullins
3114 Stoney Hollow
Rockwall, TX

Mr. Cullins came forward and indicated Mr. Brooks summarized the request well. He added that they had full intention of building on the property however while they were under contract another property came on the market that they felt better suited their needs. He provided a picture that showed that there would be no encroachment to the flood plain as they have done their due diligence in regards to that.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

David Hodgdon
1085 Dalton Road
Rockwall, TX

Mr. Hodgdon came forward and shared that he owns the property south and west of the subject property and sold this property to the Cullin's. He generally expressed his strong opposition to the request of the applicants request to rezone and for the property to be subdivided into two separate lots.

David Hodgdon Jr.
1085 Dalton Road
Rockwall, TX

Mr. Hodgdon Jr. came forward and expressed being in opposition of the request he feels it will cause flooding problems to whoever builds there. He urged the Commission to not approve the request.

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

Commissioner Chodun asked Engineering staff concerning the flooding comment that was brought up. City Engineer, Amy Williams, indicated that per the approved flood study by the City's consultants in 2006 and the brand new study that was done in 2018 that is the high and dry area. The bottom of the slabs of the houses built will have to be two feet above the elevations that are in all of those zones. Therefore there will be plenty of room for two high and dry houses to be built.

Mr. Cullins came forward for rebuttal and indicated an engineer they have been working with as well as an architect were present and would be adding additional comments.

Thomas Caffarel
Cardinal Strategies
2309 Shorehaven Circle
Lewisville, TX

Mr. Caffarel came forward and shared he was retained by the Cullin's to do an evaluation for flood purposes, and just as Engineering staff indicated, they are in a high and dry area and that is based on a fully developed watershed condition per the City criteria.

Petra Phillips
1604 St. Claire
Rockwall, TX

Ms. Phillips came forward and indicated good size homes could be built on the two lots approximately 3,500 foot house, give or take, on each lot would easily fit with plenty of greenspace surrounding it not including the floodplain.

Chairman Lyons brought the item back to the Commission for discussion or motion.

Commissioner Welch made a motion to approve Z2018-059 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

V. ACTION ITEMS

10. SP2018-042

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. On February 19, 2001, the City Council approved a site plan for a proposed 52,370 square foot warehouse/manufacturing facility on the subject property. On December 21, 2018, the applicant submitted an application requesting the approval of an amended site plan for the purpose of expanding the facility by incorporating an additional 35,980 square foot to the east side of the building. The purpose of the expansion is to add additional office/warehouse space which will increase the overall square footage of the building to 88,350 square. According to the Unified Development Code, a manufacturing/office facility is permitted by-right in a Light Industrial District. The subject property has two existing points of ingress and egress, one along Innovation Drive and one along Discovery Boulevard. Based on the site plan, the development will connect to the existing drives by extending a 24-foot drive aisle which is also a Fire Lane, Public Access and Utility Easement along the eastern side of the subject property. The proposed development will incorporate an additional 95 parking spaces with the expansion, and will bring the total parking count up to 193 parking spaces which meets the requirements for parking. Mr. Gonzales indicated

that with the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. Mr. Gonzales then went over the variances that are being requested to the building materials and the articulation. The Architectural Board recommended approval of the site plan with modifications to the south building. Additionally he applicant has submitted a letter indicating all trees being removed from the site are primarily Cedar trees that are less than 11-caliper inches DBH, and are considered non-protected trees; however one Oak tree measuring four caliper inches will be removed. The applicant will satisfy the mitigation balance by providing eight 3½-inch caliper trees, 28-inches to the site.

Mr. Gonzales advised the Commission that the exceptions being requested are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. He indicated that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Jeff Carol
750 E. IH-30
Rockwall, TX

Mr. Carroll came forward and shared that they will follow the Architectural Review Boards recommendations and indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve SP2018-042 with both staff's and the Architectural Review Boards recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

11. SP2018-043

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the request. On June 17, 2013, the City Council approved Ordinance No. 13-16, which allocated 399 urban residential units (condominiums) to a concept plan that showed two condominium buildings being constructed on the subject property one adjacent to Lakefront Trail consisting of 349-units and one adjacent to the Harbor Fountain consisting of 50-units. This approval was later amended on December 18, 2017, when the City Council approved Ordinance No. 17-64. The new amendment allocated an additional 51-units to the previously entitled 399-units, bringing the total number of entitled units to 450 urban residential units. This PD Development Plan establishes provisions for the construction of two condominium buildings. In conformance to this PD Development Plan, the applicant has submitted a site plan requesting approval for a 375-unit condominium development that will be adjacent to Lakefront Trail. This will be the first of two buildings and, based on the conditions of Ordinance No. 17-64, will be required to obtain a building permit by June 1, 2019. Should the site plan be approved, the development will still be required to have civil engineering plans and a final plat approved prior to the issuance of a building permit. Should a building permit not be issued by June 1, 2019, staff will provide a report to the Planning and Zoning Commission and City Council indicating the progress of the development, and after review the Planning and Zoning Commission and City Council may, after proper notice, initiate public hearings for the revocation of the additional 26 urban residential units.

Mr. Gonzales further noted that the proposed five story condominium building will be located within the Harbor Residential Subdistrict and will be comprised of a total of 335,224 square feet. Off-street parking for future residents will be provided via a parking garage that is integrated into the design of the building, and is accessible from Lakefront Trail and the IH-30 Frontage Road. The on-site parking garage will provide a total of 548 parking spaces. The development will also

include 34 public parking spaces along Lakefront Trail, bringing the total number of parking spaces to 584. This exceeds the required 563 parking spaces by 21 parking spaces. Additionally, the applicant is showing a two level public parking garage consisting of 180 parking spaces. The public parking garage will be located along Lakefront Trail, southeast of and adjacent to the 50-foot pedestrian walkway. The applicant has indicated that this parking garage will be constructed prior to the condominium building. The proposed pedestrian walkway, located in between the public parking garage and the condominium building, will incorporate all of the streetscape elements required by PD-32, and provide an upgraded paver, decorative trees with up-lighting, assorted plantings, pedestrian benches, and pedestrian scaled lighting features. In addition, the plan shows that units facing onto the walkway will have stoops allowing direct access to the pedestrian path. The pedestrian walkway is intended to provide access to the Harbor Fountain and the potential future public park site from the 180 space public parking garage being constructed with this project.

Mr. Gonzales went on to share that according to Planned Development District 32 the subject property is located within the Harbor Residential Subdistrict, which allows Urban Residential, Condominium Units Only, as a by-right land use. Based on the submitted site plan package, site plan, landscape/streetscape plan, treescape plan, photometric plan, and building elevations, the proposed case is in conformance with the requirements stipulated by Ordinance No. 17-22, Resolution No. 10-40, and the UDC with the exception of the waiver being requested. Mr. Gonzales provided information in regards to the waiver request. Additionally, The Treescape Plan submitted by the applicant indicates a total of 724 caliper inches will be removed from the subject property as a result of this development. As a note, primary protected trees are any tree that has a diameter of four inch caliper DBH or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. Hackberry and Cedar trees that have a DBH of 11 caliper inches through 25 caliper inches are considered to be secondary protected trees and are mitigated at a rate of 1/2 inch per one inch DBH. Hackberry and Cedar trees less than 11 caliper inches are considered to be non-protected trees. This site has a majority of Hackberry trees less than 11-inches DBH that are not protected. Additionally, the applicant is removing five trees that are greater than 25 caliper inches, [1] 32-inch Sycamore; Tree No. 32, [2] 30-inch Elm; Tree No. 34, [3] 26-inch Pecan; Tree No. 36, [4] 32-inch Elm; Tree No. 41, and [5] 32-inch Elm; Tree No. 44. These trees are considered to be feature trees and are mitigated for twice the number of inches being removed. The total mitigation balance due for this project is 437-inches. Based on the Landscape Plan, the applicant intends to offset the mitigation balance by providing 527-inches to the site and this will satisfy the mitigation required for the development. Additionally, a Traffic Impact Analysis is required for all development projects in the Harbor District. On December 5, 2018, Kimley-Horn and Associates, Inc. submitted a TIA on behalf of the applicant. On January 4, 2019 the City's traffic consultant provided comments back to the applicant. A revised TIA addressing the City's comments is required for the approval of this case, and this has been added to the conditions of approval.

Mr. Gonzales advised the Commission that the Architectural Review Board met and recommended approval. He indicated the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward.

James Ziggler
6205 Wichita Trail
Flower Mound, TX

Mr. Ziggler came forward and indicated Mr. Gonzales covered the request well. He indicated he was available for questions and asked for the Commission's consideration for approval.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Welch asked if there would be any retail at the bottom or would it all be residential that would be condos. Mr. Ziggler indicated it would be all residential and would be condos.

Commissioner Chodun asked the size that they would range from. Mr. Gonzales indicated they would be approximately 590 square feet to 1,300 square feet.

Commissioner Womble asked if there would be an additional parking garage. Mr. Ziggler indicated that off to the end of the property there is existing surface parking that has been dedicated for the

Harbor retail when that it was built and they would be replacing that. They will be building a two level garage by the Cinemark expansion.

Commissioner Moeller asked if the public garage would be built first. Mr. Ziggler indicated that it would be being built first.

Commissioner Welch made a motion to approve SP2018-043 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

12. Director's report of post City Council meeting outcomes for development cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:30 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

Johnny Lyons, Chairman

Attest:

Laura Morales, Planning Coordinator

City of Rockwall

Project Plan Review History



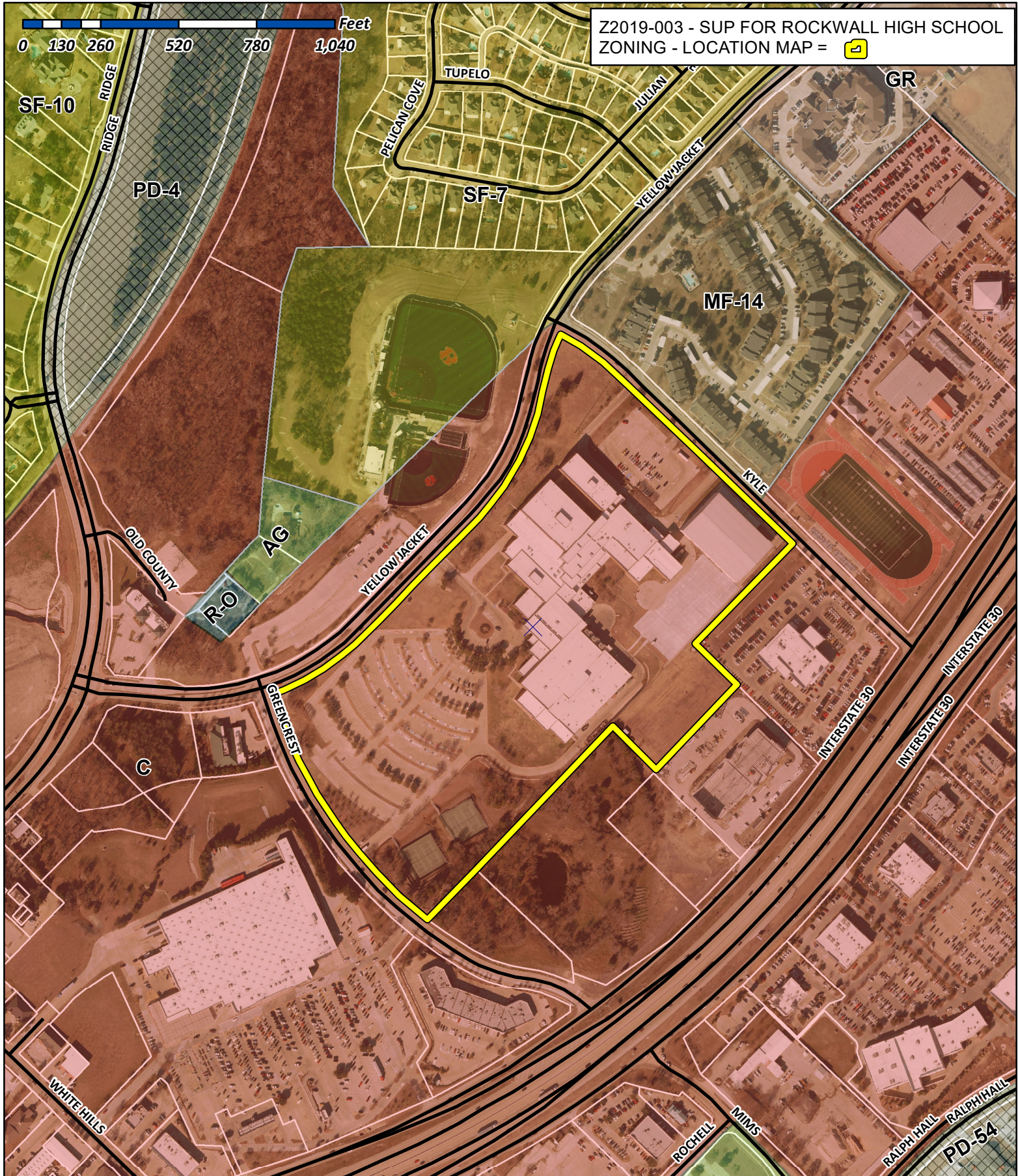
Project Number	Z2019-003	Owner	ROCKWALL, I S D	Applied	2/15/2019	LM
Project Name	901 W. Yellowjacket Ln.	Applicant	SET ENGINEERS	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip
901 YELLOWJACKET RD	,

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HERITAGE BPG ADDITION	2	A	2	4823-000A-0002-00-OR	

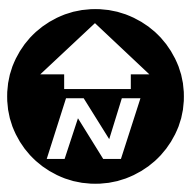
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019				
ENGINEERING	Amy Williams	2/15/2019	2/22/2019				
FIRE	Ariana Hargrove	2/15/2019	2/22/2019	2/21/2019	6	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	2/21/2019	6	COMMENTS	Comments
Z2019-003 SUP FOR ROCKWALL HIGH SCHOOL Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a Private Sports Arena, Stadium or Track on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2019-003) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the March 12, 2019 Planning & Zoning Commission meeting. I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 5, 2019. The Planning and Zoning Worksession for this case is February 26, 2019. The Planning and Zoning Meeting for this case is March 12, 2019. I.6 The projected City Council meeting date and subsequent approval for this request is March 18, 2019 and April 1, 2019.							



City of Rockwall

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

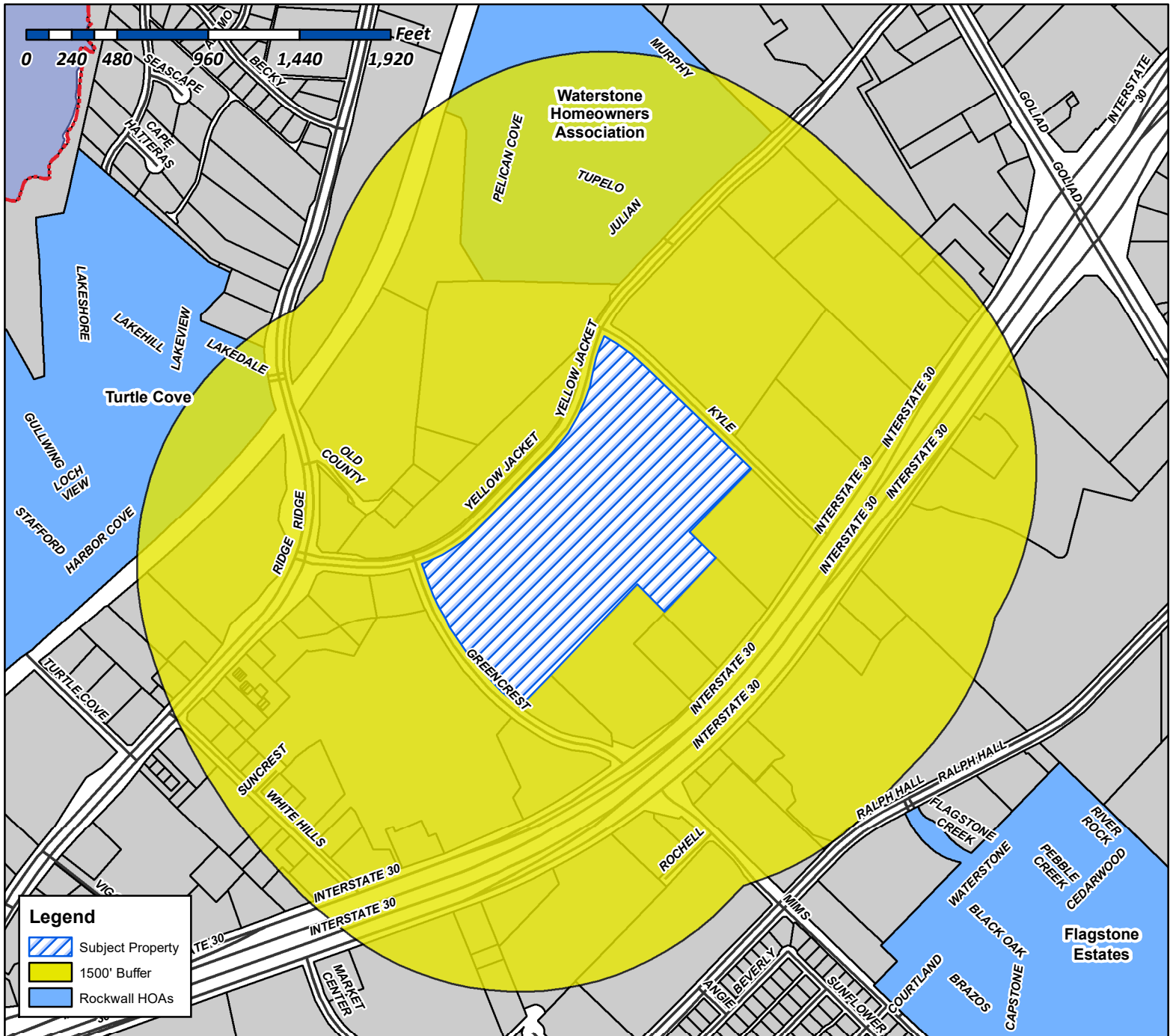
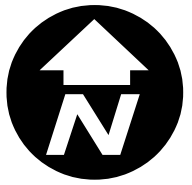
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



City of Rockwall

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

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Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane

Date Created: 2/19/2019
For Questions on this Case Call (972) 771-7745



Brooks, Korey

From: Morales, Laura
Sent: Friday, February 22, 2019 1:35 PM
To: [REDACTED]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: HOA Map.pdf; PUBLIC NOTICE.PDF

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **February 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 3/12/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 3/18/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2019-003 Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

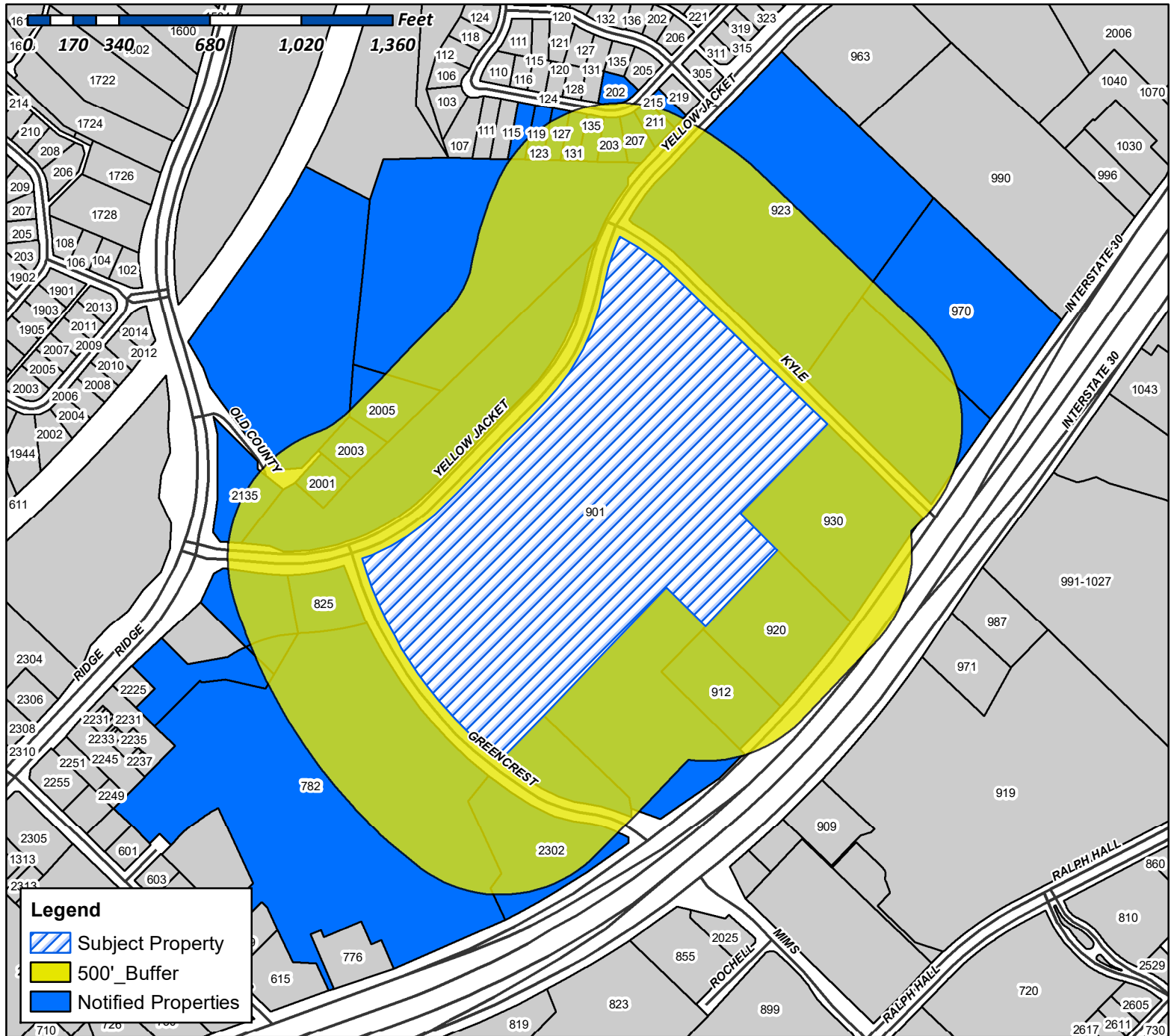
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



City of Rockwall

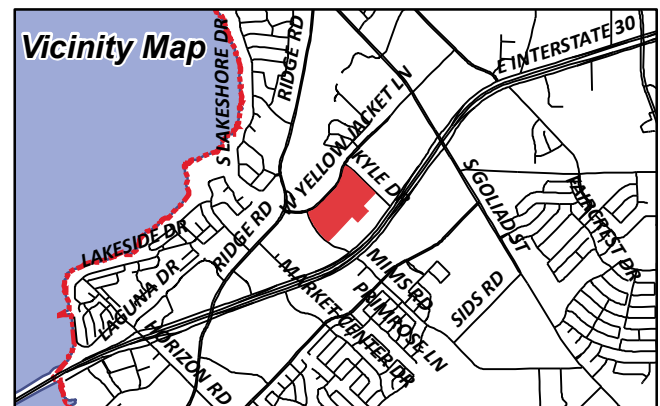
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane

Date Created: 2/15/2019
For Questions on this Case Call (972) 771-7745



MIKULSKI ANTONY AND MICHELLE
119 JULIAN DR
ROCKWALL, TX 75087

WOODWARD LAURA
123 JULIAN DR
ROCKWALL, TX 75087

RYAN BRIAN
127 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
131 JULIAN DR
ROCKWALL, TX 75032

GIPSON CAMERON
135 JULIAN DRIVE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

JLIU ASSET MANAGEMENT LTD
1711 E BELTLINE RD
COPPELL, TX 75019

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2003 RIDGE RD
ROCKWALL, TX 75032

FAHERTY FRANK
2005 RIDGE RD
ROCKWALL, TX 75087

SHIPP DONALD W & MAUREEN
202 JULIAN DR
ROCKWALL, TX 75087

ANDREWS GRACE L
203 JULIAN DR
ROCKWALL, TX 75087

SINGH RITU W AND
207 JULIAN DRIVE
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

WHITTAKER SANDRA
211 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

HARPER EMILY ERIN
215 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2302 GREENCREST BLVD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

ROCKWALL-PINE PROPERTIES LLC
400 PERIMETER CENTER TERRACE O
ATLANTA, GA 30346

IN YUNG H &
512 SUNSTONE DR
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP
591 W PUTNAM AVE
GREENWICH, CT 06830

GAMEZ SUSAN AND
602 LAURENCE
HEATH, TX 75032

ROADHOUSE ENTERPRISES INC
6040 DUTCHMANS LANE
LOUISVILLE, KY 40205

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

ROCKWALL DIRT CO LTD
800 GESSNER RD O
HOUSTON, TX 77024

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
825 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75032

CURRENT RESIDENT
912 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
920 I-30
ROCKWALL, TX 75032

CURRENT RESIDENT
923 YELLOW JACKET LN
ROCKWALL, TX 75032

TARBELL AUTOMOTIVE INC
930 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
970 E I30
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
PO BOX 8050
BENTONVILLE, AR 72712

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160



February 13, 2019

David Gonzales, AICP
City of Rockwall Texas
385 S. Goliad Street

Re: Rockwall High School Multipurpose Synthetic Turf Field – Field Netting & Lights

Dear Mr. Gonzales:

Rockwall ISD desires to convert their existing natural grass multipurpose field at Rockwall High School (field that lies immediately North of Rooms-To-Go) into a synthetic turf field. As this field is surrounded by commercial properties on three sides, in order to protect vehicles and/or patrons at these businesses, the school desires to construct a 40-foot tall fence/netting combination (10-foot black coated vinyl chain link fence topped with 30-foot black netting) around the perimeter of the field. This will also enable the fields to be more functional for their intended purpose (project is part of RISD's bond program to provide a practice facility for the softball and baseball teams (although the field will be used for football, soccer, discus and lacrosse practice as well) and it will prevent balls from leaving the field area.

In addition to the netting system, the District desires to install lights atop each of the netting poles that align the North and South sides of the field. As the field will be used by many of the school's sports teams for practice as well intermural teams, PE and other uses, it is desired that the field be made useable during night hours (limited of course by city ordinance).

In adding the lights, the District is seeking variance to the ordinance limiting light spillage to 0.2 lumens or less beyond the line 1-foot outside of the District's property lines. The design of the proposed lights (for which we have included a photometric plan) is to provide the minimum level of light needed for the practice of school sports (design is not to the level typical for stadiums and other competition facilities). As the surrounding properties are commercial entities that also light their grounds, the District feels that the proposed lighting design will not adversely affect the neighboring properties.

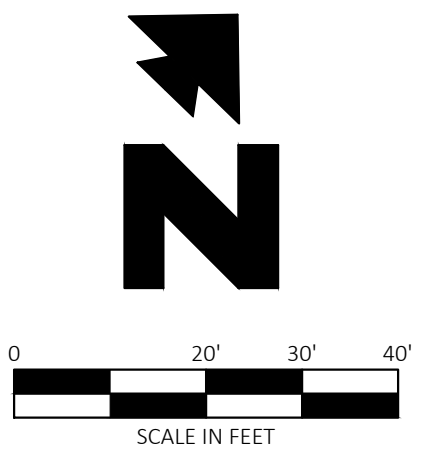
I have included cut sheet information for the netting system and the lights. Please let me know if you need anything further or have any questions.

Sincerely,

SET Engineer, Inc.

A handwritten signature in blue ink, reading "Jeff Bresee". The signature is written in a cursive, flowing style.

Jeff Bresee, P.E.



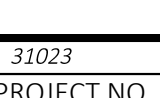
EXISTING			
e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
----	PROPERTY LINE	X"W	WATER
----	RIGHT OF WAY LINE		
-----	STORM DRAIN		
X"G	GAS	5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CROWN DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OH	OVERHEAD ELECTRIC		
OH&T	OVERHEAD ELECTRIC AND TELEPHONE		

NO 10' CHAIN LINK FENCE SHALL BE INSTALLED IN THIS SECTION OF NETTING - SYSTEM, NETTING SYSTEM ONLY.

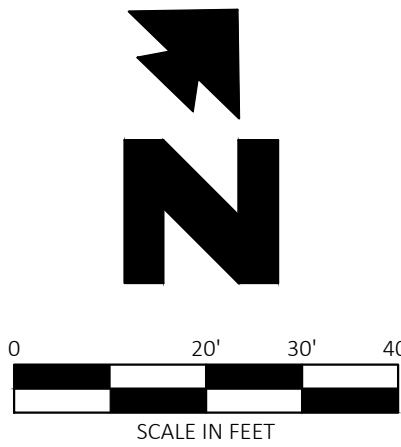
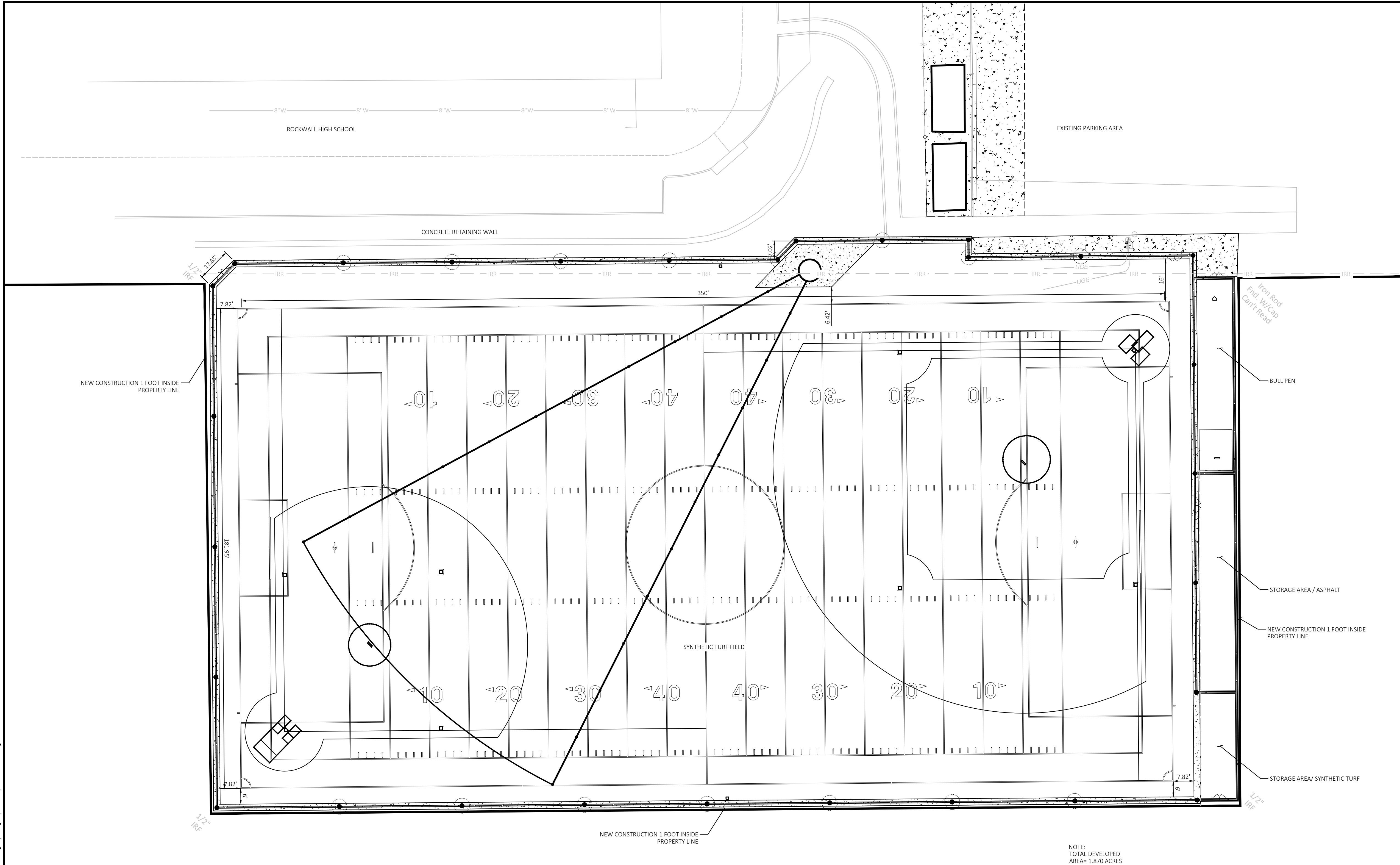
POLES ON SOUTH SIDE SHALL HAVE FIELD LIGHTS ATTACHED AT TOP OF POLE

NETTING POLE (TYPICAL)

F-7524

SET Engineers, Inc. Experts in Outdoor Sports Design & Construction Management Licensed Civil Engineers • Planners • Designers 817-597-8300 Phone 682-515-9825 FAX					
31023	2/14/19	JJB	TKM	SAW	SAW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc. <u>ENGINEERS</u> <u>PLANNERS</u> <u>SURVEYORS</u> <u>LANDSCAPE ARCHITECTS</u> <u>ENVIRONMENTAL SCIENTISTS</u>					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
ROCKWALL HIGH SCHOOL 901 W YELLOWJACKET LANE ROCKWALL, TEXAS					
40-FOOT NETTING POST LOCATIONS			REV DATE 2/14/19 REV-0	SHEET NO. 2 OF 3	

JOB # 31023 DRAWING: 31023-GR.dwg LAST SAVED BY: SALAM LOCATION: P:\31000\31023\01\Drawings\Design\Rev-1\31023-GR.dwg



LEGEND

EXISTING			
	EAST OR ELECTRIC		OVERHEAD TELEPHONE
	NORTH		OVERHEAD TV
	OVERHEAD		SANITARY SEWER
	SOUTH OR SEWER		UNDERGROUND ELECTRIC
	TELEPHONE		UNDERGROUND ELECTRIC AND TELEPHONE
	UNDERGROUND		UNDERGROUND TELEPHONE
	WEST OR WATER		UNDERGROUND TV
	PROPERTY LINE		WATER
	RIGHT OF WAY LINE		TREE INFO
	STORM DRAIN		.5 = DIAMETER OF TRUNK IN FEET
	GAS		10 = HEIGHT OF TREE IN FEET
			11 = CANOPY DIAMETER IN FEET
			50.5 = ELEVATION AT BASE OF TREE

FIELD EQUIPMENTS TO BE PROVIDED BY CONTRACTOR

- SYNTHETIC TURF BASE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 6 BASES TOTAL.
- SYNTHETIC TURF HOME PLATE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 2 PLATES TOTAL.
- SYNTHETIC TURF PITCHERS PLATE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 2 PLATES TOTAL.
- PORTABLE FOOTBALL GOAL POST. AAE SPORTS. ROLLAWAY H GOAL POST (HS), OR EQUAL. TWO GOAL POSTS TOTAL.
- PORTABLE SOCCER GOAL POST KWIK GOAL EVO II. SOCCER GOAL WITH WHEELS OR EQUAL 2 GOALS TOTAL.

F-7524

SET Engineers, Inc.
Experts in Outdoor Sports Design & Construction Management
Licensed Civil Engineers • Planners • Designers
817-507-8303 Phone | 682-518-9825 FAX

31023	2/14/19	JIB	TKM	SAW	SAW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

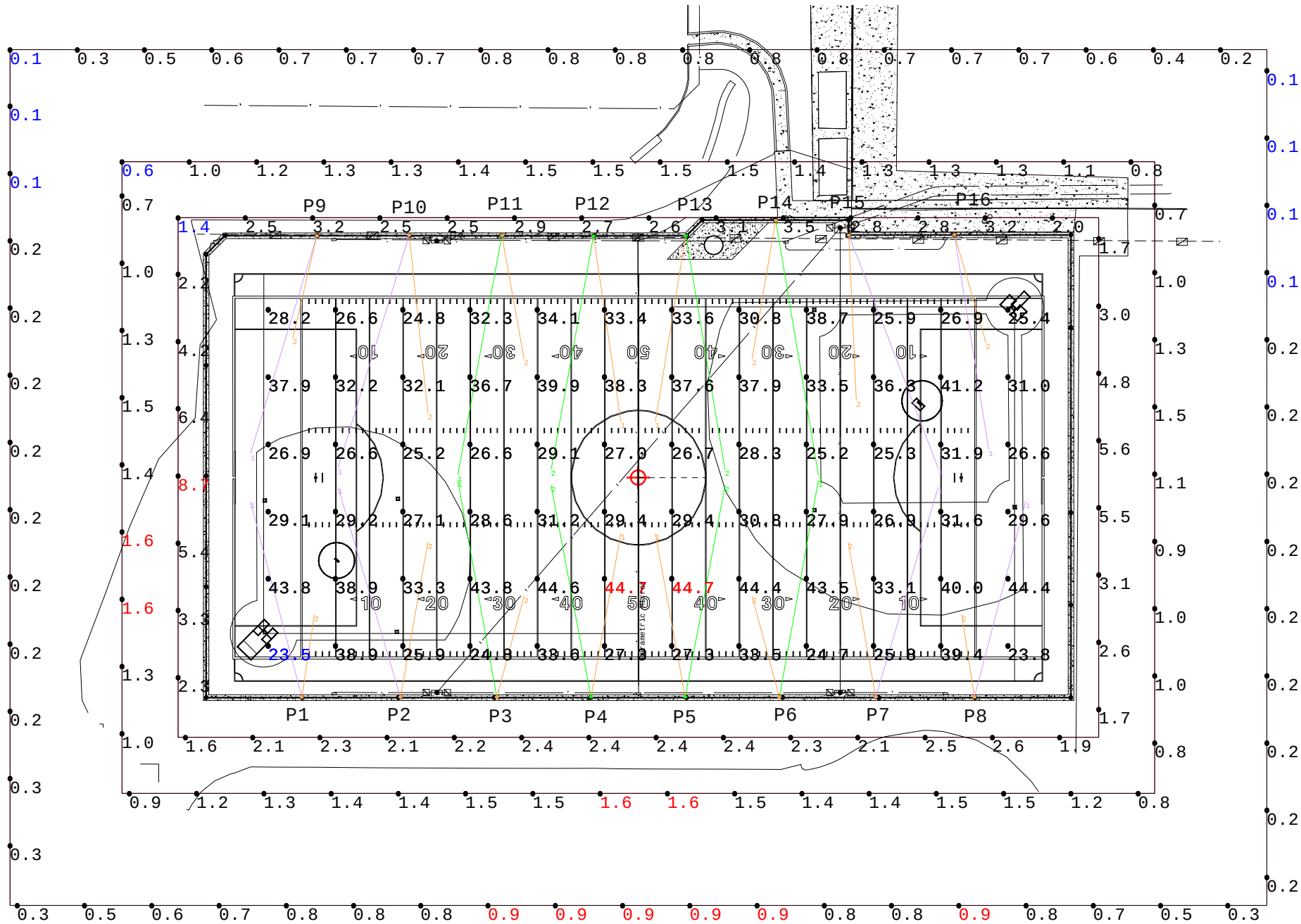
Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

ROCKWALL HIGH SCHOOL
901 W YELLOWJACKET LANE
ROCKWALL, TEXAS

SITE PLAN	REV DATE 2/14/19 REV-0	SHEET NO. 1 OF 3
------------------	------------------------------	---------------------



Pole Summary		
Scene: GAME		
Poles	# Lums	MH
P01	2	40
P02	2	40
P03	2	40
P04	2	40
P05	2	40
P06	2	40
P07	2	40
P08	2	40
P09	2	40
P10	2	40
P11	2	40
P12	2	40
P13	2	40
P14	2	40
P15	2	40
P16	2	40

Pole Wattage Summary	
Scene: GAME	
Label	Total Watts
P01	1538
P02	1538
P03	1538
P04	1538
P05	1538
P06	1538
P07	1538
P08	1538
P09	1538
P10	1538
P11	1538
P12	1538
P13	1538
P14	1538
P15	1538
P16	1538
TOTAL	24608

Luminaire Schedule					
Scene: GAME					
Symbol	Qty	Label	LLF	Lum. Watts	Arrangement
⊖	8	AF-750-3-57	0.950	769	SINGLE
⊙	8	AF-750-4-57	0.950	769	SINGLE
⊗	16	AF-750-5-57	0.950	769	SINGLE

Calculation Summary											
Scene: GAME											
Label	Area Size	Units	Avg	Max	Min	Max/Min	# Pts	PtSpclr	PtSpctb	CV	UG
FOOTBALL	360'x160'	Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SOCCER		Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SPILL @100'		Fc	0.48	0.9	0.1	9.00	63	30	N.A.	0.60	N.A.
SPILL @25'		Fc	3.01	8.7	1.4	6.21	43	30	N.A.	0.47	N.A.
SPILL @50'		Fc	1.25	1.6	0.6	2.67	50	30	N.A.	0.22	N.A.



ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS
FOOTBALL/SOCCER/MULTI
19-8660.AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DRAWN BY: JC
Date: 2/12/2019
SCALE: NTS
Page 1 of 1
19-8660.AGI



Introducing the latest in LED sports lighting innovation



The All-Field 750 is the most versatile LED fixture available for your sporting venue.

Versatile mounting bracket is designed for ease of installation in new or retrofit applications

Weather-tight design ensures durability even in harsh environments

Solid-state design (no moving parts) provides maintenance free operation

Ability to monitor health and status of each light

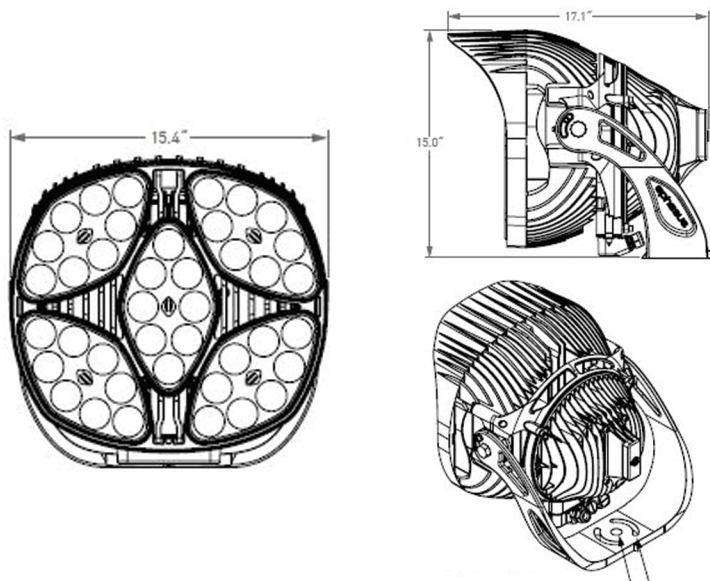
Low electromagnetic interference (EMI) noise generation eliminates interference with surrounding electrical systems

Wireless control options provide flexibility for operational usage and fan experience enhancements

Custom engineered optics direct light precisely where needed while minimizing glare.

Easy RETROFIT to your existing sports lighting system

Techline Sports Lighting introduces the All-Field 750 Sport LED fixture, the ideal solution for any setting including little league, municipal parks, high school, college and semi-professional outdoor sports venues. The All-Field 750 is the leading choice for all outdoor applications including football, soccer, tennis, baseball, softball, lacrosse, and field hockey. Maintenance free operation and precisely delivered HDTV quality light make the All-Field 750 the perfect choice for any application and provide an excellent return on investment.



PERFORMANCE SPECIFICATIONS

	All Field 750
Lumen Output ¹	>83,000 Lumens
System Watts	750 watts
Input Voltage (High)	277VAC - 480VAC
Input Voltage (Low)	120VAC - 240VAC
CCT	5700K
L70 Hours	>160,000 hours at 25° C
Operating Temp Range	-40°C to 55°C
Surge	6kV
IP Rating	IP66
NEMA Rating	NEMA 4X
Effective Projected Area	1.4 ft ²
Approximate Weight ²	45 lbs. (20.45 kgs)

The All-Field 750 Sport LED is available with wireless or wired control to provide operational, monitoring and entertainment capabilities. Entertainment options include individual LED cluster control and 0-10V dimming. Fixture connectivity options are available from standard wired DMX to wireless Air-Mesh technology. Cellular, WiFi, or Bluetooth link enables telemetry to monitor health and status of each sport LED fixture.

ORDERING OPTIONS

MODEL	WATTAGE	OPTICS	VOLTAGE	CONTROLS
AF	750	NEMA 2	VH - HIGH VOLTAGE	NC - NO CONTROLS
	550	NEMA 3	VL - LOW VOLTAGE	AM - AIR MESH
	400	NEMA 4		
		NEMA 5	SPILL CONTROL OPTION - EYELID	

1. The specifications listed were obtained under optimal testing conditions. Changes in options, features and conditions may result in slightly different performance specifications among fixtures.

2. Weight may vary depending on mounting bracket selection.

Clean power is required to ensure proper function and lifetime of LED fixtures. Prior to installation, an analysis should be performed to verify site power meets these requirements:

- High frequency voltage should be below -40dB or .01V between 3KH and 100KHz
- High frequency current should be below -50dB or .019A between 3KHz and 100KHz

Surge protection alone is not adequate. Techline Sports Lighting will not be liable for damage to fixtures due to poor power quality. Contact Techline Sports Lighting for more information.

Rockwall High School 40' UltraCross® Dyneema Pole-to-Pole Tension Netting

Prepared for: **Paragon Sports Constructors, LLC**

Prepared by: **Sportsfield Specialties, Inc.**

Submitted by: **JJ Darling
Southwest Regional Sales
Manager**

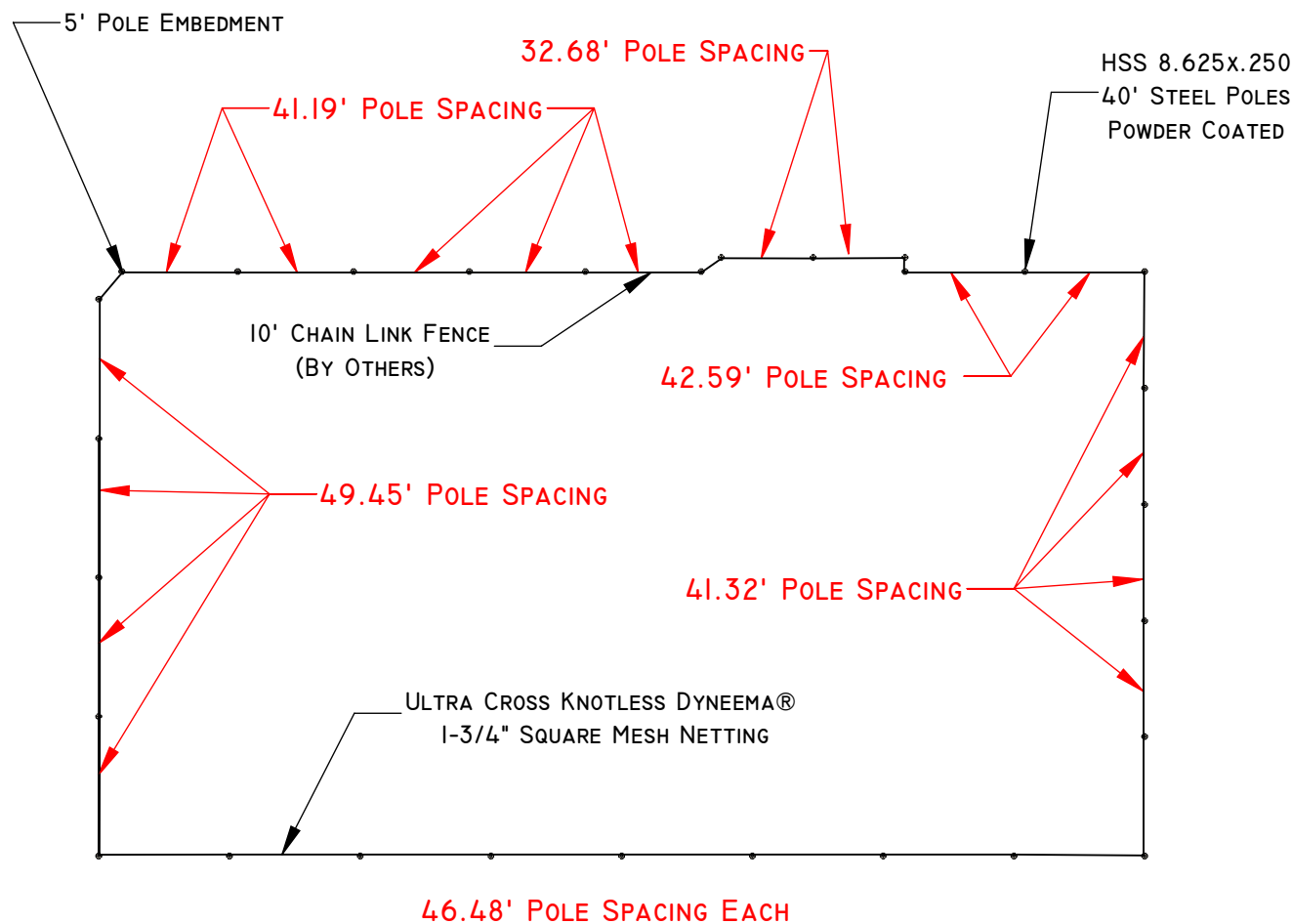


January 31, 2019

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION.

AS A RESULT, SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL.

DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.



Ball Safety Tension Netting System Product Layout Submittal Disclaimer:

This ball safety tension netting system layout document is intended for the sole use of illustrative product submittal review purposes and should not be construed as a product installation document. All final ball safety tension netting system layouts, field dimensions and/or measurements should be both confirmed on the project plans and/or specifications and approved by the project designer of record prior to the start of the product installation.

Sportsfield Specialties, Inc. dba Promats Athletics cannot be held liable for any use of this ball safety tension netting system layout document that deviates and/or differs from the above stated illustrative product submittal review process and furthermore, Sportsfield Specialties, Inc. dba Promats Athletics cannot be held accountable for these actions.

Sportsfield Specialties, Inc. dba Promats Athletics protective netting systems are designed and intended as a complete netting system. In the event your facility purchases an extension to an existing protective netting system, Sportsfield Specialties, Inc. dba Promats Athletics does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension in lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. dba Promats Athletics and Owner shall indemnify and hold harmless Sportsfield Specialties, Inc. dba Promats Athletics from all claims, damages, losses and expenses arising out of or resulting therefrom.

PROPRIETARY AND CONFIDENTIAL

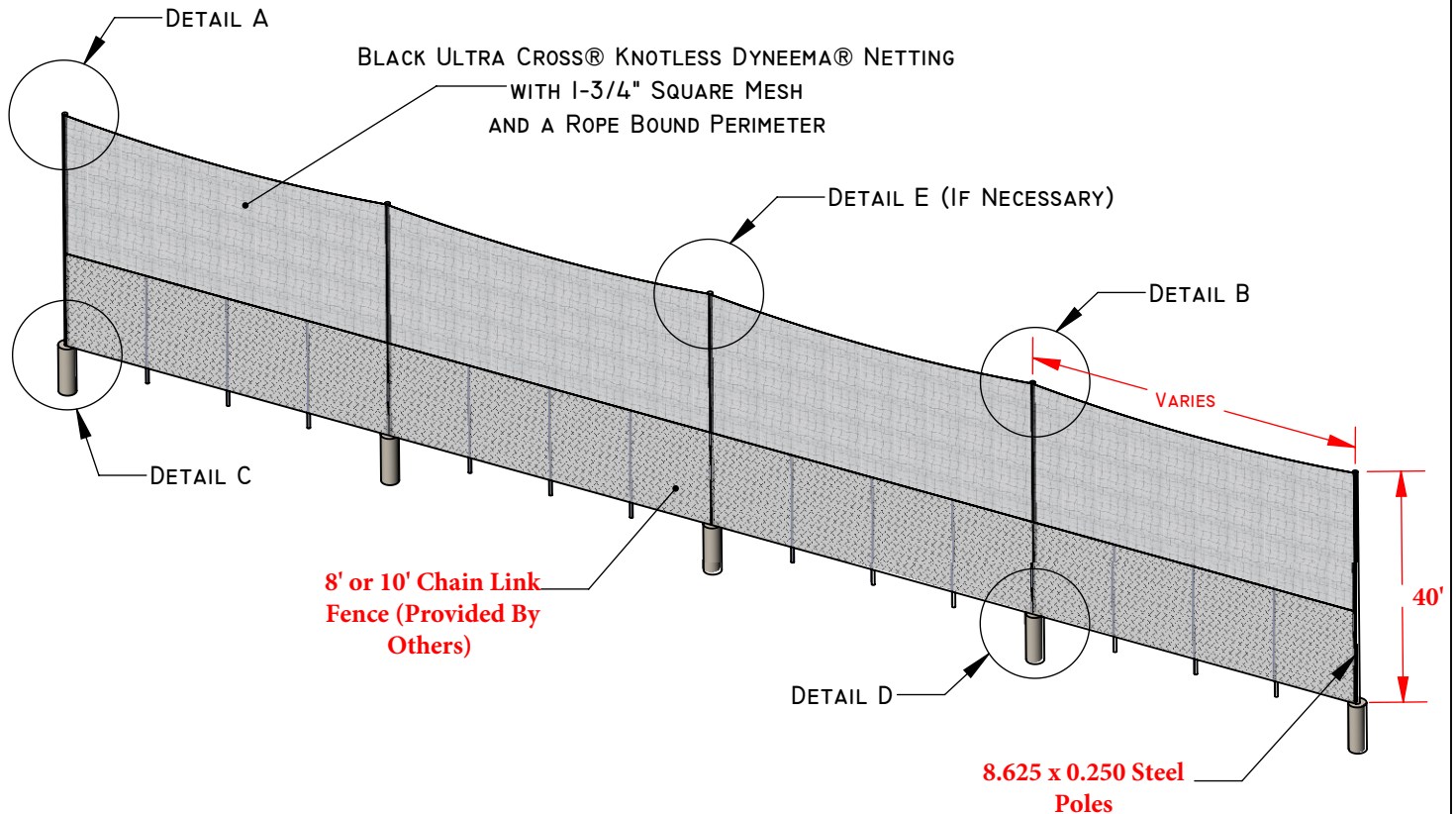
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SPORTSFIELD SPECIALTIES INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SPORTSFIELD SPECIALTIES INC. IS PROHIBITED.

ROCKWALL HIGH SCHOOL PERIMETER NETTING NETTING LAYOUT SUBMITTAL

NOT TO SCALE

SPORTSFIELD SPECIALTIES INC 2/11/2019

STANDARD BLACK POWDER COATED FINISH



FOUNDATION REQUIREMENTS BASED ON LOCAL CODES AND SOIL CONDITIONS

ALL CUSTOM TENSION NETTING SYSTEM SIZES AND LAYOUTS REQUIRE DESIGN AND PROFESSIONAL ENGINEERING

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION. AS A RESULT SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL. DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SPORTSFIELD SPECIALTIES INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SPORTSFIELD SPECIALTIES INC. IS PROHIBITED.

Rockwall HS UltraCross Tension Netting

NOT TO SCALE

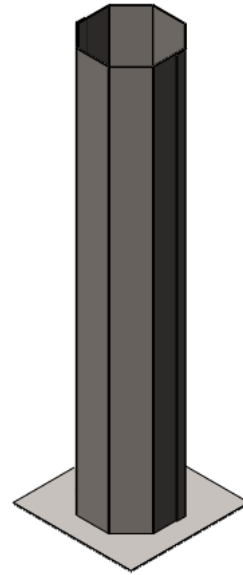
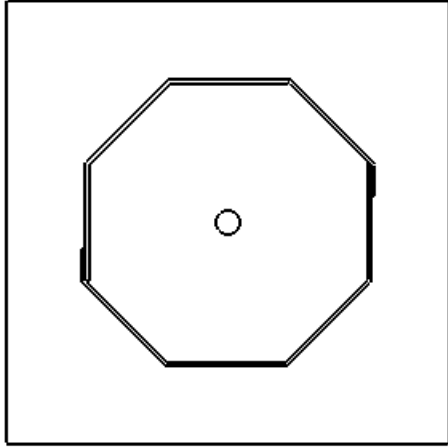
SPORTSFIELD SPECIALTIES INC IIII32018



- Length, Height and Configuration as Required
- Ultra Cross **Knotless** Dyneema® Netting
- Dyneema® Ultra-High Molecular Weight Polyethylene (UHMWPE)
SK-75 Black Fiber Construction
- **4 Ply, 1.2 mm (0.0472") Diameter Twine**
- 95% Open Mesh Area (See-Through Visibility)
- **58,445 psi Minimum Breaking Strength**
- 30% Maximum Elongation at Break
- 1-3/4" (44 mm) Square Mesh Size, 0.009 lbs. per Square Foot
- 4 Strand, Braided, Continuous Monofilament Dyneema® Fiber
- Sewn Perimeter Black Multi-Filament Polypropylene Solid Braid Rope
Bound Border - 1/4" Diameter, 530 lb. Minimum Breaking Strength
- Urethane Black Bonded Finish (Other Color Choices Available)
- Strong Resistance to Ultraviolet (UV) Light Degradation
- Excellent Resistance to Chemicals and Water Absorption

SK-01

Ground Sleeve Install



1. Mark the locations of the ground sleeves on the field. Being sure to match the center distance to the desired system.
2. Excavate holes for foundations and set the concrete forms.
3. Center the ground sleeve in the form and secure it in a plumb and level position. The top of the ground sleeve should be set according to the site plans (Generally level with Finish Grade).
4. Pour concrete foundation to the top of the sleeve. Allow concrete to adequately cure.
5. Caulk all around the top of the ground sleeve, using backer rod where needed to prevent the caulk from falling into the ground sleeve.

2. Assembling Hardware

- a) Start by laying out the cables to ensure the proper lengths are present for each run. Cut the cable as necessary based on each run, adding a 6" turn back at each end of the cable.
- b) Start the horizontal tensioned cables (5/16" DIA) by assembling a 5/8" x 12" turnbuckle to an eye bolt at one end (Figure 1). The wire will pass through the poles at which the cable run does not terminate (Figure 2). At the poles where the cable run terminates, attach the cable with turn back and rope clips directly to the eye bolt at opposite end (Figure 3).

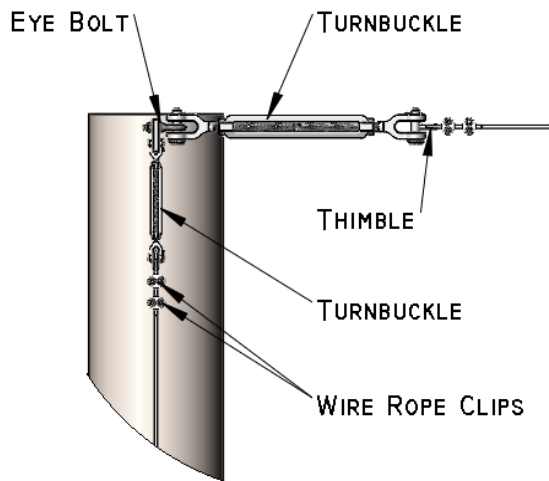


Figure 1

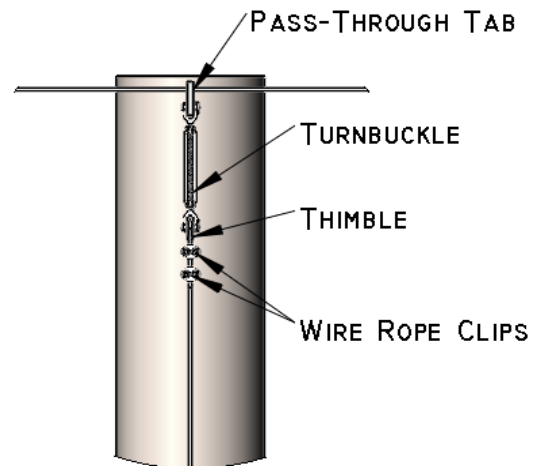


Figure 2

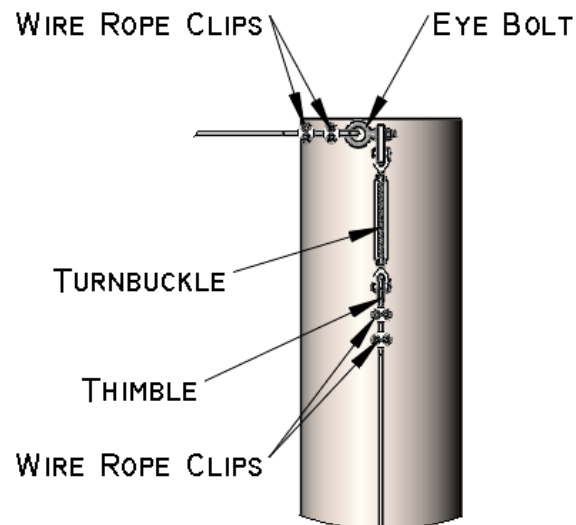


Figure 3

- c) The horizontal cables can be finished with the bottom (1/4" DIA) cable. This cable is assembled the same way as the tensioned cables. Start the cable by attaching to an eye bolt at one end (Figure 4). The cable will pass through a series of eye bolts (recommended 5' spacing) or equivalent guides, then through the poles at which the cable run does not terminate (Figure 5). At the end pole where the cable run terminates, attach the cable (with turn back and rope clips) directly to the eye bolt (Figure 6).

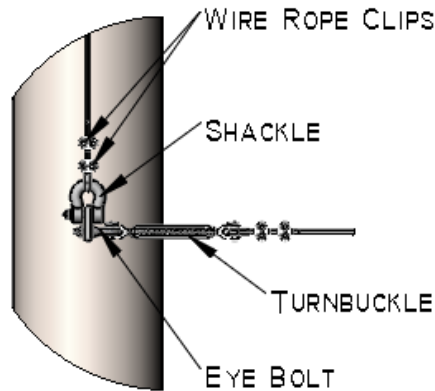


Figure 4

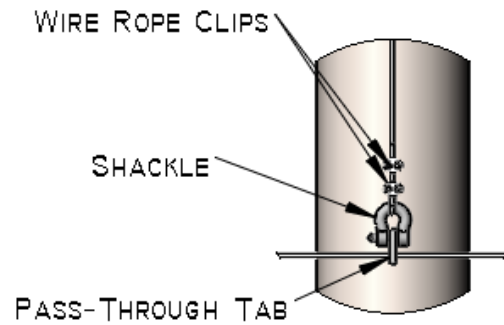


Figure 5

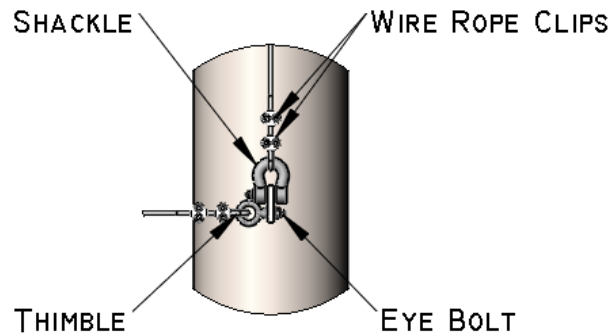


Figure 6

- d) Vertical cables (1/4" DIA) can be done the same way as the tensioned cables, with a 1/2" x 9" turnbuckle at the top of the pole (Figure 7) and a heavy-duty shackle at the bottom of the pole (Figure 9). Make sure to thread the vertical cables through the guide tube (Figure 8).

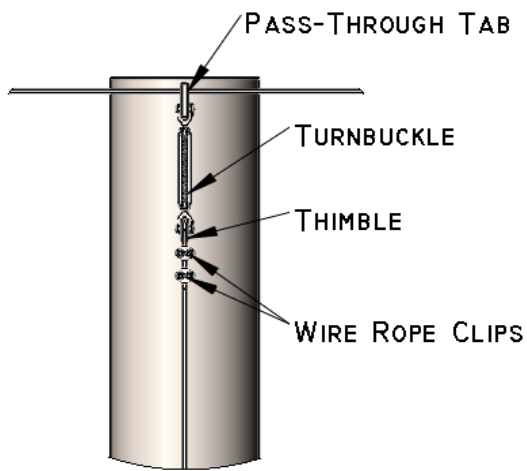


Figure 7

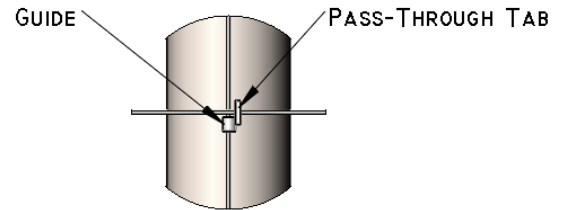


Figure 8

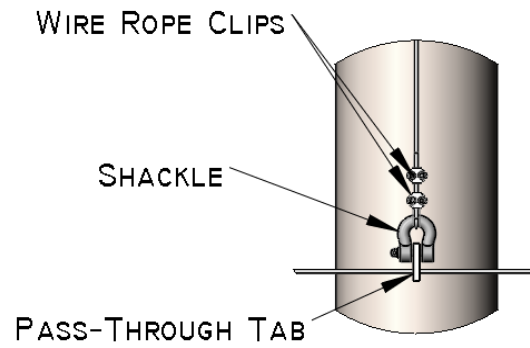


Figure 9

- e) Once all of the cables have been mounted on the poles, tension the horizontal and vertical cables with the turnbuckles. Do not tighten turnbuckles so much that the poles themselves deflect.

- f) Now the nets can be hung from the assembled cables. Using the zip-ties, pull the net to the top, each side cable, the remaining horizontal cables and then the bottom cable. Finally, the net can be secured to the cables using the supplied braided rope, looping through each square of the net binding and around the cable (Figure 10). For Ultra Cross netting systems, it's important to leave excess material along the net perimeter (i.e. no short tag ends and a minimum of one extra square) so that the net intersection doesn't fail prematurely.



Figure 10

SSI tension netting system poles are designed to strength, not deflection. As a result, some deflection will occur during installation and should be considered normal. Deflection may also be evident in calm conditions, particularly on the outer most poles of a given tension netting system.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PRIVATE SPORTS ARENA, STADIUM, OR TRACK IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 35.295-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HIGH SCHOOL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jeff Breese of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) to allow for a *private sports arena, stadium, or track* in a Commercial (C) District on a 35.295-acre parcel of land being described as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *private sports arena, stadium, or track* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *private sports arena, stadium, or track* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *private arena, stadium, or track* shall generally conform to the concept and photometric plans and elevations depicted in *Exhibits 'B', 'C' and 'D'* of this ordinance;
- 2) The light poles shall not exceed 40-feet in height;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF APRIL, 2019.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 18, 2019

2nd Reading: April 1, 2019

Exhibit 'A':
Plat

Exhibit 'B':
Concept Plan

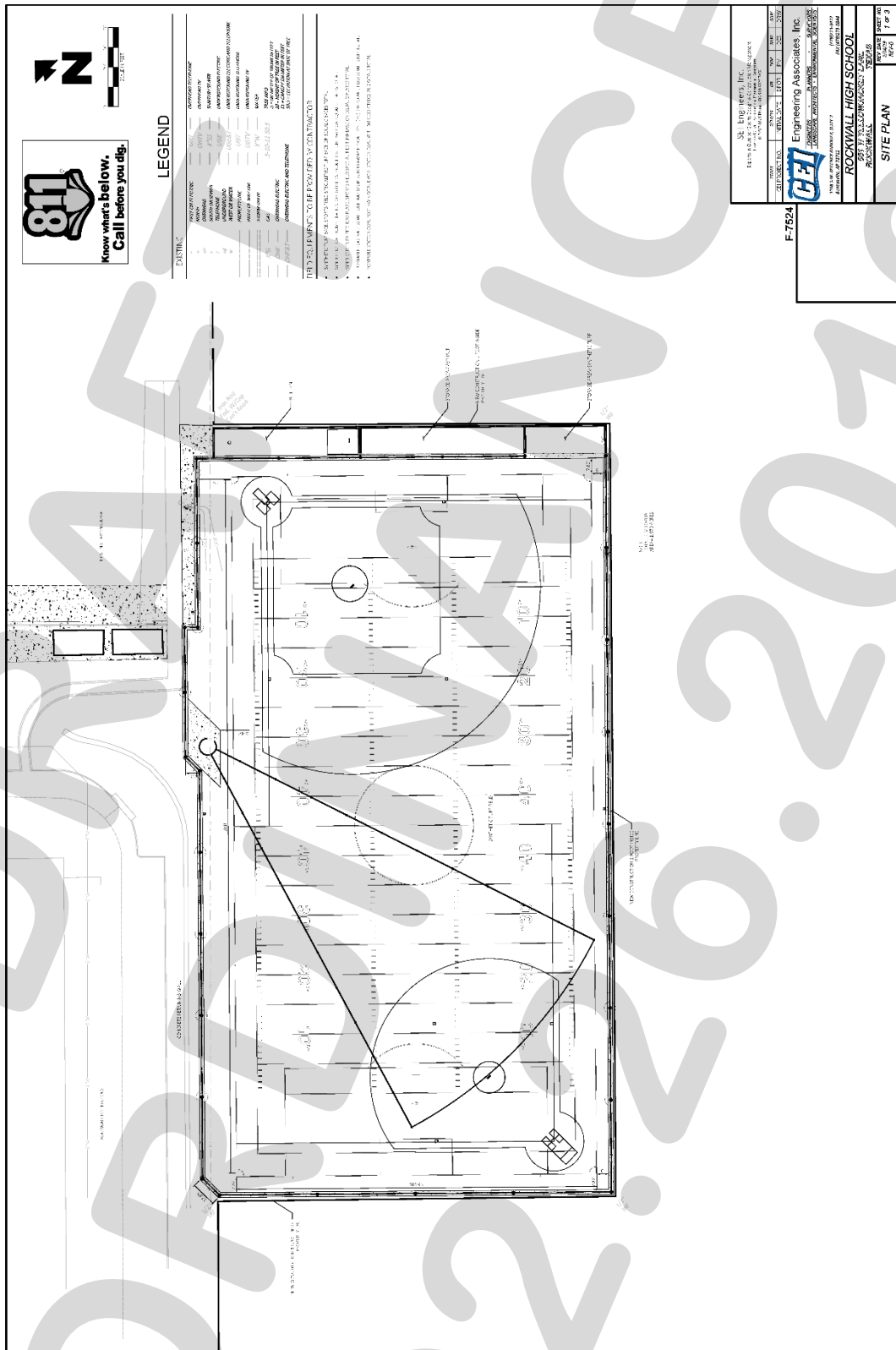


Exhibit 'C': Photometric Plan

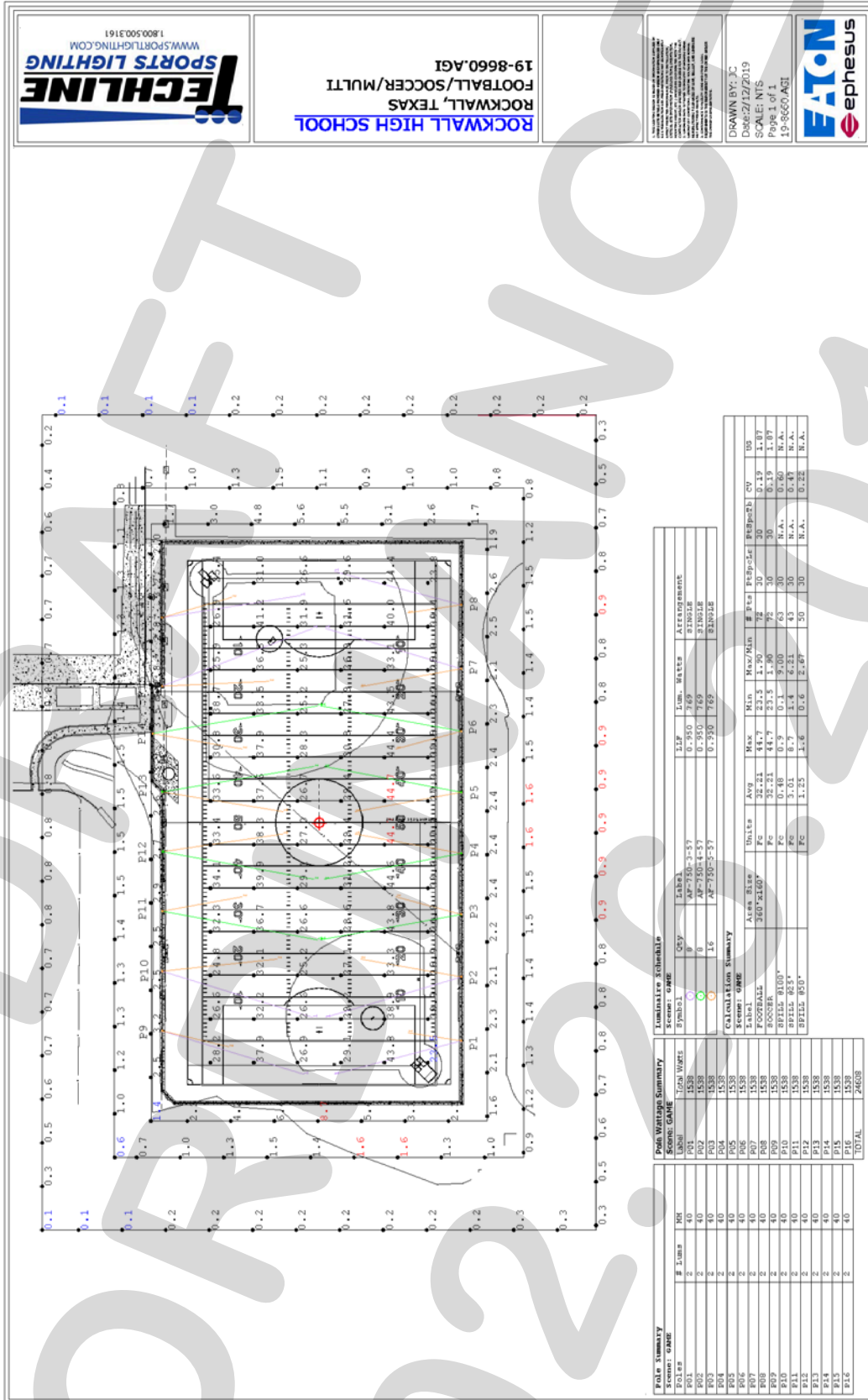
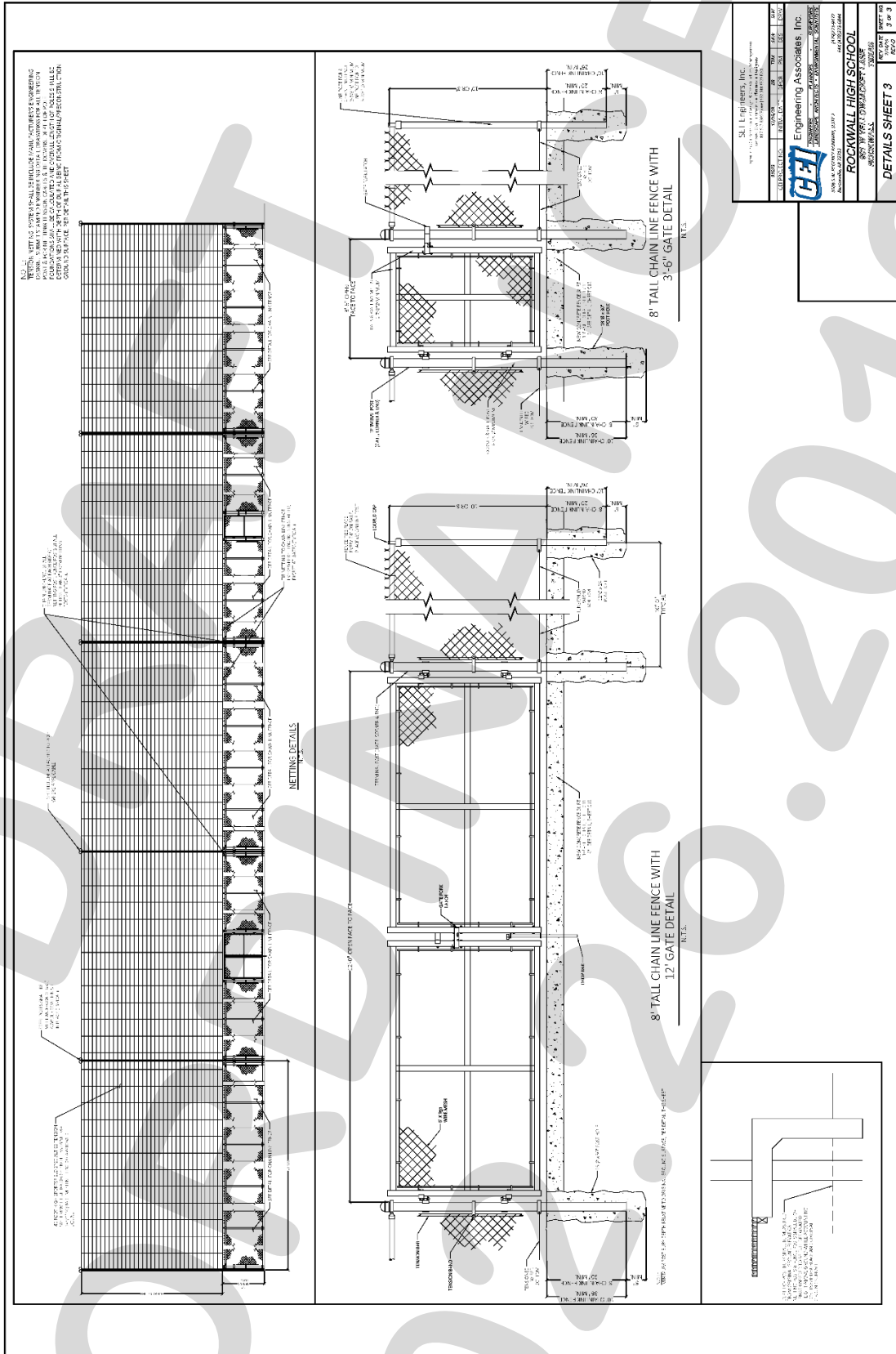


Exhibit 'D': *Concept Elevations*



2/22/2019

City of Rockwall

Project Plan Review History



Project Number	P2019-008	Owner	SLATER, RODNEY E	Applied	2/15/2019	LM
Project Name	Lots 1-4, Block A, N.E. & J.O. Addition	Applicant	KEVIN OSORNIO	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	Staff Review			Status		

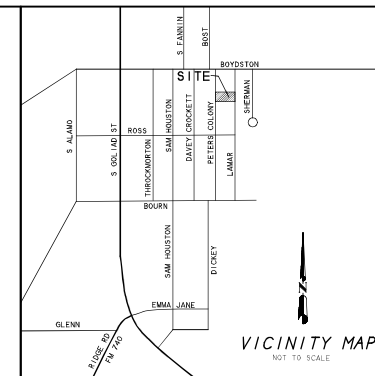
Site Address	City, State Zip	
705 PETERS COLONY	ROCKWALL, TX 75087	Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROBBINS ADDITION	2	A	2	4900-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	
ENGINEERING	Sarah Hager	2/15/2019	2/22/2019	2/22/2019	7	COMMENTS	
(2/22/2019 9:41 AM SH) - Add note 4 to the first page, "4. Property owner shall maintain, repair, and replace all drainage and detention easements." - Must include 20' Utility Esmt. 15' on north prop. 5' on south prop. - Must built 24' width of Lamar Street from Ross to Cul-De-Sac with approved fire truck turnaround. - Must construct 8" water line with an approved hydrant. Must loop line across property to Peter's Colony. - Impact Fees to be paid for extra taps.							
FIRE	Ariana Hargrove	2/15/2019	2/22/2019	2/20/2019	5	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(The following items will need to be addressed in order to allow for construction on Lots 3 & 4.							
Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway.							
Fire lanes shall have a width of 24-feet and a minimum vertical height clearance of 14-feet.							
Fire lane shall be concrete with a minimum 6" thickness, 3,600 psi strength in accordance with City of Rockwall Engineering Design Standards.							
Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type, and location of turnarounds are required to be approved by the Fire Marshal.							
Public streets are considered fire lanes if they meet the above-listed requirements. It appears that Lot 3 & 4 will not have adequate access.							
Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered.							
GIS	Lance Singleton	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	2/21/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-008 Lots 1 - 4, Block A, N.E & J.O Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony						
For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.2 For reference, include the case number (P2019-008) in the lower right hand corner of all pages on future submittals.						
M.3 Please provide the easement information for the 10-foot utility easements or note that they will be dedicated with this plat.						
I.4 Please note, since Lots 3 and 4 front an alley (Lamar Street), developer may be required to pave Lamar Street from Ross to the north property line of Lot 4—						
I.5 Please note that Lots 3 and 4 do not have water. The water line that terminates at Ross and Lamar may need to be extended to the north property line of Lot 4 and/or tie into the 12-inch water line in Boydston—Developer will have to bore under Boydston.						
I.6 Please note, the sewer for Lots 3 and 4 is in Lamar Street (the alley).						
I.7 Lots 3 and 4 do not have fire protection (i.e. no firelane). Developer may be required to provide a fire hydrant and/or sprinkler the homes.						
I.8 Please note, the min SF for dwelling in the Southside Residential Overlay (SOV) District is 900 SF.						
M.9 Please provide all revisions by March 5, 2019						
M.10 This plat will be required to go to Park Board on March 5, 2019 for park fees to be assessed for 3 of the lots.						
I.11 No structures in easements.						
M.12 The development schedule is as follows:						
Feb 26, 2019-Planning and Zoning Worksession						
March 5, 2019-Park Board—						
March 12, 2019-Planning and Zoning Meeting						
March 18, 2019-City Council.						



LOT 3, BLOCK A
SANGER BROTHERS ADDITION
VOL. 9, PG. 100
D B B C T

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FH	FP
CABLE TELEVISION	GAS METER	PHONE METER	FIRE HYDRANT	PAPER POLE
ELECTRIC METER	ELEC. BOX	WATER METER	LIGHT POLE	1/2" RIF IRON AND POLAR CONDUIT
—X— FENCE	SUBURBAN JUNCTION BOX	—	—	—
GARDEN LANE		—		
Mainline				

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC

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

CITY CASE NO P2019-

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 2, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

JEANIFFER OSORNIO

NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date _____

FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
Surveyed Boundary	Easement	Right-of-Way	Property Line	Corner	Iron Rod	Concrete Monument	Surveyed Boundary	Easement	Right-of-Way	Property Line	Corner

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

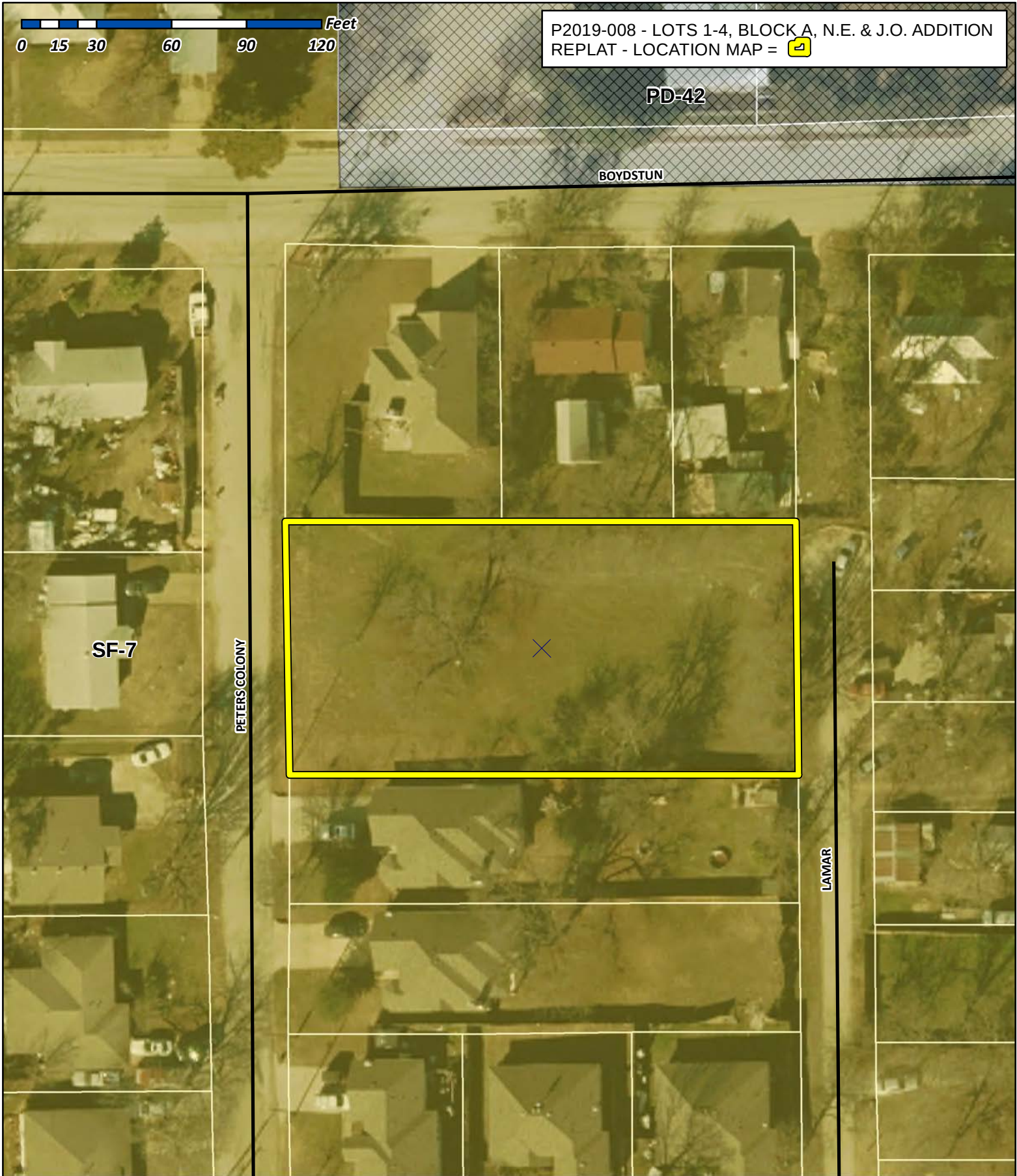
OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

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

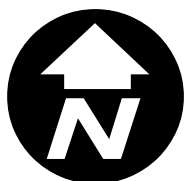
CITY CASE NO P2019-

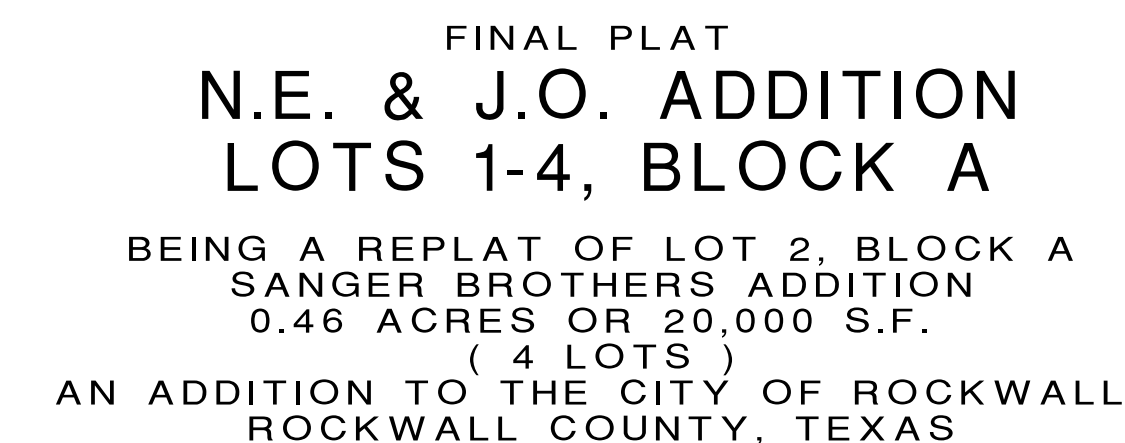
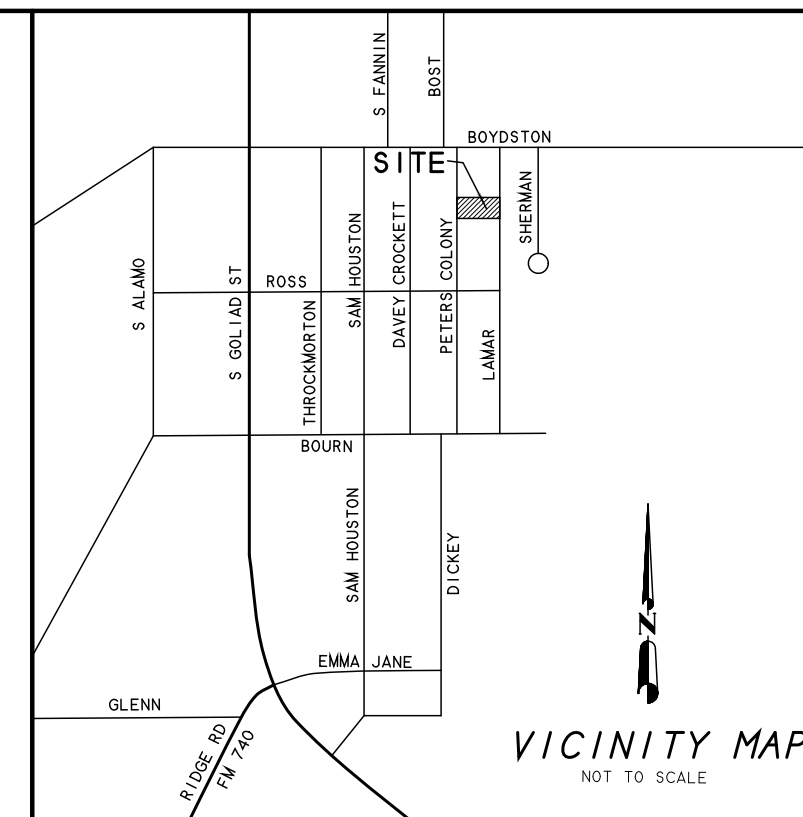


City of Rockwall

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

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





SYMBOL LEGEND				
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FI FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELECTRIC BOX	WATER WATER METER	LP L.P. LIGHT POLE	I/RF R/F RADIO FOUND CORNER
SUBSURFACE JUNCTION BOX	SUBSURFACE JUNCTION BOX	SUBSURFACE JUNCTION BOX	SUBSURFACE JUNCTION BOX	SUBSURFACE JUNCTION BOX
FENCE	BASELINE LINE	BASELINE LINE	BASELINE LINE	BASELINE LINE
A/C AIR COND. UNIT	A/C AIR COND. UNIT	A/C AIR COND. UNIT	A/C AIR COND. UNIT	A/C AIR COND. UNIT
PREP TANK	PREP TANK	PREP TANK	PREP TANK	PREP TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP

CITY CASE NO P2019-

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

JEANIFFER OSORNIO

NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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

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

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	TEL	TEL	PP	PP	PP	PP	PP	PP	PP	PP	PP
TELEVISION	TELEPHONE	TELEPHONE	POWER	POWER	POWER	POWER	POWER	POWER	POWER	POWER	POWER
CABLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

2/22/2019

City of Rockwall
Project Plan Review History



Project Number	SP2019-004	Owner	ROCKWALL, 12.833 LP			Applied	1/29/2019	LM
Project Name	SPR Packaging	Applicant	HALFF ASSOCIATES			Approved		
Type	SITE PLAN					Closed		
Subtype						Expired		
Status	Staff Review					Status		
Site Address		City, State Zip						
1480 JUSTIN RD		ROCKWALL, TX 75087				Zoning		
Subdivision		Tract	Block	Lot No	Parcel No	General Plan		
INDALLOY ADDITION		7		7	0020-0000-0007-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/29/2019	2/5/2019	1/30/2019	1	APPROVED	
ENGINEERING	Sarah Hager	1/29/2019	2/5/2019	2/6/2019	8	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/6/2019 4:27 PM SH) - Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm. - Each lane must be 24' wide if used for fire lane for the driveway on Industrial - Need to build a minimum of 24' of paving for road to the north - Need to show Existing and Proposed Utilities. - Show Existing Floodplain. - Show Proposed Fire Lanes. - Show dimensions on parking. - Fire Lane must have 30' Radii. - Label distance to each driveway. (See markup) - Do you plan to relocate the existing sewer line? The following items are for your review for engineering design - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled o Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer (\$105.18/lf) if you tie sewer along Industrial - Must meet all City Engineering Standards.						
ENGINEERING	Sarah Hager	2/20/2019	2/27/2019	2/22/2019	2 COMMENTS	Revision 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/22/2019 10:40 AM SH)							
- Work with Planning Department to get the "Private Road" abandoned. - Need to align with road where no ROW is needed along E Washington - Need to discuss the "Proposed 65' ROW." City doesn't maintain ROW for private developments - What is the line north of Airport Rd. (See markup) - Need pedestrian easement at the corner of Airport Rd and Industrial Blvd. - Water line to be centered in 20' Easement. - All public water, sewer, and storm to have 10' spacing and 10' to easement lines. (See markup) - Drive entrances on Industrial Dr to be 9" 4200psi (7.5 Sack) concrete to the ROW line. - Is the sewer line running along the front of the building, the private service? - It is the City's understanding that the water line that runs along the south of the property is 12" not 8" as shown. - Add the sack amount to the concrete specifications on the right of the page							
(2/22/2019 10:40 AM SH)							
The following items are for your review for engineering design							
- 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled on Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer (\$105.18/lf) if you tie sewer along Industrial - Must meet all City Engineering Standards.							
FIRE	Ariana Hargrove	1/29/2019	2/5/2019	2/4/2019	6	APPROVED	
FIRE	Ariana Hargrove	2/20/2019	2/27/2019	2/21/2019	1	APPROVED	Revision 1
GIS	Lance Singleton	1/29/2019	2/5/2019	2/20/2019	22	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	1/29/2019	2/5/2019	2/1/2019	3 COMMENTS	See comments

PLANNING AND ZONING 1ST ROUND COMMENTS - PHASE 1 ONLY (02.01.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Thursday February 14, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

**** Planning Department General Comments & Requirements to address/acknowledge:**

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-004" at the lower right corner of each plan.

VARIANCES AND EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Vertical articulation standards of the UDC for all facades.
2. Horizontal articulation standards of the UDC for facades.
3. Minimum 20% stone requirement for all facades that are visible from a public street or open space.
4. For the use of tilt-up wall construction.

**** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:**

Site Plan:

1. Provide adjacent property owner information on Overall Site Plan (aerial version).
2. Label all 24-ft firelane access easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. Provide a hatch to the area indicating to be abandoned (i.e. Aluminum Plant Road). Although indicated on the site plan, this will be accomplished at final plat and purchased -- at fair market value -- with the approval of the City Council.
4. Provide a slightly heavier line for the future parking areas and label as such.
5. Use a lighter gray scale for the utility lines layer.
6. For the areas labeled as 'Loading Area', are these loading docks? If so, provide a minimum 14-ft architecturally integrated screening wall.
7. Parkingspace count for manufacturing = 1 space per 500-SF or 0.75 spaces for each employee on the largest shift, whichever is greater. Provide a letter indicating the number of employees on the largest shift. Parking count may be determined by the Director of Planning.

Landscape Plan:

1. Applicant requesting an alternative tree mitigation settlement agreement.

Photometric Plan:

1. Lighting levels are not to exceed 0.2-FC at the property lines. The lighting levels along the northern property line exceed this standard. Adjustment required in order to meet the standards of the UDC.

Building Elevations:

1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly screened.
2. Requires a recommendation from the Architectural Review Board (ARB). See scheduled meeting below.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
3. Provide a materials sample board for ARB review of the actual materials to be used(other than tilt-up wall). 4. Provide percentages of exterior material calculations for each elevation(e.g. formliner stone pattern& tilt-up wall). 5. Will there be any stone on the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission 6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tiltup wall construction. ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB] Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project] Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary] Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **						
PLANNING	David Gonzales	2/20/2019	2/27/2019	2/20/2019	COMMENTS	Revision 1 Comments

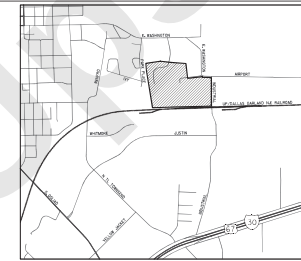
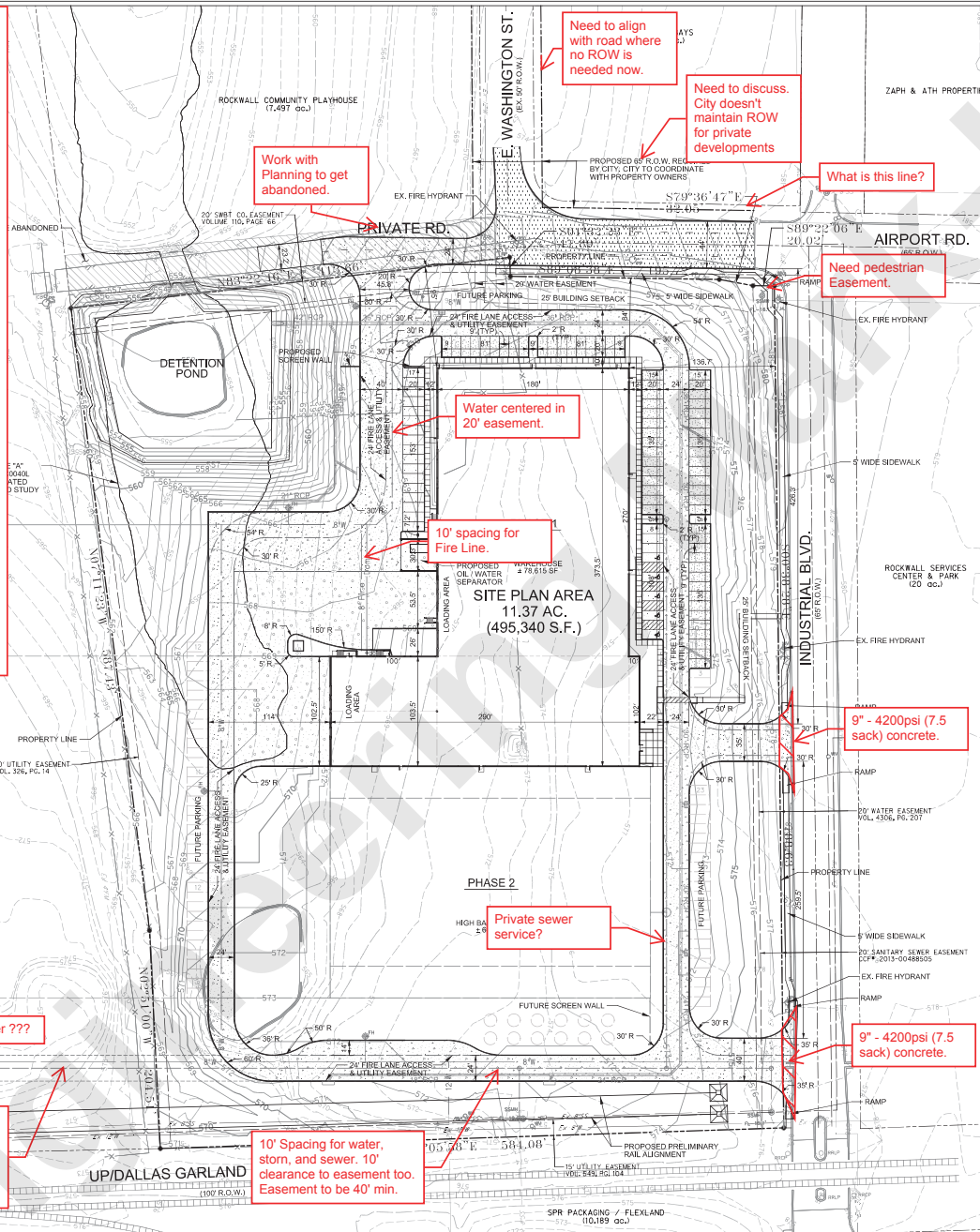
Revised comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.						
PLANNING AND ZONING 2nd ROUND COMMENTS - PHASE 1 ONLY (02.20.2019):						
The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday, March 5, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:						
CITY COUNCIL TO CONSIDER ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT						
1. Alternative tree mitigation settlement agreement in the amount of \$49,125.00 (i.e. 491.25 inch mitigation) requires approval of the City Council						
EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER FOR APPROVAL:						
1. The use of Tilt-Up Wall construction.						
2. For not meeting the minimum 20% stone requirement for each facade.						
3. For not meeting the Building Articulation standards of the Unified Development Code (UDC) for: a) Primary building facades and b) Secondary building facades.						
** Please address the following Planning Comments for each of the revised plans and resubmit by the date as requested for a subsequent/final review by staff:						
Site Plan:						
1. Overall Site Plan (aerial version & B&W site plan) - Label as "Future Expansion" on Phase 2 portion and use a lighter gray scale to distinguish Phase 2.						
2. Correction needed: label all 24-ft access easement as "24-ft Firelane, Public Access, and Utility Easements".						
3. Site Plan Data table: since this approval is for Phase 1 only, please use a lighter gray scale for the future warehouse references and label as such						
4. Legend: quantities indicated to be approved by the engineering department						
5. As a note, I did not receive the letter for regarding parking however, this is not required until Phase 2 site plan (if needed).						
6. Delineate and label the required minimum 10-ft Landscape Buffer along Industrial Blvd and Airport Road						
Landscape Plan:						
1. 10-ft Landscape Buffer along Industrial Blvd and Airport Road to have trees for each 50-ft linear feet of frontage. Move the necessary number of trees into the landscape buffer strip.						
2. The use of hydromulch requires the hydromulch to be established at a minimum height of one (1) inch and at a minimum coverage of 75% for disturbed areas prior to the release of a Certificate of Occupancy (CO). Sod is preferred. Change Notes regarding the use of hydromulch to reflect the required standard or use sod						
Photometric Plan:						
1. Based on the revised plan, it meets the minimum standards per the Unified Development Code.						
Building Elevations:						
1. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tiltup wall construction and not meeting the minimum stone requirement of 20% per facade.						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]						
Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project]						
Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR APPROVAL OF THE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT& FOR VARIANCE AND EXCEPTION REQUESTS THAT ARE NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **						

The following items are for your review for engineering design.

- 4% Engineering Inspection Fees
- Impact fees.
- Flood Study is required. LOMR is required during construction.
- WOTUS study is required.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
- Parking to be 20'x9'.
- No dead-end parking.
- Driveway spacing must be labeled on Site Plan.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
- 8" sewer available east of property.
- Dumpster area to drain to oil/water separator.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement
- Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Pro-rata due for sewer (\$105.18/lf) if you tie sewer along Industrial.
- Must meet all City Engineering Standards.



SITE DATA:	
CURRENT ZONING:	(U) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	78,615 SF
WAREHOUSE:	64,950 SF
FUTURE WAREHOUSE:	143,565 SF
TOTAL:	
PARKING:	
REQUIRED: 1 SPACE/1000 SF (SEE PARKING LETTER FROM OWNER)	
WAREHOUSE:	79 SPACES
FUTURE WAREHOUSE:	65 SPACES
TOTAL REQUIRED:	144 SPACES
PROVIDED:	
WAREHOUSE:	88 SPACES
FUTURE PROVIDED:	79 SPACES
TOTAL PROVIDED:	167 SPACES
ACCESSIBLE SPACES PROVIDED:	5 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE	

LEGEND	
5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS	6.5 sack mix
6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS	6.5 sack mix
7" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS	6.5 sack mix
8" THICK, 4,200 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS	7.5 sack mix

EXISTING LEGEND	
— FENCE	
— FIRE HYDRANT	
— WATER VALVE	
— SANITARY SEWER MANHOLE	
— POWER POLE	
— GUY WIRE	

NOTE:
ALL EXISTING UTILITIES LOCATED WITHIN THE PROPOSED IMPROVEMENTS OF AIRPORT ROAD WILL BE COORDINATED AND RELOCATED IF NECESSARY.

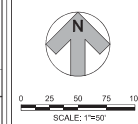
OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1400 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 468-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TPE FIRM F-312

CASE NO. SP2019-004



SPR PACKAGING
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081

PRELIMINARY

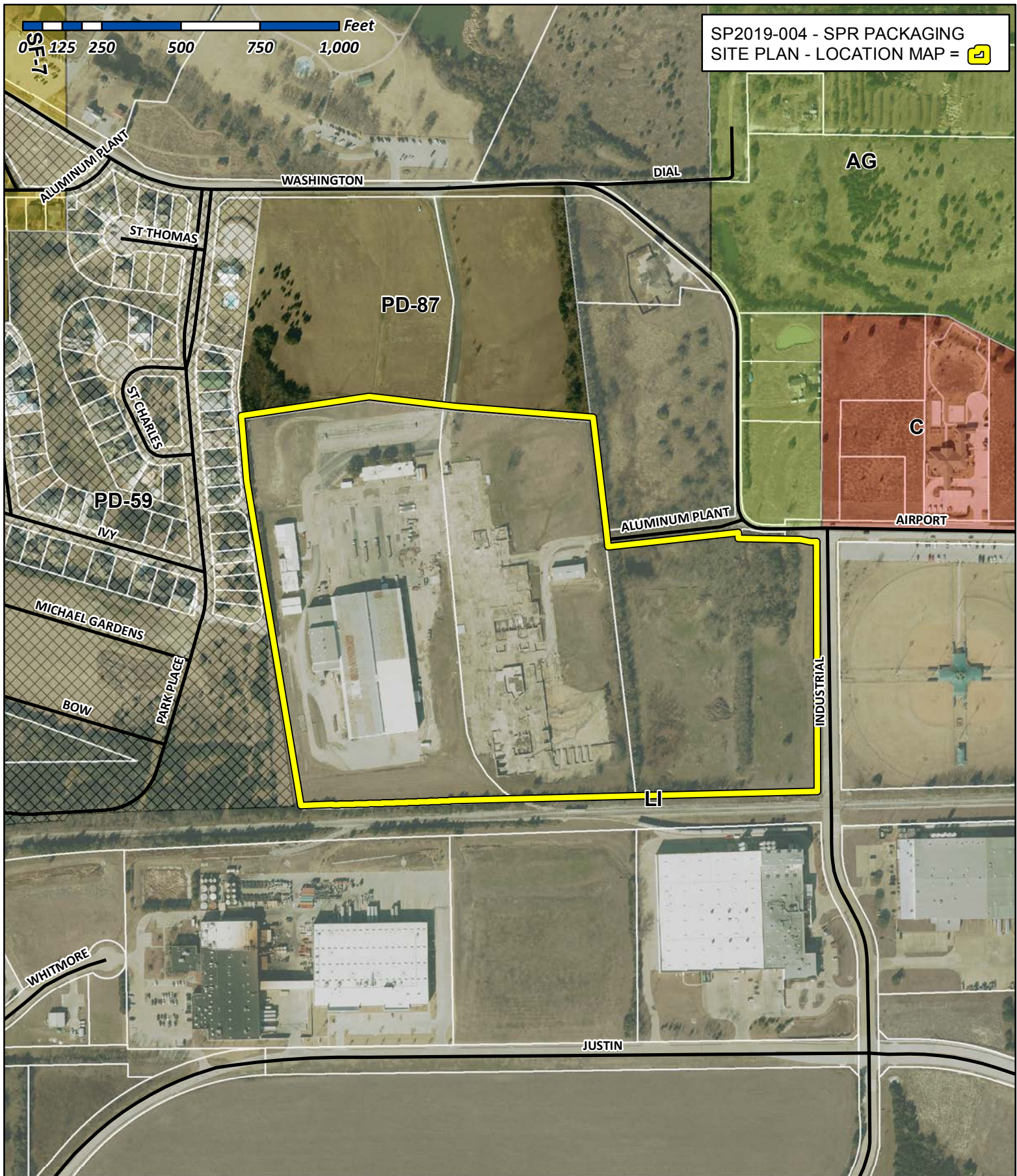
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL. PRELIMINARY REVIEW OF CONSTRUCTION PLANS, THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER
NAME
DATE: 02/14/2019
TPE FIRM F-312

Project No.: 35533
Issued: FEBRUARY, 2019
Drawn By: CAD
Checked By: MJG
Scale: AS SHOWN
Sheet Title

DETAILED
SITE PLAN

C0.02
Sheet Number



City of Rockwall

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

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



MEMORANDUM

TO: David Gonzales
Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

DATE: 2/15/2019

FROM: Matthew Gardner, P.E.

AVO: 35533

EMAIL: mgardner@halff.com

SUBJECT: **Comment Response for SPR Packaging Site Plan
(SP2019-004)**

David-

See below for my response in red to each comment. Let me know if you have any questions.

Thank You

SPR Packaging Site Plan

Building – Russell McDowell

Status: Approved

Engineering – Sarah Hager

Comments:

- Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm.
 - Washington proposed R.O.W. shown for planning purposes. We can not dedicate land off our property. City to coordinate with property owners to acquire R.O.W. as needed.
- Each lane must be 24' wide if used for fire lane for the driveway on Industrial.
 - Noted & Updated.
- Need to build a minimum of 24' of paving for road to the north.
 - We understand we're responsible for this, but what do you want to be shown? Would remaining section be built by City at the same time?
- Need to show Existing and Proposed Utilities.
 - Noted.
- Show Existing Floodplain.
 - Noted.
- Show Proposed Fire Lanes.
 - Noted.
- Show dimensions on parking.
 - Noted.
- Fire Lane must have 30' Radii.
 - Noted.
- Label distance to each driveway. (See markup)
 - Updated.

Do you plan to relocate the existing sewer line?

- Yes. Existing sewer line to be removed and relocated is shown in red on the Overall Site Plan. Existing water line to be removed and relocated is shown in blue on the Overall Site Plan.

The following items are for your review for engineering design.

- 4% Engineering Inspection Fees
 - Acknowledged.
- Impact fees.
 - Acknowledged.
- Flood Study is required. LOMR is required during construction.
 - Acknowledged.
- WOTUS study is required.
 - Acknowledged.
- Min 20' utility easements.
 - Acknowledged.
- No structures in easements.
 - Acknowledged.
- Fire lane easement to be on plat.
 - Acknowledged.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
 - Noted.
- Parking to be 20'x9'
 - Noted.
- No dead-end parking.
 - Acknowledged.
- Driveway spacing must be labeled on Site Plan.
 - Updated.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
 - Water line is looped from Airport Road to the south side of Industrial Blvd. Proposed water line does not continue onsite parallel to Industrial Blvd. due to existing fire hydrants along Industrial Blvd.
- 8" sewer available east of property.
 - Noted.
- Dumpster area to drain to oil/water separator.
 - Noted & Updated.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement
 - Acknowledged.
- Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for.
 - Acknowledged.
- No trees within 5' of public utilities.
 - Acknowledged.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
 - Acknowledged.
- Pro-rata due for sewer (\$105.18/lf) if you tie sewer along Industrial.
 - Since we are removing and relocating the existing sewer, is this fee applicable?
- Must meet all City Engineering Standards.
 - Acknowledged.

Fire – Ariana Hargrove

Status: Approved

GIS – Lance Singleton

Status:

Planning – David Gonzales

Comments:

- PLANNING AND ZONING 1ST ROUND COMMENTS – PHASE 1 ONLY (02.01.2019):
The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Thursday, February 14, 2019. Please provide three large copies [24"X36"FOLDED] and one PDF version for a subsequent review by staff:
- **Planning Department General Comments & Requirements to address/acknowledge:
 1. Adherence to Engineering and Fire Department standards shall be required.
→ **Acknowledged.**
 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
→ **Acknowledged.**
 3. Label all revised site plan documents with "Case No.SP2019-004" at the lower right corner of each plan.
→ **Updated.**
- Variances and Exceptions for the Planning and Zoning Commission to Consider:
 1. Vertical articulation standards of the UDC for all facades.
 2. Horizontal articulation standards of the UDC for facades.
 3. Minimum 20% stone requirement for all facades that are visible from a public street or open space.
 4. For the use of tilt-up wall construction.
- **Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:

1. Provide adjacent property owner information on Overall Site Plan (aerial version).
→ **Updated.**
2. Label all 24-ft firelane access easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
→ **Updated label to "24' Fire Lane Access & Utility Easement."**
3. Provide a hatch to the area indicating to be abandoned (i.e. Aluminum Plant Road). Although indicated on the site plan, this will be accomplished at final plat and purchased--at fair market value--with the approval of the City Council.
→ **Updated.**
4. Provide a slightly heavier line for the future parking areas and label as such.
→ **Updated.**
5. Use a lighter gray scale for the utility lines layer.
→ **Updated.**
6. For the areas labeled as 'Loading Area', are these loading docks? If so, provide a minimum 14-ft architecturally integrated screening wall
→ **See proposed screen walls located at NW corner of building.**

7. Parking space count for manufacturing=1space per500-SF or0.75spaces for each employee on the largest shift, whichever is greater. Provide a letter indicating the number of employees on the largest shift. Parking count may be determined by the Director of Planning.

→ See parking letter from Owner. For Site Plan calculation purposes, we held 1 space / 1000 sf ratio.

Landscape Plan:

1. Applicant requesting an alternative tree mitigation settlement agreement.

Photometric Plan:

1. Lighting levels are not to exceed 0.2-FC at the property lines. The lighting levels along the northern property line exceed this standard. Adjustment required in order to meet the standards of the UDC.

→ See revised photometrics plan.

Building Elevations:

1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly screened.
→ Roof top units will be screened by the building's concrete parapets.
2. Requires a recommendation from the Architectural Review Board (ARB). See scheduled meeting below.
→ Ok.
3. Provide a materials sample board for ARB review of the actual materials to be used (other than tilt-up wall).
→ This was provided in the first submission.
4. Provide percentages of exterior material calculations for each elevation (e.g. formliner stone pattern & tilt-up wall).
→ See revised elevations.
5. Will there be any stone on the building? The UDC requires a minimum of20%stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.
→ The building's facades consist of conc. tilt-wall, stone, and form liner.
6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction.

- **The following are scheduled meeting dates that you and/or your representative(s)are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at972-771-7745.

Meeting Dates to Attend:

- 1) Architectural Review Board: February26,2019 (5:00p.m.) [Recommendations from ARB]
- 2) Planning-Work Session: February26,2019 (6:00p.m.) [Applicant to present/discuss project]
- 3) Architectural Review Board: March12,2019 (5:00p.m.) [Subsequent meeting if necessary]
- 4) Planning-Action: March12,2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]
- 5) **City Council-Action: Monday, March18,2019 (6:00p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

→ Noted.

February 1, 2019

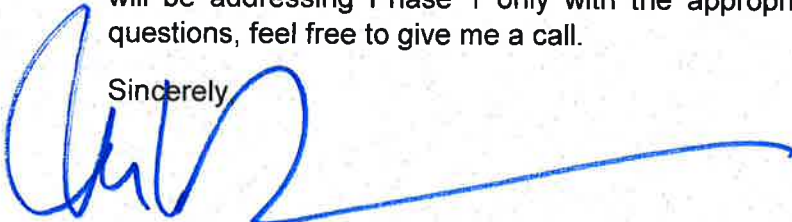
Mr. David Gonzalez, IACP
Planning and Zoning Manager
Planning and Zoning Division
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

RE: SITE PLAN SUBMITTAL, SPR PACKAGING

Dear Mr. Gonzalez,

This letter is to inform you that we wish to proceed with review and comments of the Phase 1 portion of the Site Plan Submittal already sent to your office. I am attaching a copy of the recent Floor Plan Modifications and Elevation Changes, so that you can be aware of the correct configuration of the buildings. Please note that after we receive the comments, we will revise the drawings and remove Phase 2 from the Submittal Documents so that the response comments will be addressing Phase 1 only with the appropriate documentation. Should you have any questions, feel free to give me a call.

Sincerely,



Mark W. Pross
President

MWP/cs

Attachments: Floor Plan Modifications & Elevation Changes

SPR NORTH PHASE 1 AND 2 SITE PLAN SUBMITTAL
OFFICE / WAREHOUSE / PRODUCTION FACILITY
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office, for the Site Plan Submittal.

The original building SPR Packaging is occupying at 1480 Justin Road is the design basis for this new building. It is the Owner's intent to develop a two to three (2-3) building campus as they expand their business on the property to the north. Accordingly, they wish that the new buildings developed to the north, be designed with the same design character and intent as the original building they currently occupy. At the time the original building was developed, we sought and gained approval for modifications to the development code as it relates to materials and articulation. Please see the attached Elevation Concepts, which indicate the appearance of both Phase 1 and Phase 2. Please note that Phase 1 will be initially constructed with Phase 2 to follow later this year.

A. Construction Materials:

1. The Owner wishes to be granted a variance to eliminate 20% stone on the building facades, but wishes to substitute the same stone-like formliner that was previously approved on the original building.
2. As with the original building that has extruder equipment, the Phase 2 building will also be provided with extruder equipment, which we cannot take wall panels to 120' in height. Accordingly, we want the wall panels to match the Phase 1 building in height with pre-finished metal panels above. These panels are typically 18" - 24" wide and will be pre-finished in a bright white to match the existing building previously approved.

B. Maximum Building Height:

1. The Phase 1 building wall panels will be 46' feet in height. There is no problem with the development of the Phase 1 building with these panel heights. However, the Phase 2 will have an Extruder Area that will be a total of 120' tall. We will be submitting a Special Use Permit to receive approval to go to this height. It should be noted that we were granted a Special Use Permit for the height of the Extruder Area for the existing building to 75'.

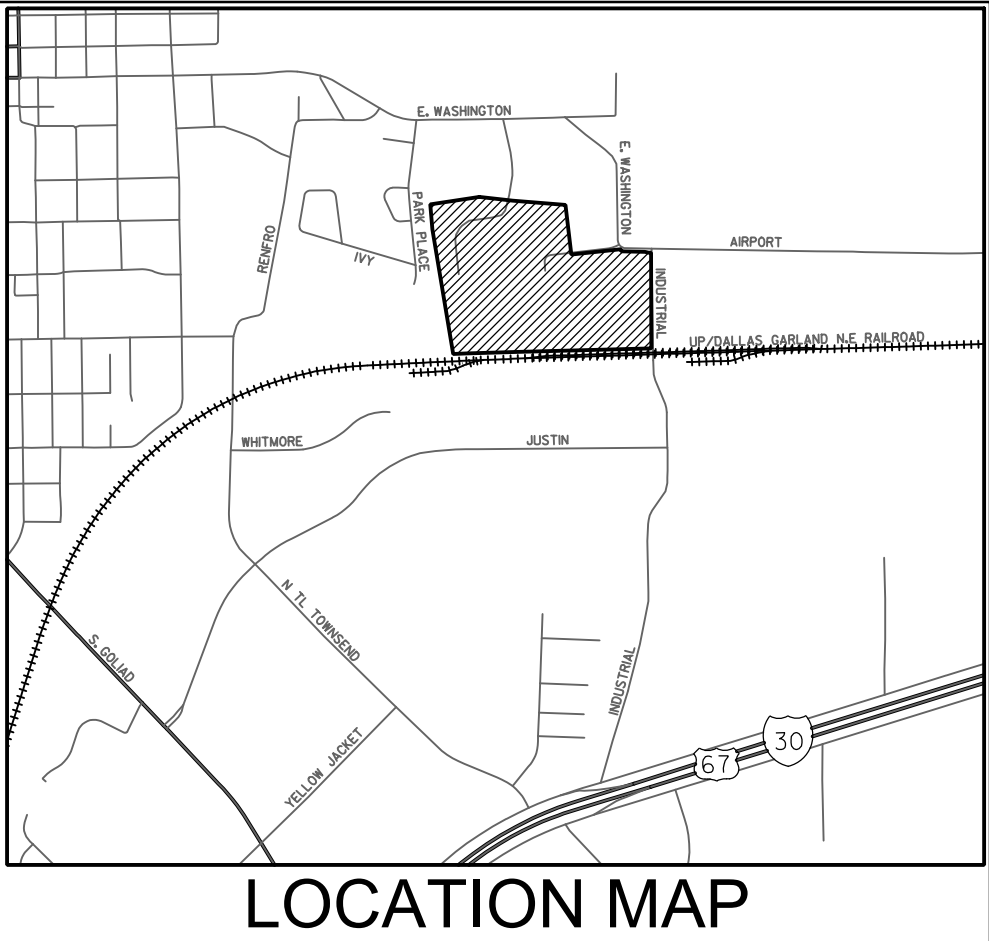
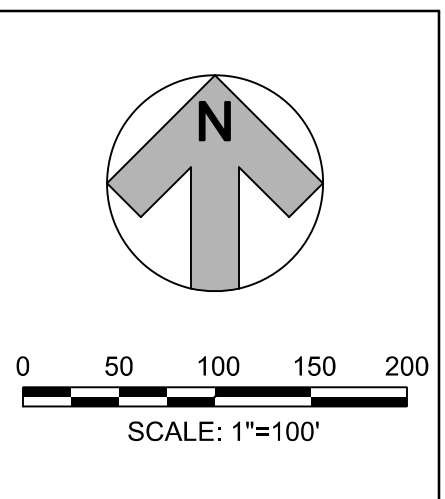
C. Building Articulation:

1. Due to the size of this building and its additional phases, the building will not meet current articulation standards. The tops of the wall panels for the Phase 2 portion of the project will be saw-tooth to match the existing building. There will be a massive entrance on the east side of the project, which will separate Phase 1 and Phase 2, where exterior stone will be utilized. A large glass facade will also accompany this area of the building. The Phase 1 building will have limited off-

sets but will have an aluminum canopy with an entry Storefront and glass windows. The remaining portion of the building will be monolithic in nature, except for the formliner that looks like stone. The Architect will use paint to accent the formliner and the other sections of the building. See Proposed Elevation Study.

D. Landscaping:

1. During the DRC meeting with City Staff, the Owner was requested to provide screening in front of the current existing building to the west to screen the residential development abutting the west side of the property. We would like to request deferral of any landscape screening for this building until the Owner begins the renovation process of that building since we are not modifying this building now, the existing site should be "grandfathered". There may be modifications to paving that may result in loss if new trees are installed to screen Phase 1 and Phase 2 of the project, which now is several hundred feet to the east. The Owner agrees to provide landscape screening on the west side of the project for the existing building, at such time as a permit is submitted for the improvement and renovation of the existing old building on site.



SPR PACKAGING
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6300

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER 130786
NAME P.E. NO.
DATE 2/14/2019
TBPE FIRM # F-312

NOTE:
OWNER INFORMATION FROM CITY OF
ROCKWALL PROPERTY OWNER MAP

OWNER/DEVELOPER

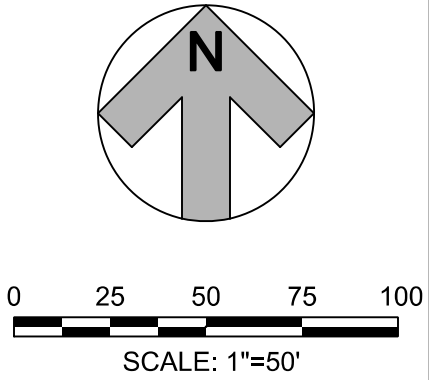
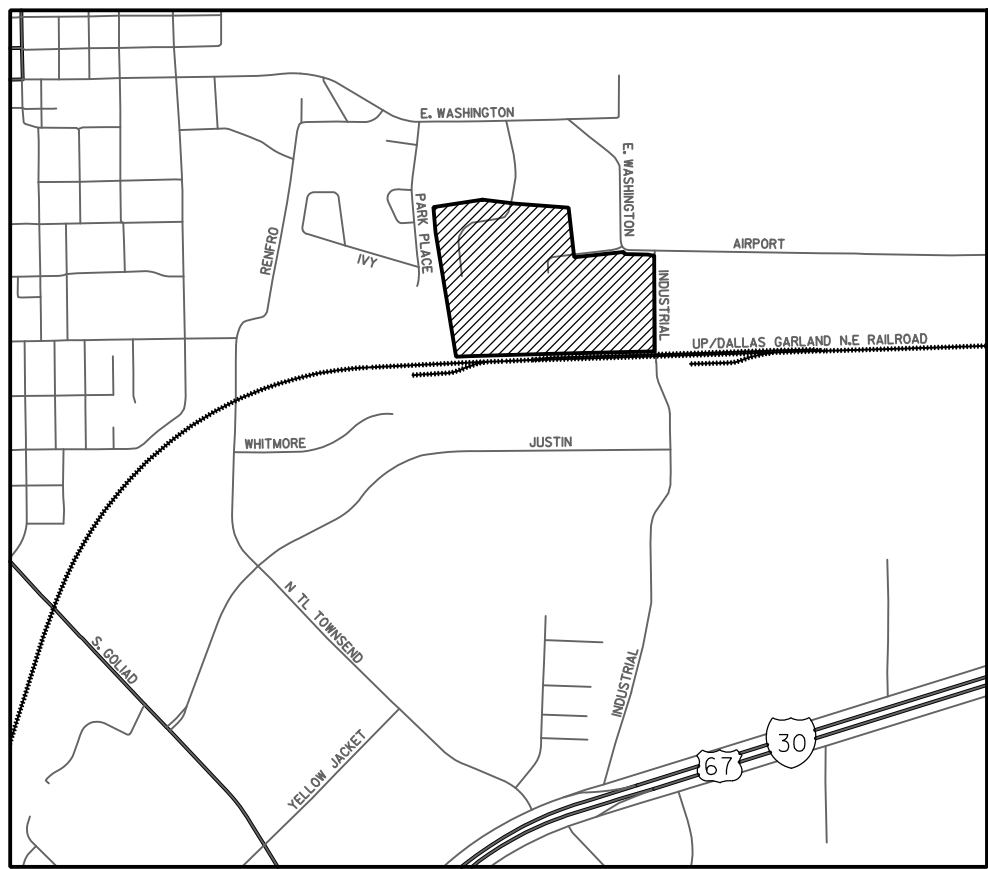
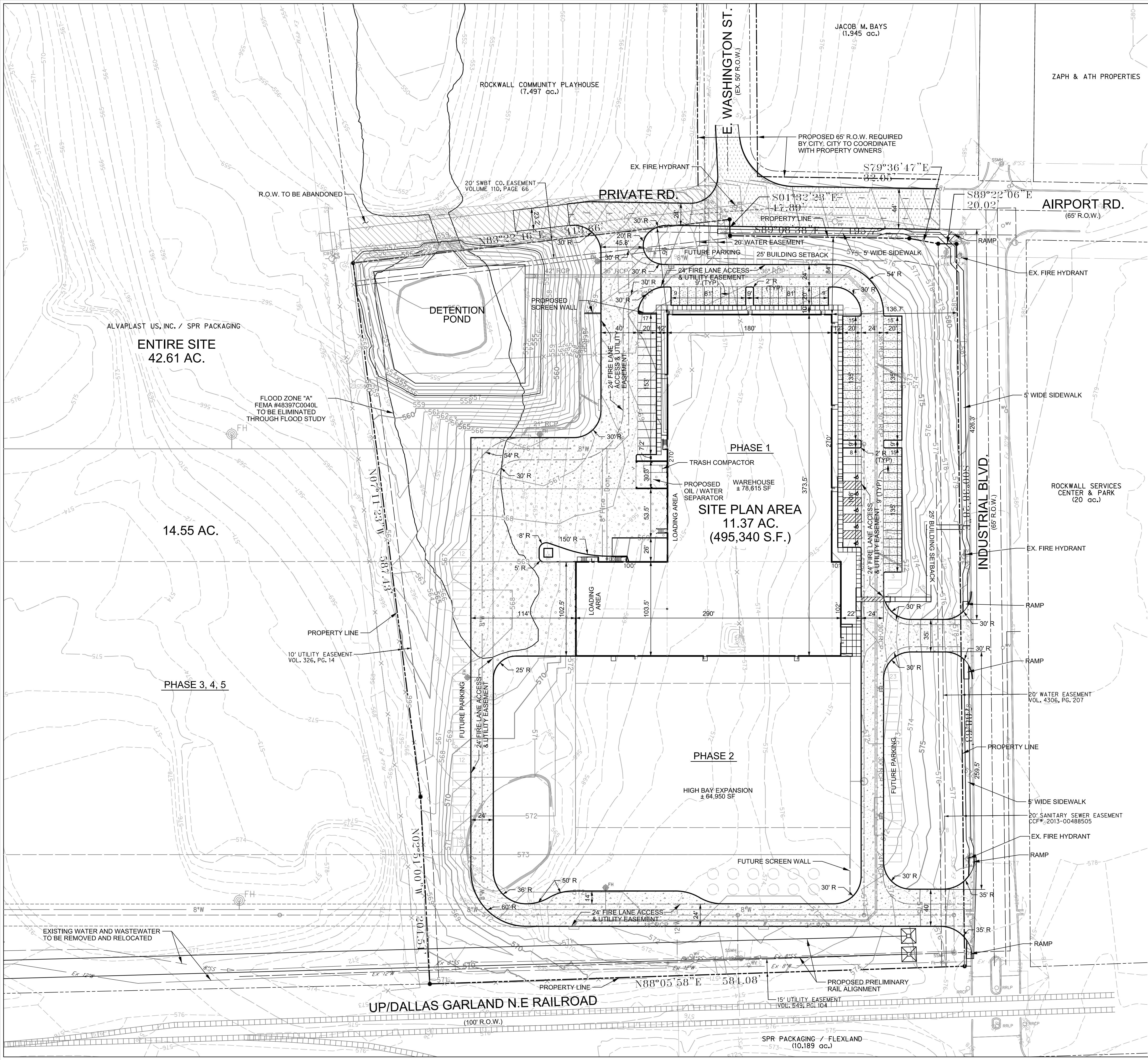
ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

Project No.:	35533
Issued:	FEBRUARY, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	OVERALL SITE PLAN
C0.01	Sheet Number

CASE NO. SP2019-004



SPR PACKAGING
ROCKWALL, TEXAS



SITE DATA:		
CURRENT ZONING:	(L) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	78,615	SF
FUTURE WAREHOUSE:	64,950	SF
TOTAL:	143,565	SF
PARKING:		
REQUIRED: 1 SPACE/1000 SF (SEE PARKING LETTER FROM OWNER)		
WAREHOUSE	79	SPACES
FUTURE WAREHOUSE	65	SPACES
TOTAL REQUIRED:	144	SPACES
PROVIDED:	88	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	167	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

LEGEND	
	5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	7" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	8" THICK, 4,200 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

EXISTING LEGEND

	FENCE
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	GUY WIRE

NOTE:
ALL EXISTING UTILITIES LOCATED WITHIN THE PROPOSED IMPROVEMENTS OF AIRPORT ROAD WILL BE COORDINATED AND RELOCATED IF NECESSARY.

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER 130786
NAME P.E. NO.
DATE 2/14/2019
TBPE FIRM# F-312

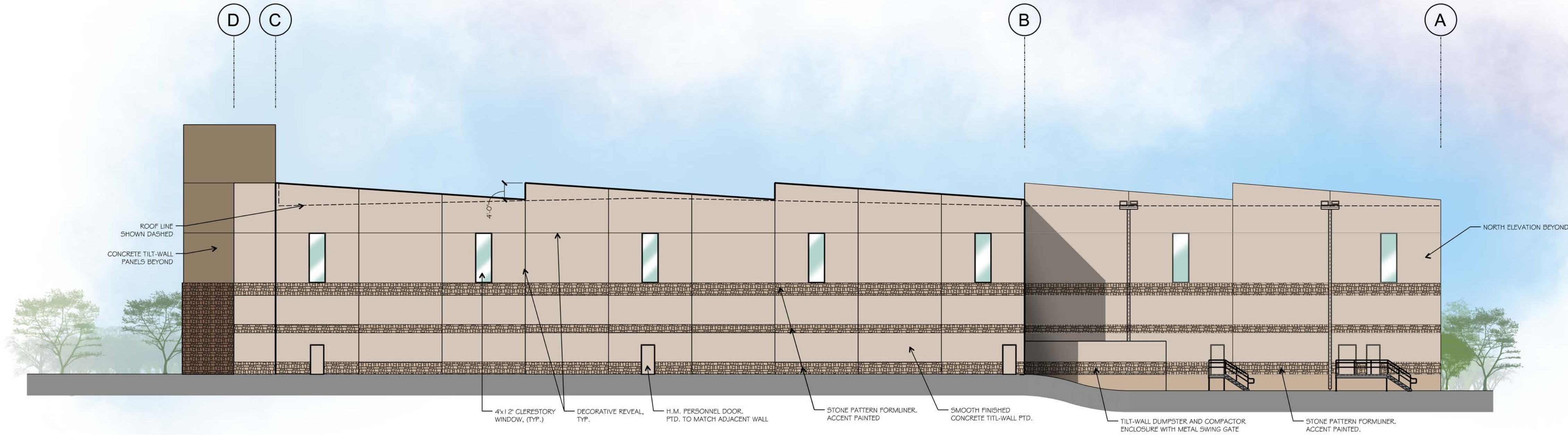
Project No.:	35533
Issued:	FEBRUARY, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	DETAILED SITE PLAN

C0.02

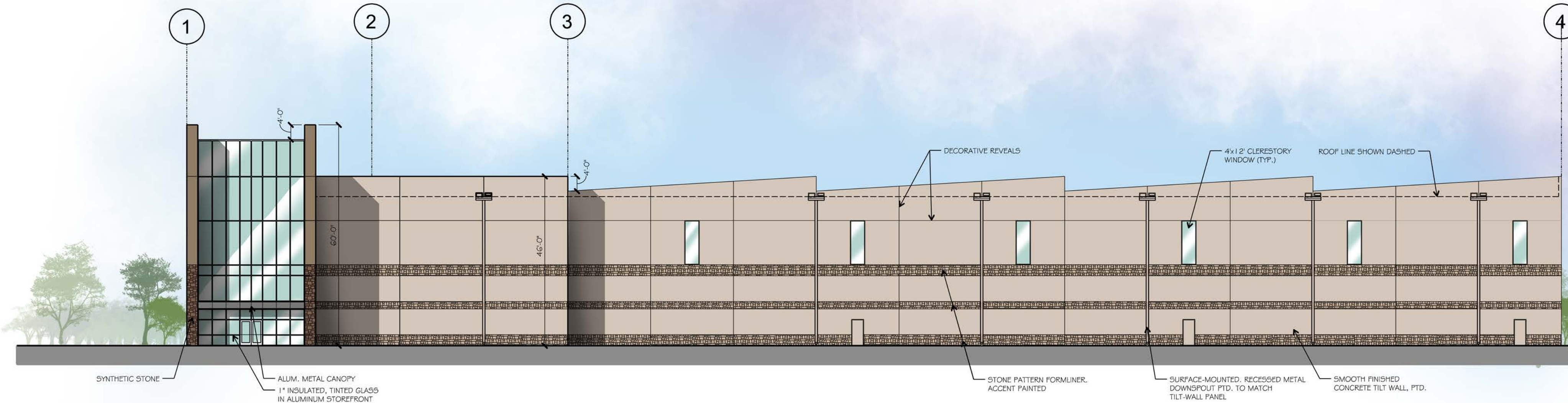
Sheet Number

CASE NO. SP2019-004

PAINT SCHEME LEGEND					
A - BASE COLOR					
SHERWIN WILLIAMS - SW9065 TOUCH OF SAND					
B - ACCENT COLOR 01					
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE					
C - ACCENT COLOR 02					
SHERWIN WILLIAMS - SW 7550 RESORT TAN					
FACADE MATERIAL CALCULATIONS					
	NORTH	SOUTH	EAST	WEST	
1. TOTAL FACADE SQ. FT.	14,007 FT²	14,217 FT²	17,016 FT²	17,201 FT²	
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,520 FT²	14,145 FT²	15,090 FT²	15,501 FT²	
3. DOORS AND WINDOWS	487 FT²	72 FT²	1,926 FT²	1,700 FT²	
4. METAL	0 FT²	0 FT²	56 FT²	0 FT²	
5. PRIMARY MASONRY TOTALS	13,520 FT² 100% OF (2.)	14,145 FT² 100% OF (2.)	15,092 FT² 99.6% OF (2.)	15,501 FT² 100% OF (2.)	



2 NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 EAST ELEVATION
SCALE: 1/20"=1'-0"

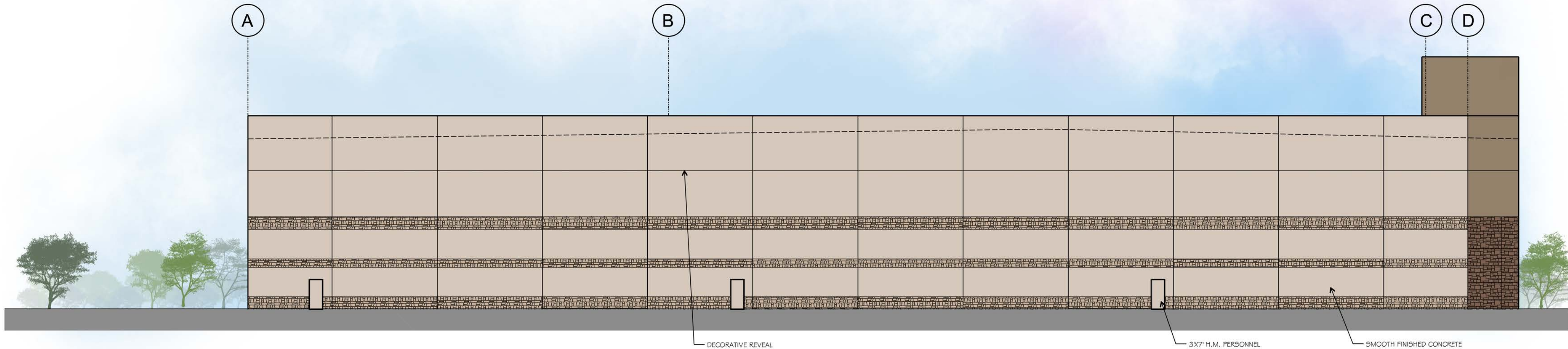
This architectural elevation drawing shows a long, low building facade. The facade is composed of large, light-brown rectangular panels arranged in a grid. Horizontal bands of darker, textured material (likely brick or stone) run across the facade at regular intervals. Three small, white, rectangular doorways are visible at the base of the facade. Callout A points to the top edge of the facade. Callout B points to a horizontal band of textured material. Callout C points to a small, dark, rectangular structure on the right side of the facade. Callout D points to a small, dark, rectangular structure on the right side of the facade. The background shows a blue sky with clouds and some greenery on the left and right sides.

Architectural elevation drawing of a building facade. The drawing includes the following callouts and features:

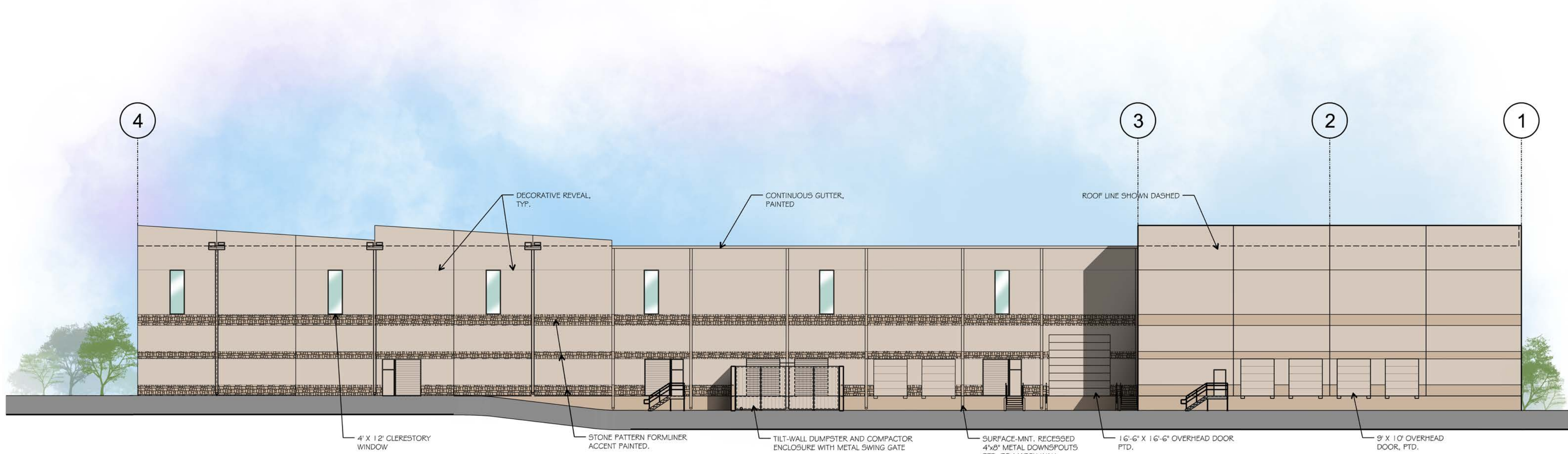
- 4**: Vertical line marker on the far left.
- 3**: Vertical line marker on the right side.
- 2**: Vertical line marker on the far right.
- 1**: Vertical line marker on the far right.
- DECORATIVE REVEAL, TYP.**: Callout pointing to a vertical decorative element.
- CONTINUOUS GUTTER, PAINTED**: Callout pointing to the roofline.
- ROOF LINE SHOWN DASHED**: Callout pointing to the roofline.
- 4' X 12' CLERESTORY WINDOW**: Callout pointing to a window on the left.
- STONE PATTERN FORMLINER, ACCENT PAINTED.**: Callout pointing to a textured section of the facade.
- TILT-WALL DUMPSTER AND COMPACTOR ENCLOSURE WITH METAL SWING GATE**: Callout pointing to a structure in the center.
- SURFACE, INT. RECESSED 4'X8' METAL DOWNSPOUTS**: Callout pointing to a section of the facade.
- 16'-0" X 16'-6" OVERHEAD DOOR, PTD.**: Callout pointing to a door on the right.
- 9' X 10' OVERHEAD DOOR, PTD.**: Callout pointing to a door on the far right.

job no
1850
sheet
A3.1

PAINT SCHEME LEGEND					
A - BASE COLOR					
SHERWIN WILLIAMS - SW9055 TOUCH OF SAND					
B - ACCENT COLOR 01					
SHERWIN WILLIAMS - SW 7516 BEACH HOUSE					
C - ACCENT COLOR 02					
SHERWIN WILLIAMS - SW 7550 RESORT TAN					
FACADE MATERIAL CALCULATIONS					
	NORTH	SOUTH	EAST	WEST	
1. TOTAL FACADE SQ. FT.	13,239 FT²	35,004 FT²	45,051 FT²	43,139 FT²	
FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	12,607 FT²	34,644 FT²	42,390 FT²	41,677 FT²	
2. DOORS AND WINDOWS	432 FT²	360 FT²	2,661 FT²	1,463 FT²	
3. DOORS AND WINDOWS	43 FT²	21,417 FT²	16,355 FT²	16,365 FT²	
4. METAL	12,764 FT²	13,227 FT²	26,035 FT²	25,312 FT²	
5. PRIMARY MASONRY TOTALS	99.6% OF (2.)	61.8% OF (2.)	61.4% OF (2.)	60.7% OF (2.)	



2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

01

FIELD: SHERWIN WILLIAMS
TOUCH OF SAND

02

ACC. 01: SHERWIN
WILLIAMS-BEACH HOUSE

03

ACC. 02: SHERWIN
WILLIAMS-RESORT TAN

04

GLAZING: PPG AZURIA
AQUA-BLUE, TEMPERED

05

ALUMINUM COMPOSITE
METAL CANOPIES

06

PREMANUFACTURED METAL

06

04

04

03

04

05

08

01

04

02

07

02

07

02

07

07

FITZGERALD FORMLINERS
17008 BRAYMAN DRYSTACK

08

CORONADO STONE
TUSCAN VILLA - ROMANO

CONCEPT EXTERIOR RENDERING

drawn:
SF

checked
MARK W. PROSS

date:
01-08-19

#	DATE	DESCRIPTION

SPR
PACKAGING

SPR NORTH
ROCKWALL, TEXAS

job no
1850

sheet
SAMPLE
BOARD

pross design group, incorporated
5310 Harvest Hill Road, Suite 100, Dallas, Texas 75255 972/755-1400



PHASE 2
LIBRARY EXPANSION
100,000 SQ. FT.

PHASE 1
WAREHOUSE 1 TO BE UP

DEFERRED
POND

PRIVATE RD

AIRPORT RD (60' R.O.W.)

UTD DALLAS GARLAND N.E. RAILROAD (60' R.O.W.)



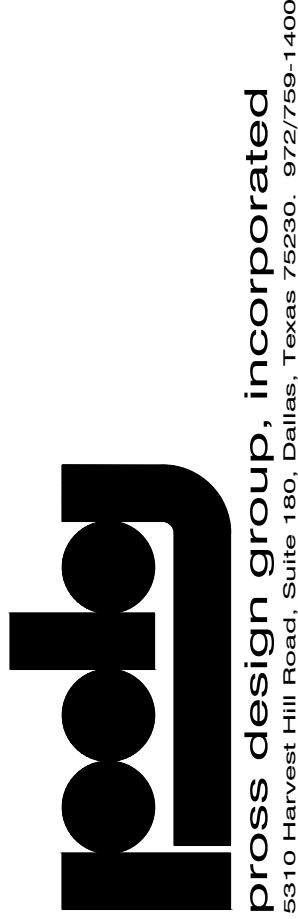


PLANT LEGEND	
SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
IH	Indian Hawthorne 'Clara'
LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
SO	Shumard Red Oak

REFER TO L2.03 FOR PLANT LIST

LANDSCAPE PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



job no
sheet
L2.02

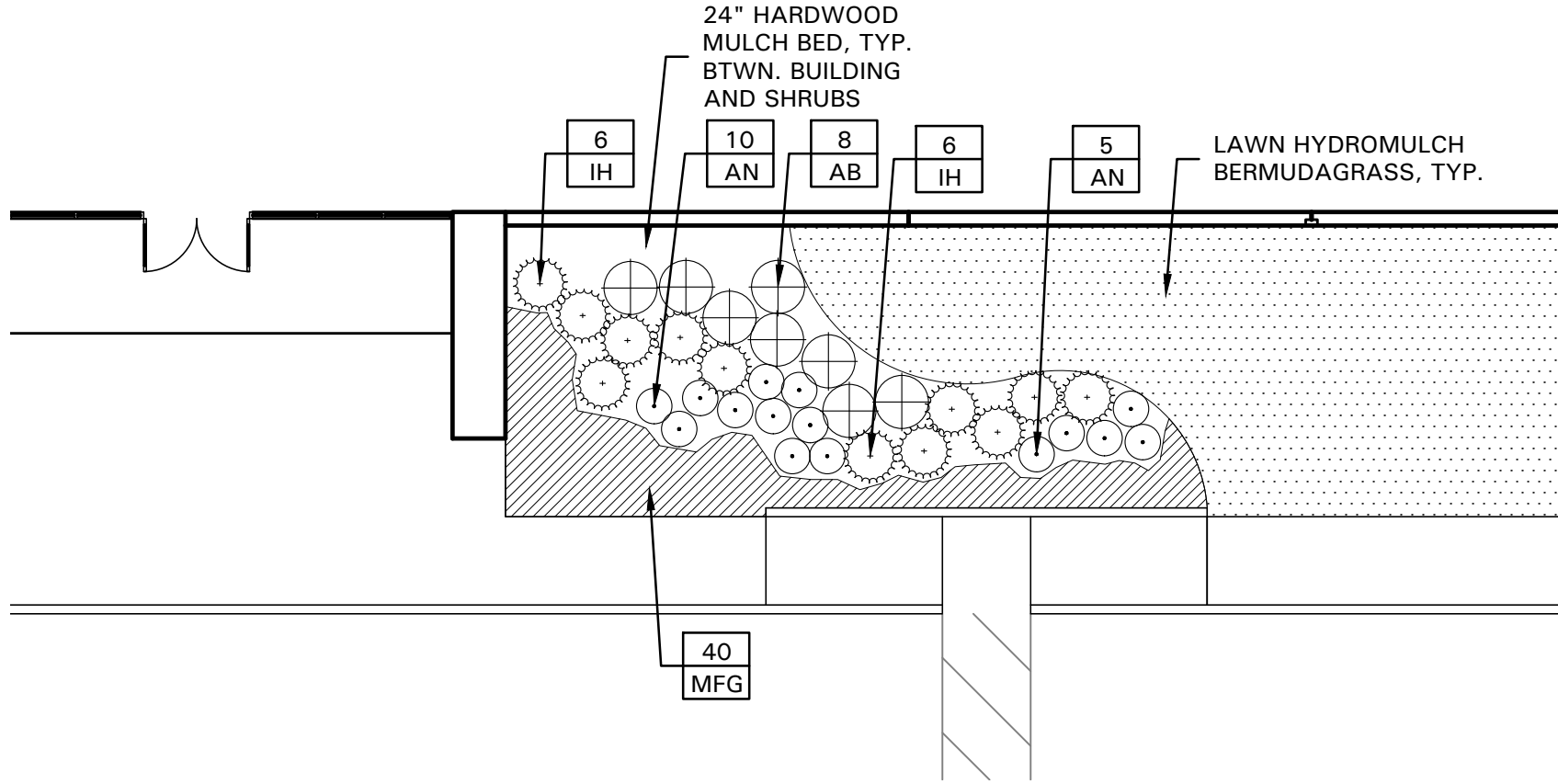
drawn:
checked:
date:
01/15/19

DESCRIPTION
CITY COMMENTS

DATE
02/14/19

#

01 SOUTHEAST ENTRANCE
SCALE: 1" = 10'-0"



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
BC	<i>Taxodium distichum</i>	Bald Cypress	12	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
CE	<i>Ulmus crassifolia</i>	Cedar Elm	14	4" cal.	B&B, 15' ht., 5' spread, 5' branching ht., matching
CO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	13	6' ht.	B&B or container grown, full to base, 3' spread
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	112	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	8	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper	15	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'	12	5 gal.	container full, 20" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i> <i>Cynodon dactylon</i>	Mexican Feathergrass Common Bermudagrass	40	1 gal.	container full, 24" o.c. refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PLANT LIST BY OTHERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	105	3" cal.	B&B or container grown, full to base, 3' spread, 7' ht. min.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE DATA:		
CURRENT ZONING:	(U) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	68,465	SF
FUTURE WAREHOUSE:	74,750	SF
TOTAL:	143,215	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1 SPACE/1000 SF):	68	SPACES
FUTURE WAREHOUSE (1 SPACE/100SF):	75	SPACES
TOTAL REQUIRED:	143	SPACES
PROVIDED:		
	86	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	165	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		



LANDSCAPE ENLARGEMENT PLAN

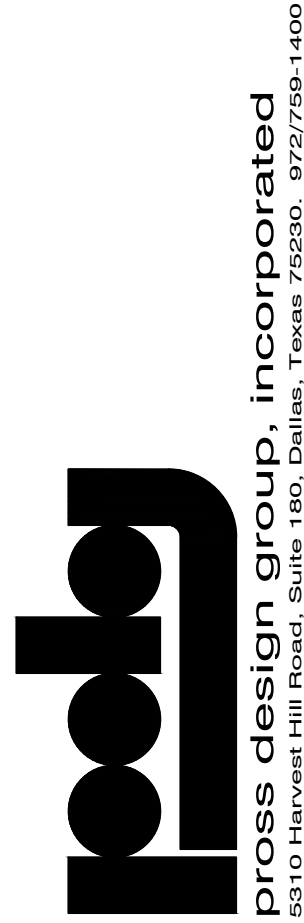
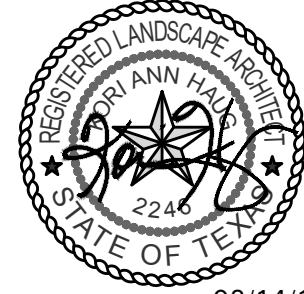
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: KAY
checked: KAH
date: 01/15/19

DESCRIPTION
CITY COMMENTS

DATE
02/14/19

#



job no

sheet

L2.03

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree located on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 - Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 - Remove rejected plant material immediately from job site.
 - To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: "Mirafi Mirascape" by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

- Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

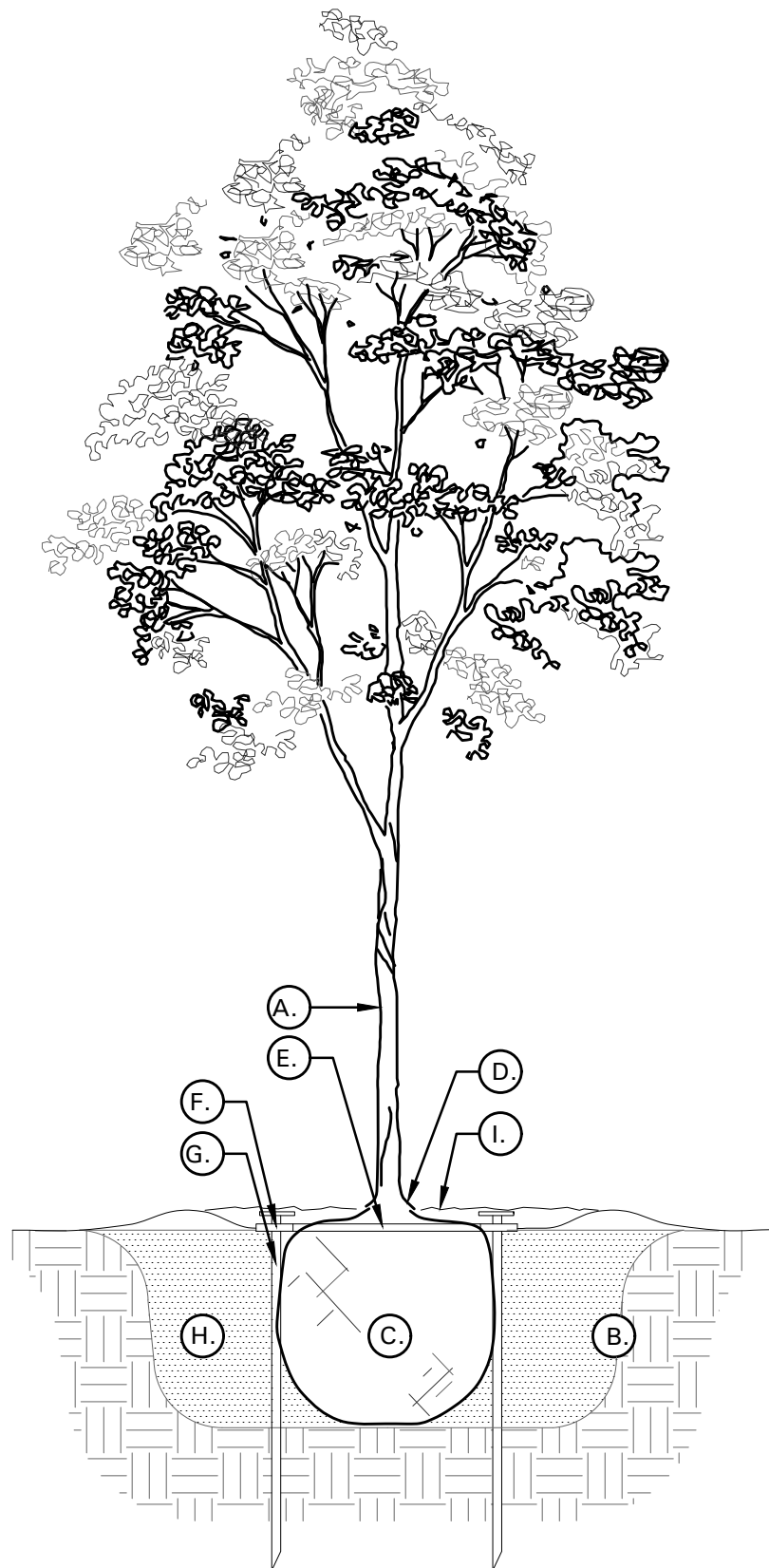
Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION

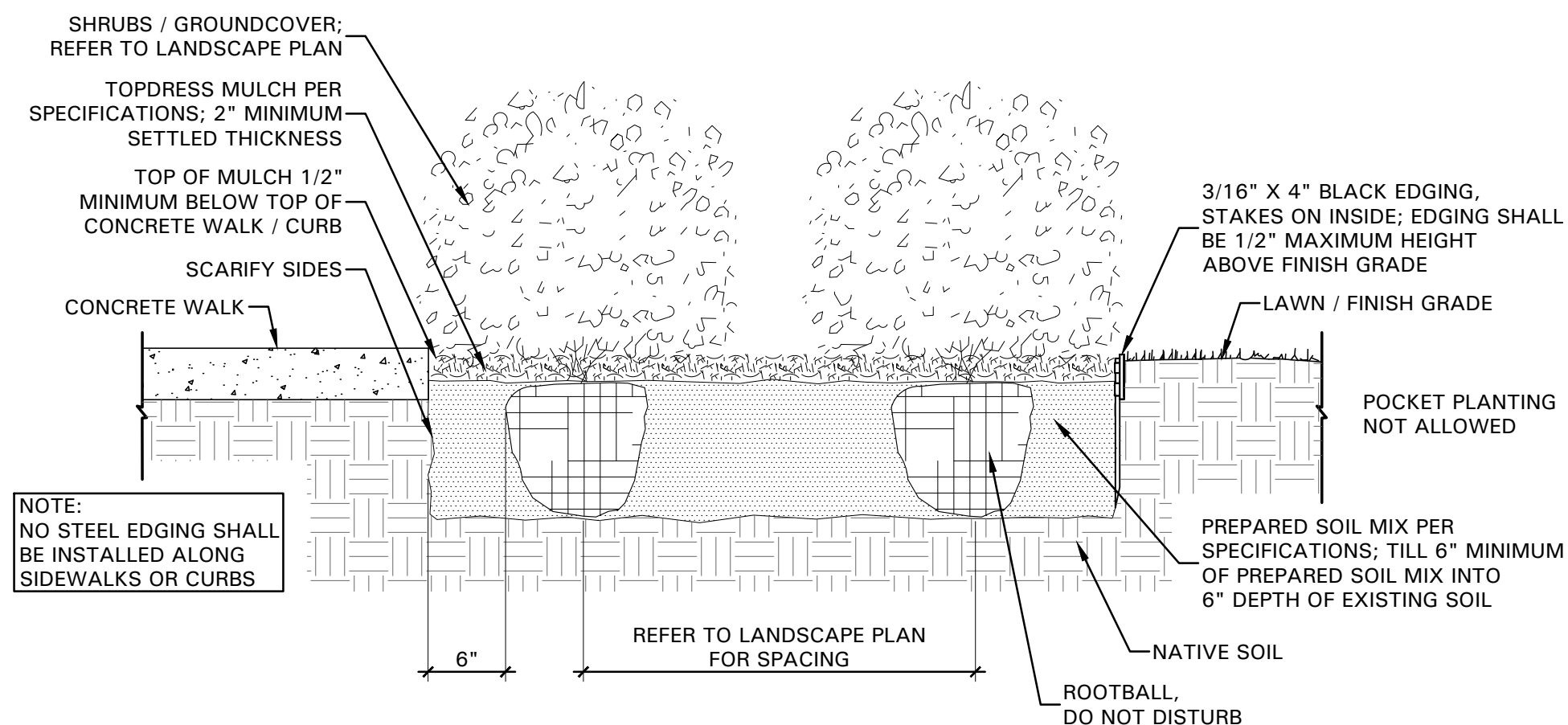


01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND
AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

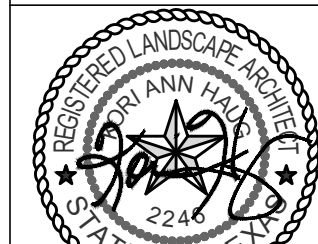


02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

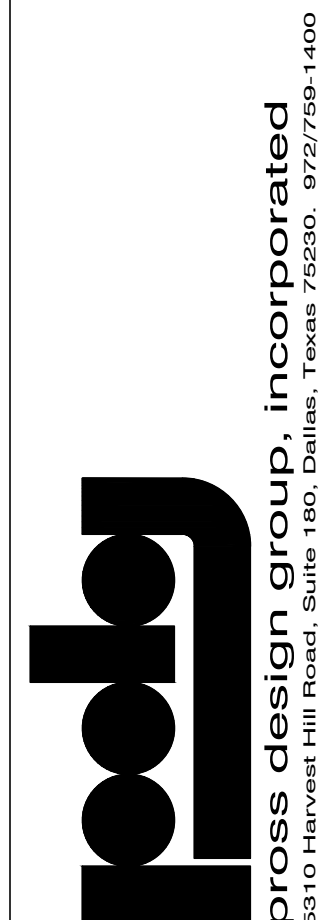


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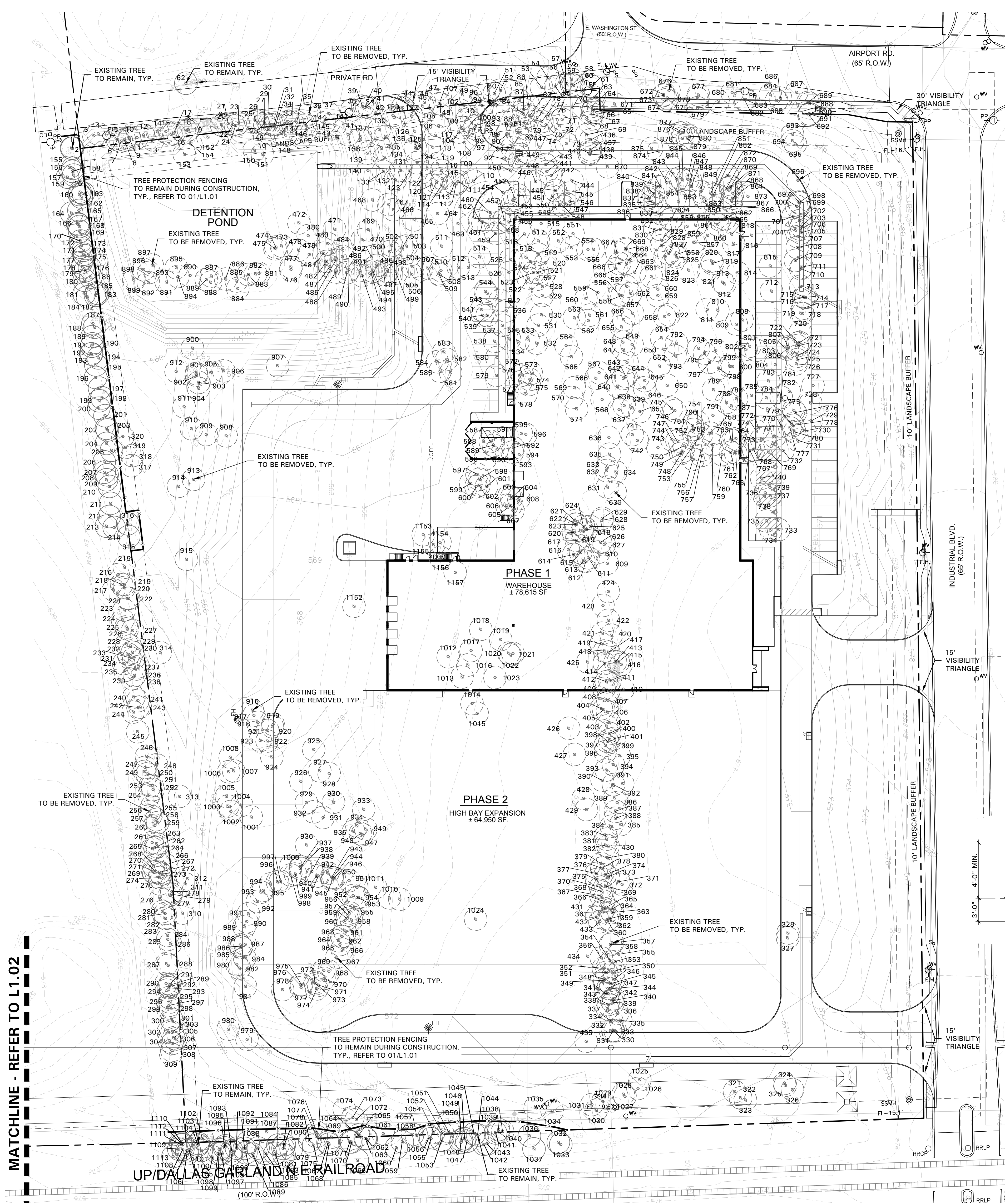
02/14/19



SPR NORTH
ROCKWALL, TEXAS

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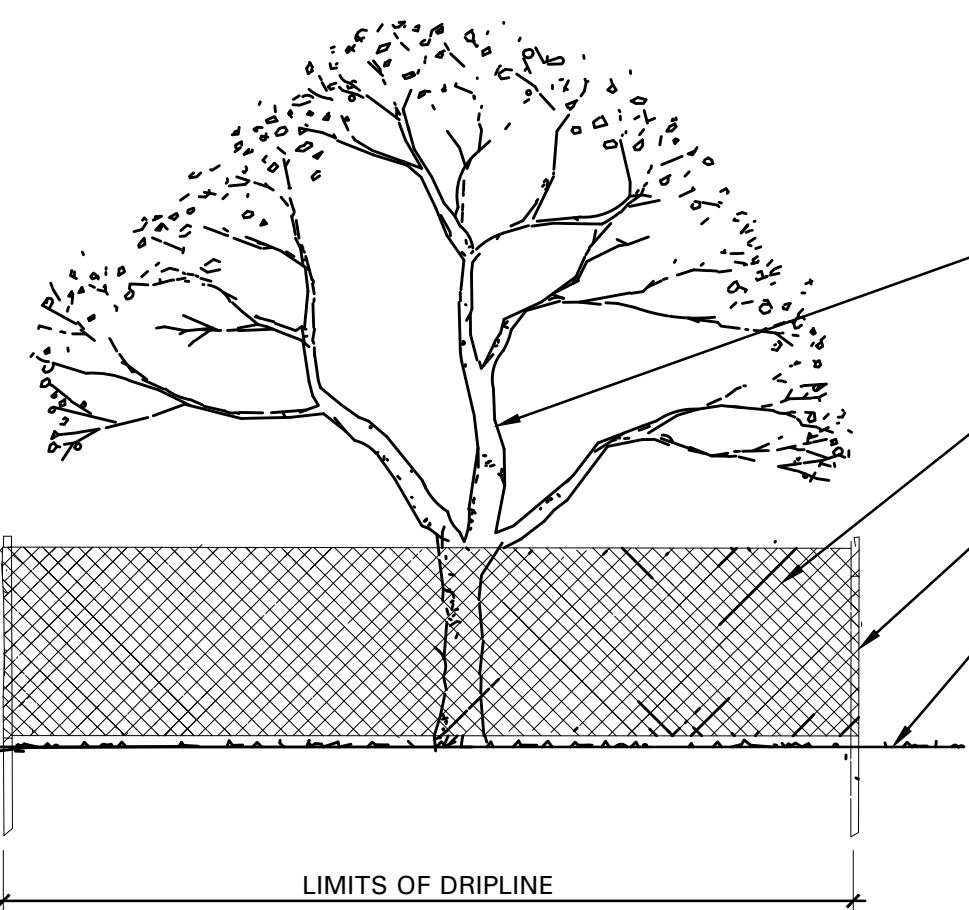
MATCHLINE - REFER TO L1.02



SITE DATA:		
CURRENT ZONING:	(L) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	68,465	SF
FUTURE WAREHOUSE:	74,750	SF
TOTAL:	143,215	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1 SPACE/1000 SF):	68	SPACES
FUTURE WAREHOUSE (1 SPACE/1000 SF):	75	SPACES
TOTAL REQUIRED:	143	SPACES
PROVIDED:		
FUTURE PROVIDED:	86	SPACES
TOTAL PROVIDED:	165	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



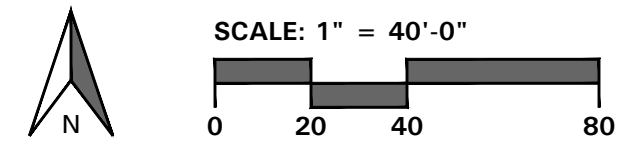
01 TREE PROTECTIVE FENCING NOT TO SCALE

TREE PRESERVATION NOTES

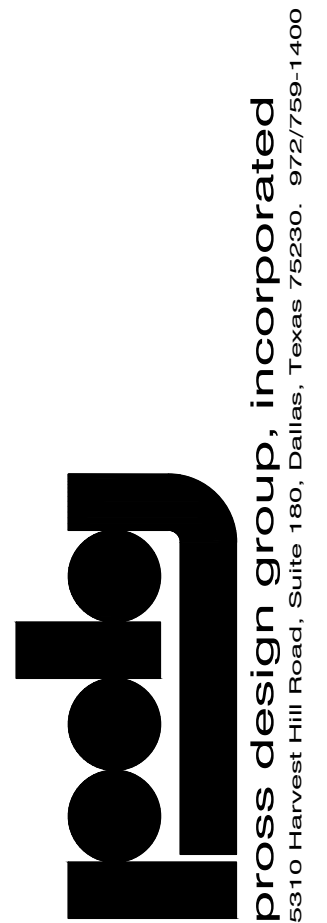
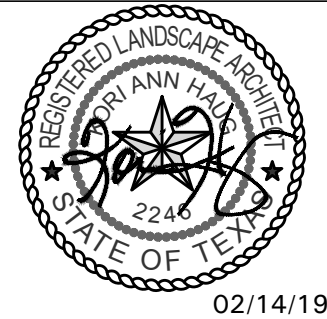
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

TREE PRESERVATION PLAN

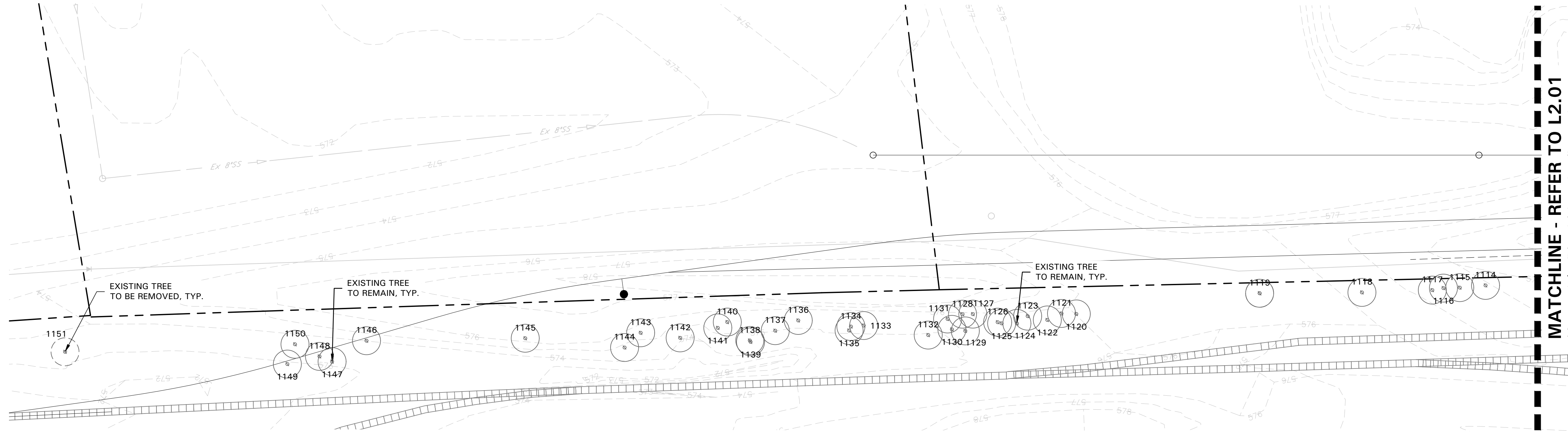
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- 214.865.7192 office



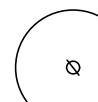
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W. K. K. K.	02/14/19						
W. K. K. K.							
W. K. K. K.							
W. K. K. K.							



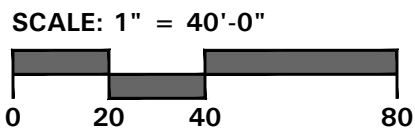
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EXISTING TREE LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

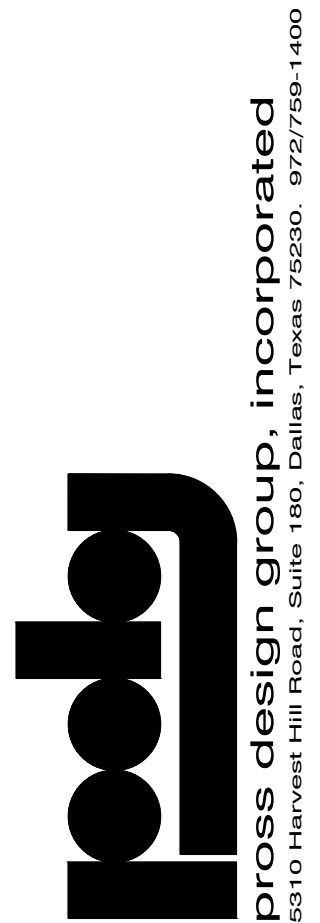
TREE PRESERVATION PLAN



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ROCKWALL, TEXAS



#	DATE	DESCRIPTION	CITY COMMENTS
	02/14/19		

drawn:
NAY
checked:
KAF
date:
01/15/19

job no

sheet

L1.02

TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
4	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
5	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
6	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
7	9	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
8	9.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
9	6.5	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
10	4	HERCULES CLUB	TO BE REMOVED	GOOD	WITHIN R.O.W.	PRIMARY PROTECTED	4
11	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
12	14	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	7
13	5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
14	9	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
15	6	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
16	11	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	5.5
17	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
18	10	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
19	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
20	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
21	5.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
22	8.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
23	14.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	7.25
24	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
25	5.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
26	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
27	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
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55	10	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
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61	5	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
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69	9.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
70	6.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
71	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
72	7	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
73	6.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
74	8.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
75	9	HONEY LOCUST	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
76	7	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
77	8	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
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79	10	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
80	8.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
81	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
82	5.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
83	4	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
84	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
85	7	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
86	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
87	10	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
88	8	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
89	6.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
90	6	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
91	4	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
92	4	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
93	5.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
94	4	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
95	6.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
96	6	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
97	6.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
98	11	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	SECONDARY PROTECTED	5.5
99	9	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
100	4.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
101	6.5	BOIS D'ARC	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
102	10.5	BOIS D'ARC	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
103	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
104	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
105	10	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
106	8	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
107	8	BOIS D'ARC	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
108	4.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
109	18.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	SECONDARY PROTECTED	9.25
110	8.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
111	4	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
112	8	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
113	4	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
114	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
115	6	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
116	5.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
117	5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
118	9	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
119	9	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
120	7.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
121	8.5	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
122	6	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
123	9	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
124	6.5	HONEY LOCUST	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
125	12	BOIS D'ARC	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	
126	9	HACKBERRY	TO BE REMOVED	GOOD	NON-PROTECTED	NON-PROTECTED	

TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
127	6	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
128	5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
129	4.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
130	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
131	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
132	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
133	4	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
134	5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
135	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
136	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
137	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
138	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
139	13.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
140	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
141	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
142	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
143	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
144	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
145	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
146	12.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
147	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
148	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
149	4.5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
150	10	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
151	5.5	BRADFORD PEAR	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
152	45.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
153	10	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	10
154	4.5	AMERICAN ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
155	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
156	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
157	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
158	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
159	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
160	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
161	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
162	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
163	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
164	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
165	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
166	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
167	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
168	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
169	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
170	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
171	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
172	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
173	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
174	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
175	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
176	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
177	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
178	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
179	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
180	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
181	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
182	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
183	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
184	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
185	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
186	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
187	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
188	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
189	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
190	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
191	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
192	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
193	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
194	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
195	9	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
196	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
197	13	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
198	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
199	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
200	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
201	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
202	12.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
203	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
204	13	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
205	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
206	8	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
207	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
208	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
209	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
210	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
211	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
212	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
213	11.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
214	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
215	9	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
216	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
217	10.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
218	11	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
219	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
220	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
221	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
222	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
223	23	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
224	10	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
225	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
226	5.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
227	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
228	7.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
229	14.5	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
230	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
231	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
232	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
233	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
234	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
235	7.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
236	7	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
237	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
238	14	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
239	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
240	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
241	25	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
242	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
243	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
244	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
245	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
246	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
247	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
248	16	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
249	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
250	16	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
251	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
252	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	

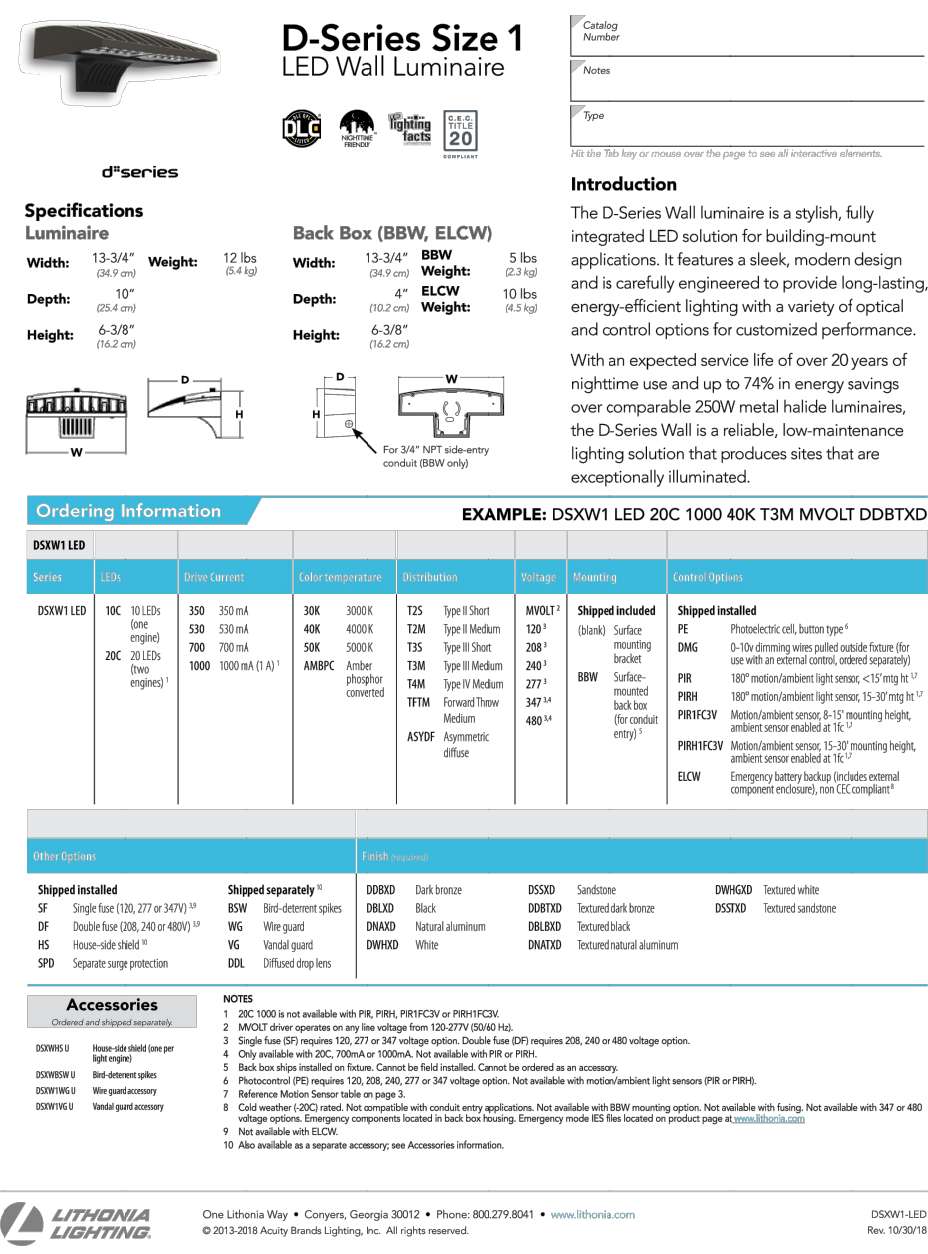
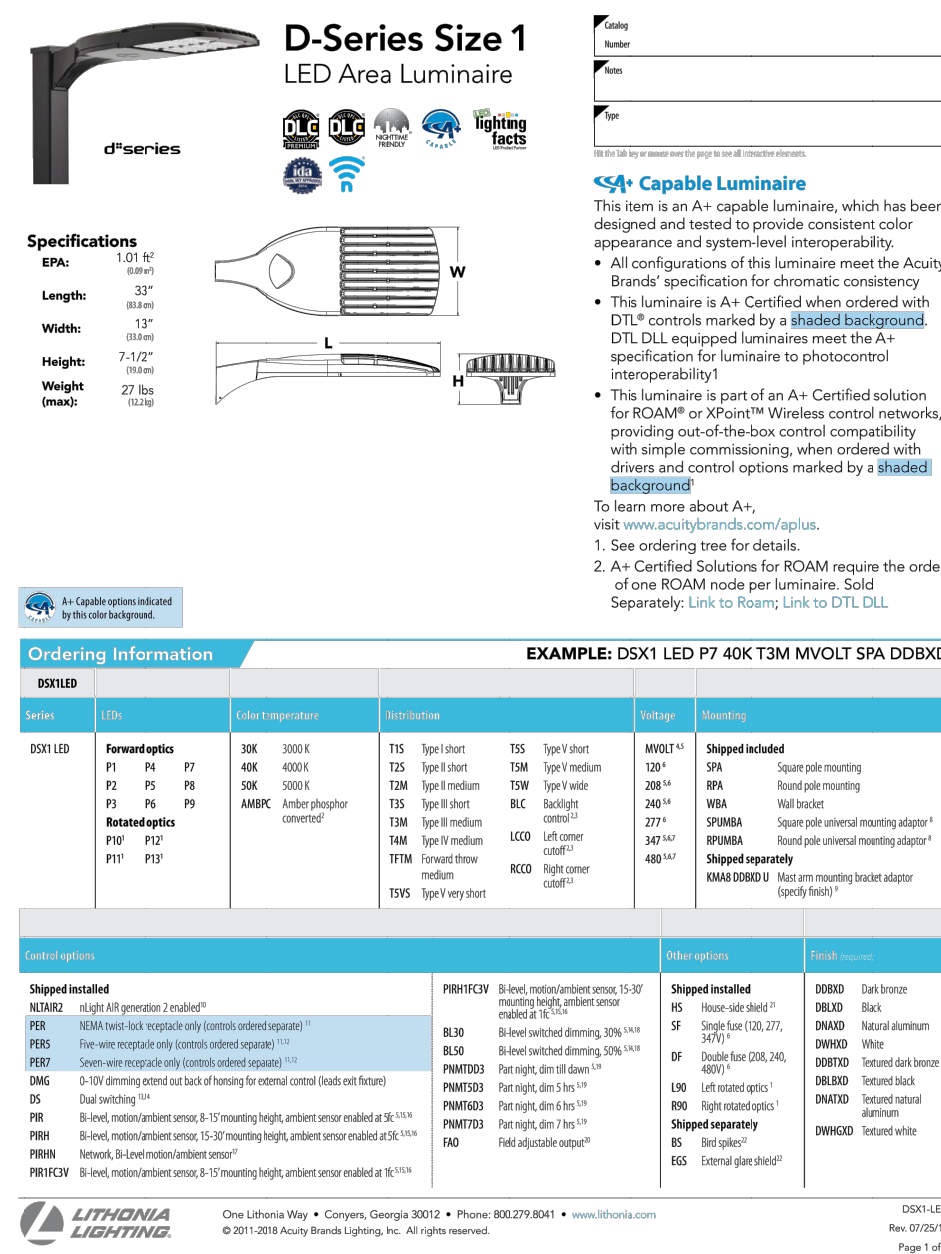
TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
379	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
380	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
381	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
382	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
383	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
384	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
385	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
386	16	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8
387	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
388	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
389	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
390	16.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.25
391	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
392	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
393	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
394	33	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	66
395	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
396	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
397	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
398	19.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.75
399	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
400	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
401	18	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9
402	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
403	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
404	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
405	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
406	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
407	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
408	22	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	11
409	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
410	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
411	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
412	23	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	11.5
413	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
414	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
415	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
416	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
417	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
418	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
419	27	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	54
420	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
421	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
422	20	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10
423	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
424	30	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	60
425	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
426	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
427	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
428	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
429	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
430	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
431	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
432	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
433	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
434	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
435	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
436	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
437	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
438	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
439	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
440	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
441	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
442	14.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.25
443	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
444	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
445	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
446	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
447	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
448	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
449	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
450	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
451	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
452	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
453	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
454	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
455	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
456	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
457	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
458	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
459	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
460	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
461	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
462	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
463	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
464	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
465	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
466	11	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
467	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
468	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
469	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
470	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
471	9.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
472	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
473	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
474	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
475	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
476	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
477	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
478	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
479	10	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
480	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
481	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
482	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
483	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
484	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
485	13	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
486	8.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
487	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
488	13.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.75
489	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
490	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
491	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
492	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
493	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
494	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
495	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
496	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
497	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
498	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
499	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
500	8	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
501	6	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
502	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
503	10	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
504	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	

TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
505	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
506	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
507	14.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.25
508	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
509	17	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.5
510	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
511	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
512	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
513	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
514	16	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
515	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
516	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
517	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
518	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
519	17.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.75
520	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
521	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
522	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
523	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
524	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
525	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
526	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
527	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
528	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
529	19	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.5
530	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
531	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
532	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
533	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
534	34	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	68
535	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
536	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
537	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
538	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
539	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
540	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
541	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
542	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
543	23	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
544	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
545	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
546	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
547	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
548	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
549	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
550	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
551	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
552	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
553	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
554	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
555	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
556	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
557	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
558	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
559	5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
560	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
561	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
562	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
563	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
564	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
565	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
566	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
567	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
568	31.5	BOIS D'ARC	TO BE REMOVED	POOR		NON-PROTECTED	
569	4	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
570	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
571	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
572	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
573	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
574	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
575	19	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.5
576	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
577	21	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10.5
578	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
579	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
580	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
581	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
582	18	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9
583	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
584	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
585	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
586	22	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	11
587	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
588	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
589	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
590	16	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8
591	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
592	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
593	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
594	21	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10.5
595	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
596	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
597	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
598	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
599	17.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.75
600	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
601	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
602	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
603	20.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10.25
604	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
605	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
606	18	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9
607	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
608	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
609	16	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8
610	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
611	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
612	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
613	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
614	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
615	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
616	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
617	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
618	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
619	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
620	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
621	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
622	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
623	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
624	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
625	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
626	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
627	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
628	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
629	25	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	12.5
630	31	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	62

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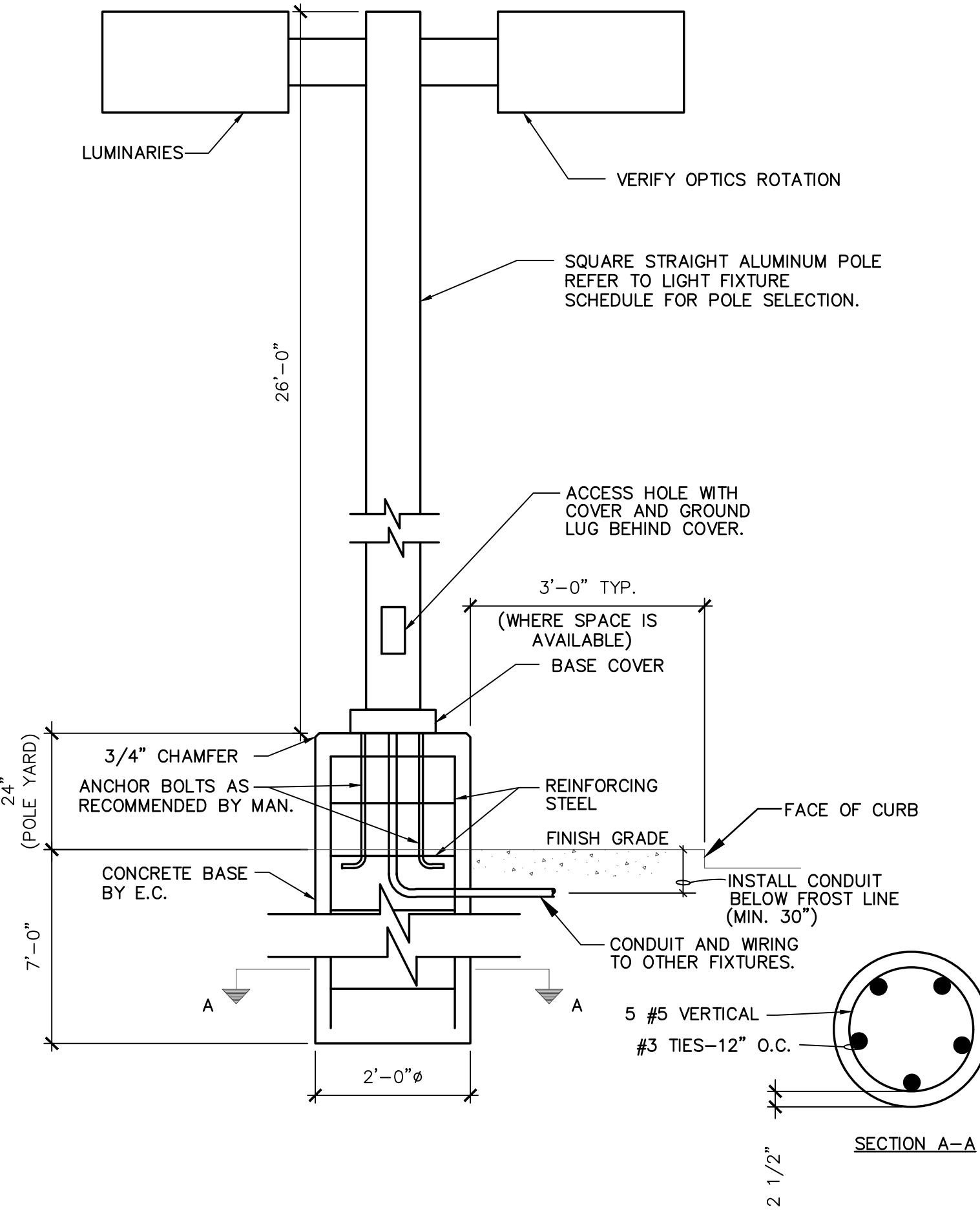
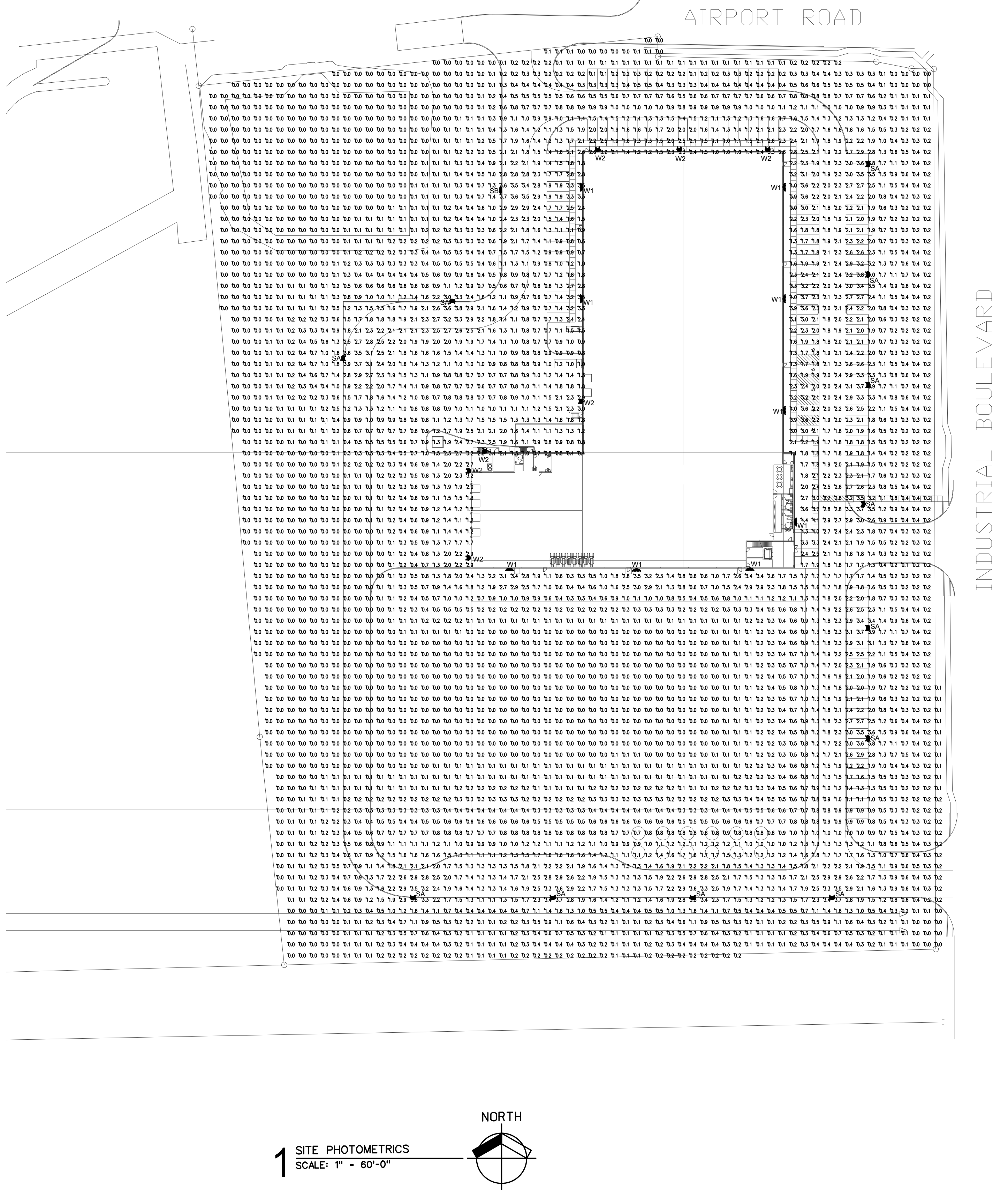
TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
757	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
758	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
759	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
760	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
761	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
762	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
763	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
764	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
765	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
766	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
767	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
768	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
769	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
770	11	EASTERN RED CEDAR	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
771	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
772	4	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
773	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
774	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
775	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
776	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
777	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
778	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
779	15.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.75
780	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
781	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
782	7.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	7.5
783	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
784	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
785	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
786	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
787	9	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
788	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
789	6	EASTERN RED CEDAR	TO BE REMOVED	POOR		NON-PROTECTED	
790	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
791	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
792	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
793	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
794	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
795	19.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.75
796	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
797	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
798	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
799	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
800	8	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
801	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
802	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
803	21	BOXELDER	TO BE REMOVED	GOOD		PRIMARY PROTECTED	21
804	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
805	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
806	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
807	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
808	4.5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
809	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
810	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
811	6.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
812	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
813	10	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	
814	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
815	33	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
816	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
817	5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
818	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
819	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
820	5	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	
821	4	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
822	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
823	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
824	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
825	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
826	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
827	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
828	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
829	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
830	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
831	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
832	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
833	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
834	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
835	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
836	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
837	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
838	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
839	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
840	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
841	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
842	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
843	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
844	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
845	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
846	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
847	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
848	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
849	6.5	PECAN	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
850	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
851	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
852	4	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
853	6.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
854	6.5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
855	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
856	4.5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
857	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
858	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
859	5	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
860	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
861	5	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
862	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
863	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
864	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
865	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
866	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
867	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
868	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
869	8.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
870	6.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
871	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
872	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
873	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
874	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
875	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
876	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
877	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
878	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
879	7	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	7
880	6	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6
881	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
882	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	

TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
883	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
884	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
885	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
886	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
887	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
888	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
889	15	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
890	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
891	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
892	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
893	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
894	7	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	7
895	25	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
896	9.5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
897	9.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
898	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
899	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
900	6.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
901	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
902	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
903	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
904	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
905	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
906	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
907	9.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
908	9	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
909	12.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
910	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
911	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
912	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
913	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
914	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
915	7	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
916	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
917	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
918	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
919	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
920	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
921	6.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
922	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
923	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
924	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
925	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
926	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
927	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
928	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
929	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
930	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
931	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
932	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
933	8.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
934	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
935	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
936	6.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
937	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
938	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
939	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
940	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
941	8.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
942	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
943	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
944	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
945	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
946	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
947	7.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
948	4.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
949	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
950	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
951	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
952	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
953	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
954	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
955	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
956	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
957	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
958	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
959	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
960	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
961	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
962	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
963	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
964	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
965	6.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
966	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
967	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
968	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
969	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
970	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
971	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
972	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
973	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
974	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
975	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
976	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
977	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
978	10	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
979	6	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
980	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
981	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
982	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
983	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
984	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
985	6.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
986	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
987	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
988	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
989	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
990	10.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
991	10.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
992	14	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
993	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
994	10.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
995	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
996	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
997	8.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
998	9.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
999	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1000	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1001	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1002	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1003	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1004	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1005	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1006	4.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1007	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1008	6	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	SA	12	DSX1 LED P6 50K T4M MVOLT	DSX1 LED P6 50K T4M MVOLT	LED	DSX1_LED_P6_50K_T4m_MV_OLT.ties	Absolute 1.00 163
	SB	1	DSX1 LED P6 50K T2M MVOLT	DSX1 LED P6 50K T2M MVOLT	LED	DSX1_LED_P6_50K_T2m_MV_OLT.ties	Absolute 1.00 163
	W1	9	DSXW1 LED 20C 700 50K T2S MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 5000K, @ 700mA.		DSXW1_LED_20C_700_50K_T2S_INVOL.ties	Absolute 1.00 45.7
	W2	7	DSXW1 LED 20C 1000 50K TTF1M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TTF1M OPTIC, 5000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_50K_TTF1M_INVOL_T.ties	Absolute 1.00 73.2

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.8 fc	4.4 fc	0.0 fc	N / A	N / A



City of Rockwall

Project Plan Review History



Project Number	SP2019-005	Owner	R, & R HANCE INVESTMENTS LP	Applied	2/19/2019	LM
Project Name	Saddle Star South	Applicant	SADDLE STAR LAND DEV. LLC	Approved		
Type	SITE PLAN			Closed		
Subtype	PD			Expired		
Status	P&Z HEARING			Status	2/21/2019	DG

Site Address
JOHN KING BLVD

City, State Zip
,

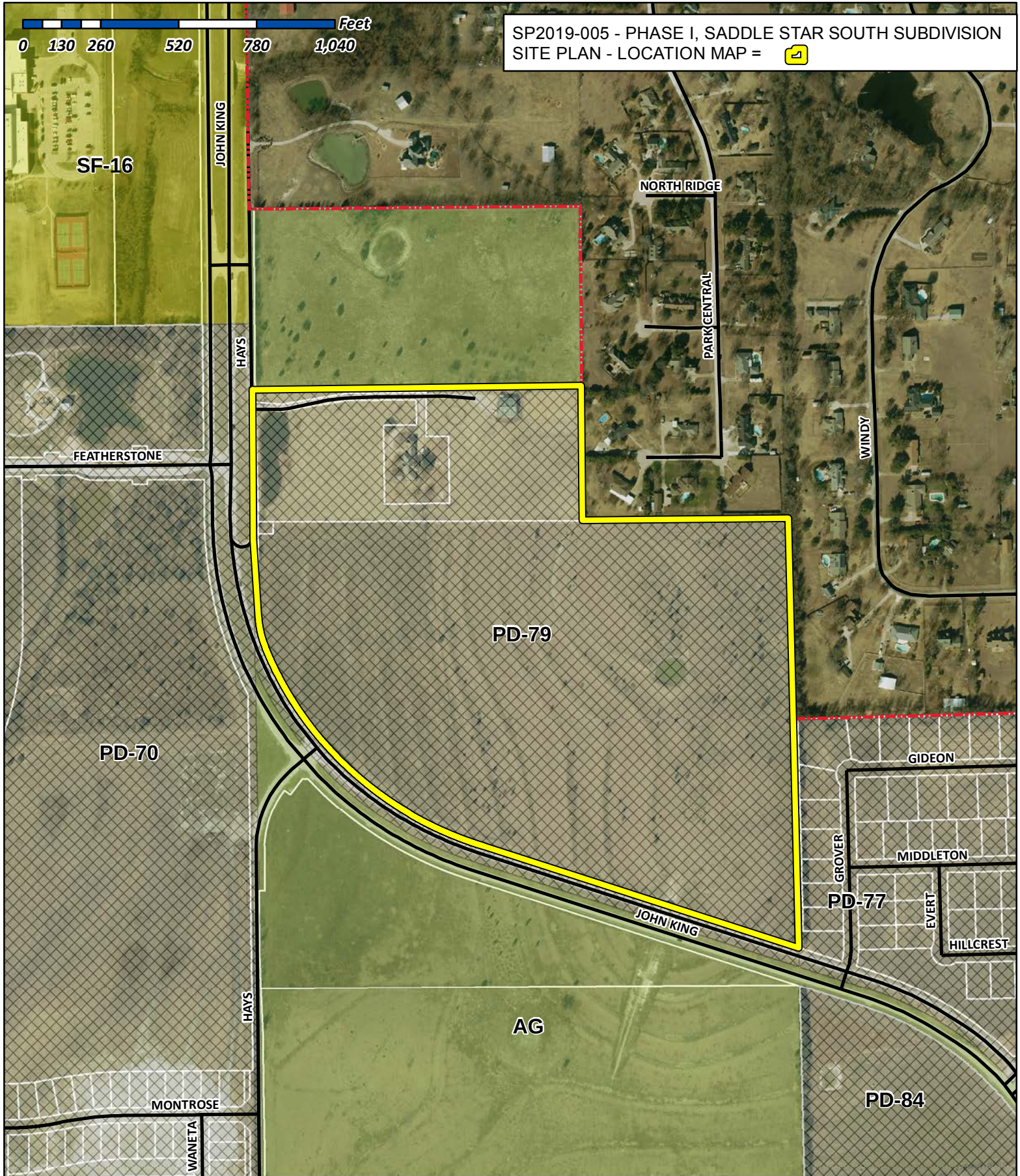
Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/19/2019	2/26/2019				
ENGINEERING (2/22/2019 9:48 AM SH) Sheet HS12 - Add a note stating, "No trees within 5' of utilities." Show Emily Dr to have 65' ROW from John King to Miranda Ln.	Sarah Hager	2/19/2019	2/26/2019	2/22/2019	3	COMMENTS	See comments
FIRE (2/21/2019 5:53 PM AA) Fire lanes width will be measured face of curb to face of curb (FC-FC) and shall have a minimum width of 24 feet. To approve the use of the median, you must provide autoTURN details that exhibits the ability of the largest fire apparatus to navigate the turns into and out of the development in all directions. Contact the Fire Marshal for additional details. Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type and location of turnarounds are required to be approved by the Fire Marshal. Provide details on how dead-ends will be addressed during the phasing plan. Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Fire hydrants shall be located at every street intersection. Fire hydrants shall be located 6 feet behind the edge of the pavement. Unless otherwise specifically approved.	Ariana Hargrove	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	comments
GIS (2/20/2019 11:42 AM LS) Please submit cad file (.dwg) of lot lines and road centerlines. Please submit street names for review so addressing can begin.	Lance Singleton	2/19/2019	2/26/2019	2/20/2019	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	2/19/2019	2/26/2019	2/21/2019	2 COMMENTS	See comments
Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary. The following staff comments are to be addressed and resubmitted no later than Tuesday, March 5, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff: ** Planning Department General Comments to be addressed: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Label all revised site plan documents with "Case No. SP2019-005" at the lower right corner of each plan. 3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspection Department. ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above: Site Plan: 1. Label 50-foot landscape buffer along John King Blvd. 2. Indicate and label subdivision entry monumentation at Randas Way & Emily Drive. Additionally, entry signs must be on-site and not within any easements. 3. Indicate and label Trail Rest Area on site plan. 4. Include percentages for all "open space" areas and add the following note: All common areas/open space to be maintained by HOA. 5. Provide table/legend with all pertinent information which includes: a. Open Space % b. Total Acres of Site c. Number of Dwelling Units d. Zoning (PD-47) e. Subdivision Name f. Provide list of amenities within subdivision 6. Add to existing Saddle Star South Plan Legend: a. Provide tree list for all tree types within subdivision as per Ord. No. 16-39. b. Provide list of all other landscape materials being used. 7. Indicate all easements (i.e. ss, wtr, etc.) on PD Site Plan. 8. Trail system within open space area needs to meander and match the plans submitted for Hardscape/Landscape and Buffering. Additionally, the trail will need to be a minimum of 6-feet as indicated on hardscape/landscape & buffering plans. 9. Dimension and label right-of-way along John King Blvd. 10. Relabel 'metal' fence as "Wrought Iron" or "Tubular Steel" fence. 11. Provide location of light poles within subdivision - these are not to exceed 20-foot overall height. Provide detail. 12. Will there be a berm along the 50-foot landscape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.						

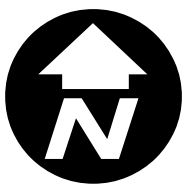
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
13. Are there any additional trees to be located within the open space area of Phase2? If so, provide on site plan.						
Hardscaped Plan [Screening and Buffering] Detail Plan:						
1. Provide an updated Plant Legend for all pages with specific tree types as approved in Ord No. 16-39.						
2. Is there a built up berm? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.						
3. Fence detail needs to indicate wrought iron or tubular steel fencing materials Fence columns to be spaces at 45-ft O.C.						
4. Street names to match PD Site Plan. Names to be approved by the GIS Department (Lance Singleton, GIS Supervisor).						
Landscape/Treescape Plan:						
1. Update tree legend by providing a list of tree types that are approved in Ord No. 16.39						
2. Provide all other landscape materials (i.e. type, species, etc.) being used within development.						
3. Delineate and label 50-ft landscape buffer along John King Blvd						
4. Built-up berm or shrubs or both? Indicate on plan to match PD Site Plan						
5. Based on the number of inches being removed and the number of inches provided on site, the mitigation is considered to be satisfied pending approval of the Planning and Zoning Commission.						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present case to P&Z for discussion]						
Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						



City of Rockwall

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

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



SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

2-19-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

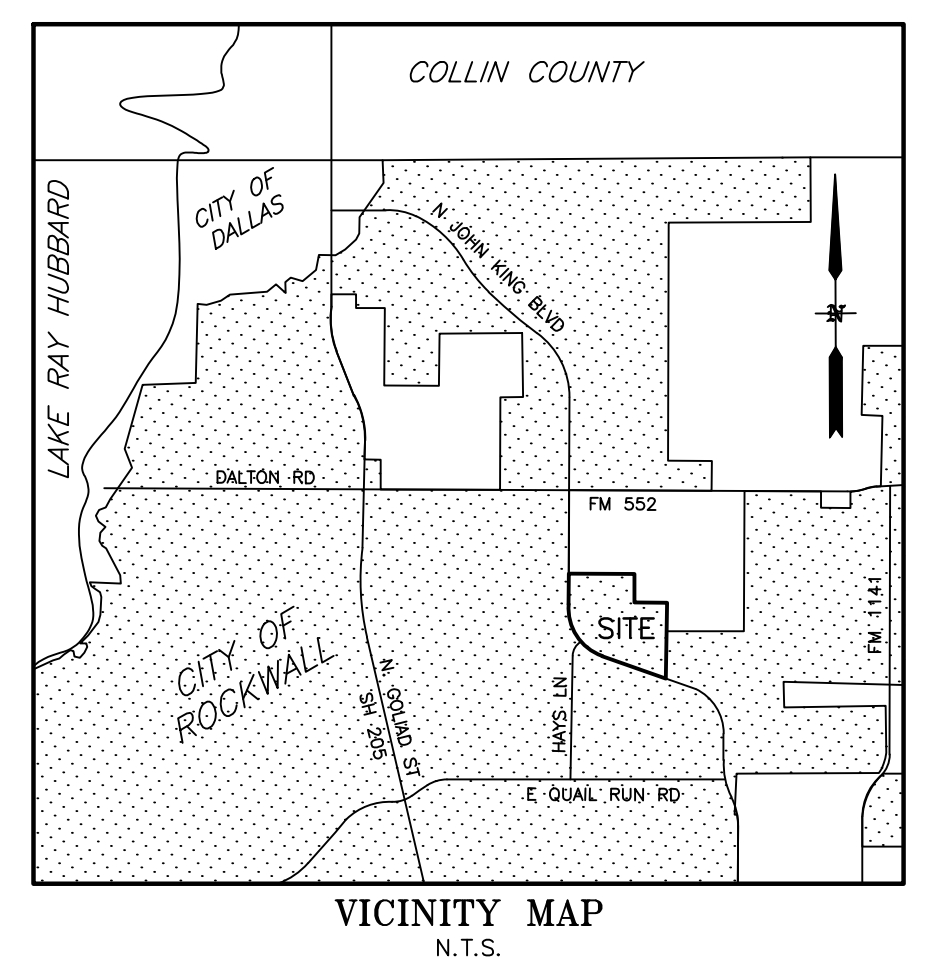
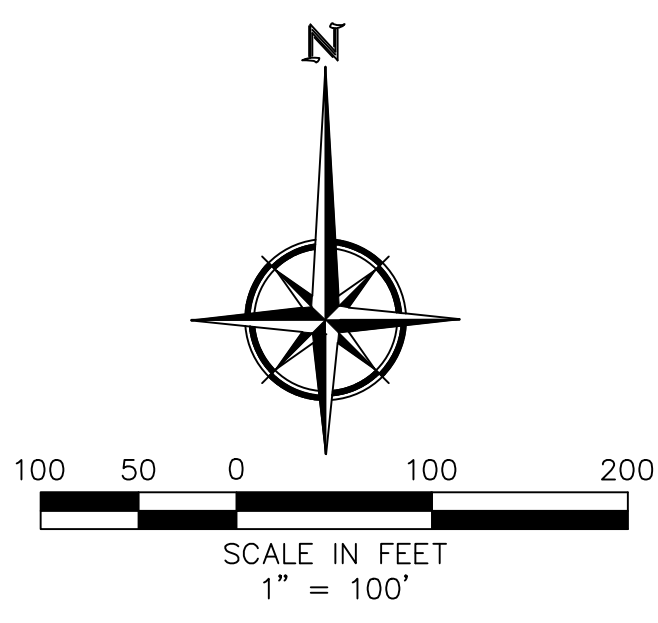
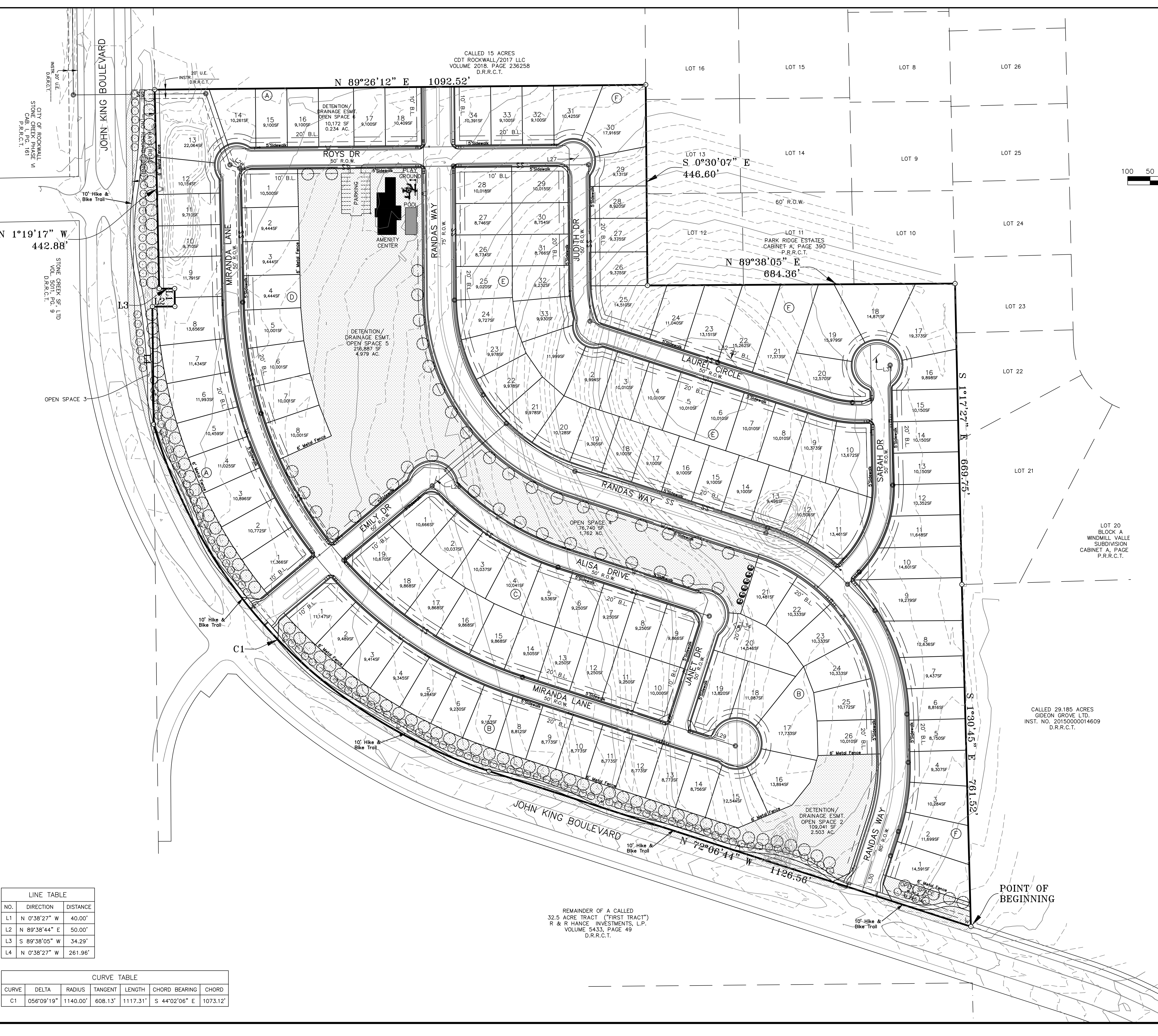
WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR LANDSCAPE/TREE PLAN THE PLAN REPRESENTS REMOVAL OF 140" CALIPER EXISTING TREES AND PLANTING OF 1260" CALIPER OF NEW VEGETATION.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



SADDLE STAR SOUTH
PLANT LEGEND

- 123 - 4" SHADE TREE
- 6 - 3" EASTERN RED CEDAR
- 126 - 2" ORNAMENTAL TREE
- BERMUDA GRASS

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	40.00'
L2	N 89°38'44" E	50.00'
L3	S 89°38'05" W	34.29'
L4	N 0°38'27" W	261.96'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

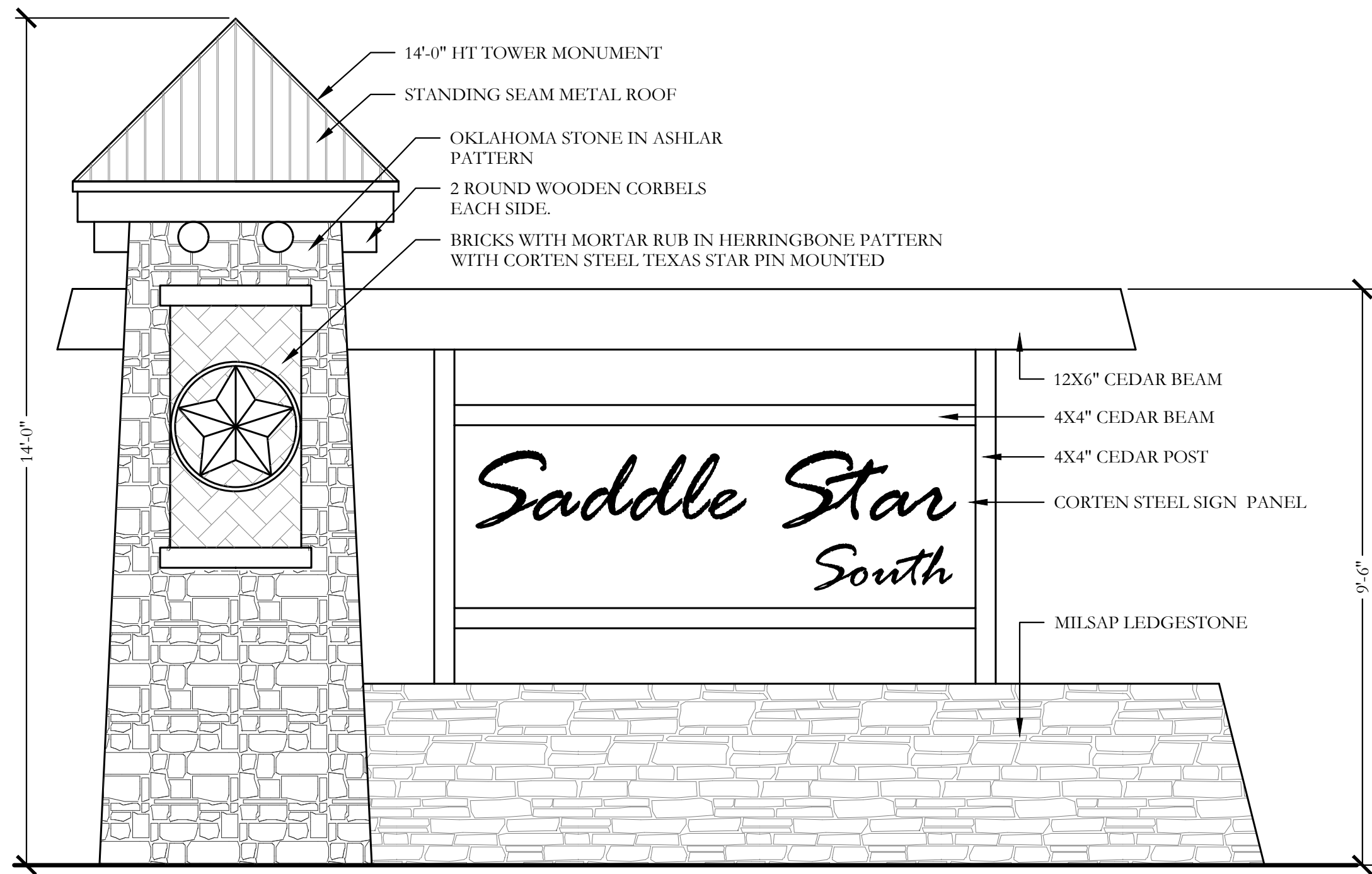
OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3076 HAYS LANE
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmysurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

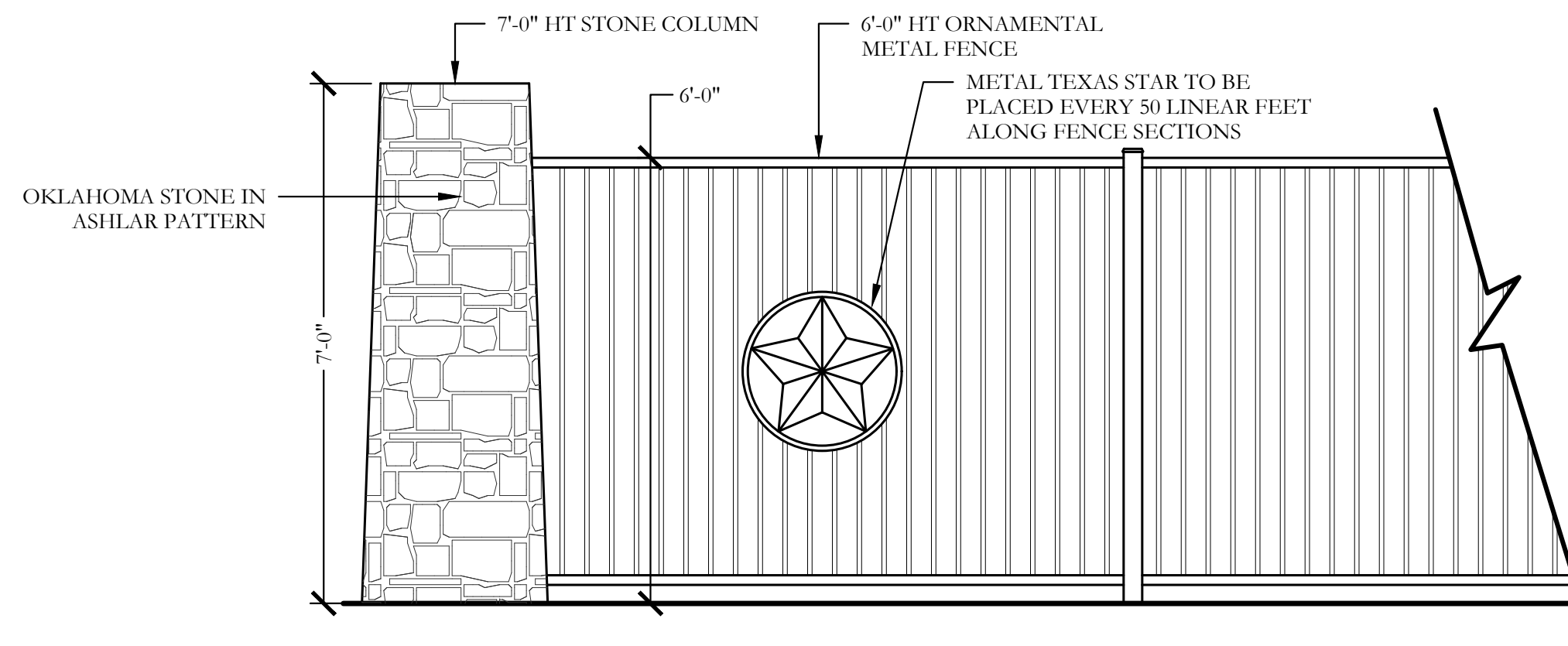
PD SITE PLAN
**SADDLE STAR
ESTATES SOUTH**
138 SINGLE FAMILY LOTS
6 COMMON AREA TRACTS
55.413 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDOO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: FEBRUARY 19, 2019



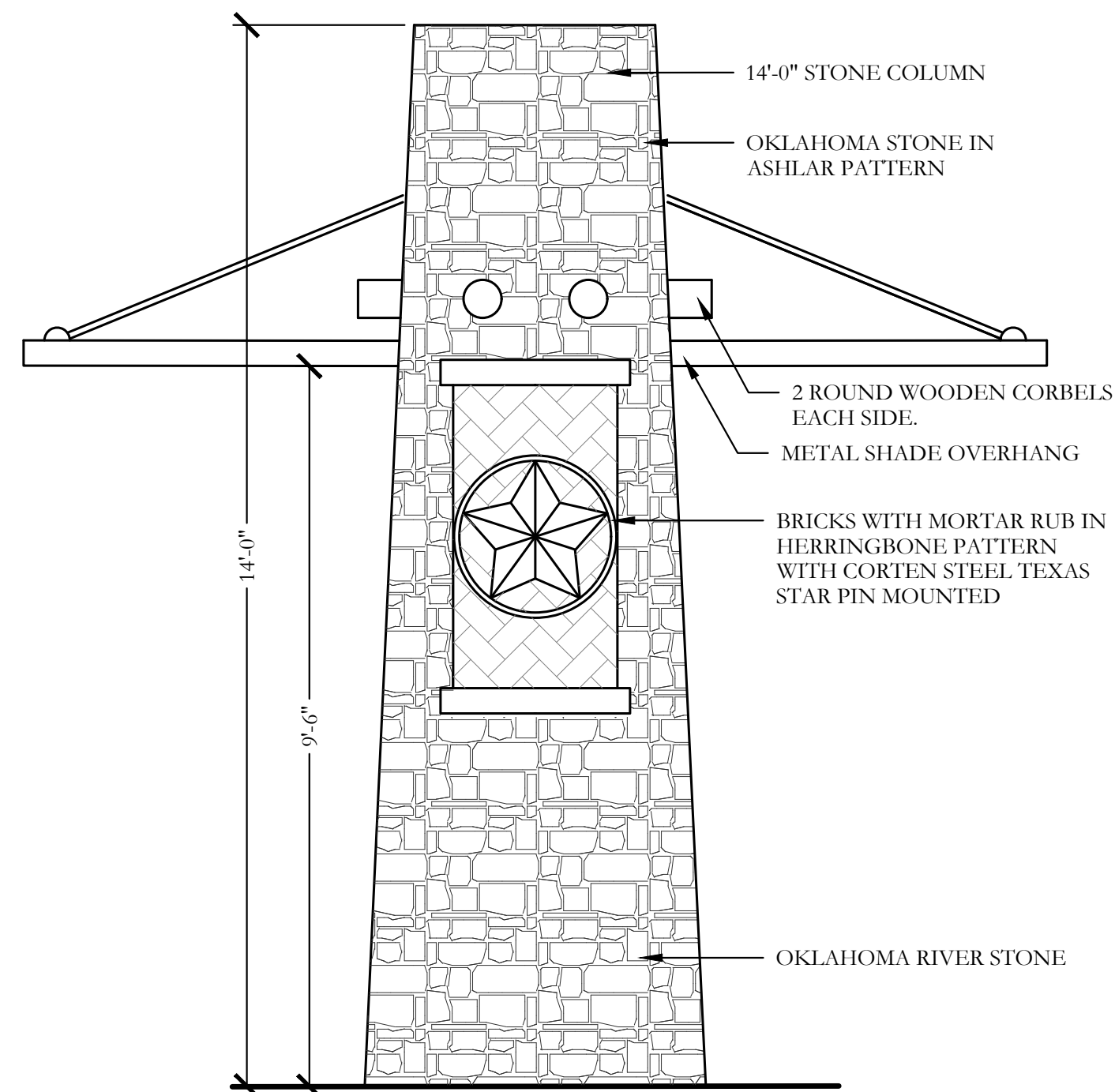
1 ENTRY SIGN PANEL
ELEVATION

SCALE: 1/2" = 1'-0"

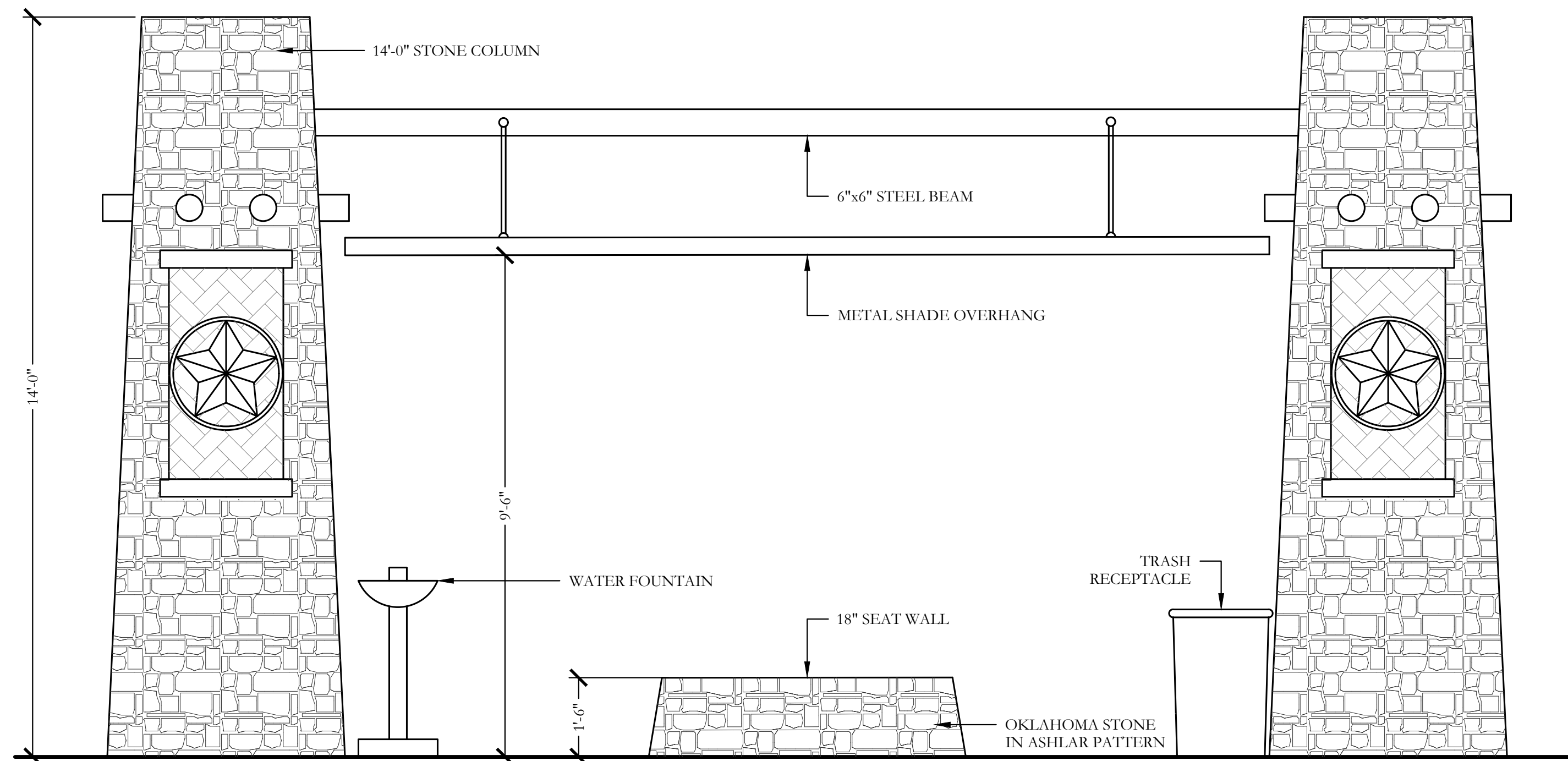


2 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION

SCALE: 1/2" = 1'-0"



SIDE VIEW

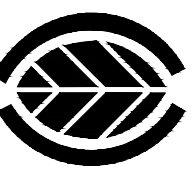


FRONT VIEW

SCALE: 1/2" = 1'-0"

3 PEDESTRIAN REST AREA
ELEVATION

CODY JOHNSON
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February 18, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Details

Saddle Star Estates South - Phase 1

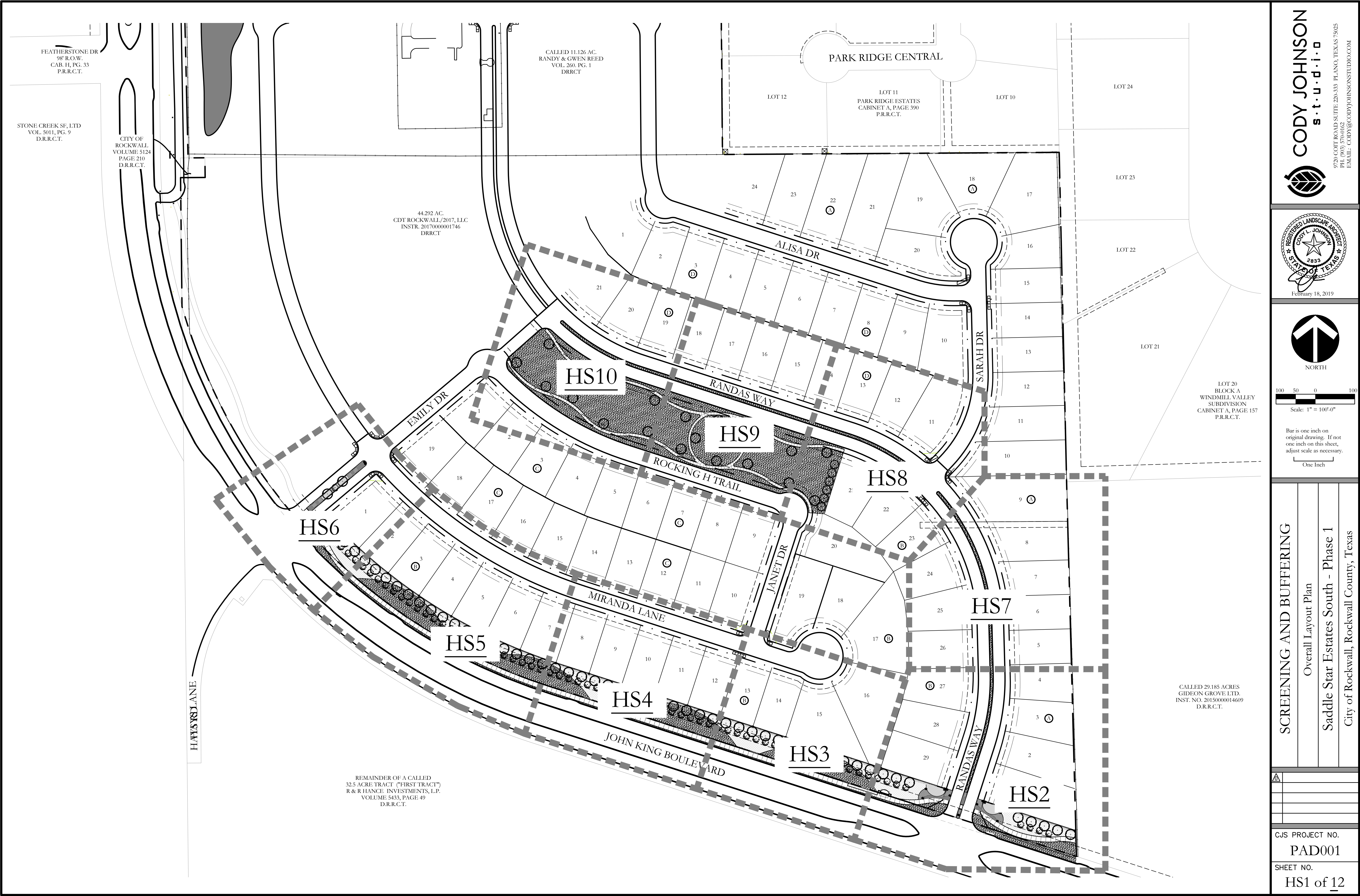
City of Rockwall, Rockwall County, Texas

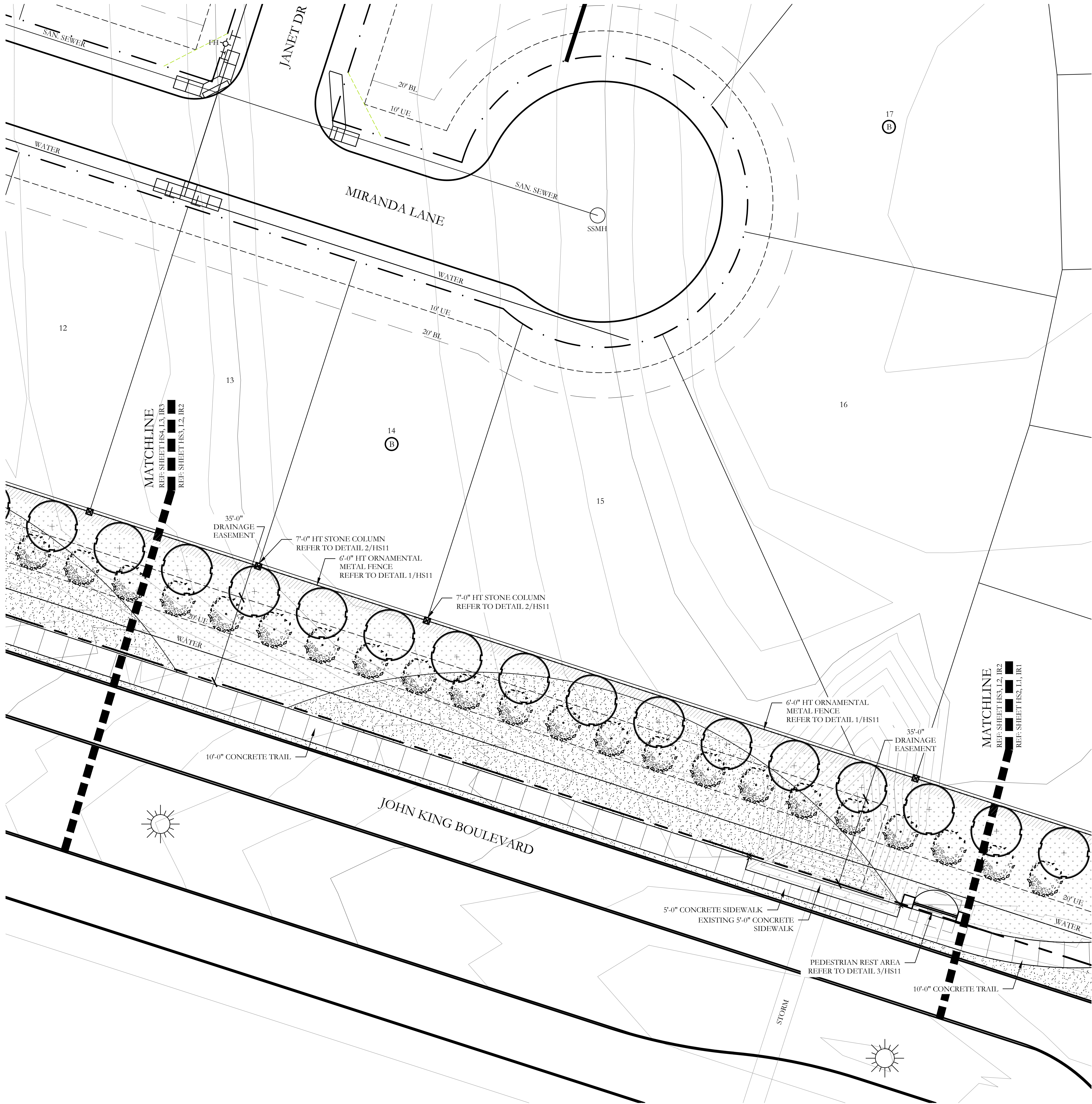
CJS PROJECT NO.

PAD001

SHEET NO.

HS11 of 12





PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

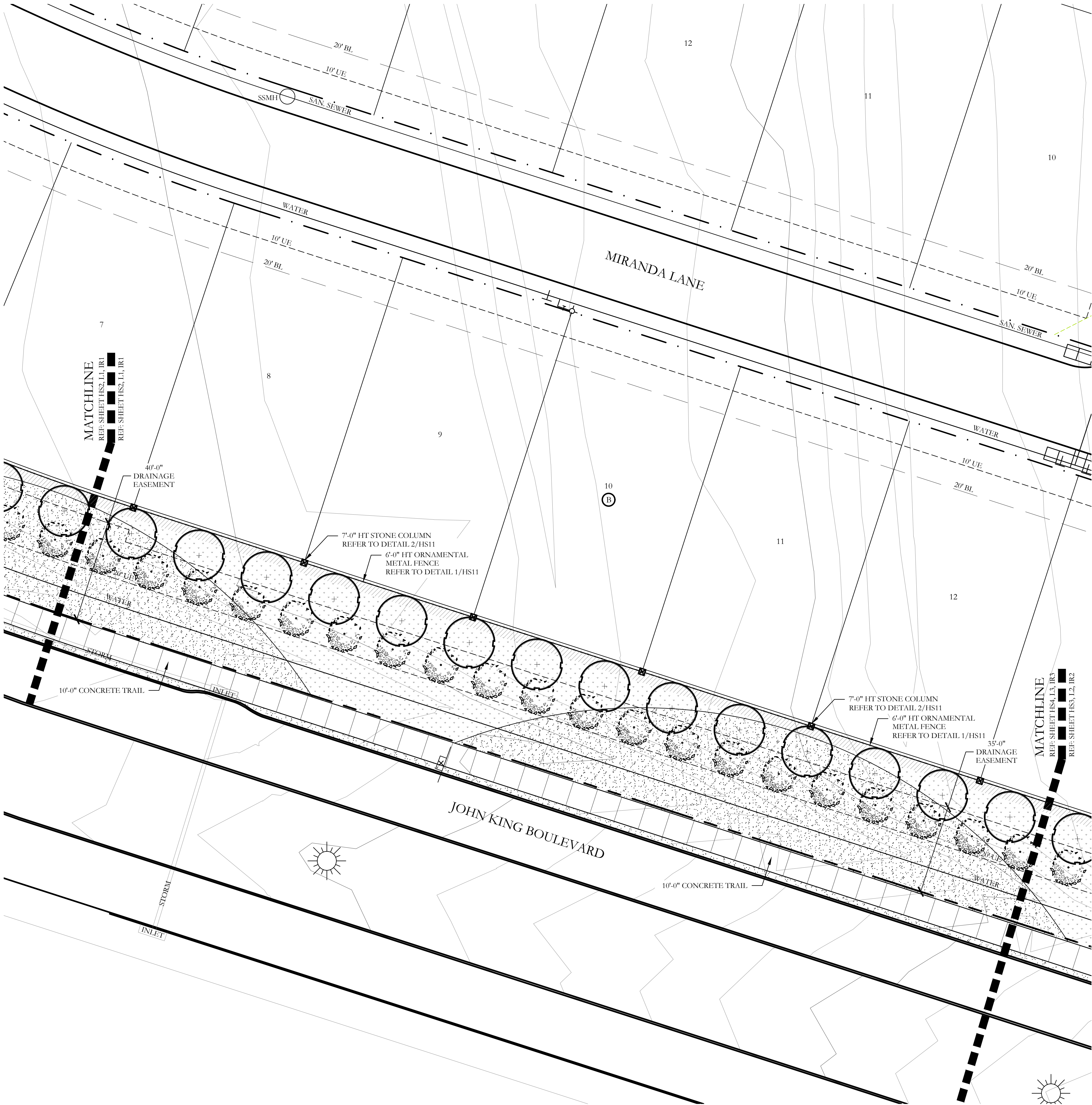
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

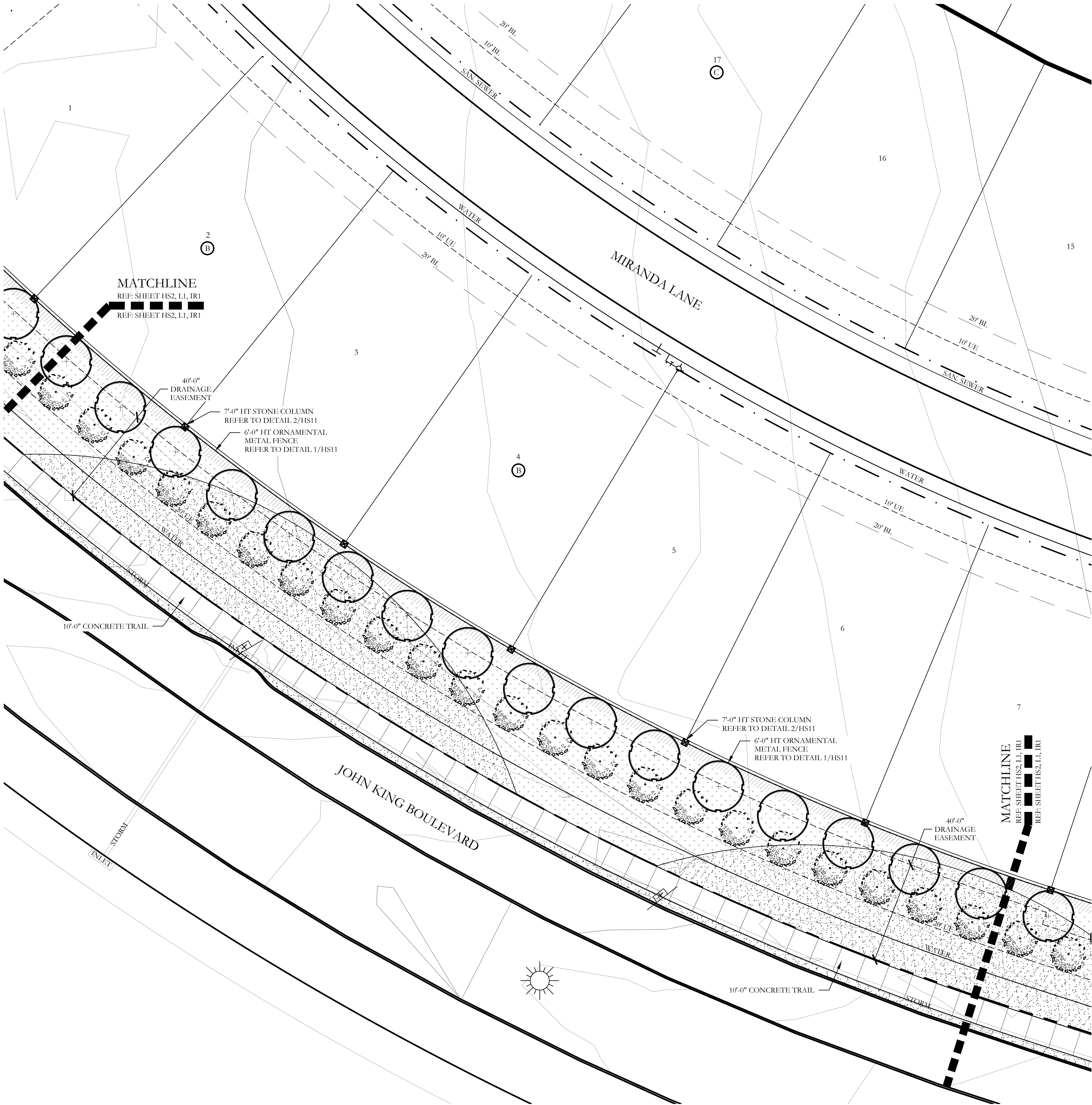
CJS PROJECT NO.
PAD001

SHEET NO.
HS3 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2893
STATE OF TEXAS
February 18, 2019

NORTH

20 10 0 10 20

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

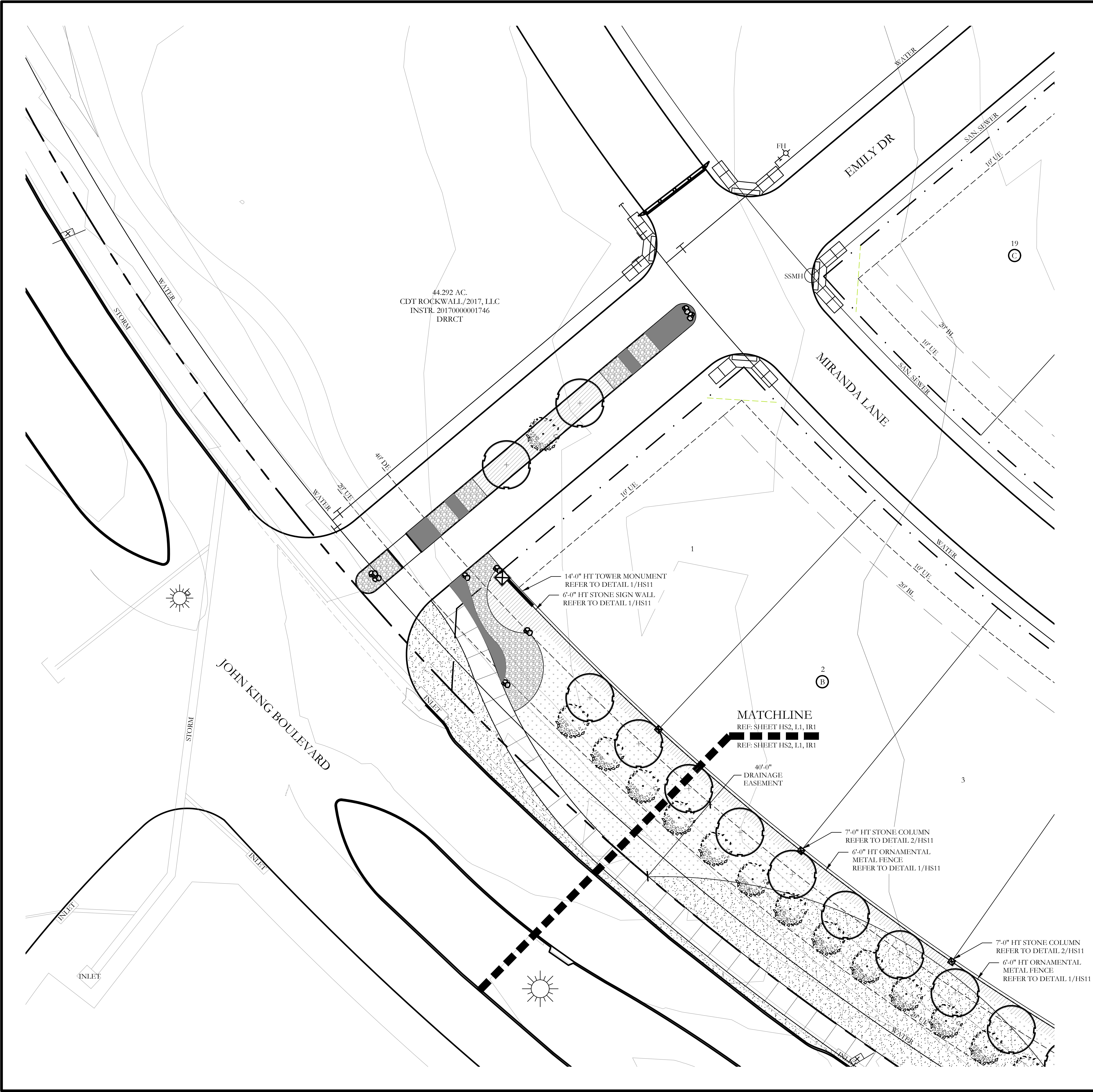
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS5 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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NORTH

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS6 of 12

16
D

15

14

13
D

12

11

21
B

22

23

20
B

MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS2, L1, IR1

MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS2, L1, IR1

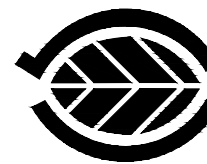
PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

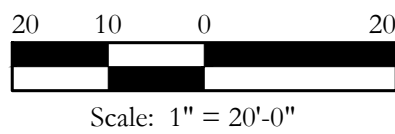
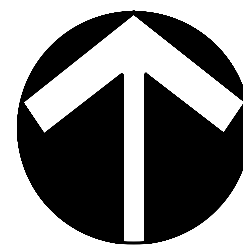
HARDSCAPE LEGEND

	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o



February 18, 2019



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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

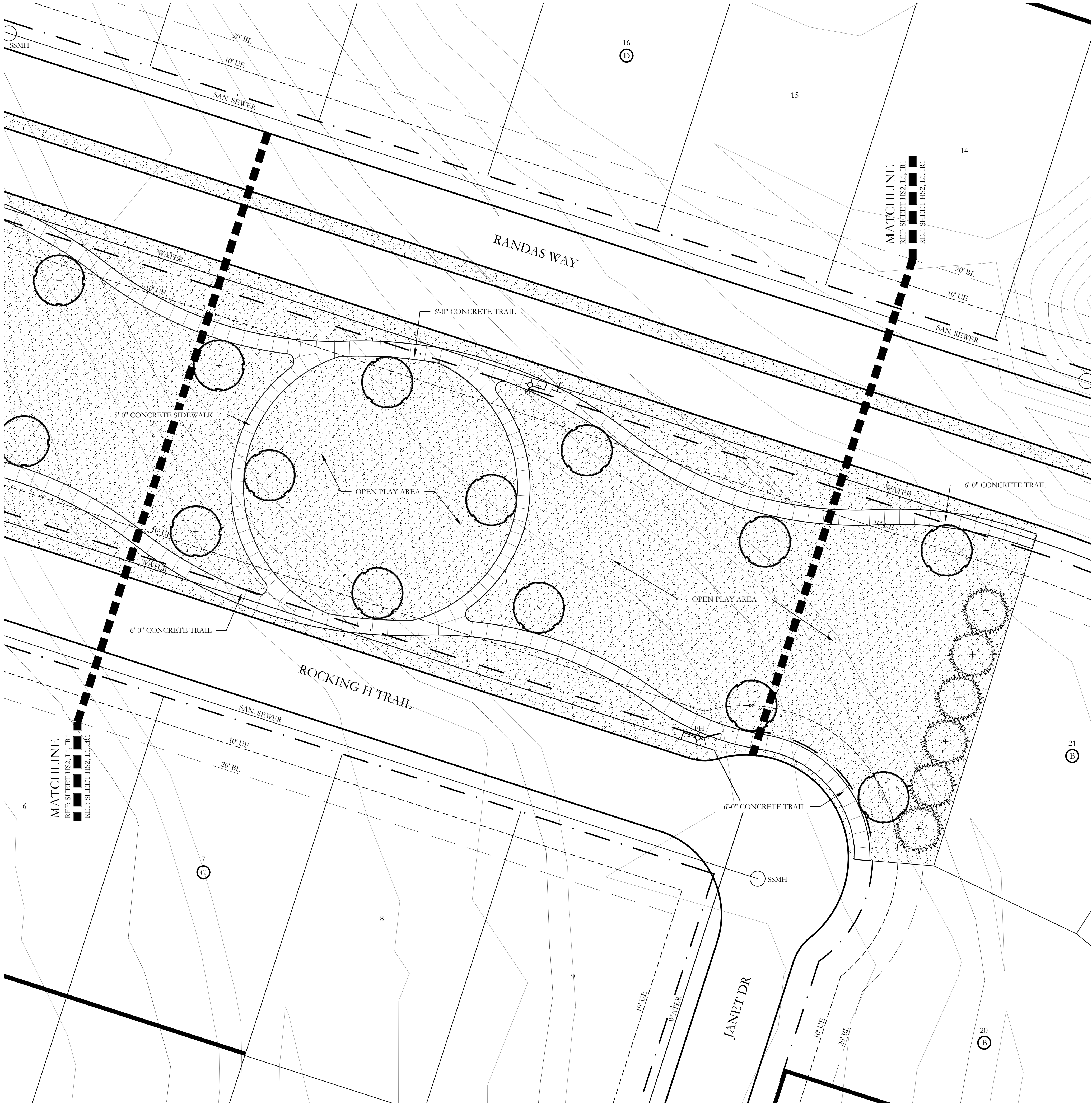
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS8 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMNET. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

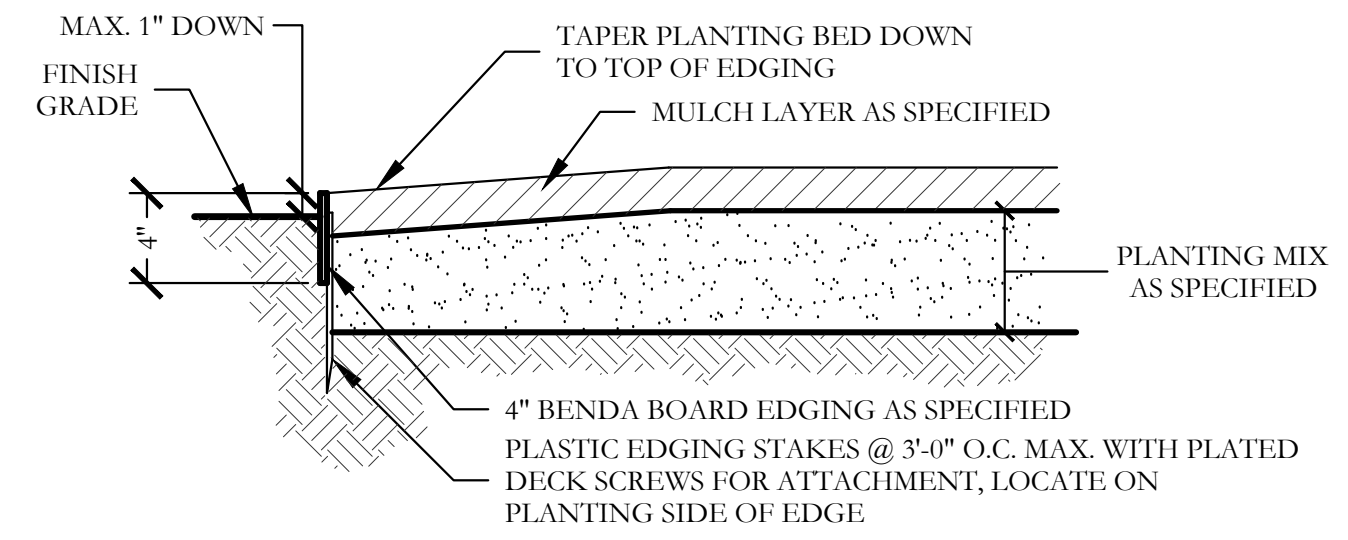
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

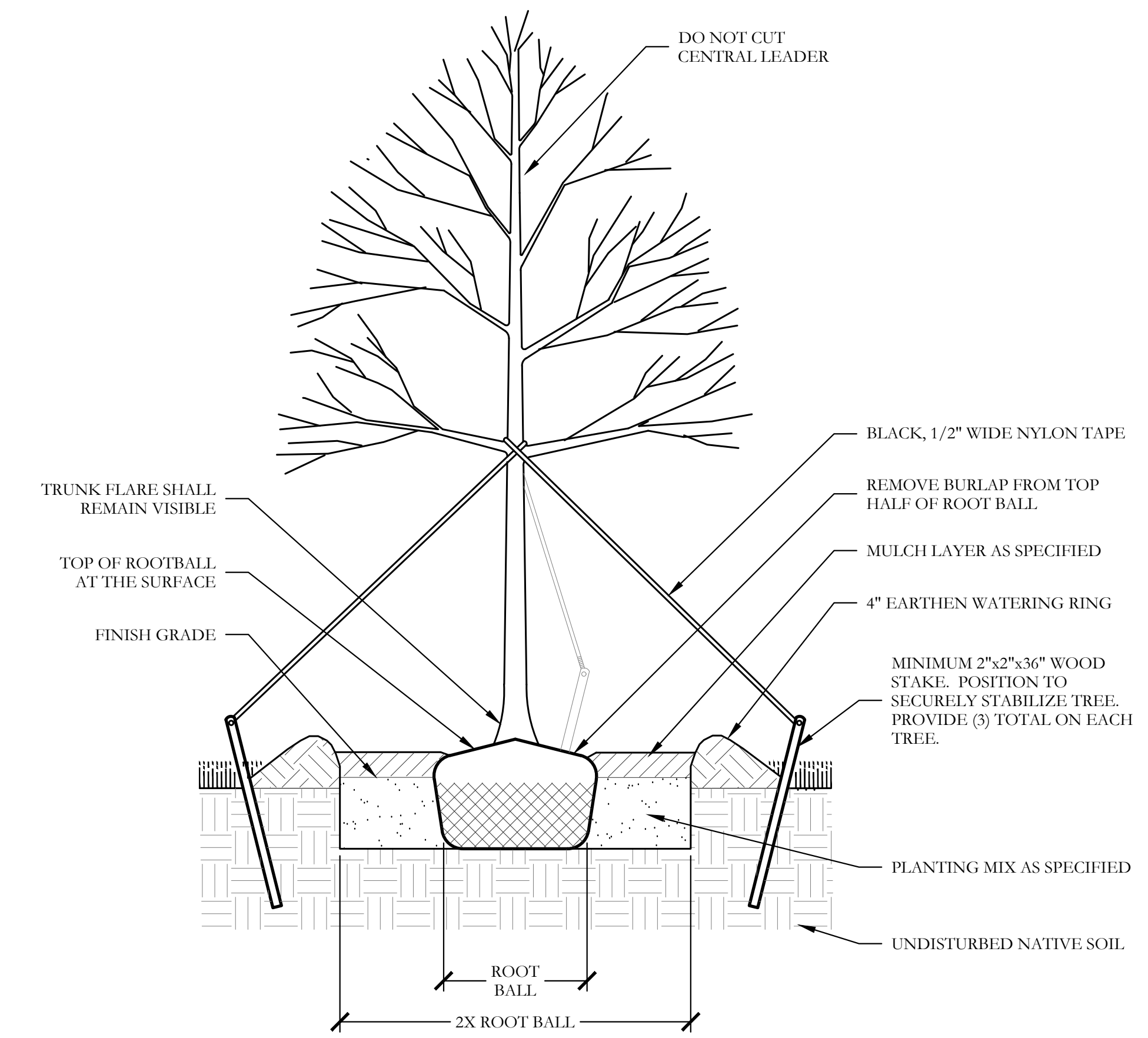
PAD001

SHEET NO.

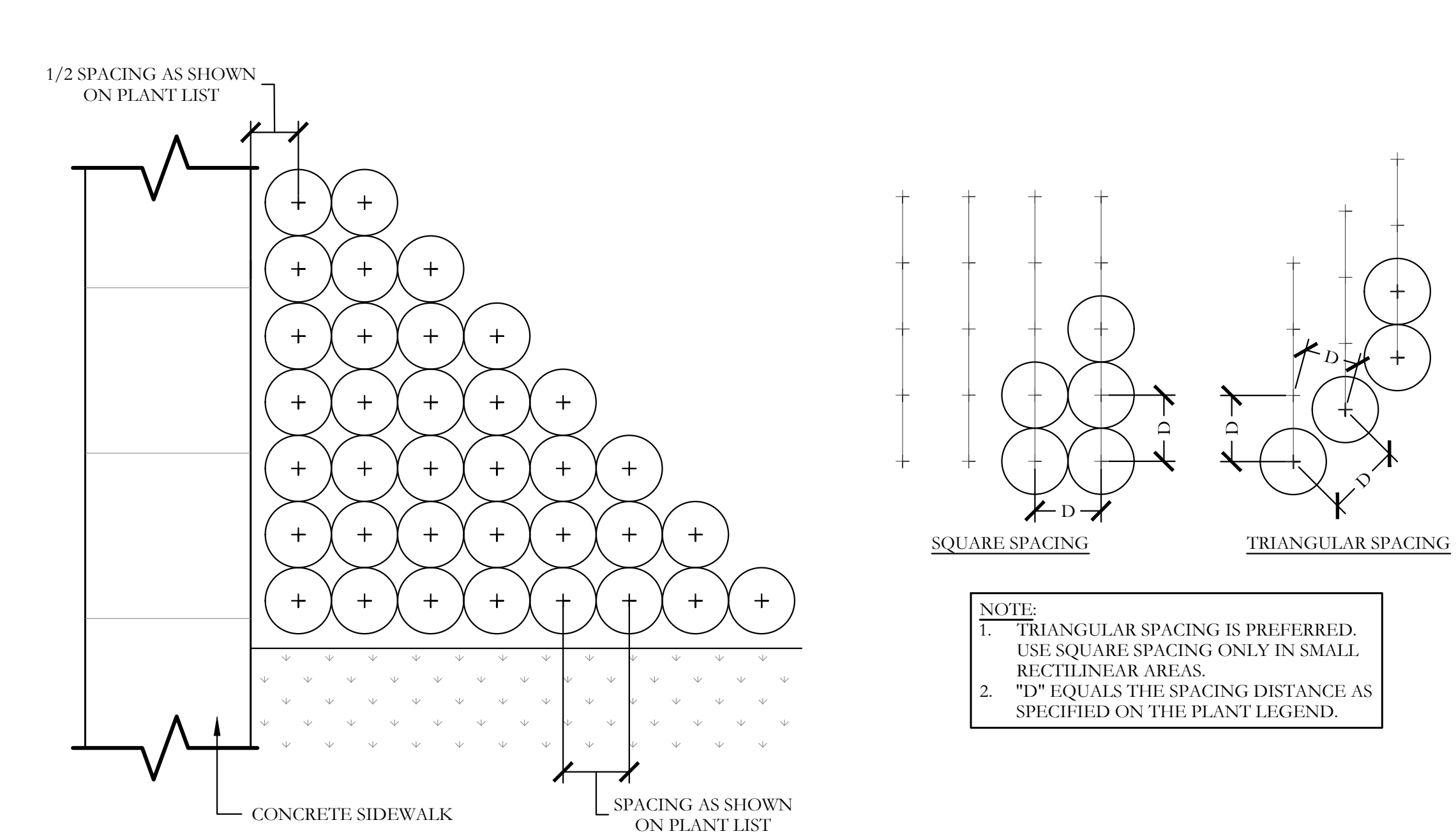
HS9 of 12



1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE

PLANT LEGEND					
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	68	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	6	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	69	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	8,295	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	129,290	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	27,210	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	1,080	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4-1" DIAMETER
	2,535	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	3 TONS	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

GENERAL LANDSCAPE NOTES

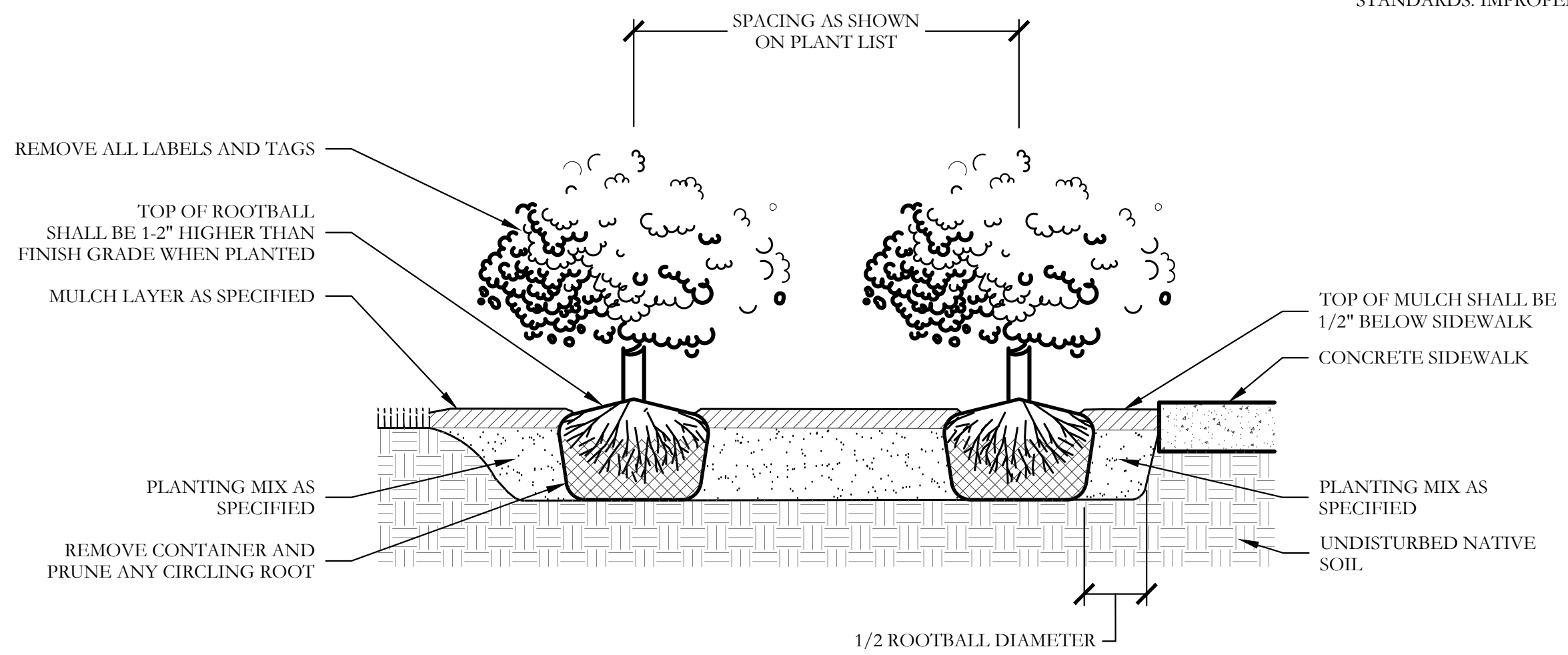
- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAIN LINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

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



CODY JOHNSON

s · t · u · d · i · o

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February 18, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Details

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. PAD001

SHEET NO. HS12 of 12



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 26, 2019

SUBJECT: Zoning Cost/Benefit Tool Background, Methodology, and Instructions

On February 19, 2019, staff held a work session with the City Council to discuss the use of a model intended to project the potential costs associated with a proposed zoning change compared to the existing and anticipated costs of the current zoning of a property. In addition, the model is intended to show the Planning and Zoning Commission and City Council how a proposed zoning change brings the City's land use mix closer to or further away from the chosen ratio of 67% residential value to 33% non-residential value (*i.e. estimated to equate to an 80% residential/20% non-residential mix of land uses*). This was one of the objectives set forth by the City Council as part of the City's Strategic Plan. At the conclusion of the work session, the City Council directed staff to start using the model with all zoning change cases.

In response to this direction, the Planning and Zoning Department will be holding a work session with the Planning and Zoning Commission to talk about how the model will be used, the information displayed by the model, and to familiarize the Planning and Zoning Commission with the output of the model prior to its implementation. Attached to this memorandum is a copy of a memorandum and exhibits that were provided to the City Council and that outline the background of the project, the model's methodology, the limitations of the model, how the model is setup and used, and how staff updates the model annually. Should the Planning and Zoning Commission have any questions, staff will be available at the work session meeting to discuss.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

CC: Rick Crowley, City Manager
Mary Smith, Assistant City Manager
Joey Boyd, Assistant City Manager

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 19, 2019

SUBJECT: Zoning Cost/Benefit Tool Background, Methodology, and Instructions

SUMMARY

At the City Council's direction staff has prepared a model that is intended to project the potential costs associated with a proposed zoning change compared to the existing and anticipated costs of the current zoning of a property. In addition, the model is intended to show the City Council how a proposed zoning change brings the City's land use mix closer to or further away from the chosen ratio of 67% residential value to 33% non-residential value (*i.e. estimated to equate to an 80% residential/20% non-residential mix of land uses*). The following memorandum outlines the background and purpose of the model, the methodology used to create the model, and how the model is setup and used to evaluate zoning requests. This memorandum has been drafted for transparency purposes concerning the methodology used to create the model, and to provide appointed/elected officials, the development community, and interested parties with a basis for how the model is intended to be utilized. This memorandum is broken up into the following sections:

- (1) Background
- (2) Model Methodology
- (3) Limitations of the Model
- (4) Setting Up the Models Variables
- (5) Using the Model
- (6) Updating the Model

BACKGROUND

In 2012, the City of Rockwall contracted with Insight, Inc. -- *an economic consultant* -- to purchase *Z-Snap*, a software program that is intended to help quantify the potential fiscal impacts of zoning. This proprietary tool allowed City staff to estimate the economic impact of a zoning proposal based on a set of variables that included an estimate of the City's Cost of Community Service (COCS). Unfortunately, the model designed by Insight, Inc. does not allow staff the ability to view or adjust its variables to account for changes in economic conditions annually, and -- *due to the inability to update the software* - the model is no longer relevant for 2019 conditions.

More recently, the City Council has requested a similar tool to the one created by Insight, Inc. that could also show how a zoning request will bring the City closer to or further away from its stated goal of 67% residential value to 33% non-residential value (*i.e. estimated to equate to an 80% residential/20% non-residential mix of land uses*). This tool was also referred to in both the Planning and Zoning Department's strategic plan and in the newly adopted OURHometown Vision 2040 Comprehensive Plan. Based on this direction, the Planning and Zoning Department staff have created a tool that: [1] shows the estimated shift in land use/land value proposed by a zoning request, [2] shows

conformance/non-conformance to the City's Future Land Use Plan, and [3] estimates the potential costs associated with the zoning request based on its current zoning versus the proposed zoning. The only criteria that City staff had when approaching the creation of this model -- *beyond the direction of the City Council* -- was to create a model that was easily updated, and could yield results using as little staff time as possible.

It should be noted that if the City Council chooses to use this tool in evaluating zoning cases, the results of this model are not a reasonable basis for the denial of a zoning request; rather, the results generated by this model are only meant to provide a general estimate of the potential fiscal impact of changing the zoning of a particular tract of land. When changing zoning the City Council should take into account other qualitative variables that exist outside the model (e.g. *conformance to the Future Land Use Map and Plan, the adjacent land uses and the potential impacts on these properties, the social impact of the zoning change on the community, etc.*).

MODEL METHODOLOGY

Fiscal Impact Analysis (FIA) is a tool that allows a rough comparison to be made showing the anticipated changes in municipal costs against the anticipated changes in municipal revenues. In preparing the model described above, it was postulated that a tool utilizing FIA would be the most efficient and most relevant way to show the nexus between land use changes and their impact on municipal revenues and expenditures. The following section details the methodology used by City staff in the creation of this tool.

- 1) Land Value by Zoning Designation. In order to estimate the potential changes in land and improvement values resulting from a change in zoning, City staff used an *Average Cost Method* to calculate the potential cost of land values and improvement values for one (1) square foot of land by zoning designation. The *Average Cost Method* assumes that the added value of land and improvements resulting from a zoning change are based on the average cost of land and improvement values that are currently contained within the City's limits. This method is summarized as follows:

$$x = \frac{(\sum b + \sum c)}{\sum (43,560a)}$$

WHERE:

x = Estimated Price/SF

a = Sum of Total Square Feet for a Specific Zoning District

b = Sum of Total Estimated Land Value for a Specific Zoning District

c = Sum of Total Estimated Improvement Value for a Specific Zoning District

To achieve this, the City's Geographic Information Systems (GIS) division used the City's zoning and parcel layers to extract the *2018 Certified Tax Roll* values -- *provided by the Rockwall Central Appraisal District (RCAD)* --, and break them down into a per square foot cost by each zoning designation. Once the average cost per square foot of land and improvement values was calculated for each zoning district, the model uses the proposed zoning change to calculate the potential increase/decrease in total taxable value (*i.e. land and improvement values*), less the loss of the land's current taxable value based on the *2018 Certified Tax Roll*. This calculation is summarized through the following formula:

$$d = (ab_x) - (ab_y)$$

WHERE:

d = Change in Taxable Value

a = Land Area Proposed to be Rezoned

b_x = Estimated Value of Land and Improvements per Proposed Zoning Designation

b_y = Value of Current Land and Improvements per the 2018 Certified Tax Roll

Once the estimated land value and improvements of a proposed zoning change have been calculated these are then used to show the shift in present versus proposed land values. This is done to visually display how the zoning change will either bring the City closer to or further away from its stated goal of 67% residential value versus 33% non-residential value. This model also translates the proposed zoning change to its impact on the Future Land Use Map, and shows how the projected change compares to the desired 80% residential land uses versus 20% non-residential land uses.

- 2) *Estimated Property Taxes for Residential and Non-Residential Land Uses.* Once the land and improvement values of the proposed zoning change have been established, the model calculates the estimated residential and non-residential property tax revenues anticipated from a project. This is calculated by taking the total value of the land (*i.e. the sum of the land and improvement values*) and dividing it by \$100.00 to obtain the value per \$100.00 valuation. This is then multiplied by the effective tax rate to determine the estimated tax collections. A summary of this formula is as follows:

$$x = \left(\frac{(a + b)}{\$100.00} \right) c$$

WHERE:

x = Estimated Tax Revenue

a = Land Value of the Land

b = Improvement Values of the Land

c = Effective Tax Rate

- 3) *Cost of Community Service.* To calculate the Cost of Community Service (COCS), City staff used an *Average-Cost* approach. The *Average-Cost* approach is a basic methodology of Fiscal Impact Analysis (FIA), which calculates costs and revenues based on the average cost per unit of service multiplied by the demand for that unit. This type of FIA can be achieved through various techniques (*e.g. Per-Capita Multiplier, Service Standard, Proportional Evaluation, etc.*); however, for this model staff utilized the *Per Capita Multiplier* and *Proportional Valuation* techniques.

- (a) *Per-Capita Multiplier Approach for COCS for Residential Land Uses.* The *Per-Capita Multiplier* approach is obtained by dividing expenditures in the budget by the current population to obtain a cost per person. This can then be extrapolated using the projected population increase of a particular residential development to estimate the cost required to serve said development. This approach assumes that each of the service levels will be maintained in the future, and that the addition of each resident will generate the same level of costs to the municipality as each existing resident currently generates. This can be summarized by the following formula:

$$x = \frac{(ab)}{c}$$

WHERE:

x = Cost of Expenditure per Person

a = Expenditure

b = Percent of Expenditure Attributed to Residential Development

c = Current Population

- (b) *Proportional Valuation Approach for COCS for Commercial Land Uses.* The *Proportional Valuation* approach is obtained by calculating the proportional percentage increase in non-residential property values anticipated by a particular development, and multiplying the expenditures in the budget associated with non-residential property by the proportional increase. This method assumes that the assessed property values are directly related to public service costs. This approach can be summarized by the following formula:

$$x = ab$$

$$y = \frac{(c + d)}{c}$$

$$z = xy$$

WHERE:

x = Expenditure Attributed to Non-Residential Development

a = Percent Proportion of Non-Residential Value

b = Municipal Expenditure

y = Proportional Increase in Non-Residential Development

c = Value of Existing Non-Residential Value

d = Value of Proposed Development

z = Costs Allocated to New Facility

To estimate the anticipated COCS for residential and non-residential land uses, City staff took the line item expenditures from the *Debt Services* and *Operating Expenditures* sections of the City's *FY2019 Budget*. For each of the line item expenditures, a percentage share was then assigned to either residential or non-residential costs with the total sum of the two (2) percentage shares equaling 100%. These shares were the perceived costs that were attributable to either residential land uses or non-residential land uses. In cases where staff is unable to ascertain the percentage of responsibility for the expenditure, a default value equal to the percentage of the residential value versus non-residential value currently existing in the city is used (*i.e. 76.31% residential value to 23.69% commercial value*). Once all expenditures are accounted for, the *Per-Capita Multiplier* and *Proportional Valuation* methods are applied to the percentage share for each expenditure. The sum of the *Per-Capita Multiplier* method (*i.e. percent share of expenditure divided by the current population*) represents the estimated cost attributable to one (1) resident. This is then multiplied by the anticipated number of residents for a given development (*i.e. the number of households determined by the acreage and zoning designation multiplied by the anticipated people per household*) to determine the total anticipated cost of a proposed residential development. The sum of the *Proportional Valuation* method (*i.e. the percent share of expenditure multiplied by the proportional increase less the original expenditure*) represents the cost attributable to a proposed non-residential development. The *Proportional Valuation* method is used in this model to calculate both the proposed non-residential zoning change and the estimated potential of the current non-residential zoning.

- 4) *Estimated Sales Tax.* When estimating sales tax revenues associated with residential and non-residential land uses, City staff used two (2) different types of sales tax categories to calculate the potential impacts of a change in zoning. These are *Direct Sales Tax* and *Indirect Sales Tax*.
- (a) *Direct Sales Tax.* For this model, *Direct Sales Tax* refers to sales tax that is directly attributable to non-residential, non-industrial property. To calculate the *Direct Sales Tax*, City staff used an *Average Cost Method*. This method assumes that the sales tax generated by adding of one (1) square foot of non-residential land will be equal to the average sales tax generated by one (1)

square foot of non-residential land currently located in the City. The *Direct Sales Tax* calculation can be summarized by the following formula:

$$x = \left(43,560 \left(\frac{b}{(43,560a)} \right) \right) c$$

WHERE:

x = Estimated Direct Sales Tax

a = Total Acreage of Sales Tax Producing Land in the City

b = Estimated City Sales Tax

c = Acreage of Proposed Sales Tax Producing Land Associated with the Zoning Change

- (b) *Indirect Sales Tax*. *Indirect Sales Tax* refers to sales tax that is associated with the increase in residents resulting from a residential development. This is calculated using the *Per-Capita Multiplier* method described above. In this case, the total sales tax collected by the City is divided by the City's current population to establish the per-capita sales tax (*i.e. sales tax associated with one [1] person*). This per-capita number is then multiplied by the additional number of residence anticipated to be added to the population by a particular zoning change. The *Indirect Sales Tax* calculation can be summarized by the following formula:

$$x = \left(\frac{b}{a} \right) (cd)$$

WHERE:

x = Estimated Direct Sales Tax

a = Current Population

b = Estimated City Sales Tax

c = Number of Households Associated with the Zoning Change

d = Average People Per Household

- 5) *Estimated Annual Revenues, Expenditures and Total Cost*. Annual revenues are calculated by adding the [1] residential property tax, [2] non-residential property tax, [3] direct sales tax, and [4] indirect sales tax. Annual expenditures are calculated by adding the COCS for residential and non-residential land uses. Once these numbers are calculated the estimated total annual cost to the municipality is obtained by adding the total expenditures to the total revenues.

LIMITATIONS OF THE MODEL

Staff should point out that while the methodology contained in this model is based on general practices, there are some limitations associated with Fiscal Impact Analysis (FIA) and the model itself that are important to understand when analyzing the model's outputs. For starters, FIA can have the effect of placing an emphasis on alternatives and the perceived expenses associated with these alternatives, and take away the emphasis on other factors that are less easily quantified (*e.g. the social and political constraints of zoning*). FIA can also be misleading to outside parties that are not trained to interpret the data. When looking at the techniques used in this model (*i.e. Per-Capita Multiplier and Proportional Valuation approaches*) both are intended to provide a broad analysis, and will be less accurate than a detailed economic study of the proposed zoning case.

From the model's perspective, the determination of the proportional share relating to the City's cost is somewhat subjective to the person calibrating the model. This speaks to the elusiveness of the true valuation of Cost of Community Service (COCS). The model also lacks the ability to account for future

bond elections for infrastructure and public improvements. Finally, the sales tax estimates in this model attempt to account for both the direct and indirect forms of sales tax; however, it does not account for the overlap between the per-capita sales tax expenditures of a new resident and the direct sales tax generated by commercial/retail land uses when a zoning case deals with both residential and non-residential land uses.

All of these items should be understood by elected and appointed officials when interpreting the results generated by this model. In addition, the merits of a zoning case should be decided by weighing all available information including the zoning changes conformance to the City's Comprehensive Plan. This model should not be a basis for the denial of a request to change the zoning of a property.

SETTING UP THE MODEL

The following are the steps necessary to setting up the model prior to use. The model should be recalibrated on an annual basis to ensure that the information provided by the model is accurate. During the annual update, all information in the *Zoning Cases* tab should be removed as these cases will be accounted for in the updated zoning and future land use acreages.

STEP 1. The first step in preparing the model is to utilize ArcMap to extract the acreages for each land use designation from the *Future Land Use* layer (i.e. *Feature Class*). These should be summarized by each of the *Land Use Districts* contained in the OURHometown Vision 2040 Comprehensive Plan. These acreages are then input into the green cells on the *Future Land Use* tab of the spreadsheet. By doing this the *Pre-Adjusted* and *Adjusted* tabs of the spreadsheet will auto populate with the acreages.

Figure 1. Future Land Use

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BASE YEAR ACREAGES

UPDATED: 8/27/2018

		RESIDENTIAL				COMMERCIAL				SPECIAL DISTRICTS				PUBLIC LAND AND OPEN SPACE			
#	LAND USE DISTRICTS	LDR	MDR	HDR	CR	CI	BC	TEC	LW	MU	DT	SC	OS	P	QP	CEM	
01	Central District	234.39	134.46	30.62	133.44			390.78	23.13			0.07	228.02	212.77	23.65	0.18	
02	Downtown District		248.09	6.27	24.06	5.82				23.73		38.24		51.16	35.21	18.89	17.11
03	Employment District	0.03	355.53		67.72		86.38	640.37						106.27	14.31	39.12	
04	Far North Estates District	2,265.23	131.27		48.50									981.02			
05	Harbor District		35.22	48.42	14.25					83.60				9.97			1.43
06	IH-30 Corridor District											957.15	37.03	28.31	39.49		
07	Innovation District		1,374.03		107.49		140.62			247.86				270.30			
08	Marina District		317.63	14.04	2.80									100.71		5.18	0.03
09	Medical District				65.95		36.01							38.65	1.27	26.14	
10	North Lakeshore District		1,237.77		56.94				12.29					541.83	40.53	5.58	3.76
11	Northeast Residential District	1,646.83			13.02									178.54	92.45	3.25	32.34
12	Northwest Residential District	1,643.65	0.04		68.87									341.15		7.33	
13	Northwest Residential District		581.43		60.20									315.22	38.11	9.66	
14	Scenic District		28.04	54.77	20.89				2.63	33.21				38.13	52.63	14.31	
15	South Lakeshore District		381.87		34.92				3.66					123.68		2.93	0.75
16	South Central Residential District	1,102.26	200.85		144.84									283.44	40.36	161.33	0.99
17	South Central Estates District	1,336.88	624.93	38.71	162.92		106.13	7.79						332.01		7.79	
18	Southwest Residential District	1,025.90	481.39		277.44	120.50								570.30		8.67	
19	Technology District	425.14	27.22	74.61	78.42			530.85				6.76			1.95	0.61	
20	Southeast Estates District	3,266.62			242.68								578.64				
TOTAL:		12,946.93	6,159.77	267.44	1,625.35	126.32	369.14	1,569.79	65.44	364.67	38.24	963.98	5,126.07	557.90	373.93	56.59	

Financials

Adjusted

Pre-Adjusted

Zoning

Future Land Use

Ready

STEP 2. The next step is to utilize ArcMap to extract the acreages, land values and improvement values for each parcel by its zoning designation. This requires that the *Zoning* layer be joined to the *Parcel* layer through a union. In addition, all Planned Development District acreages should be removed from the *Zoning* layer. For Planned Development Districts, the model requires these acreages be summarized by their base zoning. The *PD Base Zoning* layer has this information and will need to be joined to the *Parcel* layer through a union. Once this information is collected, the two (2) tables can be exported and merged in

Figure 2. Zoning

STEP 3. The third step in the process is to update the financial information using the current year's budget. This includes all expenditures and revenues for the City. The dollar amounts for each line item are input into the green cells on the *Financials* tab of the spreadsheet.

[illegible]

CITY OF ROCKWALL

variables used by the model to make the calculations detailed in the methodology section. These assumptions can come from various sources; however, in the original setup of the model the following sources were used for each variable:

- (1) Mixed Use Value: OURHometown Vision 2040 Comprehensive Plan [using the desired land use mix]
- (2) Population: North Central Council of Governments (NCTCOG)
- (3) Sales Tax: City's Annual Budget
- (4) Total Acreage of Sales Tax Producing Property: GIS Division [using the Current Land Use layer]
- (5) Total Non-Residential Land in the City: GIS Division [using the Current Land Use layer]
- (6) Number of Households in the City: GIS Division [using residential address points from the Address Point layer]
- (7) Estimated People Per Household: United States Census Bureau
- (8) Effective Tax Rate: City's Annual Budget
- (9) Current Sales Tax Collection Rate: City's Annual Budget
- (10) Price Per Square Foot of Heavy Industrial (HI) District Land: Light Industrial (LI) District Land Per Square Foot
- (11) Employment Data for Land Uses: ESRI Business Analyst and GIS Division

Figure 4. Assumptions

Assumption	Value	Unit
KEY		
Annual Update Process		
MODEL ASSUMPTIONS		
(1) All property within the Agricultural (AG) District is assumed to be residential land.		
(2) Mixed Use value is assumed to be:		
Residential:	67%	
Commercial:	33%	
(3) City's Estimated Population Per NCTCOG:	43,500	People
(4) Estimated City Sales Tax:	\$ 17,250,000.00	
(5) Estimated Per Capita Sales Tax:	\$ 396.55	
(6) Estimated Sales Tax/SF of Com:	\$ 0.30	/SF
(7) Total Acreage of Sales Tax Producing Property in the City:	1,312.22	Acres
(8) Total Commercial Land in SF in City:	57,160,303.20	SF
(9) Ratio of Commercial Improvements/Land:	67,036,662.00	SF
(10) Number of Households in City:	0.85	
(11) Estimated People Per Household:	18,445	US Census
(12) Current Property Tax Rate:	2.87	
(13) Current Sales Tax Collection Rate:	0.4021	
(14) For \$1.00 Generated on Residential the City Pays:	2.00%	
(15) For \$1.00 Generated on Commercial the City Pays:	\$ 1.69	
(16) The Cost of Adding One (1) Person:	\$ 0.43	
(17) Price/SF of Heavy Industrial (HI) District land:	\$ (789.63)	
(18) Every Acre of High Commercial Land Equals # Employees	\$ 11.54	Same as the Light Industrial (LI) District
(19) Every Acre of Industrial Land Equals # Employees	15.25	
(20) Every Acre of Low Intensity Commercial Land Equals # Employees	1.81	
(21) Every Acre of Low Intensity Commercial Land Equals # Employees	9.18	

STEP 5. The final step in the process is optional depending on the accuracy of the calculations for per square foot land values in each zoning district. The blue cells on the *Cost of Service* tab of the spreadsheet allow the price per square foot to be adjusted for each zoning district. This may be necessary if there is a large amount of vacant land in any district, which could skew the overall price per square foot of land in that district.

Figure 5. Cost of Service

Residential Zoning Districts	Current Price/SF	Adjustment Column
Single Family (SF) District	25.32	
Single Family Estate 1.5 (SFE 1.5) District	83.840	0.60
Single Family Estate 2.0 (SFE 2.0) District	85.120	0.51
Single Family Estate 4.0 (SFE 4.0) District	170.240	0.26
Two-Family (2F) District	5.000	0.71
Three-Family (3F) District	5.000	0.71
Multi-Family 14 (MF-14) District	2.000	14.00

Commercial Zoning Districts	Current Price/SF	Adjustment Column
Commercial (C) District	18.47	
Downtown (DT) District	20.94	
General Retail (GR) District	20.90	
Heavy Commercial (HC) District	4.50	
Heavy Industrial (HI) District	11.54	
Light Industrial (LI) District	11.54	
Neighborhood Services (NS) District	13.02	
Residential-Office (RO) District	13.12	

USING THE MODEL

The following steps lay out the process of inputting a zoning case into the model and generating the summary page that will be provided to appointed and elected officials.

STEP 1.A. The first step in the process requests that the user input the land and improvement values of the subject property. This information is obtained from the Rockwall Central Appraisal District (RCAD).

STEP 1.B. The next step requests that the user submit the total square footage of all non-residential improvements on the property and/or the number of proposed/current residential lots on the property. This information is obtained from the Rockwall Central Appraisal District (RCAD) and/or the subdivision plat for the property.

STEP 1.C. This step requests the current zoning by acreage of the property. If the property has multiple zoning designations, the user will need to get the acreages from the

Figure 6. Worksheet (Step 1)

STEP 1.A: VALUE

TOTAL LAND VALUE \$ -

TOTAL IMPROVEMENT VALUE \$ -

STEP 1.B: COMMERCIAL IMPROVEMENT SF

CURRENT SF OF ALL COMMERCIAL IMP: -

STEP 1.B: RESIDENTIAL UNITS

PROPOSED NUMBER OF RESIDENTIAL LOTS: -

CURRENT NUMBER OF RESIDENTIAL LOTS: -

STEP 1.C: ZONING (CURRENT)

ZONING DESIGNATIONS	ACRES	%	DISTRIBUTED LAND VALUE	DISTRIBUTED IMPROVEMENT VALUE
(1) #DIV/0!			\$ -	\$ -
(2) #DIV/0!			\$ -	\$ -
(3) #DIV/0!			\$ -	\$ -
(4) #DIV/0!			\$ -	\$ -
(5) #DIV/0!			\$ -	\$ -
TOTAL:				

STEP 1.D: IS THE LAND VACANT (I.E. DOES IT HAVE SUBSTANTIAL IMPROVEMENTS)?

IF YES PUT AN 'X' INSIDE THE BOX AT RIGHT ☐

STEP 1.E: AGRICULTURAL LAND

AGRICULTURAL CONVERSION CHART: Based on the FLU designation convert the AG land to base zoning.

STEP 1.F: FUTURE LAND USE (CURRENT)

FUTURE LAND USE DISTRICTS	DESIGNATION	ACRES
(1)		
(2)		
(3)		
(4)		
(5)		
TOTAL:		

STEP 2: Fill out the following tables for Current Zoning Designation, Proposed Zoning Designation and Future Land Use Designation. NOTE: All zoning should be broken down into

Worksheet / Zoning Cases / Assumptions / Cost of Service / Financials / Adjusted / Pre-Adj

Geographical Information Systems (GIS) Division.

STEP 1.D. The next step asks the user if the subject property has any improvements currently existing on the property or if it is vacant. If the property is vacant, the user will need to put an 'X' inside the box. If the property has improvements, the box will need to be left blank.

STEP 1.E. The *Agricultural Conversion Chart* is intended to convert agricultural land to its intended base zoning based on the Future Land Use designation for the subject property. For example, if the subject property is designated for Low Density Residential land uses a base zoning of Single Family 10 (SF-10) District or Single Family 16 (SF-16) District would be appropriate.

STEP 1.F. The next step asks the user to input the Future Land Use designation and acreage of the subject property. If the property has multiple zoning designations, the user will need to get the acreages from the Geographical Information Systems (GIS) Division.

STEP 2.A. This step asks the user to fill in the proposed zoning acreages into the table in the blue cells. The bottom numbers should match to ensure that all the land associated with the zoning change is being accounted for.

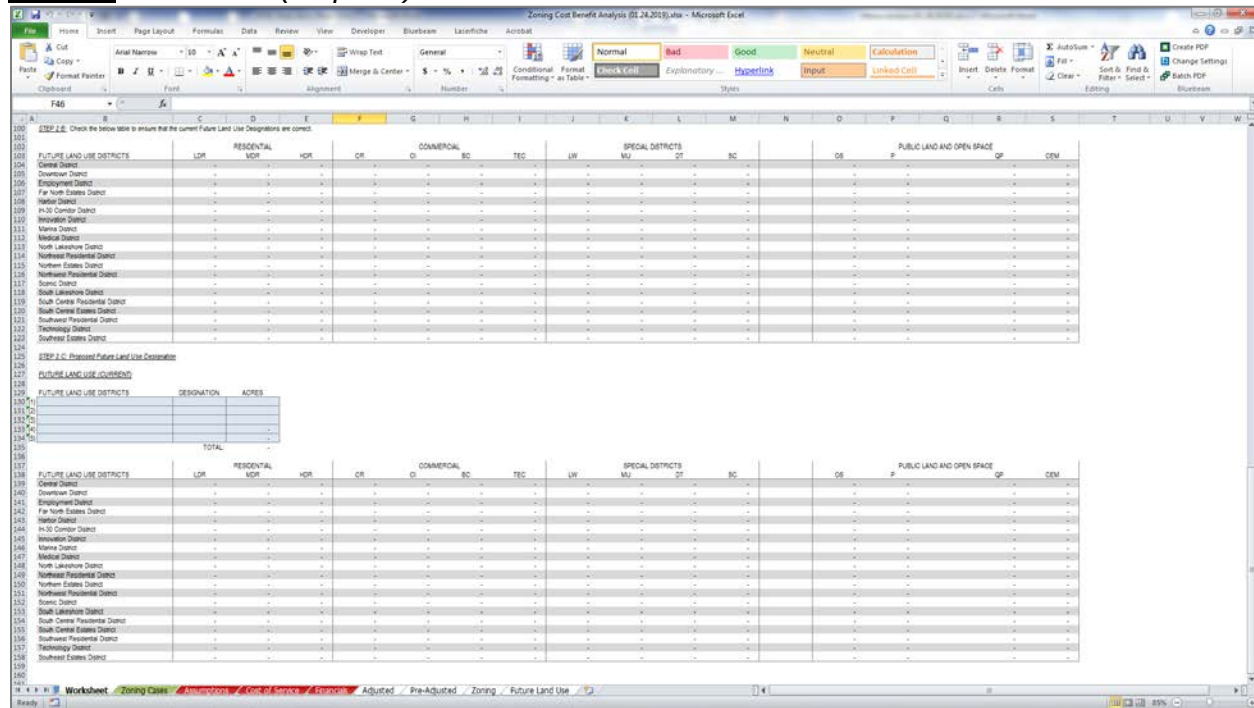
Figure 7. Worksheet (Step 2.A)

The screenshot shows a Microsoft Excel spreadsheet titled "Zoning Cost Benefit Analysis (02-24-2015).xls". The spreadsheet is divided into several sections. The first section, labeled "STEP 2.A", contains a table for "Zoning Districts" with columns for "Current Zoning", "Proposed Zoning", "Existing Value", "Less Existing Value for Improvements", "Est. Price/Sq Ft for Land", "Est. Price/Sq Ft for Improvements", "Est. Price/Sq Ft for Total Value", "Comparative Cost Model (Current)", "Comparative Cost Model (Proposed)", "Employees (Current Zoning)", "Employees (Proposed Zoning)", "Zoning Units/Acre", "Agricultural Conversion Acres", and "Potential Population (Current Zoning)". The second section, labeled "STEP 2.B", contains a table for "Consolidated Request" with columns for "Current Acres", "Current Value", "Proposed Acres", and "Proposed Value". The third section, labeled "STEP 2.C", contains a table for "Future Land Use Districts" with columns for "LDR", "Residential", "Commercial", "Special Districts", "Public Land and Open Space", and "Other". The spreadsheet also includes a "Worksheet: Zoning Cost" tab and a "Worksheet: Agricultural Conversion" tab.

STEP 2.B. This step asks the user to check the information contained in the Future Land Use table to ensure that the current Future Land Use designation is correct with regard to the designation, acreage, and district.

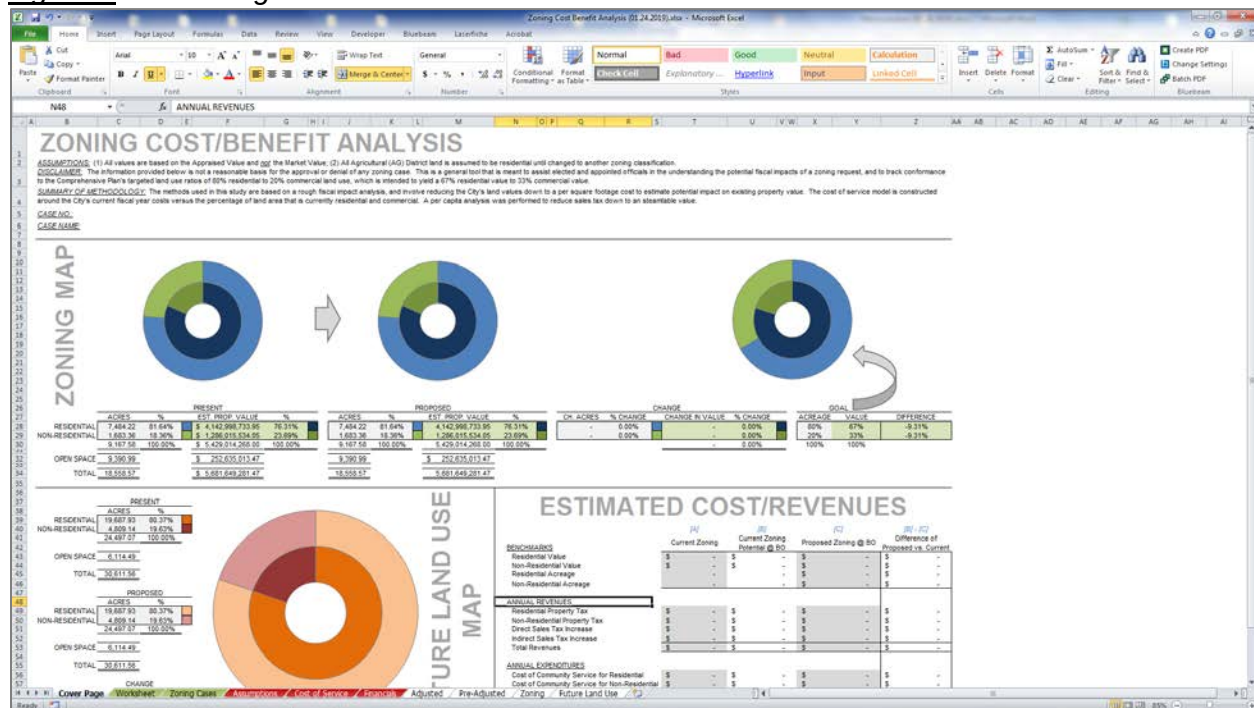
STEP 2.C. The next step asks the user to input the Land Use District and Future Land Use designations that will result from the zoning change if approved, and their associated acreages. This may require assistance from the Geographical Information Systems (GIS) Division to determine the acreages.

Figure 8. Worksheet (Step 2.C)



STEP 3. Once all information has been entered on the *Worksheet* tab, the user should click on the *Cover Page* tab and fill out the *CASE NO.* and *CASE NAME* blanks at the top of the page. The cover page can then be printed or exported to a .pdf file.

Figure 9. Cover Page



UPDATING THE MODEL

To ensure that the model is providing the most accurate information possible it is necessary to input approved zoning cases into the *Zoning Cases* tab of the model. To do this the model requires that the table entitled *Changes to the Zoning Map* be updated as well as the *Changes to the Future Land Use Map*. These two (2) tables should have one (1) entry for each zoning/future land use change resulting from a change in zoning. The red arrows below indicate the tables that should be updated.

Figure 10. Changes to the Zoning Map

The screenshot shows the 'Zoning Cases' tab in the 'Zoning Cost Benefit Analysis (01.24.2015).xls' Excel file. The 'CHANGES TO THE ZONING MAP' table is highlighted with a red arrow. The table has columns for 'CASE NUMBER', 'ZONING DESIGNATION', 'ACRES', and 'DATE APPROVED'. Below the table is a section for 'FUTURE LAND USE DESIGNATIONS' with a list of designations and their corresponding acreages.

CASE NUMBER	ZONING DESIGNATION	ACRES	DATE APPROVED
1	100	100	
2	100	100	
3	100	100	
4	100	100	
5	100	100	
6	100	100	
7	100	100	
8	100	100	
9	100	100	
10	100	100	
11	100	100	
12	100	100	
13	100	100	
14	100	100	
15	100	100	
16	100	100	
17	100	100	
18	100	100	
19	100	100	
20	100	100	
21	100	100	
22	100	100	
23	100	100	
24	100	100	
25	100	100	
26	100	100	
27	100	100	
28	100	100	
29	100	100	
30	100	100	
31	100	100	
32	100	100	
33	100	100	
34	100	100	
35	100	100	
36	100	100	
37	100	100	
38	100	100	
39	100	100	
40	100	100	
41	100	100	
42	100	100	
43	100	100	
44	100	100	
45	100	100	
46	100	100	
47	100	100	
48	100	100	
49	100	100	
50	100	100	
51	100	100	
52	100	100	
53	100	100	
54	100	100	
55	100	100	
56	100	100	
57	100	100	
58	100	100	
59	100	100	
60	100	100	
61	100	100	
62	100	100	
63	100	100	
64	100	100	
65	100	100	
66	100	100	
67	100	100	
68	100	100	
69	100	100	
70	100	100	
71	100	100	
72	100	100	
73	100	100	
74	100	100	
75	100	100	
76	100	100	
77	100	100	
78	100	100	
79	100	100	
80	100	100	
81	100	100	
82	100	100	
83	100	100	
84	100	100	
85	100	100	
86	100	100	
87	100	100	
88	100	100	
89	100	100	
90	100	100	
91	100	100	
92	100	100	
93	100	100	
94	100	100	
95	100	100	
96	100	100	
97	100	100	
98	100	100	
99	100	100	
100	100	100	

Figure 11. Changes to the Future Land Use Map

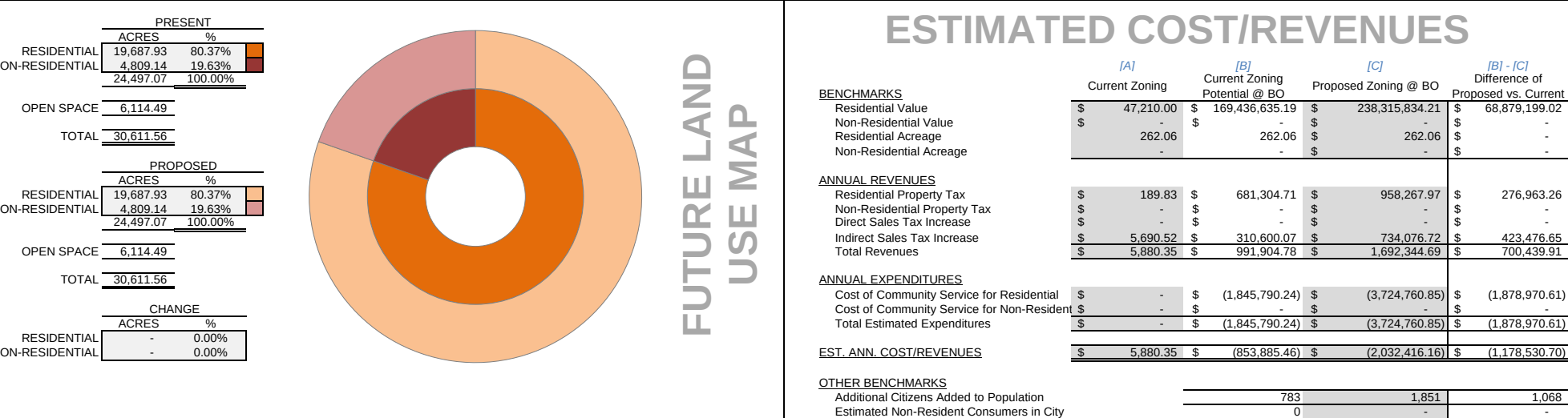
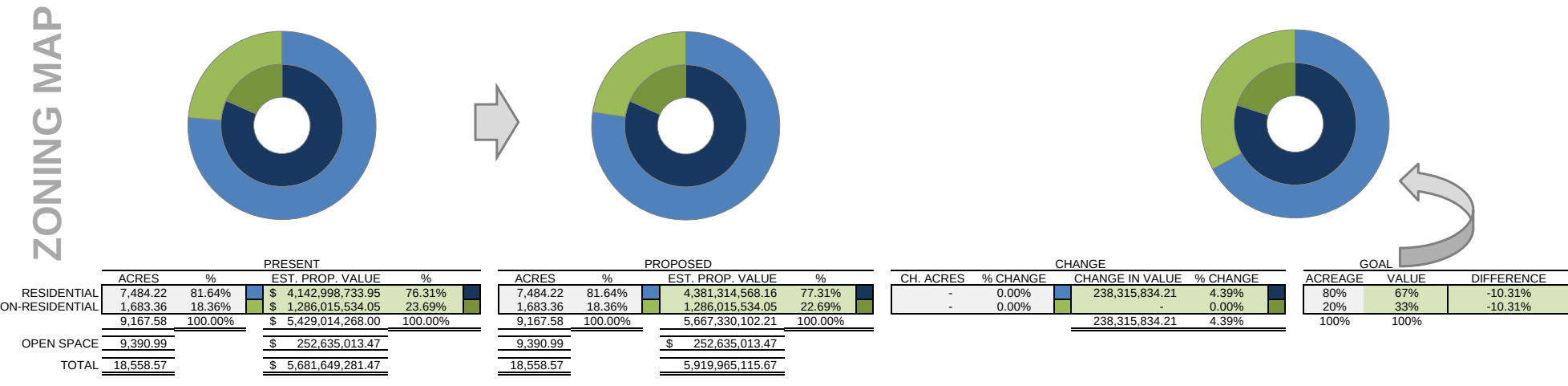
The screenshot shows the 'Future Land Use Map' tab in the 'Zoning Cost Benefit Analysis (01.24.2015).xls' Excel file. The 'CHANGES TO THE FUTURE LAND USE MAP' table is highlighted with a red arrow. The table has columns for 'CASE NUMBER', 'FUTURE LAND USE DESIGNATION', 'ACRES', and 'DATE APPROVED'. Below the table is a section for 'FUTURE LAND USE DESIGNATIONS' with a list of designations and their corresponding acreages.

CASE NUMBER	FUTURE LAND USE DESIGNATION	ACRES	DATE APPROVED
1	100	100	
2	100	100	
3	100	100	
4	100	100	
5	100	100	
6	100	100	
7	100	100	
8	100	100	
9	100	100	
10	100	100	
11	100	100	
12	100	100	
13	100	100	
14	100	100	
15	100	100	
16	100	100	
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27	100	100	
28	100	100	
29	100	100	
30	100	100	
31	100	100	
32	100	100	
33	100	100	
34	100	100	
35	100	100	
36	100	100	
37	100	100	
38	100	100	
39	100	100	
40	100	100	
41	100	100	
42	100	100	
43	100	100	
44	100	100	
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51	100	100	
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57	100	100	
58	100	100	
59	100	100	
60	100	100	
61	100	100	
62	100	100	
63	100	100	
64	100	100	
65	100	100	
66	100	100	
67	100	100	
68	100	100	
69	100	100	
70	100	100	
71	100	100	
72	100	100	
73	100	100	
74	100	100	
75	100	100	
76	100	100	
77	100	100	
78	100	100	
79	100	100	
80	100	100	
81	100	100	
82	100	100	
83	100	100	
84	100	100	
85	100	100	
86	100	100	
87	100	100	
88	100	100	
89	100	100	
90	100	100	
91	100	100	
92	100	100	
93	100	100	
94	100	100	
95	100	100	
96	100	100	
97	100	100	
98	100	100	
99	100	100	
100	100	100	

ZONING COST/BENEFIT ANALYSIS

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential until changed to another zoning classification.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

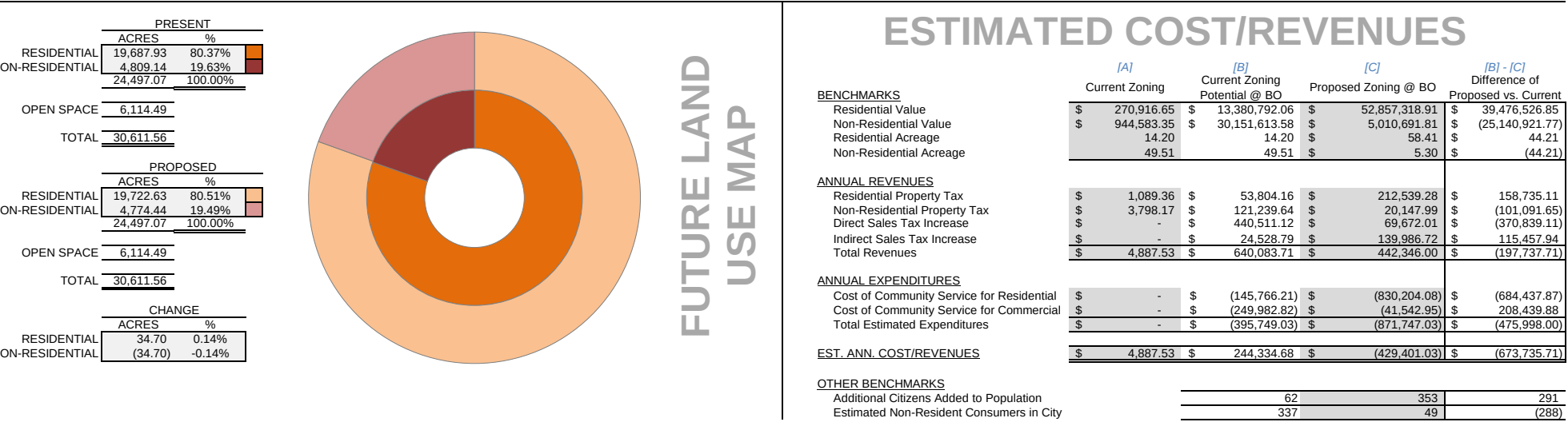
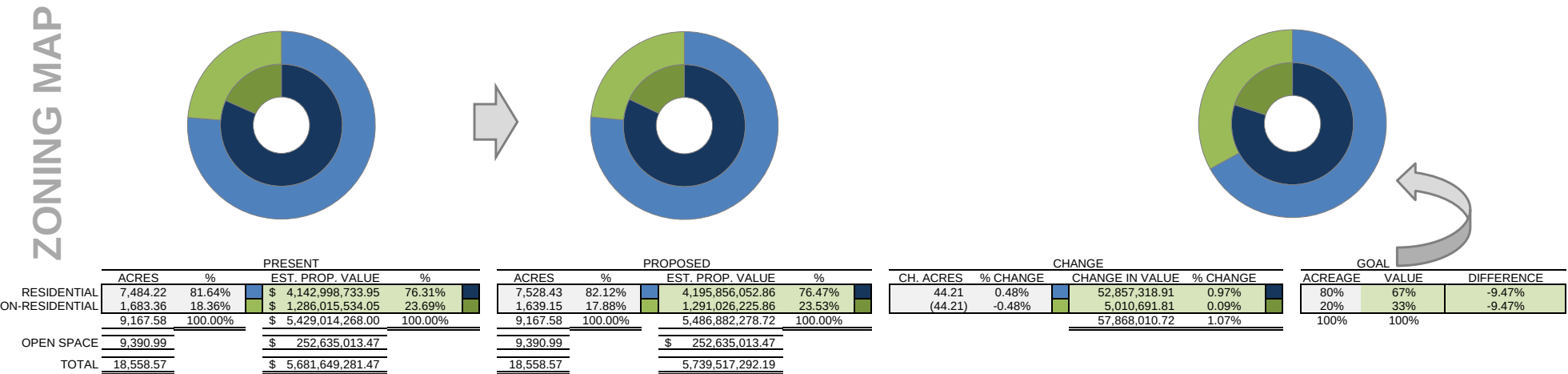
CASE NO.: Z2018-010
CASE NAME: Wallace Tract (AG to PD)



ZONING COST/BENEFIT ANALYSIS

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential until changed to another zoning classification.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and commercial. A per capita analysis was performed to reduce sales tax down to an steamtable value.

CASE NO.: Z2018-030
CASE NAME: Zoning Change (AG, C & HC to PD) for the Enclave



ZONING COST/BENEFIT ANALYSIS

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential until changed to another zoning classification.

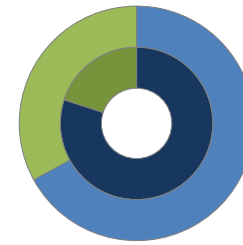
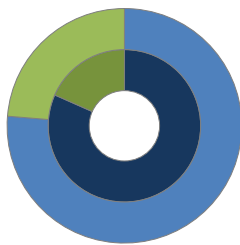
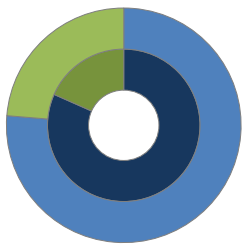
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2018-022

CASE NAME: Zoning Change (SF-7 to RO) for 506 Barnes Street

ZONING MAP



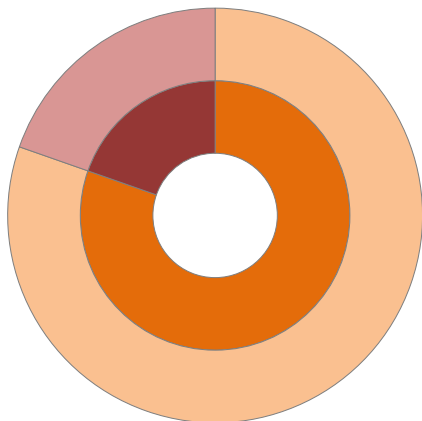
PRESENT			
	ACRES	%	EST. PROP. VALUE
RESIDENTIAL	7,484.22	81.64%	\$ 4,142,998,733.95
NON-RESIDENTIAL	1,683.36	18.36%	\$ 1,286,015,534.05
	9,167.58	100.00%	\$ 5,429,014,268.00
OPEN SPACE	9,390.99		\$ 252,635,013.47
TOTAL	18,558.57		\$ 5,681,649,281.47

PROPOSED			
	ACRES	%	EST. PROP. VALUE
RESIDENTIAL	7,484.05	81.64%	\$ 4,143,137,505.36
NON-RESIDENTIAL	1,683.52	18.36%	\$ 1,286,109,855.64
	9,167.58	100.00%	\$ 5,429,247,361.00
OPEN SPACE	9,390.99		\$ 252,635,013.47
TOTAL	18,558.57		\$ 5,681,882,374.46

CHANGE			
CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE
(0.16)	0.00%	138,771.41	0.00%
0.16	0.00%	94,321.59	0.00%
		233,093.00	0.00%

GOAL		
ACREAGE	VALUE	DIFFERENCE
80%	67%	-9.31%
20%	33%	-9.31%
100%	100%	

PRESENT		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ 52,730.00	\$ 454,787.16	\$ 138,771.41	\$ (316,015.75)
Non-Residential Value	\$ -	\$ -	\$ 94,321.59	\$ 94,321.59
Residential Acreage	0.50	0.50	0.34	(0.17)
Non-Residential Acreage	-	-	0.17	0.17

ANNUAL REVENUES

Residential Property Tax	\$ 212.03	\$ 1,828.70	\$ 558.00	\$ (1,270.70)
Non-Residential Property Tax	\$ -	\$ -	\$ 379.27	\$ 379.27
Direct Sales Tax Increase	\$ -	\$ -	\$ 2,169.03	\$ 2,169.03
Indirect Sales Tax Increase	\$ 1,138.10	\$ 1,233.84	\$ -	\$ (1,233.84)
Total Revenues	\$ 1,350.13	\$ 3,062.54	\$ 3,106.30	\$ 43.76

ANNUAL EXPENDITURES

Cost of Community Service for Residential	\$ (7,106.69)	\$ (7,106.69)	\$ -	\$ 7,106.69
Cost of Community Service for Non-Resident	\$ -	\$ -	\$ (782.01)	\$ (782.01)
Total Estimated Expenditures	\$ (7,106.69)	\$ (7,106.69)	\$ (782.01)	\$ 6,324.69

EST. ANN. COST/REVENUES

	\$ (5,756.56)	\$ (4,044.15)	\$ 2,324.29	\$ 6,368.45
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OTHER BENCHMARKS

Additional Citizens Added to Population	3	-	(3)
Estimated Non-Resident Consumers in City	0	8	8