AGENDA

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MARCH 10, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of Minutes for the *February 24, 2026* Planning and Zoning Commission meeting.

(V) PUBLIC HEARING ITEMS

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

(3) **Z2026-004 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

(4) **Z2025-005 (HENRY LEE) [*THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE*]**
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a *PD Development Plan* for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict*, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

(5) **Z2026-006 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

(6) **Z2025-007 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)

District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

(7) **Z2026-008 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

(8) **Z2026-009 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

(9) **Z2026-010 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

(VI) ACTION ITEMS

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

(10) **SP2025-042 (HENRY LEE)**
Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

(11) **SP2026-002 (HENRY LEE)**
Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(12) **SP2026-005 (ANGELICA GUEVARA) [*THE APPLICANT HAS REQUESTED TO TABLE TO MARCH 31, 2026*]**
Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2026-006: Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition **(APPROVED)**
- MIS2026-003: Special Request for 606 E. Ross Street **(APPROVED)**
- Z2026-001: Text Amendment to Article 04, *Permissible Uses*, of the UDC **(2ND READING; APPROVED)**
- Z2026-002: Specific Use Permit (SUP) for a *Residential Infill in an Established Subdivision* at 214 Blanche Drive **(1ST READING; APPROVED)**

(VIII) ADJOURNMENT

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

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

I, Melanie Zavala, 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 *March 4, 2026* at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***FEBRUARY 24, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee. Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Assistant City Engineer Jonathan Browning.

II. APPOINTMENTS

1. **Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.**

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

III. OPEN FORUM

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

Chairman Dr. Conway explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Dr. Conway closed the open forum.

IV. CONSENT AGENDA

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

2. Approval of the Minutes for the *February 10, 2026* Planning and Zoning Commission meeting.

3. **P2026-006 (HENRY LEE)**
Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a *Final Plat* for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 7-0.

V. PUBLIC HEARING ITEMS

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

4. **Z2026-002 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The Commission recently reviewed this request for a Specific Use Permit for Residential Infill at 214 Blanche Drive. After consideration, the Commission voted 6–1 to recommend denial of the request without prejudice, citing the applicant's failure to incorporate a required two-car garage as the primary reason for the recommendation. Prior to the City Council meeting, the applicant submitted a revised residential plot plan and updated building elevations that include a two-car garage. In light of this revision, the City Council remanded the case to the Planning and Zoning Commission for further review. The proposed two (2) garage is now designed to extend 13 feet, 6½ inches in front of the home's front façade, rather than being located 20 feet behind the front façade as required

by the Unified Development Code (UDC). Staff should note that similar requests featuring this garage configuration have been approved previously within this subdivision. Besides this deviation, the proposed home meets all other density and dimensional requirements for a home within this district.

Commissioner Schoen asked if the variance was 13 feet instead of the 20 feet that is required.

Alex Flores
466 Renee Drive
Rockwall, TX 75032

Mr. Flores came forward and explained he had to change the house to meet budget.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Brock made a motion to approve Z2026-002. Commissioner Hilliard seconded the motion which passed by a vote of 7-0.

VI. ACTION ITEMS

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

5. **SP2025-042 (HENRY LEE) [*THE APPLICANT HAS TABLED THIS CASE TO THE MARCH 10, 2026 MEETING*]**
Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

6. **SP2026-002 (HENRY LEE)**
Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This request has come before the commission a few times. Previously it was denied due to the variance associated with the building primarily being that the overhead doors were facing directly on to Whitmore drive without the necessary screening. In this case the applicant has returned and they have rotated the bay door and added it to the left side of the building; therefore, moving the variance however through the design process with this case they did identify that there is essentially a fire lane easement that has been platted on the property prior to this being requested and with that they're trying to match the same design scheme as the property to the west that has parking in between the drive way and the road. This would roughly leave about 10 feet between the road and the edge of the parking with that to get the utility easement and the landscape buffer in there they could not make it work. Therefore, they're requesting a 5-foot landscape buffer instead of a 10-foot landscape buffer. However, they're still providing the other landscape obligations and that 5-foot buffer. As indicated the Architectural Review Board (ARB) reviewed it and essentially asked that the store front continue all across and add the transoms above to make it 10 feet tall and raise the canopy as well as indicate the water table between the stone and the brick of the building. The variance is a discretionary decision for the Planning and Zoning commission and it does require a supermajority vote.

Director of Planning and Zoning Ryan Miller explained that in light of the applicant missing the meeting and accordance to the unified development code he would recommend that the Planning and Zoning Commission either table the request to allow the applicant to comeback at a later date or deny without prejudice.

Commissioner Schoen explained he had a hard time approving this case if the ARB had to go back to and review a few items and the applicant not being at the meeting and he recommended that it should be tabled until the applicant can attend the meeting and if he fails to show up the next rime, it would be a denial.

Director of Planning and Zoning Ryan Miller explained that would give the applicant time to change the elevations that ARB is requesting and time for them to review before it comes forward to the commission.

Commissioner Brock explained if there was a potential compensatory measure they can add she would like to see that included

Commissioner Schoen made a motion to table SP2026-002 to the March 10th meeting. Commissioner Brock seconded the motion which was tabled by a vote of 7-0.

7. **MIS2026-002 (BETHANY ROSS)**
Discuss and consider a request by William Watson for the approval of a *Miscellaneous Case* for an *Exception* to the *Material Requirements* for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. In November the Neighborhood Improvement Services (NIS) Division received a complaint regarding the construction of a metal fence without the required permit. Investigation confirmed that the fence had been installed without prior approval rather then removing the fence the applicant submitted and was granted multiple extensions from the NIS

and in February the applicant submitted a development application seeking an exception to the fence material requirements for the already constructed fence. This request is therefore an after the fact attempt to obtain approval for the completed without authorization and the applicant was required to pay the noncompliance structure fee at the time of submission. The UDC require that fences in the established residential areas be architecturally compatible with existing neighborhood material and that solid fencing be constructed with standard cedar materials. The intent of these standards is to preserve the neighborhood cohesion and establish the subdivision character. In this case the applicant replaced the existing 8-foot cedar fence with an 8-foot cedar post fence with metal panels. The installed metal panels are not architecturally compatible with the predominantly cedar fencing within the subdivision and go against the purpose of the adopted fence standards. Additionally, the approval may set a precedent in the area.

Vice-Chairman Hagman asked for the height of the new fence.

Commissioner Schoen asked if they can have metal post.

William Watson
1223 Skylar Drive
Rockwall, TX 75032

Mr. Watson came forward and explained he was not aware of the building code of the metal fence post and cedar fences.

Commissioner Roth asked if he would add cedar pickets across the fence.

Commissioner Brock explained it is less of an issue with the material instead of the conformity with the rest of the neighborhood and the cohesive look.

Commissioner Schoen asked how thick the poles were.

Commissioner Schoen made a motion to deny without prejudice MIS2026-002. Commissioner Hilliard seconded the motion which was denied without prejudice by a vote of 7-0.

8. **MIS2026-003 (ANGELICA GUEVARA)**
Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Special Request* to reduce the front yard building setback on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The subject property is located at 606 E. Ross Street and is zoned Single-Family 7 (SF-7) District. The applicant is requesting the approval of a Special Request to reduce the front yard building setback from 20-feet to ten (10) feet adjacent to Lamar Street on a corner lot. A bit of background on the property. On September 2, 2025, the City Council approved a Specific Use Permit (SUP) to allow the construction of a single-family residence. Following this, staff was informed by the Building Inspections Department that the applicant had begun construction on a covered patio and dining room addition that were not included with the approved SUP ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the permit was issued in error; however, the permit did not include the plans for the dining room addition. Today, both the covered patio and dining room area currently encroach into the required 20-foot setback adjacent to Lamar Street. If this request is approved all revised drawings will need to be submitted to the Building Inspections Department for review and approval; however, if the request is denied, the applicant has been made aware that removal of the unpermitted structures/area will be required. When reviewing this case, staff should note that while the right-of-way has been dedicated for Lamar Street only a portion of this roadway has been constructed. Additionally, there are two (2) other properties within close proximity with side setbacks less than 20-feet, including the home directly across the street from the subject property. With this being said, the approval of a Special Request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Commissioner Brock asked if there were any safety issues with the setbacks they were proposing.

Kevin Osornio
286 Smith Acres
Royse City, TX 75189

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

Commissioner Schoen explained he has a hard time when applicants build and do not have a permit.

Vice-Chairman Hagaman asked if the covered patio was only a 10 feet setback.

Commissioner Brock made a motion to approve MIS2026-003. Vice-Chairman Hagaman seconded the motion which passed by a vote of 7-0.

VII. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is March 10, 2026.

9. **Z2026-004 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Peter Drake
1982 Sterling Court
Rockwall, TX 75087

Mr. Drake came forward and explained he wanted to build a shop in his backyard for him to store his boat and trailer in there. Also does wood work as a hobby and would like to be able to do it in his backyard.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

10. **Z2026-005 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a *PD Development Plan* for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict*, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. A bit of history, Planned Development District 32 originally entitled 49 zero lot line homes for the residential district. This was changed through a Planned development plan previously to 42 town homes on the subject property. However, that project was never constructed and now the applicant is requesting a new PD Development Plan to incorporate a 20-single-family home and 11 townhomes. When looking at the planned development district 13 does have some density and dimensional requirements as well as architectural guidelines. When looking at the design elements it has requirements for the lots 30 x 90, but the lots appear to be smaller then that. They're not incorporating sidewalks through the subdivision and they're not providing additional amenities for the residential district. Staff has sent comments to the applicant.

Director of Planning and Zoning Ryan Miller explained this has a number of issues and they will be recommending to the applicant they pull back and withdraw and try to resubmit.

Commissioner Brock explained it currently does not meet any of the residential sub district requirements.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

11. **Z2026-006 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. This came forward last year and was approved with a guest quarter. They decided against the guest quarters and now they're just requesting a bigger house to accommodate. They meet all density and dimensional requirements for a single-family home. .

Michael Lewis and Megan Green
2592 FM-549
Rockwall, TX 75032

Mr. Lewis and Ms. Green came forward and provided additional details in regards to their request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

12. **Z2026-007 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request.

Clay Collier
3333 Miller Park South
Garland, TX 75042

Matt Wavering
2610 Observation Trail
Rockwall, TX 75032

Mr. Wavering came forward and provided additional details in regard to the applicants request.

Director of Planning and Zoning Ryan Miller explained the future land use map. He explained that Mr. Wavering indicated that it is technology and employment but in 2019 in the Comprehensive plan they adopted these district strategies and this was something the CPAC community went back and forth on. Since the unique nature of this property being adjacent to railroad. Ultimately, staff decided on creating a base zoning that would show technology and employment but cross hatched out and created a district strategy that basically would give City Council the ability to consider an either-or situation depending on how the area developed.

Commissioner Brock explained she appreciated the clarification.

Vice-Chairman Hagman asked if A got built out is there a timeline for B.

Mr. Collier explained there was no timeline yet.

Commissioner Schoen asked if there is a right way to continue Justin road all thew way to John King.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

13. **Z2026-008 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The proposed home meets all of the requirements for a home in a SF-7 District with the exception of the driveway. The minimum length of driveway pavement from public right-of-way for side yards is 20-feet. This item will just need to be revised on the residential plot plan. For the record, staff would also note that in 2014 the Board of Adjustments approved a reduced side-yard setback of 10 feet for this property, which is accurately depicted on the submitted plot plan.

Javier Silva
58 Windsor Drive
Rockwall, TX 75032

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

Commissioner Schoen asked if he would be able to make the turn into the driveway.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

14. **Z2026-009 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.
Tyler Adams
100 N Cottonwood Drive
Richardson, TX 75080

Mr. Adams came forward and explained this was submitted previously and explained it would be a lighter use of repairs.

Director of Planning and Zoning Ryan Miller explained it was Heavy Automotive.

Director of Planning and Zoning Ryan Miller explained that TL Townsend has not been finished out and will need to get constructed.

Chairman Dr. Conway asked if there was a school across the street.

Commissioner Schoen explained he would need answers in regards to parking.

Commissioner Brock explained this was a challenging site and she did not like that it was this close to residential without the landscaping.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

15. **Z2026-010 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This is a request for a Specific Use Permit (SUP) for Residential Infill at 709 Forest Trace. This same request was previously approved by City Council in August 2023; however, the SUP and building permit expired and the applicant is required to go through the approval process again. With that being said, there are no proposed changes to the residence from what was originally approved by ordinance. The proposed home remains compliant with all development standards in a Single-Family 10 (SF-10) District.

Director of Planning and Zoning Ryan Miller also explained this was a big reason why they put in place the requirements to expiring building permits if no substantial action had been taken within 6 months. As Angelica, indicated this site has not had any substantial progress for completion. This would need to be taken into consideration for the applicant's ability to finish this project. Recently a stop work order was issued.

Commissioner Bentley explained if the permit had been expired.

Commissioner Bentley asked if they have anything in discretion to determine based upon what he does.

Attorney Spencer Nealy explained they do have it in their discretion for the Specific Use Permit (SUP).

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

16. **SP2026-005 (ANGELICA GUEVARA)**

Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive (5013 Coffee) at 1011 S. Goliad Street. Staff is currently working through comments with the applicant. As you heard earlier, ARB reviewed the elevations and recommended approval by a vote of 3-0.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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

- P2025-045: Final Plat for Phase 1 of the Juniper Subdivision **(APPROVED)**
- Z2025-075: Zoning Change (SF-7, SF-10 & GR to PD) for First Baptist Church Rockwall **(2ND READING; APPROVED)**
- Z2026-001: Text Amendment for *Banquet Facility/Event Hall* by Specific Use Permit (SUP) in Light Industrial (LI) District **(1ST READING; APPROVED)**
- Z2026-002: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 214 Blanche Drive **(REMANDED BACK TO THE PLANNING AND ZONING COMMISSION)**

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

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 8:04PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of __ _____, 2026.

Dr. Jean Conway, Chairman

Attest:

Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Peter Drake
CASE NUMBER:	Z2026-004; *Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court*

SUMMARY

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

BACKGROUND

On October 21, 1996, prior to the subject property being annexed into the City of Rockwall, the City Council approved a preliminary plat [*Case No. PZ1996-072-01*] for the Sterling Farms Subdivision. On July 21, 1997, the subject property was annexed into to the City of Rockwall by *Ordinance No. 97-14* [*Case No. A1997-0001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 14, 1997 [*Case No. PZ1997-79-01],* the City Council approved a Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Sterling Farms Subdivision. On April 28, 1997, the City Council approved a final plat establishing 48 residential lots on 77.74-acres creating the Sterling Farms Subdivision. According to the Rockwall Central Appraisal District (RCAD), a 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003.

PURPOSE

The applicant -- *Peter Drake* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow the construction of a *Detached Garage* that exceeds the maximum permissible size as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1982 Sterling Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 3055 & 3075 Golden Trail*) developed with single-family homes zoned Single-Family Estate 1.5 (SFE-1.5) District. Both of these properties are within the Sterling Farms Subdivision, which consists of 48 residential lots on 77.74-acres of land. Beyond this is Golden Trail, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several single-family properties situated in the Sterling Farms Subdivision. All of these properties are zoned Single-Family Estate 1.5 (SFE-1.5) District.

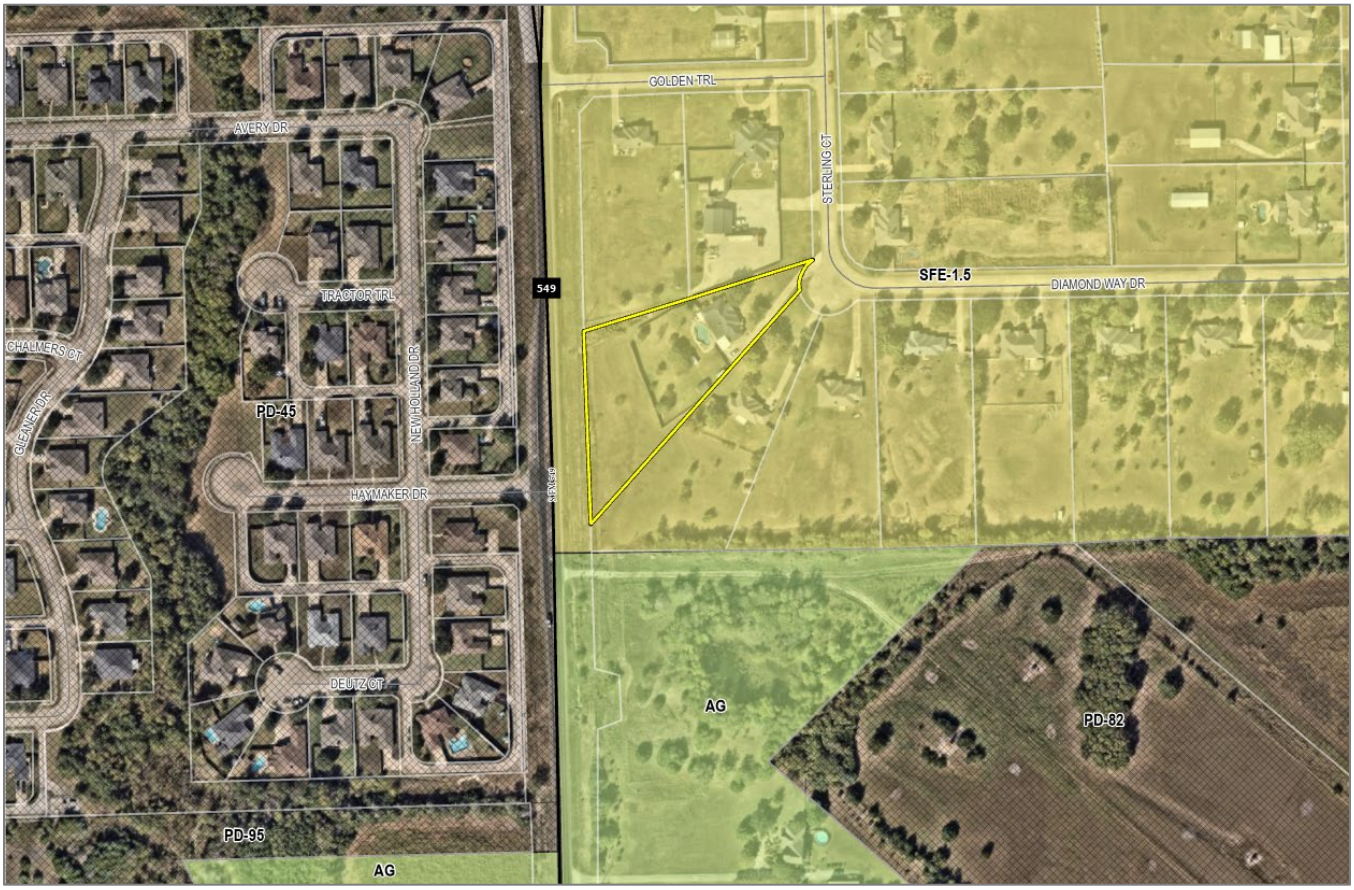
South: Directly south of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is a 6.068-acre parcel of land (*i.e. Lot 5, The McClendon Companies Addition*) developed with a single-family home zoned Agricultural (AG) District. South of this are two (2) parcels of land (*i.e. Lots 4-1R and 4-2R, The McClendon Companies Addition*) developed with single-family homes and zoned Single-Family Estate 4.0 (SFE-

4.0). Beyond this is are two (2) parcels of land (*i.e. Lots 2 & 3, The McClendon Companies Addition*) developed with single-family homes and zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is the Timber Creek Estates Subdivision, which consists of 242 residential lots, was established on June 27, 2001, and is zoned Single-Family 10 (SF-10) District. Beyond that is Rochell Road and the City of Rockwall corporate limits.

West: Directly west of the subject property is FM-549, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004, consists of 74 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. Beyond this is Phase 5A of the Lofland Farms Subdivision, which was established on January 3, 2003, consists of 85 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. West of this is Stableglen Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan..

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 30' x 40' (*i.e. 1,200 SF*). According to the site plan, the *detached garage* will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. The proposed garage will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 575 SF.

The same subsection further provides that only one (1) additional *accessory structure*, other than a *detached garage*, is permitted by right. The subject property currently contains three (3) *accessory structures*; however, the applicant has indicated that two (2) of these structures will be removed upon approval of the proposed *detached garage*. As a result, the property will remain in compliance with the maximum number of allowable *accessory structures*, with only two (2) *accessory structures* remaining after project completion (*i.e. a small pool equipment structure and the proposed detached garage*). As a condition of approval, staff has included an operational provision within the draft ordinance requiring the removal of the identified existing *accessory structure(s)* prior to final acceptance of the *detached garage*.

Additionally, the UDC requires that detached garages be located behind the front façade of the primary structure, be served by a minimum 20-foot concrete driveway, and be constructed on a permanent concrete foundation. The proposed *detached garage* complies with these standards, as it is located more than 20 feet behind the front façade of the residence, will be affixed to a permanent concrete foundation, and will be accessed by a conforming concrete driveway.

STAFF ANALYSIS

Staff reviewed *accessory structures* located on properties within the Sterling Farms Subdivision and found that the majority have existing *detached garages*, along with several smaller accessory buildings used primarily for storage. Based on this review, the proposed *detached garage* would *not* be the largest *accessory structure* within this portion of the subdivision. Additionally, due to the proposed placement of the structure on the property, visibility from the public right-of-way is expected to be limited, and the structure does not appear likely to create adverse impacts on adjacent properties. With all that being said, approval of a Specific Use Permit (SUP) is a discretionary action of the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 20, 2026, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lofland Farms Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received three (3) notices in favor applicant's request.

CONDITIONS OF APPROVAL

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

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

a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of this ordinance.

c) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

d) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.

e) The maximum number of *Accessory Structures* located on the property shall be two (2) Accessory Structures.

f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1982 STERLING CT ROCKWALL. TX. 75032.				
SUBDIVISION	STERLING ACRES.	LOT	21	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☒ OWNER	PETER DRAKE	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]		
CITY, STATE & ZIP			
PHONE			
E-MAIL			

NOTARY VERIFI

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

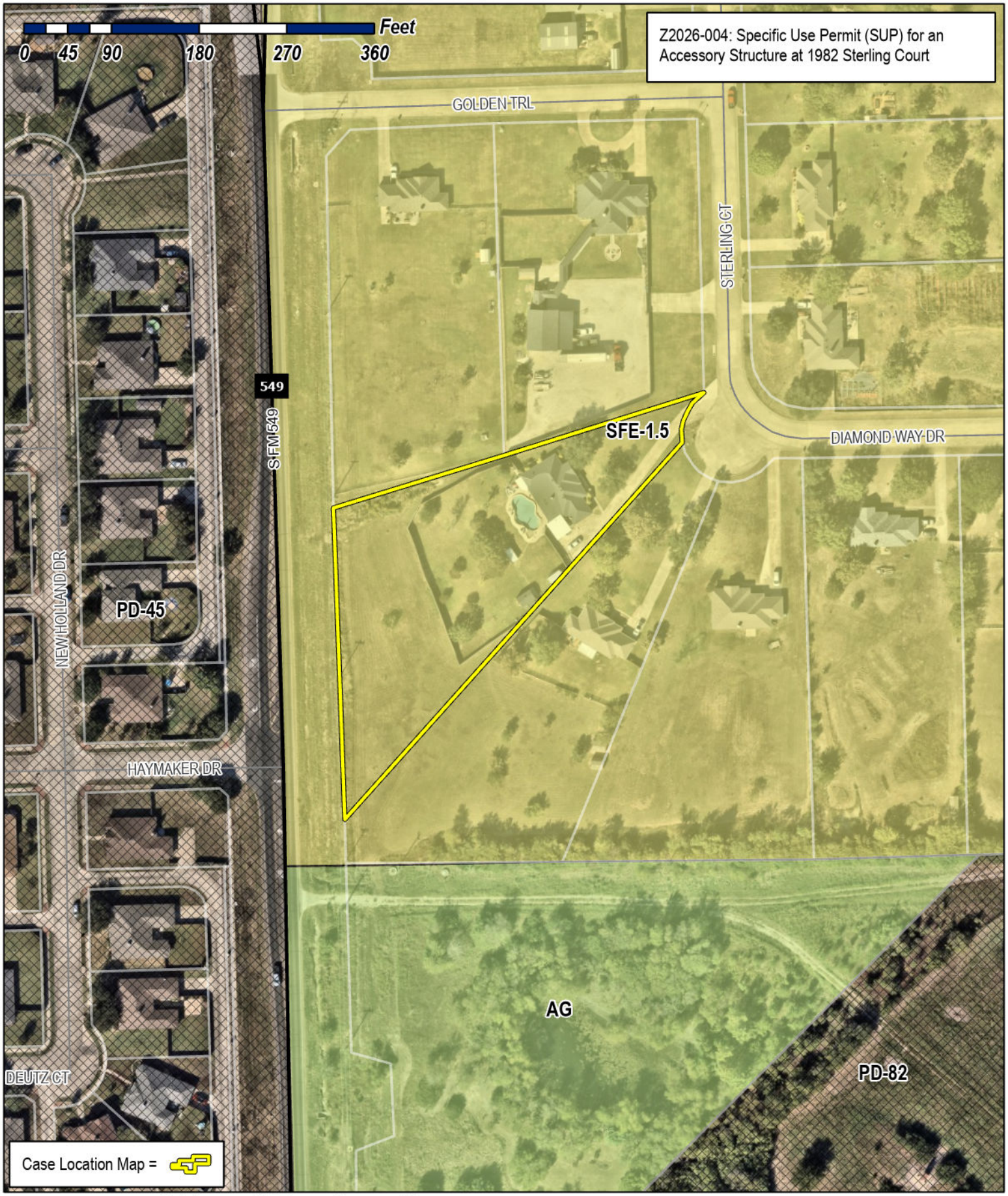
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

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

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

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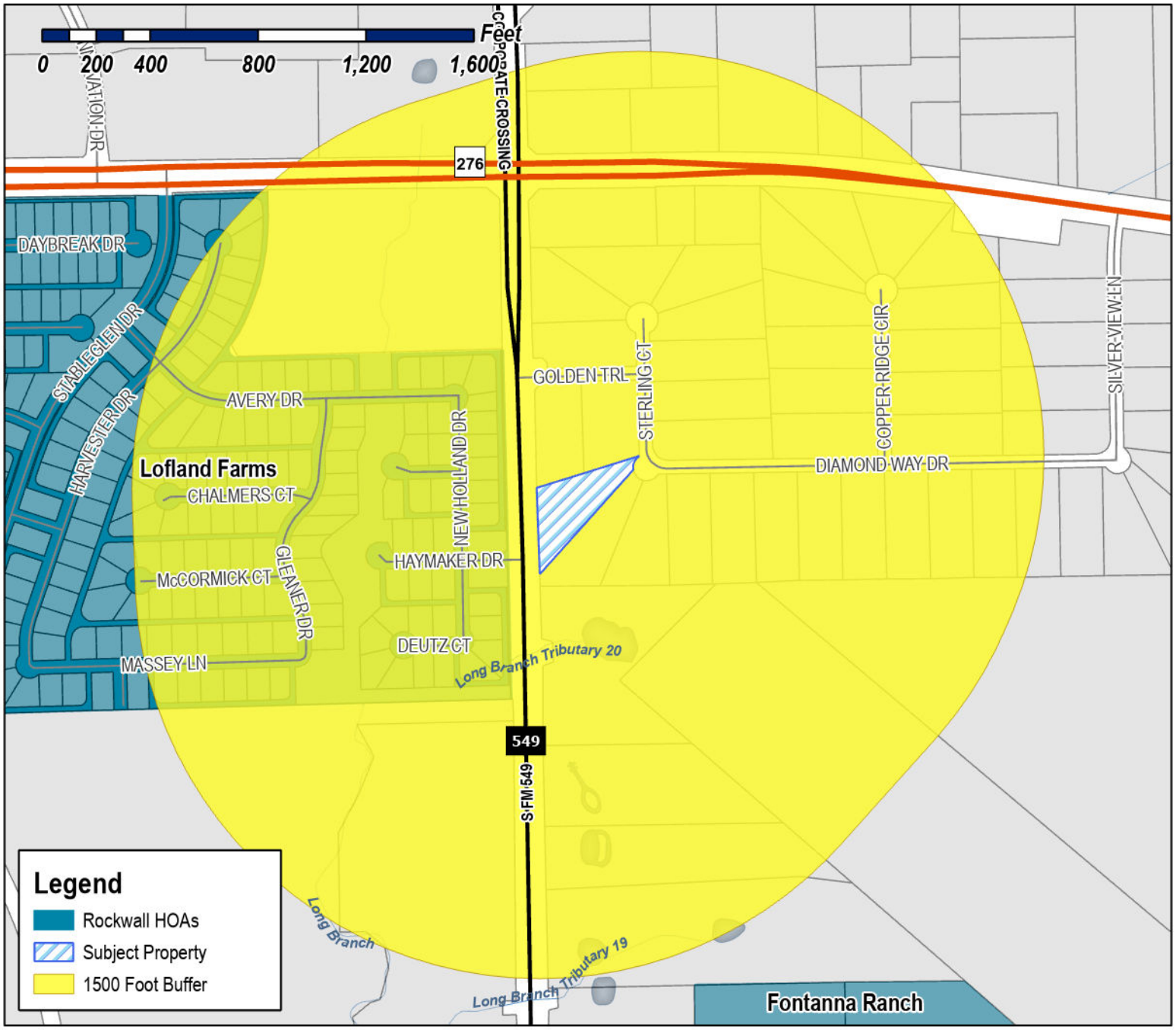
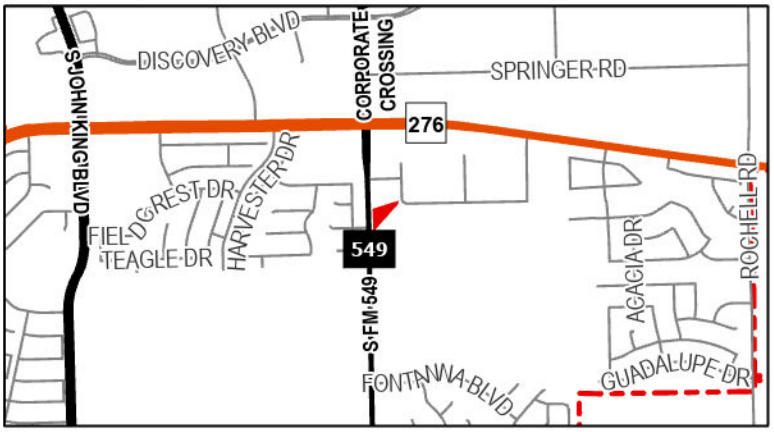


Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5) District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program {Z2026-004]
Date:	Thursday, February 19, 2026 1:45:09 PM
Attachments:	Public Notice (02.17.2026).pdf HOA Map (01.20.2026).pdf

---

HOA/Neighborhood Association Representative:

CORRECTED MEETING DATES

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2026-004: SUP for an Accessory Building
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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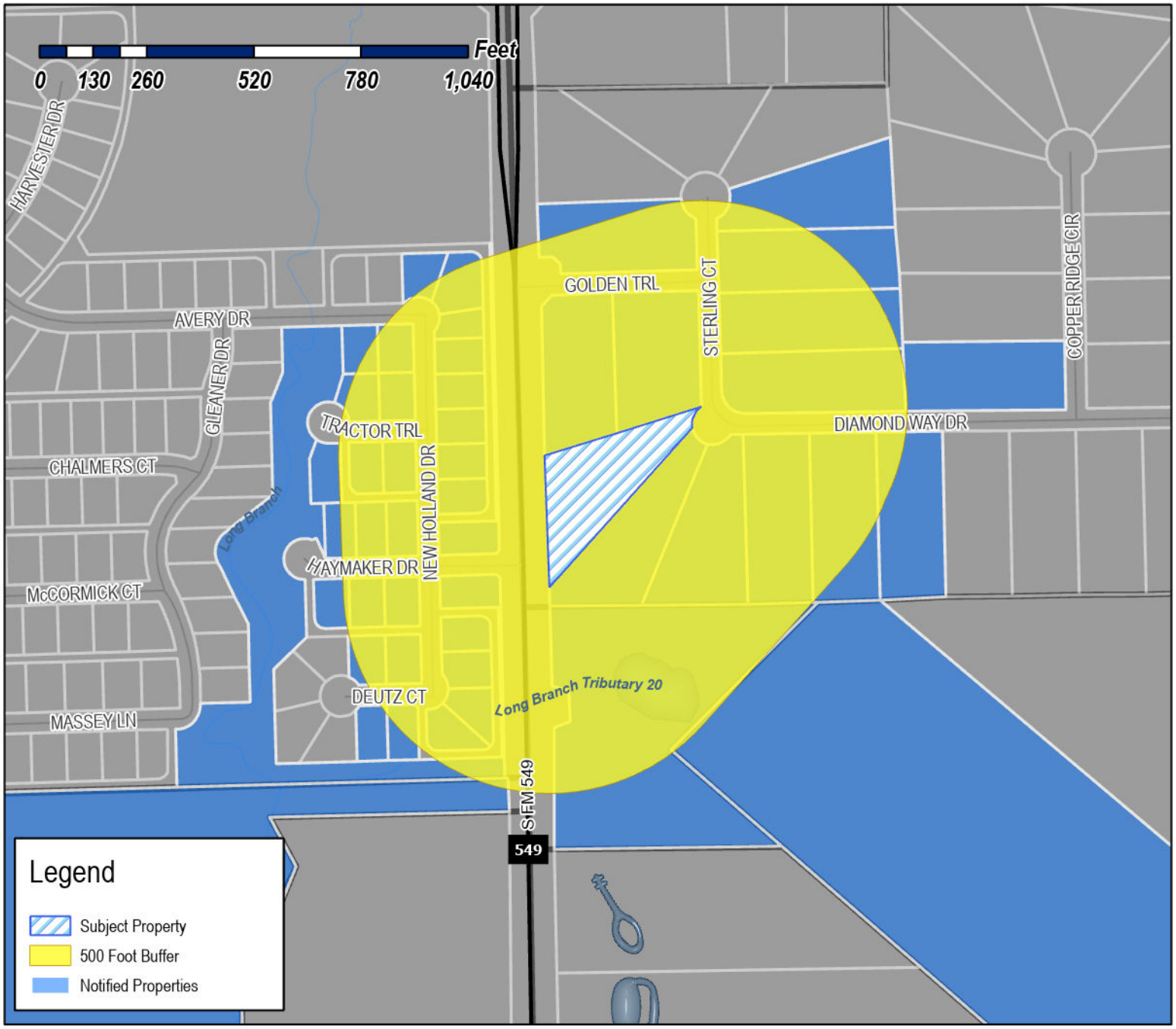

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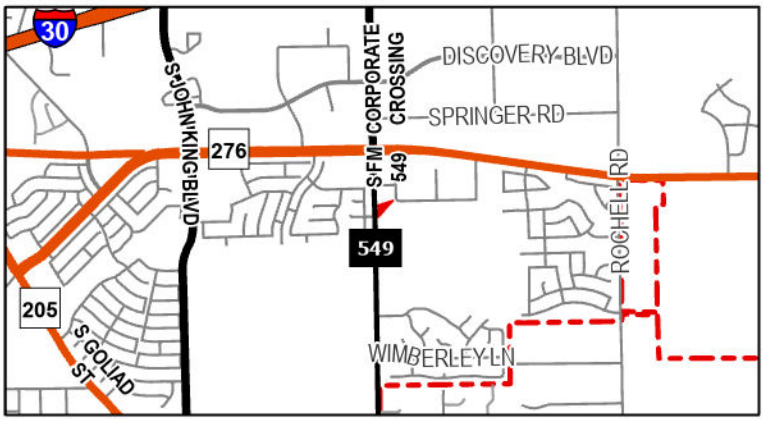
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5) District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
For Questions on this Case Call: (972) 771-7745



TERRACINA HOMEOWNERS' ASSOCIATION INC
1050 E State Highway 114 Ste 210
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI
REVOCABLE TRUST
JEFFREY BIANCHI & RAYLINN BIANCHI -
TRUSTEES
113 GARYDALE CT
ALAMO, CA 94507

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

PARAT MICHAEL A
1935 Sterling Ct
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

RESIDENT
1970 COPPER RIDGE CIR
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN
1987 CLAREMONT DR
BOUNTIFUL, UT 84010

ROCHELLE KENDRA
2000 New Holland Dr
Rockwall, TX 75032

PADILLA ELIZABETH
AND PETE RODRIGUEZ
2020 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75087

CELSUR TAMRA LEE
2040 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75087

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 New Holland Dr
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH
2840 HAYMAKER DR
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75087

RESIDENT
2850 HAYMAKER DR
ROCKWALL, TX 75087

FISSEHAYE SABA G
2850 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2851 AVERY DR
ROCKWALL, TX 75087

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S
2851 TRACTOR TR
ROCKWALL, TX 75032

RESIDENT
2860 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN
2861 AVERY DRIVE
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL
2870 AVERY DRIVE
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST
JULIE RAE GODWIN & BOBBY MAC GODWIN -
TRUSTEES
3112 SAN MARCOS DR
ROCKWALL, TX 75032

RESIDENT
3125 DIAMOND WAY DR
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

SHARMA PUNEET
6242 VICKERY BLVD
DALLAS, TX 75214

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.
C/O FIRST SERVICE RESIDENTIAL
PO Box 32562
Charlotte, NC 28232

PUBLIC NOTICE

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

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

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

Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

PLEASE RETURN THE CARD

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Holly Drake

Address: 1982 Sterling Ct Rockwall, TX 75032

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Howard Brown

Address: 3085 Diamond Way Dr. Rockwall TX 75032

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

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

From: Michael Parat
To: Planning
Subject: Z2026-004: SUP for a Detached Garage at 1982 Sterling Court
Date: Monday, February 23, 2026 8:31:45 AM

To Whom It May Concern,

I am writing today as the home owner of 1935 Sterling Ct. I am submitting this letter to express my full and enthusiastic support for the proposed zoning change and the construction of the detached garage on their property. In Sterling Farms, we are characterized by expansive lots and a more traditional, rural atmosphere. A detached garage is a perfectly appropriate addition, in fact most of the neighbors already have. It aligns with the character of our neighborhood and enhances the utility of the land.

While I am formally affirming this change to ensure my neighbor can move forward, I must also express my skepticism regarding the necessity of this entire process. We live in a part of Rockwall where residents value space, independence, and the "country" feel of our community. It's a stretch to understand why the city feels the need to intervene in the placement of a private outbuilding on such substantial acreage. In my view, this is an unnecessary layer of bureaucracy for a project that has zero negative impact on the surrounding properties or the public interest.

To summarize:

- I have **no objections** to the proposed structure or the zoning change.
- I believe the project is a **positive addition** to our street.
- I urge the Commission to **approve this request immediately** so we can return to enjoying our properties without further administrative delay.

Thank you for the opportunity to share my comments.

Michael A. Parat
Dallas TX, U.S.A.
Mobile: +1 847 751 4797

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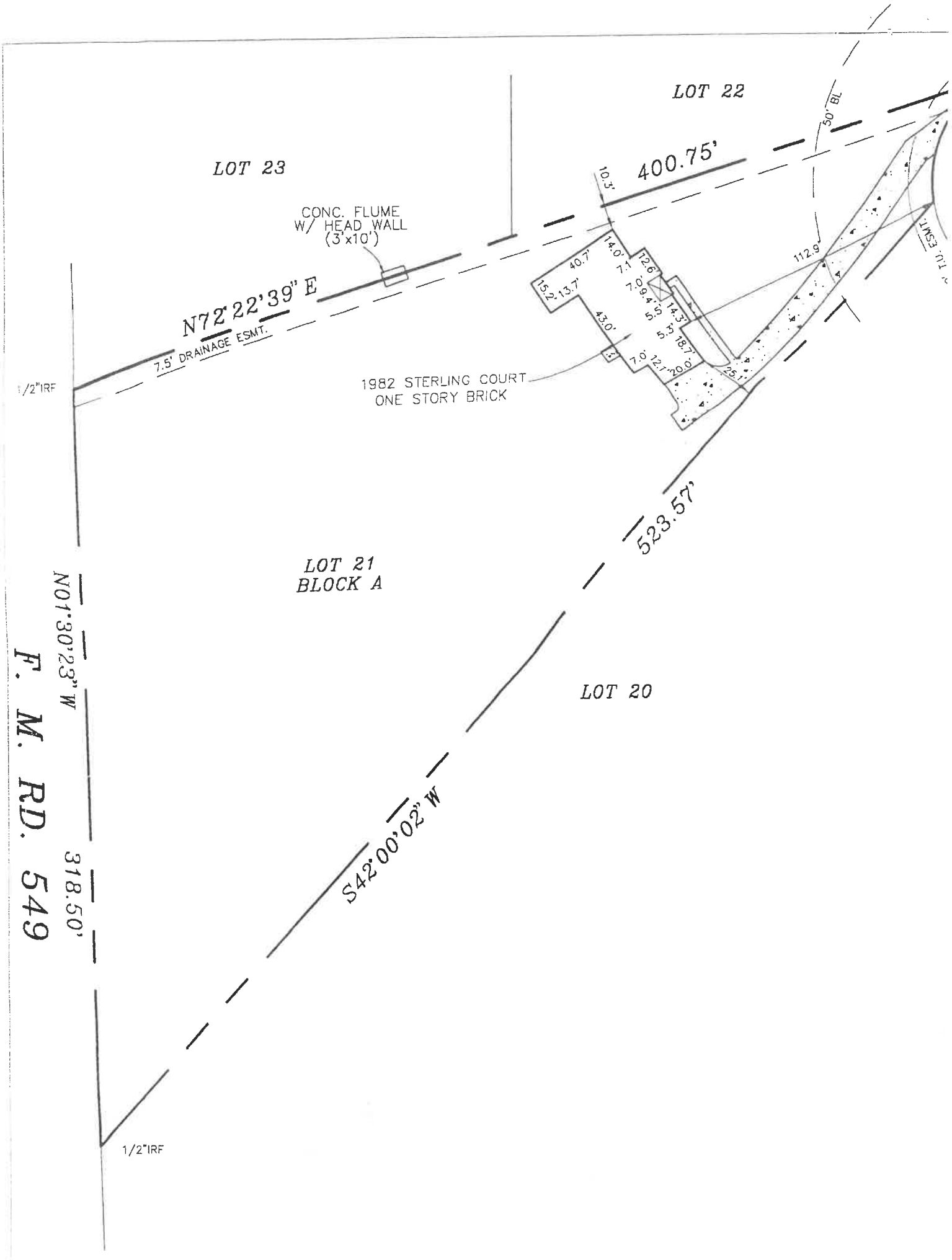
Maersk will as part of our communication and interaction with you collect and process your personal data. You can read more about Maersk's collection and processing of your personal data and your rights as a data subject in our privacy policy

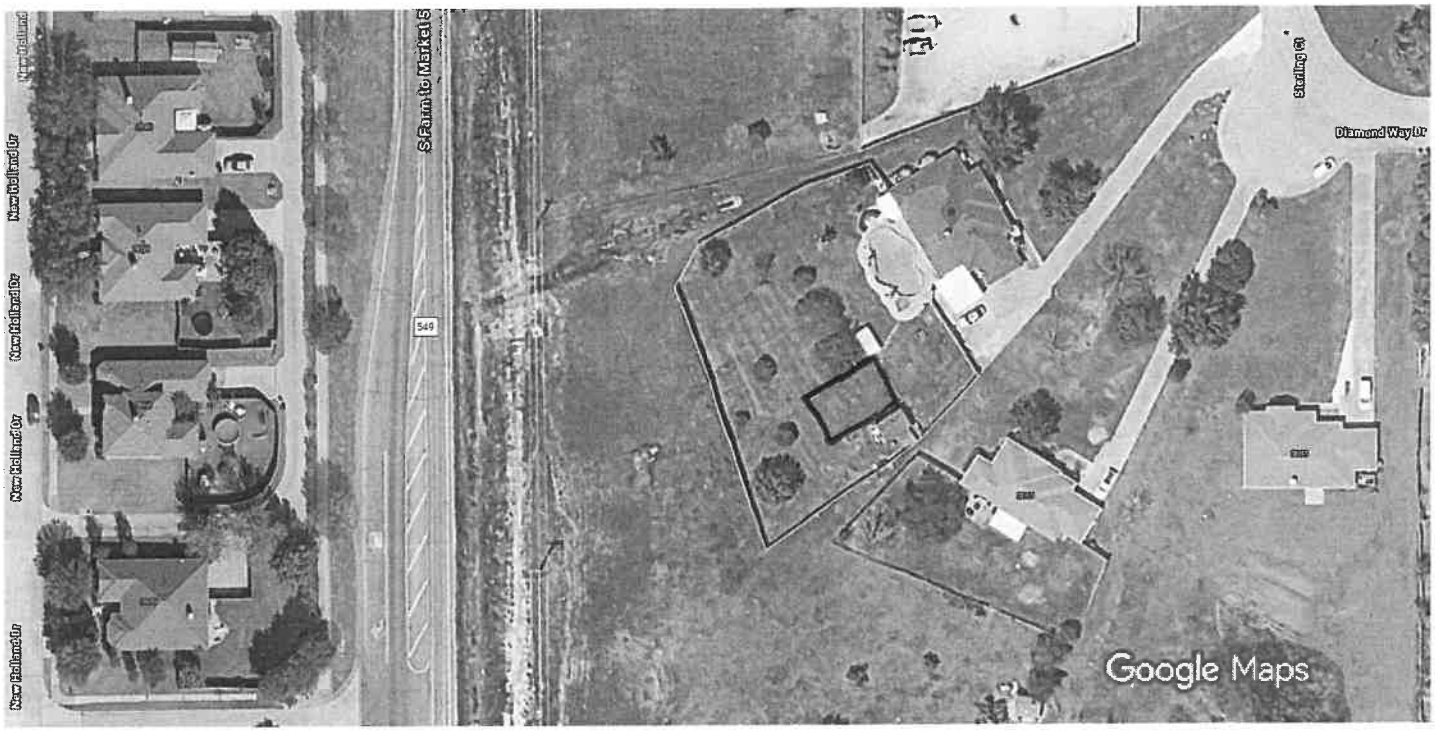
Please consider the environment before printing this email.

Classification: Internal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


LOT 22
LOT 23
400.75'
10.3'
30' BL
CONC. FLUME
W/ HEAD WALL
(3'x10')
N72°22'39" E
7.5' DRAINAGE ESMT.
1/2"IRF
1982 STERLING COURT
ONE STORY BRICK
40.7'
14.0'
7.1'
12.6'
15.2'
13.7'
7.0'
9.4'
5.5'
14.3'
43.0'
5.3'
18.7'
7.0'
12.1'
20.0'
25.1'
112.9'
10' UE ESMT.
523.57'
LOT 21
BLOCK A
LOT 20
N01°30'23" W
318.50'
F. M. RD. 549
S42°00'02" W
1/2"IRF

Google Maps 1982 Sterling Ct



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building

Directions | Save | Nearby | Send to phone | Share

1982 Sterling Ct, Rockwall, TX 75032

Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX 75503
903-277-9966
Sales@whitestonesteel.com

Customer Order - **Nov 19, 2025**

Ship To

Name _____ Order # _____

Billing Address _____

City _____ State _____ Zip Code _____

Install Address _____

City _____ State TX Zip Code 75503

Email _____ Phone # _____ Mobile # _____

Building Info		Size	Color		Anchoring & Site Preparation	
Style:	Double Garage	40' Width X 40' Frame Length X 15'/12' Leg Height	Roof	Light Stone	Installation Surface:	Concrete
Roof Overhang:	6"		Trim:	Brown	Power Available	☐
Roof Style:	A-Frame Vertical		Gable End Siding	Light Stone	Site Ready	☐
Leg Style:	Double Legs		Side Wall Siding	Light Stone	Job Site Level	☐
Brace:	Standard Brace				Permit Required	☐
					Job Site Images	

Building Images



Perspective View



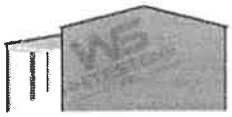
Front



Left Side

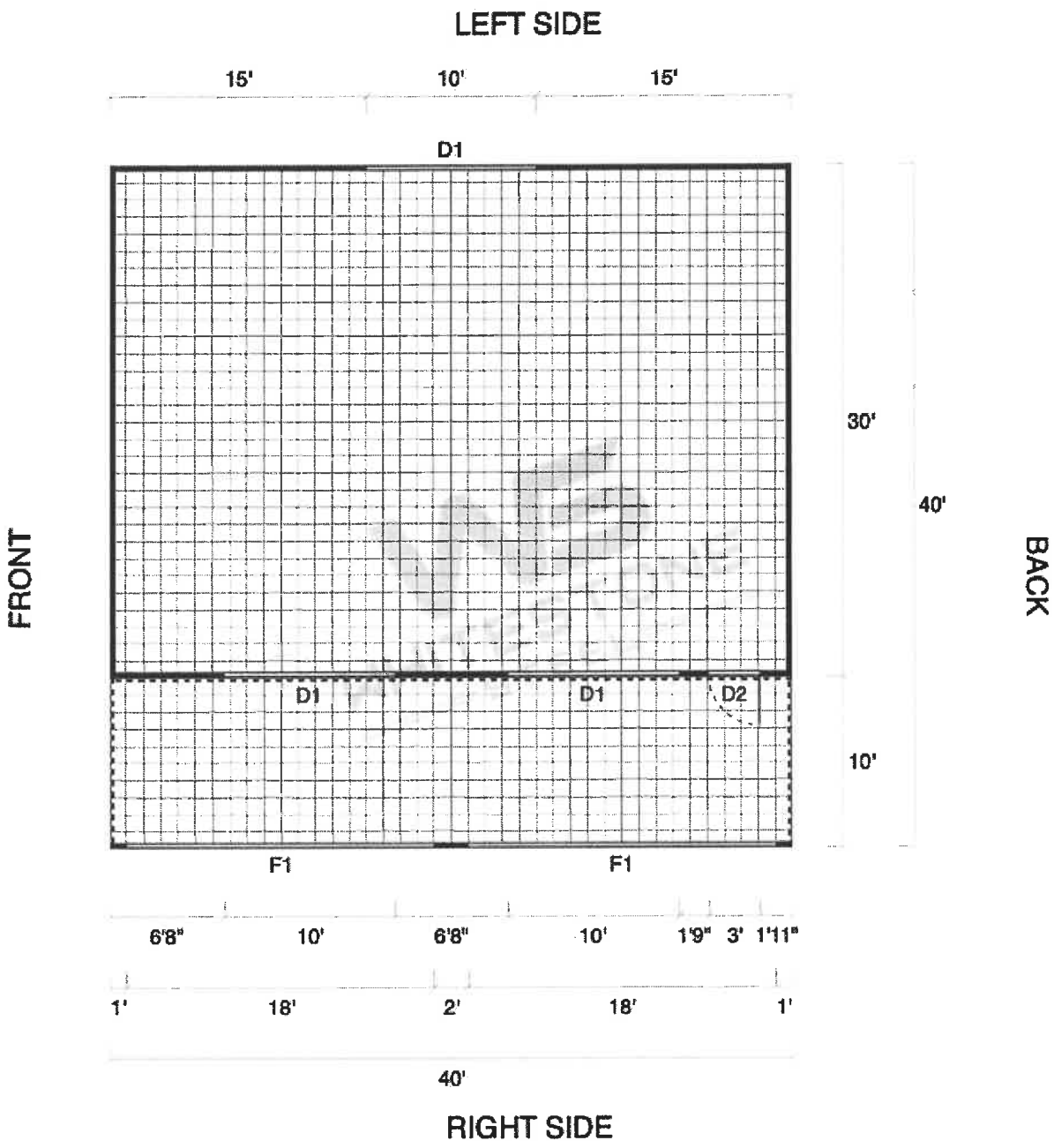


Right Side



Back

FLOOR PLAN



SYMBOL LEGEND			
D1	16' x 16' Roll Up Door	D2	36" x 80" Walk-in Door
F1	Custom Size Frameout		Closed Wall
	Open Wall		

WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This Is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8 " rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is $300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed $450.

CUSTOMER SIGNATURE: X_____

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.

Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

DRAFT 03.03.2026

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the Subject Property prior to the issuance of a building permit for the proposed *Detached Garage*.

5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.

6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE 03.10.2026

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

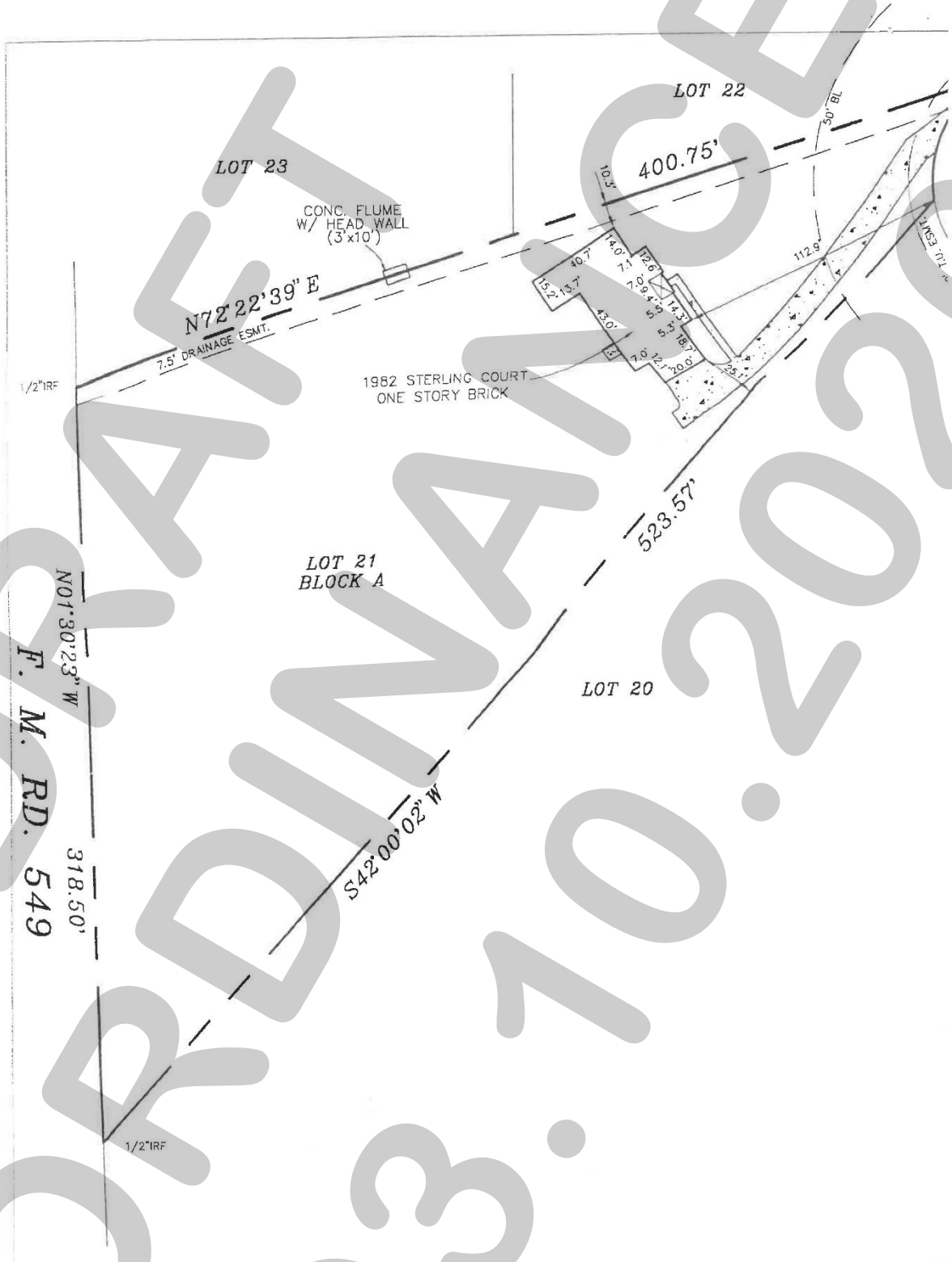
1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

Exhibit 'A'
Survey

Address: 1982 Sterling Court
Legal Description: *Lot 21, Block A, Sterling Farms Addition*



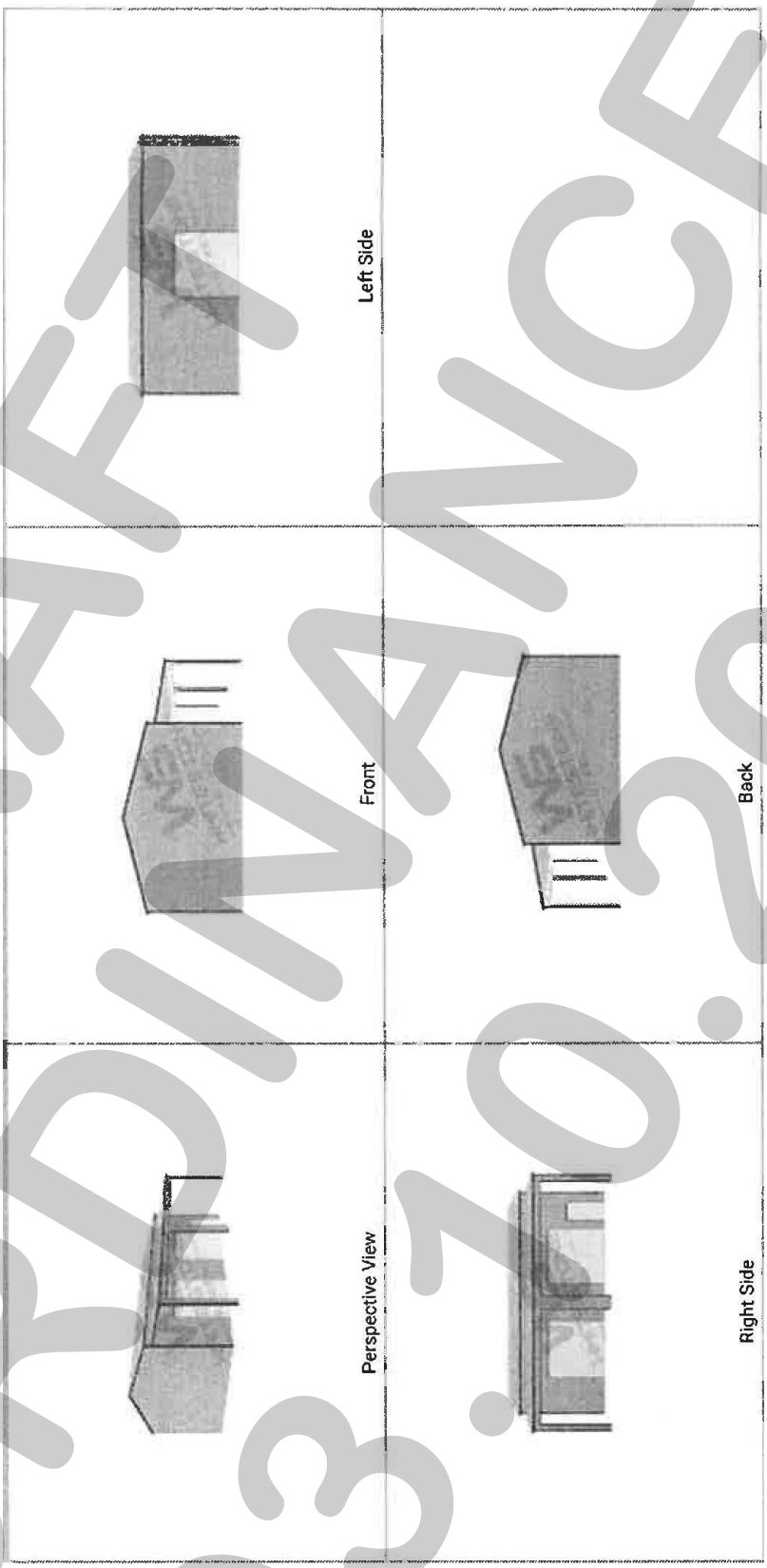
DRAFT ORDINANCE 03.10.2026

Exhibit 'B':
Site Plan



DRAFT
ORDINANCE
2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.10.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	March 10, 2026
SUBJECT:	Z2026-005; *PD Development Plan for Single-Family Homes*

On February 25, 2026, the applicant of *Case No. Z2026-005* failed to attend the Planning and Zoning Commission Work Session meeting. After staff conveyed the Planning and Zoning Commission's comments to the applicant, the applicant requested to withdraw the request to allow more time to restructure the *PD Development Plan* and bring it back at a later date. According to Subsection 01.03, *Application Withdraw*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." In this case, the Planning and Zoning Commission shall be required to take action on the requested withdraw request. Should the Commission have any questions, staff will be available at the *March 10, 2026* meeting.

PROJECT COMMENTS

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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-005
PROJECT NAME: Amendment to PD -32
SITE ADDRESS/LOCATIONS: 2500 Summer Lee Drive

CASE CAPTION: Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/19/2026	Needs Review

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740].

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

I.3 Planned Development District 32 (PD-32) was originally entitled to have 49 zero-lot line homes. A previous PD Development Plan [Case No. Z2018-001] was approved by the City Council to convert the 49 zero-lot line homes to 42 townhomes on the subject property. In this case, the applicant is requesting a new PD Development Plan that incorporates 20 single-family homes and 11 townhomes.

I.4 Anti-Monotony. At a minimum, the proposed development shall adhere to the anti-monotony standards for the General Residential District as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) for both the single-family homes and the townhomes. These standards stipulate that the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

(1) The number of stories of the home.
(2) The garage location/orientation on the home.
(3) The roof type and layout of the home.
(4) The articulation of the front façade of the home.

M.5 Based on comment I.4, the proposed single-family homes and townhomes do NOT meet the minimum anti-monotony standard ds. This is based on the number of representative elevations provided. Due to this, staff is requiring that all proposed elevations are provided at the time of site plan for review by the Architectural Review Board (ARB)

and the Planning and Zoning Commission.

M.6 Please review the Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]) and the Resolution 10-40 (i.e. the Design Guidelines for the Harbor District) and provide building elevations that better conform to both ordinance for the single-family homes and the townhomes. In addition, Planned Development District 32 (PD-32) has extensive design-based requirements that must be evaluated. Currently, the proposed elevations do NOT meet the minimum standards for this district. More specifically, the subject property is located within the Residential Subdistrict of Planned Development District 32 (PD-32), which has specific requirements and guidelines for the construction of single-family homes. The following are SOME of the examples of how the proposed plan varies from these requirements and guidelines:

(1) Glen Hill Way is a Street Type 'M' per Ordinance No. 17-22, which requires street trees on 30-foot centers. Currently no street trees are shown. In addition, streetscape elements such as lighting, benches, and trash receptacles are required. Please note that if this case is approved a detailed Streetscape Plan shall be required to be submitted with the PD Site Plan.
(2) All lots shall be required to be a minimum of 30-feet by 90-feet. In this case, all of the lots are less than 30-feet by 90-feet.
(3) The maximum building height is 36-feet. Please indicate the proposed height.
(4) The maximum lot coverage is 61.00%. It appears some of the lots exceed this requirement. Please clarify this.
(5) The minimum side yard setback is eight (8) feet. In this case, there are side setbacks as small as five (5) feet.
(6) Swimming pools, spas and water features must comply with front, side and rear yard setbacks. Above grade pools or spas are not permitted.
(7) There appear to be front yard fences on the renderings of the proposed product. If this is a desired design option, this must be requested and approved by the City Council and Planning and Zoning Commission. Please specify the fence materials, heights, and locations.
(8) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors. Please provide a note indicating conformance to this requirement.
(9) Garages must be rear loaded from an alley. In this case, the back building utilizes front entry garages. This will be a discretionary decision for the Planning and Zoning Commission and City Council.
(10) Roofs may be asphalt shingles with a minimum of a 25-year lifespan, and all roofs should have a minimum 6:12 roof pitch. The current elevations do not indicate conformance with this requirement.

M.7 Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]) contains a form-based code, and Resolution 10-40 has the Design Guidelines for the Harbor District that regulate the permitted styles for the district. The proposed elevations and site layouts do not adhere to these planning documents. Based on these documents staff would recommend that the applicant consider the following:

(1) Consider incorporating additional pedestrian ways or enhanced pedestrian areas within the development. In addition, staff will be adding a requirement into the PD Development Plan that requires the development to incorporate comparable amenities as the previously approved PD Development Plan.
(2) Sidewalks WILL be required as part of the required street cross section for the private roadways. Please depict these on the plan along with any trails to show how this plan will connect to the greater connectivity provided throughout PD-32. Alternatively, mew/mew streets could be incorporated into the development; however, this would require an alternate street section that would have to be approved with this PD Development Plan.
(3) The proposed building elevations do NOT meet any of the styles listed in Resolution 10-40 (i.e. the Design Guidelines for the Harbor District) nor do they meet the minimum standard established by Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]). Please redesign the building elevations for the single-family homes AND the townhomes so that they better conform to these planning documents. In addition, please provide a standard lot layout with setbacks and building coverage for staff to confirm that the proposed single-family homes meet the minimum standards.

I.8 Based on the current submittal, staff believes that the proposed development DOES NOT meet the intent of the Residential Subdistrict as outline in Ordinance No. 17-22 (i.e. Planned Development District 32 [PD-32]) and Resolution 10-40; however, staff has provided the following conditions and requirements in the draft ordinance:

(1) The proposed single-family development shall adhere to the Concept Plan contained in Exhibit 'B', and shall not consist of more than 20 single-family homes and 11 townhomes.

(2) All building elevations for the proposed homes and townhomes shall be required to be submitted with the PD Site Plan. The Building Elevations contained in Exhibit 'C' of this ordinance shall be subject to review for conformance to Resolution 10-40 and Planned Development District 32 (PD-32) [Ordinance No. 17-22] by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of PD Site Plan.

(3) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended] and to Resolution 10-40.

(4) The proposed development shall adhere to the Anti-Monotony Standards outlined in the General Residential District Standards as contained in Article 05, District Development Standards, of the Unified Development Code (UDC).

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed PD Site Plan and Streetscape Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.

(6) An Open Space Master Plan showing that the proposed development will incorporate comparable amenities as the previous PD Development Plan -- approved with Ordinance No. 18-16 -- shall be required to be submitted with the PD Site Plan. This will require a recommendation from the Parks and Recreation Board prior to the Planning and Zoning Commission acting on the PD Site Plan.

(7) All streets depicted on the Concept Plan contained in Exhibit 'B' of this ordinance shall be private streets and shall be constructed to the City's minimum standards for a R2U (i.e. residential, two [2] lane, roadway) or a Local Roadway as outline in the Engineering Standards of Design and Construction Manual.

I.9 Staff has provided a packet containing the regulations and guidelines relevant to this project. Please review these and correct the deficiencies.

M.10 Please review the attached draft ordinance prior to the February 24, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by March 3, 2026.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026.

I.12 The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. Ex. 100 year flood plain
2. Barrier free ramps
3. Water line must be steel encased under gate.
4. Will need a WOTUS and wetland determination. If determined to be either or both, no walls, sidewalks, or structures allowed without written approval from COE.
5. Barrier free ramps
6. Water line must be steel encased under gate.
7. Accesses with a gate must have the gate far enough from the sidewalk so that a vehicle does not stick out into the sidewalk. A turn around is needed so that if a vehicle turns into the drive, they can turn around without backing into traffic.
8. Water will have to be looped. Cannot be a dead end at lots 6 and 7
9. Give access to sewer easement...no walls allowed to cut off access to sewer
10. Water will have to be looped. Cannot be a dead end at the hammer head.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.

- All retaining walls 18" or taller must be rock, stone, or rock/stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Existing flow patterns must be maintained.
- Must match the existing flow conditions for the detention outfall or an off site easement is required.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Drainage systems may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- Flood Study is required to define all fully developed 100-yr flood plains. Review fees apply. See the City Standards of Design for flood study requirements.
- WOTUS and wetland study must be provided. Review fees apply.
- Lakefront Trail Storm Sewer Pro-Rata must be paid ($7,226.59/acre)

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 8" water main on the other side of Glen Hill Way available for use.
- There is an existing 8" sewer main along Glen Hill Way available for use.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- 10' utility easement required along all ROW.
- When public water mains and public sanitary sewer mains run parallel, a minimum 30' utility easement is required. Wider easement may be required due to depth of sewer.

Paving Items:
- All Residential Streets to be private streets with their own lot/block number to be maintained by the HOA. Provide a minimum 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
- All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.
- TIA is required. Review fees apply

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms allowed on top of utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments

02/18/2026: Looking at this layout every structure will require a firewall for not meeting the fire separation distance according to the 2021 International Residential Code

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved w/ Comments

02/19/2026: Where exterior walls are located less than 3 feet from the property line, the following shall be provided:

Fire-Resistance Rating:
Exterior walls located on the lot line or with a fire separation distance of less than 3 feet shall be constructed with a minimum 1-hour fire-resistance-rated wall tested in accordance with ASTM E119 or UL 263 (IRC Table R302.1(1)).

Openings Prohibited:
Openings are not permitted in exterior walls where the fire separation distance is less than 3 feet (IRC Table R302.1(1)).

Wall Projection Protection:
Roof overhangs, soffits, and projections extending into this area shall be protected on the underside with not less than 1-hour fire-resistance-rated construction or constructed of approved noncombustible materials (IRC Section R302.1).

Continuity of Rating:
The fire-resistance-rated wall shall extend from the foundation to the underside of the roof sheathing and shall maintain continuity without penetrations unless protected in accordance with an approved listed assembly (IRC R302.4).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved w/ Comments

02/17/2026: Please submit a list of private street names for review.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments

02/17/2026: Please provide landscape and tree mitigation plans

FRONT YARD FENCES WILL NEED TO BE APPROVED AS PART OF PD DEVELOPMENT PLAN. WHAT ARE FENCES MADE OF, AND WHAT IS THE PROPOSED HEIGHT?

SWIMMING POOLS, SPAS, AND WATER FEATURES MUST MEET SETBACKS.

ALL GARAGES SHALL BE REAR LOADED BY AN ALLEY.

HOW WILL TRASH BE HANDLED FOR THE TOWNHOMES?

8-FOOT MINIMUM SIDE YARD SETBACK.

THE MINIMUM LOT SIZE IS 30-FEET BY 90-FEET.

THE PROPOSED ARCHITECTURAL SCHEME DOES NOT MEET ANY OF THE STYLES SHOWN IN THE DESIGN GUIDELINES.

UTILITY EQUIPMENT CANNOT BE ON THE ROOF.

CONSIDER PEDESTRIAN WAY AND ENHANCED PEDESTRIAN AREAS WITHIN THE DEVELOPMENT.

SATELLITE DISHES AND ROOF ANTENNA SHALL NOT BE VISIBLE FROM THE STREET.

IRRIGATION IS REQUIRED FOR ALL LANDSCAPING.

REFER TO STREET TYPE 'M' FOR REQUIRED STREET DESIGN. STREET TREES IN TREE WELL ARE REQUIRED.

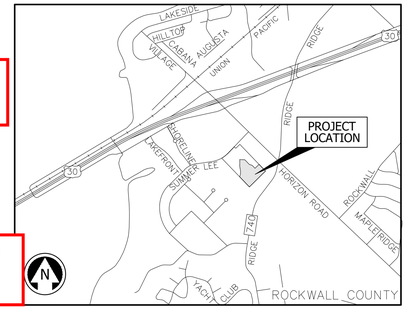
MUST HAVE A 15-FOOT BY 64-FOOT TURNAROUND ON ALL DEAD END STREETS.

ROOF MAY USE ASPHALT SHINGLES THAT ARE A MINIMUM OF 25-YEAR.

IF THERE ARE NO SIDEWALKS, CONSIDER THE MEW STYLE STREET DESIGN AS SEEN IN THE DESIGN GUIDELINES.

THE MAXIMUM BUILDING HEIGHT IS 36-FEET

THE MAXIMUM LOT COVERAGE IS 61%.



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE IN FEET
0 30 60 90
1" = 30'

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- TYPE A - 2,100 SF TYP LOT SIZE, 70'X30' TYP.
- TYPE B - 3,500 SF TYP LOT SIZE, 70'X50' TYP.
- TYPE C - 4,000 SF TYP LOT SIZE, 84'X48' TYP.
- HOA LOTS / OPEN SPACE

FADUE - FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
2. ALL SIDEWALK ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.
4. REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT & DESIGN.
5. REFERENCE LANDSCAPE PLAN FOR FENCE, AND LANDSCAPE AREAS LAYOUT & DESIGN.
6. THE BUILDING MECHINICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
CURRENT ZONING	PD-32 RESIDENTIAL SUBDISTRICT
PROPOSED USE	SINGLE FAMILY CONDOMINIUMS
	177,551 SF/4.08 AC
	7 HOA LOTS 31 RESIDENTIAL LOTS 10 TYPE A LOTS, 10 TYPE B LOTS, 11 TYPE C LOTS
TOTAL PARKING REQUIRED	62 SPACES (2 PARKING PER UNIT)
TOTAL PARKING PROVIDED	83 SPACES PROVIDED IN TOTAL 62 SPACES (INCLUDES GARAGES AT TWO SPACES PER GARAGE) 21 SPACES PROVIDED IN HOA LOTS
BUILDING HEIGHT	2 STORY

PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

ALEX SRUR	127967	2/6/2026
Type or Print Name	PE #	Date

OWNER / DEVELOPER
KINOD LLC
1281 W. GREEN OAKS BLVD. STE. 117
ARLINGTON, TX 76013
TEL: 469-458-6887
EMAIL: LCLARK@KINODLLC.COM

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace
Colleyville, TX. 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800

DATE:
NO. REVISION DESCRIPTIONS:

HARBOR URBAN CENTER CONDOMINIUMS
BLOCK A, LOT 4, HARBOR VILLAGE ADDITION
2500 SUMMER LEE DR.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PD AMENDMENT PLAN

ANA PROJECT NO. 25-0050
DATE 2/6/2026
SHEET NO. PD

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Water will have to be looped. Cannot be a deadend at the hammer head.

Ex. 100 year flood plain

Barrier free ramps

Water line must be steel encased under gate.

Will need a WOTUS and wetland determination. If determined to be either or both, no walls, sidewalks, or structures allowed without written approval from COE.

Barrier free ramps

Water line must be steel encased under gate.

Accesses with a gate must have the gate far enough from the sidewalk so that a vehicle does not stick out into the sidewalk. A turn around is needed so that if a vehicle turns into the drive, they can turn around without backing into traffic.

Give access to sewer easement...no walls allowed to cut off access to sewer

Water will have to be looped. Cannot be a deadend at lots 6 and 7

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
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- Retaining walls 3' and over must be engineered.
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- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- No structures or fences within easements or ROW.
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- Need to show existing and proposed utilities on the Site Plan.
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Water and Wastewater Items:
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- There is an existing 8" water main on the other side of Glen Hill Way available for use.
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- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
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- TIA is required. Review fees apply

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
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- No landscape berms allowed on top of utilities or within easements.

TYPE C - 4,000 SF TYP LOT SIZE, 84'X48' TYP.

HOA LOTS / OPEN SPACE

FADUE - FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT

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SITE DATA TABLE	
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PROPOSED USE	SINGLE FAMILY CONDOMINIUMS
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NUMBER OF LOTS (SINGLE FAMILY RESIDENTIAL)	7 HOA LOTS 31 RESIDENTIAL LOTS 10 TYPE A LOTS, 10 TYPE B LOTS, 11 TYPE C LOTS
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NO.	REVISION DESCRIPTIONS:	DATE:

HARBOR URBAN CENTER CONDOMINIUMS
BLOCK A, LOT 4, HARBOR VILLAGE ADDITION
2500 SUMMER LEE DR.
CITY OF ROCKWALL
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PD AMENDMENT PLAN

ANA PROJECT NO. 25-0050
DATE 2/6/2026
SHEET NO. PD

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2500 Summer Lee Drive, Rockwall Texas 75032				
SUBDIVISION	Harbor Village Addition Block A, Lot 4	LOT	4	BLOCK	A
GENERAL LOCATION	South of Summer Lee Drive, East of Glen Hill Way				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Single Family	
ACREAGE	4.08	LOTS [CURRENT]		LOTS [PROPOSED]	31 (5HOAlots)

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

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

☑ OWNER	Atticus Summer Lee Townhomes LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Michael Guerrero	CONTACT PERSON	Louis Clark
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

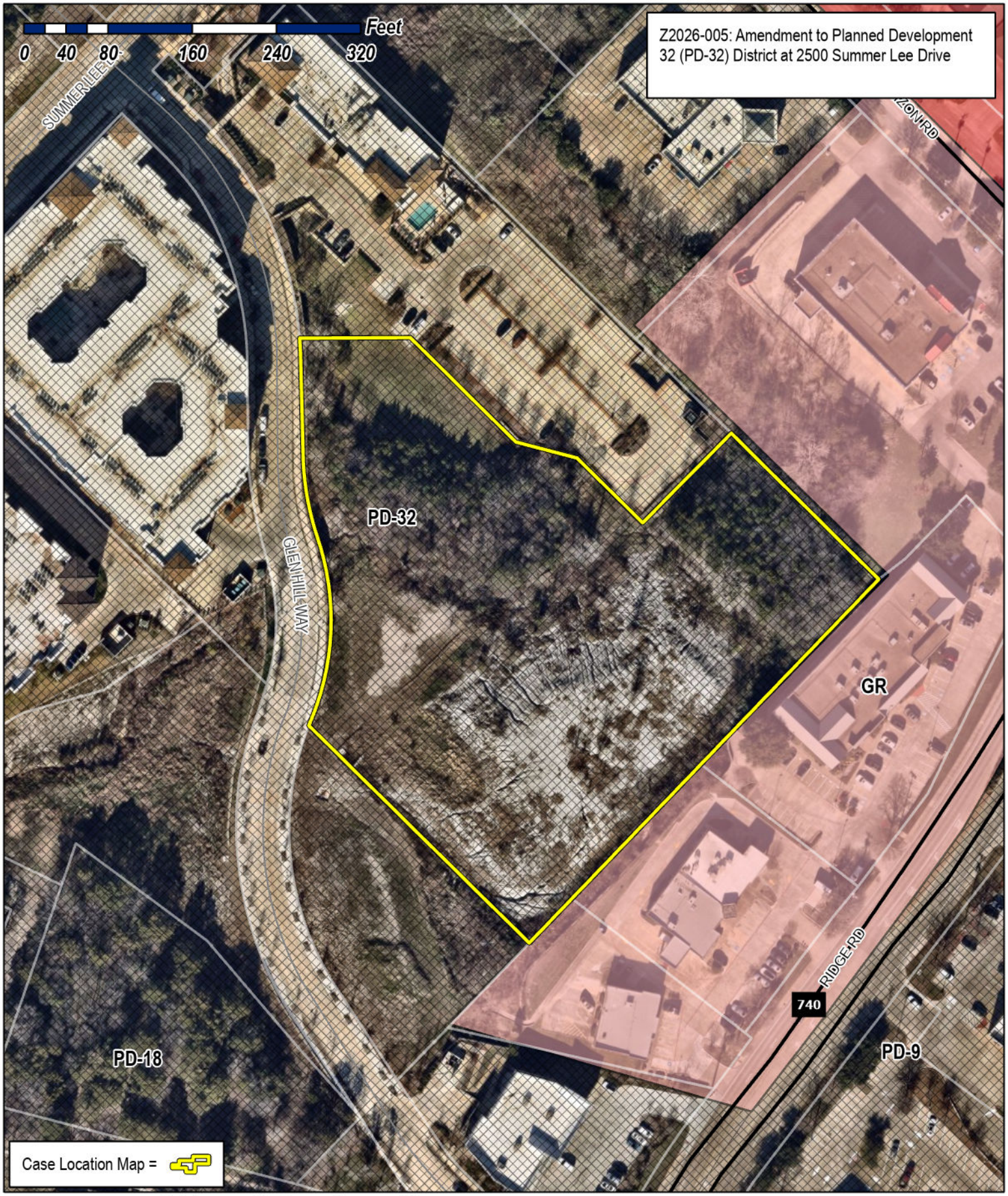
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $260 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* Feb *, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

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

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

City of Rockwall

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

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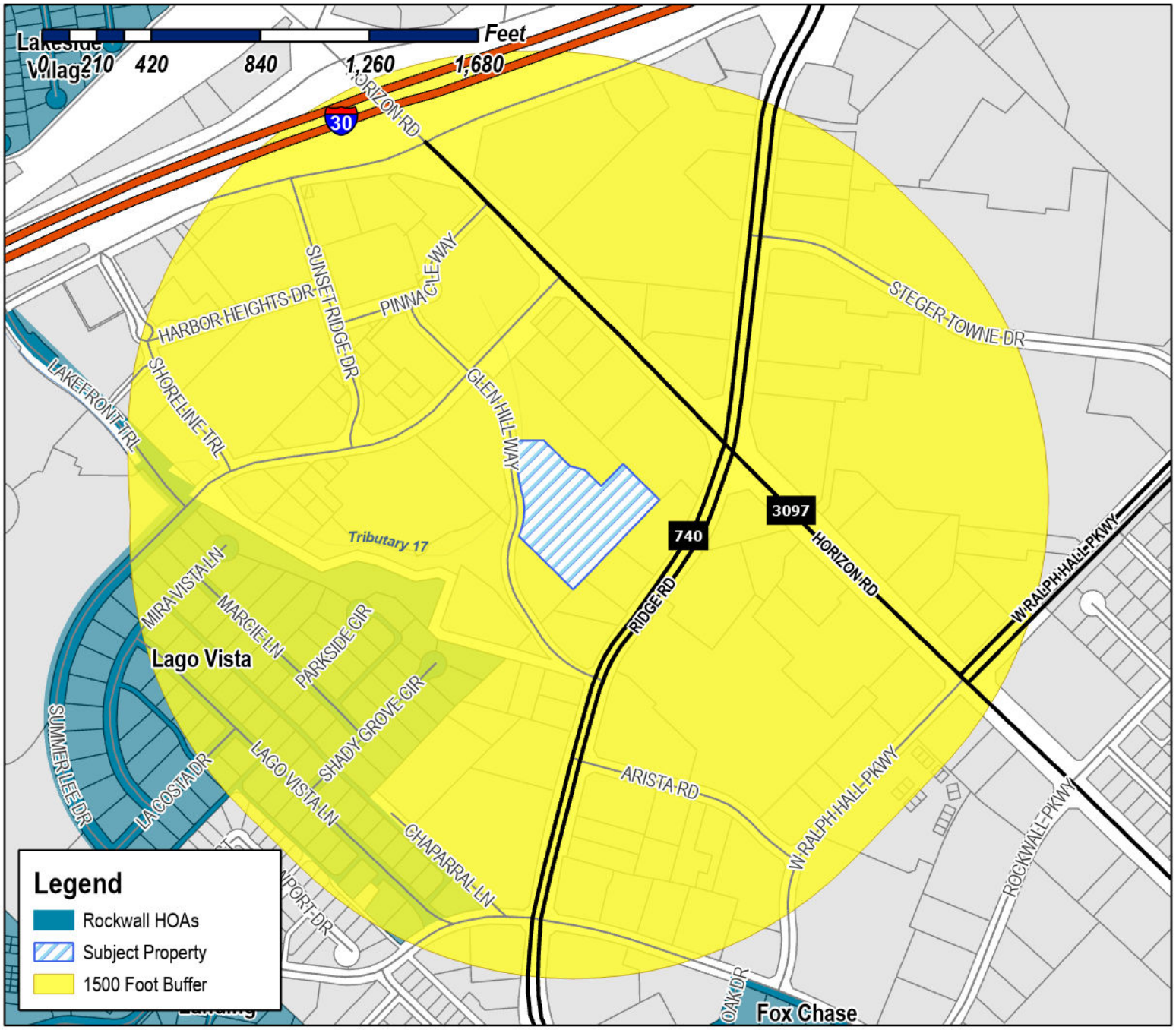

Case Number: Z2026-005
Case Name: PD Development Plan for 31 single-family residential lots
Case Type: Zoning
Zoning: Planned Development 32 (PD-32) District
Case Address: 2500 Summer Lee Drive

Date Saved: 2/17/2026
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-005]
Date:	Thursday, February 19, 2026 1:41:31 PM
Attachments:	Public Notice (02.13.2026).pdf HOA Map (02.17.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2026-005: PD Development Plan

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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Case Number: Z2026-005
Case Name: PD Development Plan for 31 single-family residential lots
Case Type: Zoning
Zoning: Planned Development 32 (PD-32) District
Case Address: 2500 Summer Lee Drive

Date Saved: 2/17/2026
For Questions on this Case Call: (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROKWALL, TX 75087

JAY & MALISHA LLC
1260 Heron Lakes Cir
Mobile, AL 36693

HAJNASR HANNA GORGE AND
HAYAT M EL HAGE HAJNASR
138 Yorkshire Dr
Heath, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

STACY KENNY & MONICA T
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 Shady Grove Cir
Rockwall, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

BENT TREE REALTY CO
16475 Dallas Pkwy Ste 880
Addison, TX 75001

ADEBOWALE OLUMIDE
17639 TRINITY MEADOW LANE
RICHMOND, TX 77407

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

RIV ROCKWALL
2040 CENTURY CENTER BLVD SUITE #10
IRVING, TX 75062

RESIDENT
2400 HORIZON RD
ROKWALL, TX 75087

RESIDENT
2400 SUMMER LEE DR
ROKWALL, TX 75087

RESIDENT
2500 SUMMER LEE DR
ROKWALL, TX 75087

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

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

RESIDENT
2700 SUMMER LEE
ROKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 Sunset Ridge Dr Ste 607
Rockwall, TX 75032

RESIDENT
2850 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2860 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2865 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2890 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2901 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2910 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2911 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2918 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2930 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2935 RIDGE RD
ROKWALL, TX 75087

RESIDENT
2951 RIDGE RD
ROKWALL, TX 75087

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 Ridge Rd Ste 204
Rockwall, TX 75032

RESIDENT
3014 RIDGE RD
ROKWALL, TX 75087

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

ZAPA INVESTMENTS LLC
5 TERRABELLA LN
HEATH, TX 75032

GLEN HILLS CEMETERY
C/O INEZ GIBSON
512 Cool Meadow Ct
Desoto, TX 75115

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 Alpha Rd Ste 300
Dallas, TX 75240

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 W 7th St Fl 2
Los Angeles, CA 90017

TX FLORENCE APARTMENTS LLC
9757 NE Juanita Dr Ste 300
Kirkland, WA 98034

WHITNEY SARDIS LLC
CVS HEALTH# C/O ALTUS GROUP US INC
PO Box 1610
Cockeysville, MD 21030

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

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

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

PUBLIC NOTICE

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

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

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

Z2026-005: PD Development Plan for 31 Single-Family Residential Lots

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-005: PD Development Plan for 31 Single-Family Residential Lots

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

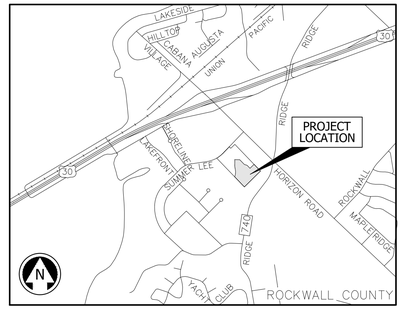
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



VICINITY MAP
(NOT TO SCALE)

0 30 60 90

GRAPHIC SCALE IN FEET
1" = 30'

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- TYPE A - 2,100 SF TYP LOT SIZE, 70'X30' TYP.
- TYPE B - 3,500 SF TYP LOT SIZE, 70'X50' TYP.
- TYPE C - 4,000 SF TYP LOT SIZE, 84'X48' TYP.
- HOA LOTS / OPEN SPACE

FADUE - FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
2. ALL SIDEWALK ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.
4. REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT & DESIGN.
5. REFERENCE LANDSCAPE PLAN FOR FENCE, AND LANDSCAPE AREAS LAYOUT & DESIGN.
6. THE BUILDING MECHINICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
CURRENT ZONING	PD-32 RESIDENTIAL SUBDISTRICT
PROPOSED USE	SINGLE FAMILY CONDOMINIUMS
SITE AREA	177,551 SF/4.08 AC
NUMBER OF LOTS (SINGLE FAMILY RESIDENTIAL)	7 HOA LOTS 31 RESIDENTIAL LOTS 10 TYPE A LOTS, 10 TYPE B LOTS, 11 TYPE C LOTS
TOTAL PARKING REQUIRED	62 SPACES (2 PARKING PER UNIT)
TOTAL PARKING PROVIDED	83 SPACES PROVIDED IN TOTAL 62 SPACES (INCLUDES GARAGES AT TWO SPACES PER GARAGE) 21 SPACES PROVIDED IN HOA LOTS
BUILDING HEIGHT	2 STORY

PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes.
They were prepared by, or under supervision of:

ALEX SRUR	127967	2/6/2026
Type or Print Name	PE #	Date

KINOD
BUILDING HEALTHY COMMUNITIES

OWNER / DEVELOPER

KINOD LLC
1281 W. GREEN OAKS BLVD. STE. 117
ARLINGTON, TX 76013
TEL: 469-458-6887
EMAIL: LCLARK@KINODLLC.COM

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace
Colleyville, TX. 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

HARBOR URBAN CENTER CONDOMINIUMS
BLOCK A, LOT 4, HARBOR VILLAGE ADDITION
2500 SUMMER LEE DR.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PD AMENDMENT PLAN

ANA PROJECT NO. 25-0050
DATE 2/6/2026
SHEET NO. PD

J:\250050 - KinoD Rockwall Residential\Civil\DWG\250050 - PD Plan.dwg

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ROCKWALL

JUNTERO

EXTERIOR SHELL

PLAN 2

TYPE B



PLAN 2









EXTERIOR SHELL

PLAN 4

TYPE C



PLAN 4









EXTERIOR SHELL

PLAN 5

TYPE A



PLAN 5









EXTERIOR SHELL

PLAN 6

TYPE A



PLAN 6







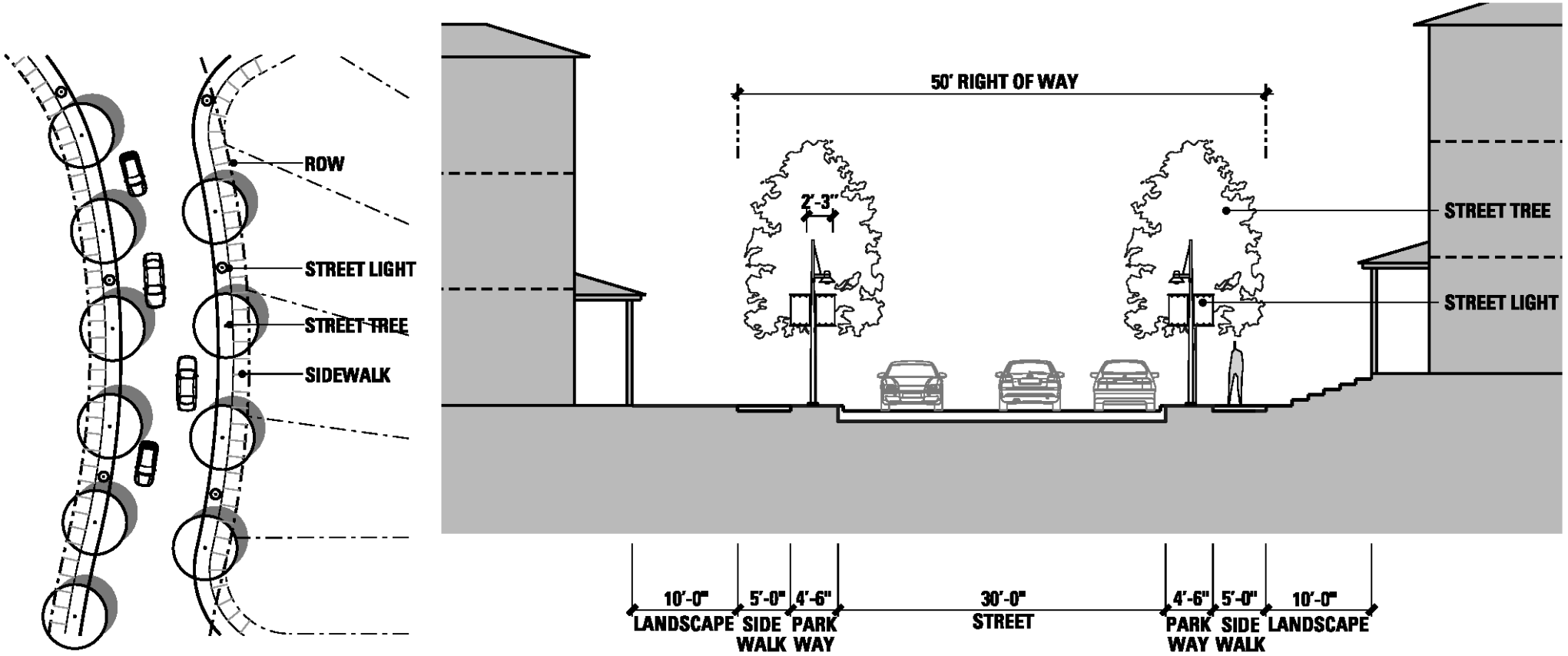


THANK YOU.

JUNTERO

STREET TYPE 'M'

Street Type 'M' serves as the primary single-family residential neighborhood street. This street type consists of a 30-foot wide street within a 50-foot right-of-way. On street parking is permitted on this street type. Street trees are spaced at 30-foot OC within a 4½-foot wide parkway with pedestrian scale street lights spaced at 60-foot OC. A five (5) foot wide concrete sidewalk is provided on both sides of the street. This street type may include features such as eyebrows or landscape islands and medians.



STREETSCAPE ELEMENTS

PEDESTRIAN PAVING MATERIALS

CONCRETE PAVING
All concrete pedestrian walkways shall be an upgraded pedestrian concrete paving with integral color matching Scofield Chromix C-24 Charcoal or C-15 Coachella Sand), light sandblast finish, and sawcut control joints.

CONCRETE PAVERS
Concrete pavers shall be similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, and six (6) cm thickness. Pavers shall be placed in a running bond pattern perpendicular to the street curb.

VEHICULAR PAVING MATERIALS

CONCRETE PAVING
The standard vehicular paving material shall be concrete in accordance with City of Rockwall standards.

CONCRETE PAVERS
Upgraded vehicular paving shall be concrete pavers. Concrete pavers shall be similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, eight (8) cm thickness. Pavers shall be placed in a herringbone bond pattern.



STREET FURNISHINGS

BENCH
Benches shall be similar to Landscape Forms: Scarborough backed horizontal strap bench, powdercoat color RAL #7003 Moss Grey.

TRASH RECEPTACLE
Trash receptacles shall be similar to Landscape Forms: Scarborough side opening with vertical straps, powdercoat color RAL #7003 Moss.



BIKE RACK
Bike racks shall be similar to Forms + Surfaces: Trio Bike Rack, powdercoat color RAL #7003 Moss Grey.



BOLLARD
Bollards shall be similar to Hess - Paris 1100 Type 'A' fixed bollard, powdercoat color RAL #7003 Moss Grey.



SEAT WALL
Cast-in-place concrete seat wall with architectural finish.



STREETSCAPE ELEMENTS

LIGHTING

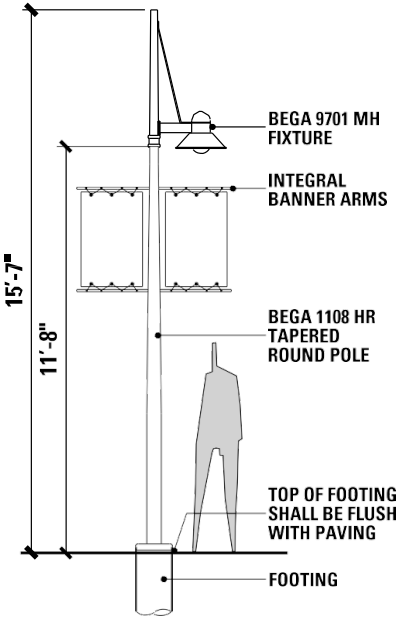
PEDESTRIAN SCALE STREET LIGHT
Pedestrian scale street lights shall be similar to the Bega 9701 MH 100W Metal Halide fixture on Bega 1108 HR 11'-8" tapered round pole with integral banner arms, powder coat color RAL #7003 Moss Grey.

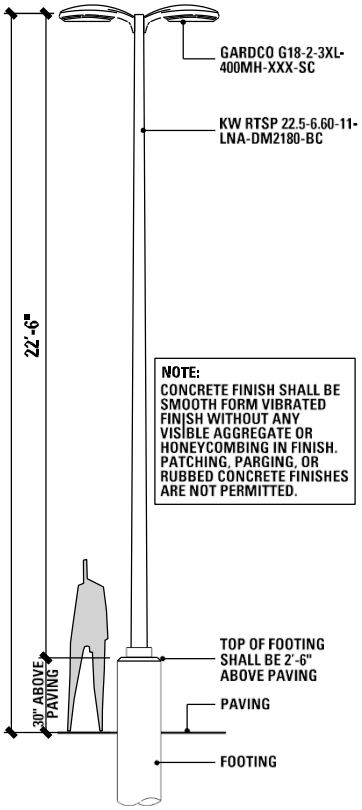
PARKING LOT LIGHT FIXTURE
Parking lot light fixtures shall be similar to the Gardco Gullwing G18-2-3XL-400MH-XXX-SC on KW RTSP 22.5-6.60-11-LNA-DM2180-BC powder coat color RAL #7003 Moss Grey

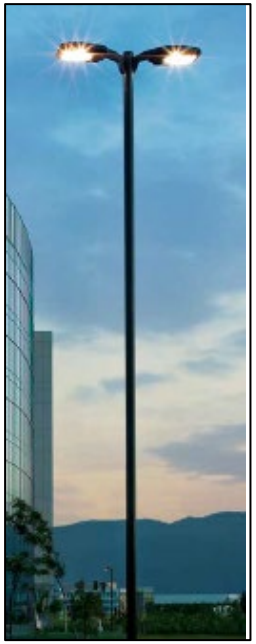
Parking lots shall be illuminated to an average sustained level of 1.5 - 2 Foot Candles.

TREE UP-LIGHT
All street trees within the right of way shall be uplight with B-K HP2-PAR2020-TR-59-SAP-11-xxx-AH/CPC or a smilar light fixture.











STREETSCAPE ELEMENTS

LANDSCAPE

TREE LEAVE-OUTS

Paving leave-outs for street trees shall be five (5) feet by ten (10) feet adjacent to the back of the street curb. All street trees in tree leave-outs or in head-in parking islands shall have tree sub-drainage tied to the storm drain system. In addition to the street tree, all leave outs shall contain one of the following:

Option A: A mix of shrub, perennial, ornamental grass, and groundcover planting. Plant materials shall provide a mix of height, color, texture, and evergreen structure.

Option B: Mexican Beach Stone pebbles.

A consistent treatment must be provided for a continuous block length.



DECORATIVE POTS

Use decorative pots to accent the streetscape environment. Decorative pots must be compatible with the surrounding architectural styles. Decorative pots must be an appropriate pedestrian scale. All decorative pots shall be irrigated and have drainage tied to the storm drain system.

Recommended decorative pots:

- ☑ Stonewear Zena series, SB 32 Finish
- ☑ Stonewear Grecian series, SB 32 Finish
- ☑ Rectangular Metal Planters



GRADING

The maximum cross slope on all pedestrian walkways shall be two (2) percent. The maximum longitudinal slope on all pedestrian walkways shall be five (5) percent, except where the longitudinal slope of the street exceeds five (5) percent.

EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type M	*10'*

BUILDING FORM	
Street Type N	*5'*
Side	*8'*
Zero Lot Line	*0'*

NOTE: A minimum of 50% of the boundary with the Open Space *Sub-District* along *Street Type G* must be a public street (*i.e. Street Type M*).

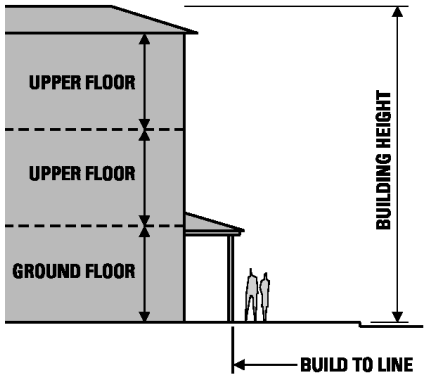
BUILDING FORM	
Street Type M Min. Façade Built to BTL	*65%*
Maximum Lot Coverage	*61%*
Minimum Lot Size	*30' x 90'*

USE	
Ground Floor	Residential
Upper Floors	Residential

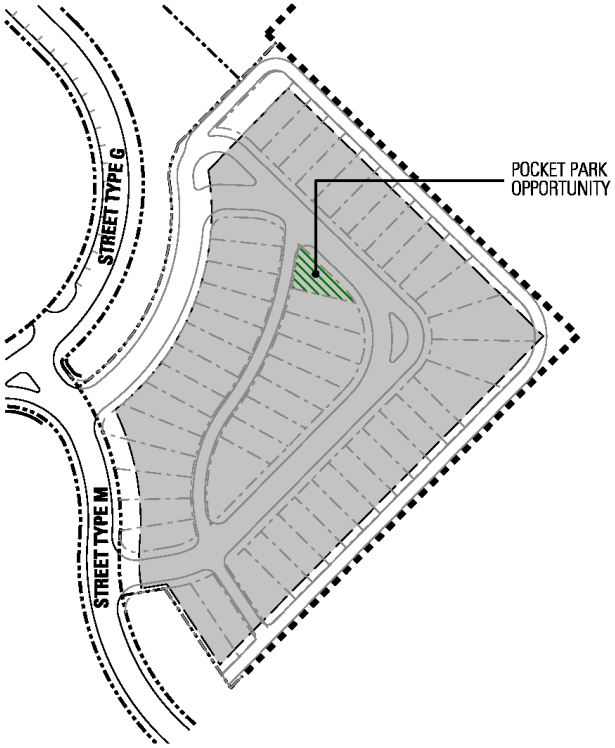
HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	3	36'

ENCROACHMENTS	
Front	*5'*

NOTE: Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



3 Story S.F. Residential



RESIDENTIAL SUB-DISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

CASE 1
When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. *See Figure A.*

CASE 2
When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. *See Figure B.*

CASE 3
When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. *See Figure B.*

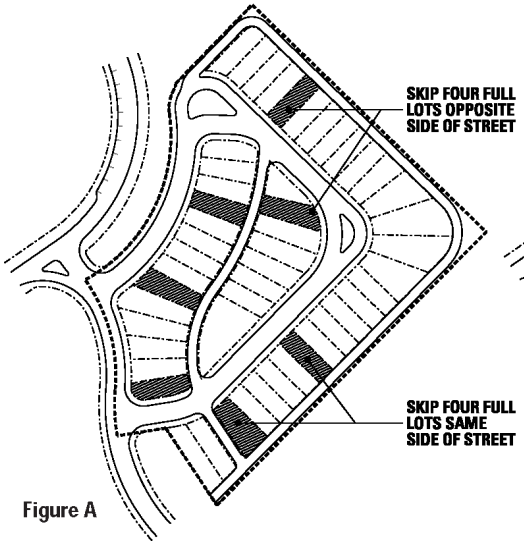


Figure A

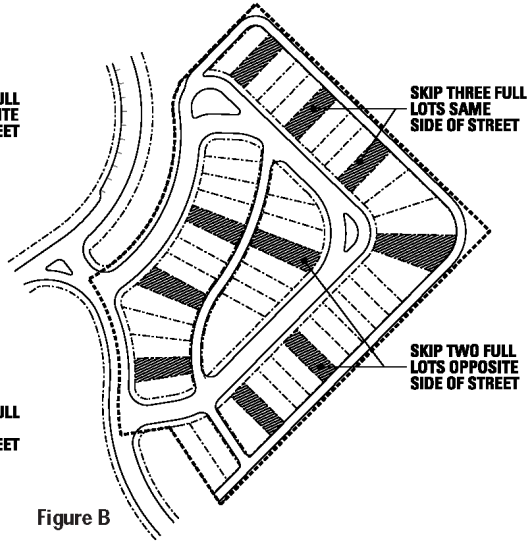
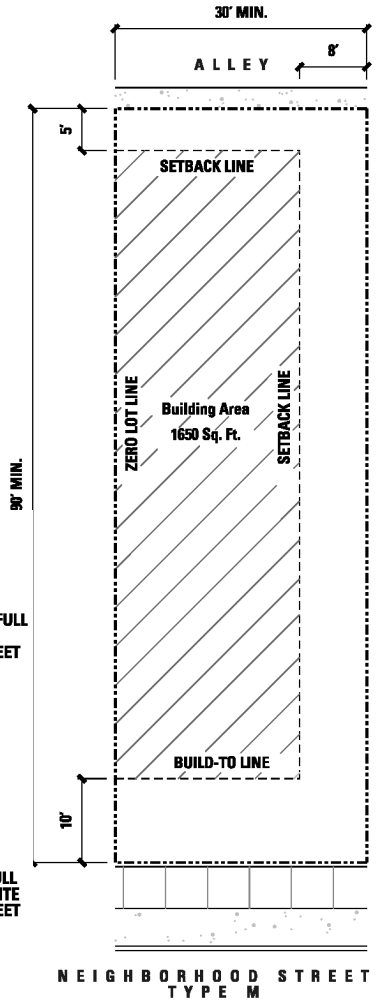
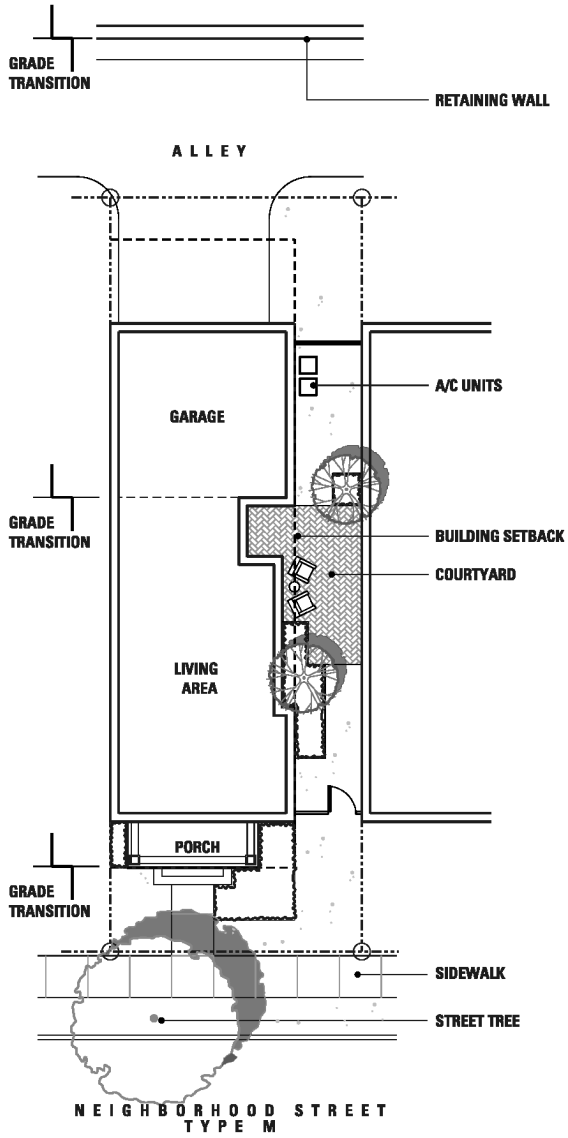


Figure B





RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

SITE LAYOUT, GRADING AND DRAINAGE

(1) Runoff onto adjacent properties is prohibited.
(2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
(3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
(4) Do not run drainage swales from planting areas across paved areas.

LANDSCAPE STRUCTURES

(1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
(2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
(3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

POOLS AND WATER FEATURES

(1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
(2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
(3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

LIGHTING, UTILITIES AND SERVICE

(1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
(2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.
(3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
(4) Exposed exterior floodlights or wall packs are not permitted.
(5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

IRRIGATION DESIGN

(1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
(2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
(3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

DRIVEWAYS

(1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

GARAGES

(1) Garages must be rear loaded from an alley.
(2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

BUILDING MASSING

(1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
(2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
(3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

ROOFS

(1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
(2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

WALL MATERIALS

(1) Exterior wall materials shall be any of the following:
    A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
    B. Portland cement stucco with integral color
    C. Brick masonry
    D. Stone masonry
    E. Cast stone masonry
    F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
    G. Aluminum, masonite, and vinyl siding are not permitted.
(2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

EXTERIOR FINISHES

(1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

TRIM

(1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum ¾-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

DOORS

(1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.
(2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

SCREEN DOORS

(1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.
(2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

GARAGE DOORS

(1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.
(2) Garages may have maximum 18-foot wide doors.

EXTERIOR DOOR HARDWARE

(1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

WINDOWS

(1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.
(2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.
(3) All operable windows shall be equipped with insect screens.
(4) Bay windows shall be glazed a minimum of 80% of their width.

EXTERIOR WINDOW SHUTTERS

(1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

AWNINGS

(1) Window awnings are not permitted, with the exception of shutter awnings.

GLAZING

(1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

ROOFS

(1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.
(2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.
(3) All soffit venting shall be 2-inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.
(4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.
(5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.
(6) Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.
(7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.
(8) Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.
(9) Satellite dishes and roof antennae shall not be visible from the street.

CHIMNEYS

(1) All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.
(2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney.
(3) Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

RAIN GUTTERS

(1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.
(2) Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.
(3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

PAINT

(1) All exterior finish coat paint shall be acrylic latex or latex enamel.

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

PORCH CONSTRUCTION

(1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
(2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
(3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
(4) Porches and covered balconies may be screened at the rear of the homes only.

ELEMENTS NOT PERMITTED

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



ARCHITECTURAL DETAIL CHARACTER



RESIDENTIAL STREET EDGE CONDITION

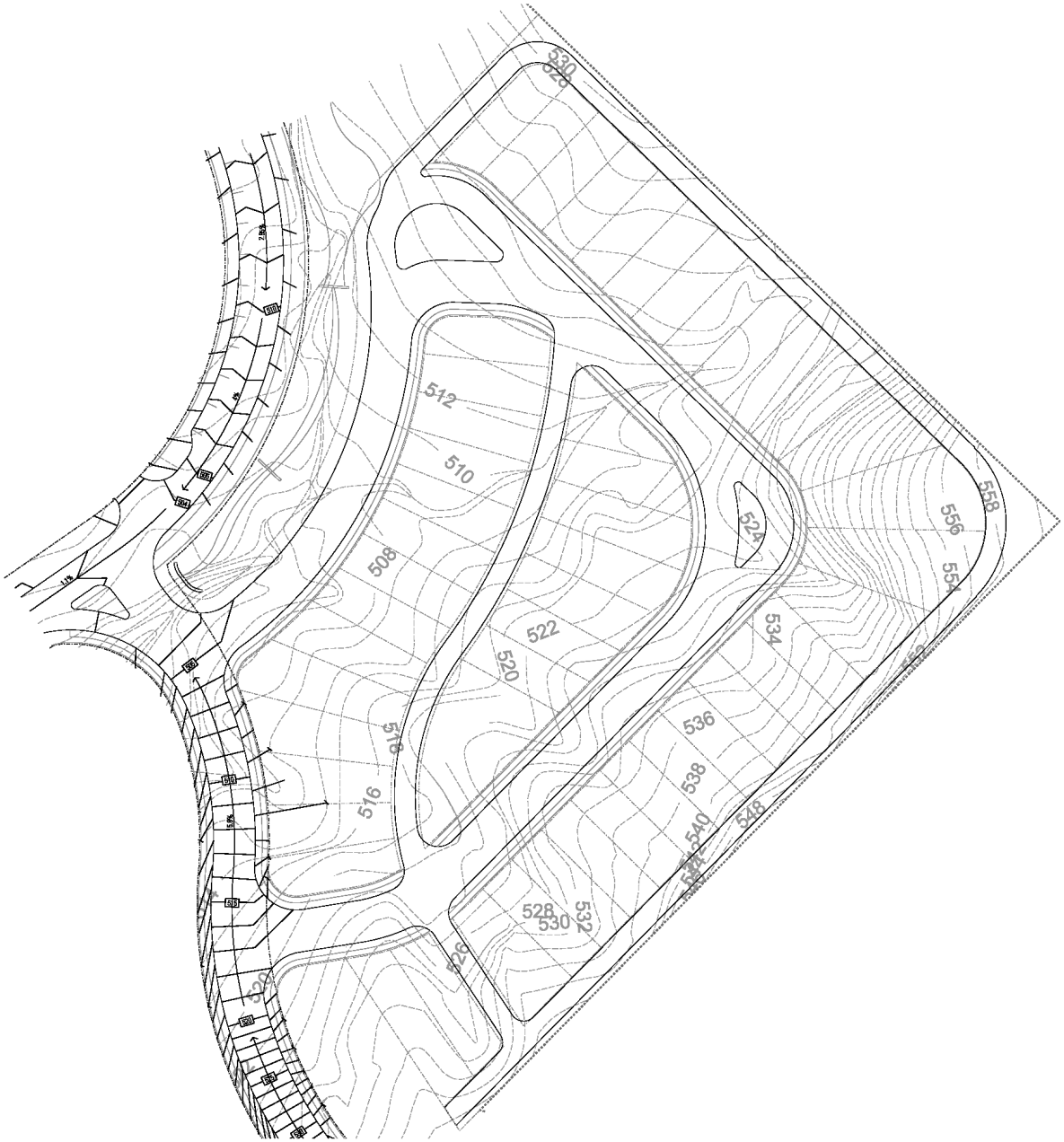


RESIDENTIAL STREET CHARACTER



RESIDENTIAL STREET EDGE CONDITION

EXHIBIT 'E-9':
Residential Sub-District

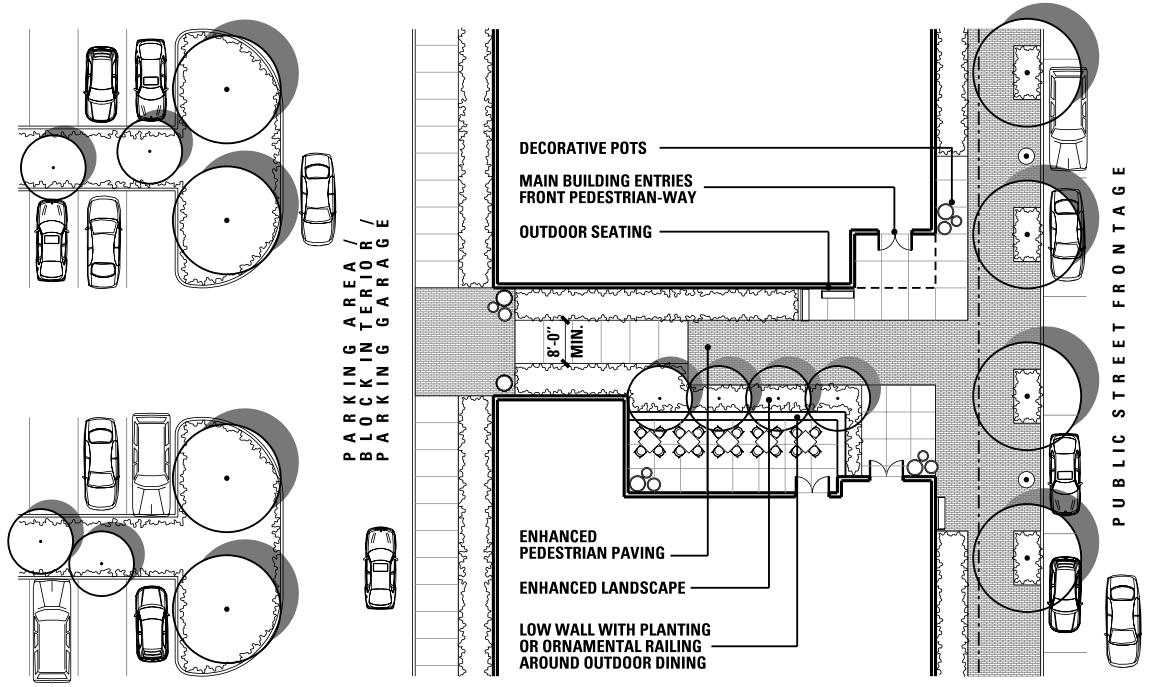


4 STREETS

PEDESTRIAN WAYS

Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.







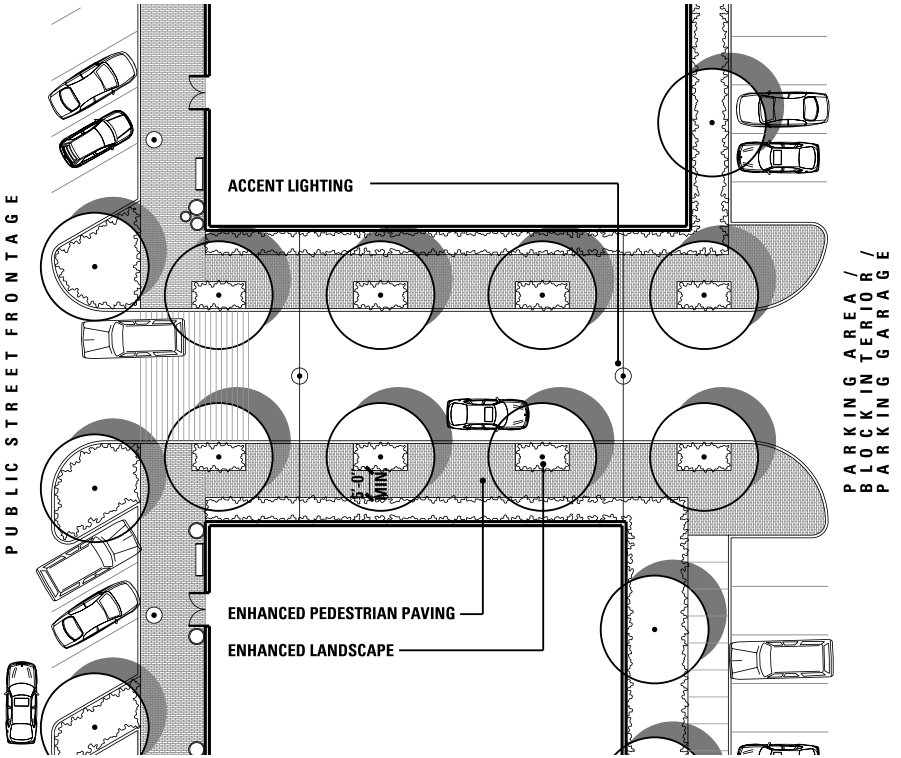






M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.







GENERAL GUIDELINES

Site Access Controls

1. The number of site access points is dependent upon the size of the site, its use, and the size of the building(s) and parking facilities. In no case shall driveways be located closer than 100 ft. apart, measured from centerline to centerline, along the same street frontage.

2. Driveways providing automobile access and circulation shall be 24 ft to 30 ft in width and curb radii shall be 20 ft minimum, or as otherwise required by the City of Rockwall.

3. Access points and driveways designated as fire lanes shall be designed and constructed in accordance with City of Rockwall standards.

Orientation of Buildings

1. The primary building entry shall be visible from the street on which the building is addressed.

2. Any secondary or support buildings, such as maintenance buildings or parking garages, shall be sited in an internal location on the site in order to minimize their visibility from the public ROW and from adjacent building sites.

Landscaping

1. Non-residential ground floor frontages shall not be required to provide additional landscaping beyond that provided in the right-of-way.

2. Residential ground floor frontages shall be required to proivde a minimum of 3' of landscape area between the edge of the sidewalk and the primary building facade. This area may be lansdcaped with ground cover, low shrubs, ornamental trees, and canopy trees.

3. Use native or well adapted plant materials.

4. All landscape areas (except natural areas) must be irrigated with an automatic, underground irrigation system having rain and freeze sensors.

Outdoor Dining

1. Non-residential ground floor frontages may provide outdoor seating and dining beyond the sidewalk. Building facades may be set back to accomodate outdoor seating and dining areas. Outdoor dining edge conditions shall be enhanced beyond the standard metal railing as required by TABC. Special features such as fountains, decorative pots, and an enhanced landscape planting edge with railing shall be utilized to delineate outdoor dining areas to meet TABC standards.

Residential Landscape Edge







Outdoor Dining









ARCHITECTURAL STYLE: TUSCAN

USE TYPE: RESIDENTIAL OR RETAIL

Tuscan style is a warm, unpretentious style. It is inspired by the Tuscany region of Italy characterized by simple warm toned plaster and masonry buildings with pitched clay tile roofs that form "hilltop compounds" punctuated with tower elements. Although the individual building masses are simple rectangles, richness is created in the collection of these buildings into a complex whole. The building massing is organized typically in a tripartite order, with a "base", "middle" and "top". Each building mass has symmetrically arranged windows that align vertically. As the openings stack they reinforce the massing articulation by varying as they move from base, middle to the top of the building. The "base" typically has larger windows or doors; the "middle" has windows or balconies of similar size and style; and the "top" floor is capped with a different size or style of openings. The clay tiled overhangs often have wood beam tails. Cantilevered balconies with solid bracket supports and iron balcony rails provide relief to an otherwise flat elevation.

BUILDING MASSING

Overall Massing
Building facades 3 to 5 stories in height shall have tripartite organization (base, middle & top) or bipartite organization (base & top) on 75% of building elevation length. Adjacent massing shall not align tripartite organization by slightly offsetting or changing 'base'belt course. (Example: Tower massing or secondary massing may be a uniform material without tripartite organization.)

Primary Façade Massing
Maximum length for primary façade lengths shall be in the range of 60 to 90 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade.

Secondary Façade Massing
Lengths for all other façade lengths shall be in the range of 25 to 60 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade.

Tower Massing
Tower widths shall be within a range of 12 to 26 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open air balcony space.

Gable End Massing
A minimum of one gable end secondary façade shall be incorporated into building elevations over 250 feet in length.

BUILDING WALL MATERIALS

Primary Materials (60% of façade or greater)
Standard brick masonry units or non standard sizes shall be used as veneer to simulate traditional load bearing application. Native natural stone masonry may also be used. Equivalent synthetic stone (example: Arriscraft) may be used as approved by ARB and so long as special shapes are used to turn corners so that edge conditions are not exposed.

Secondary Materials (35% of façade or greater)
Plaster shall be used in traditional three coat application with integral color.

Accent Materials (5% of façade or greater)
Precast stone may be used in different, but not limited to, applications such as trim, sill, coping, headers, columns, and railings.

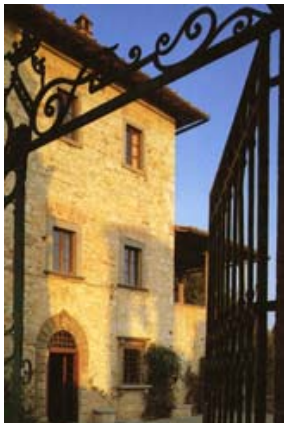
Other Materials
Natural solid stock wood may be used in column and beam or lintel applications. Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.
EIFS – Exterior insulated finish system shall not be permitted in any application.

BUILDING MATERIAL COLORS

Primary Material Colors
Masonry and natural stone colors (or synthetic stone) shall be selected within earth tone ranges and shall complement each other.

Secondary Material Colors
Plaster integral color shall be non-white within earth tone ranges. Multiple plaster colors shall be used within building elevations over 250 feet in length. Color changes shall occur at inside corners of distinct building masses.







ARCHITECTURAL STYLE: TUSCAN

BUILDING MATERIAL COLORS, CONTINUED

Accent Material Colors
Precast stone shall be of light neutral colors.

Other Material Colors
Natural solid stock wood shall be stained or oiled and protected against discoloration.
Fiber reinforced cement products shall be painted to match the color of the material it is simulating. For example: If intended to match wood then fiber reinforced cement product shall be painted to match natural wood stain.

DOORS AND WINDOWS

Doors
Entry doors shall be solid single panel doors.
Balcony doors shall be a pair of doors or sliding doors.

Windows
Windows shall be double-hung, single-hung, awning or casement. The horizontal dimension of a window opening shall not exceed the vertical dimension. Glazing shall be a mix of divided and non-divided lights.

Materials
Door and window materials shall be wood, clad wood, vinyl, commercial grade anodized or prefinished aluminum. Doors may include glass panes. Glazing shall be non-reflective Low-E, with minimum 75% light transmission on upper floors. Lower floor glazing shall be non-reflective Low-E, with minimum 90% light transmission.

Details
Door and window surrounds shall not be permitted. Doors and windows should be inset a minimum of 1 inch from exterior face finish. Door and window frame sections shall be 2 inches in width to simulate traditional wood window section.

Color
Door and window frame color shall complement exterior wall finishes. Opaque and dark colored windows shall not be permitted. Window tint will be limited to light green, blue, gray or brown. Screen frames shall match window color. Screens shall be gray or black.

Configurations
Door and window openings shall align vertically along their centerline and the size or configuration shall vary on the top floor. Doors or windows may be ganged together horizontally up to a maximum of 3 per group. Exterior shutters may be operable or inoperable and shall be sized and mounted appropriately for the window (one-half the width).

BALCONIES

Balcony Organization
Balcony types shall vary per floor to complement door and window arrangements in overall facade.

Juliet Balconies
Balcony projections (at door locations only) shall be a maximum of 18 inches in depth. Width of balcony shall be limited to maximum of 12 inches on each side of door rough opening. Decorative iron railing shall be used for this balcony application.

Cantilevered Balconies
Balcony projection shall be a minimum of 5 feet in depth. Width of balcony shall be limited to maximum of 2 feet on each side of rough opening. Decorative iron railing shall be used for this balcony application.

Cantilevered Boxed Balconies
Balconies may be partially enclosed with walls, these projected cantilevered spaces may be within primary or secondary facades maintaining a vertical proportion. These type balcony projections shall be a minimum of 6 feet in depth. Railing material may vary.

Railings
Railing materials may be of, but not limited to, cast stone, natural solid stock wood, aluminum and/or iron.

Details
Masonry details may be simulated to be consistent with traditional load bearing applications. Brick details include, but are not limited to, lintels, segmented arches, half round arches, sills and headers.
Cast stone details may include, but are not limited to, applications such as trim, sill, coping, headers, columns, and railings.
Natural solid stock wood may be used as, but not limited to, column, beam and header applications.
Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.
EIFS – Exterior insulated finish system shall not be permitted in any application.









ARCHITECTURAL STYLE: TUSCAN

ROOF AND PARAPETS

Roof Massing
Roof massing shall be pitched hip or gable end roofs.
Uninterrupted roof lines shall not be greater than 60 feet in length. Roof lines may be interrupted by towers, roof extension over balconies and/or wall height difference.

Roof Overhang
Roof overhang for hip roof shall be within range of 2 to 4 feet.
Roof overhang at gable end can be rolled within range of 4 to 8 inches or extended a maximum 18 inches.

Roof Materials
Concrete or clay tiles shall be used in a flat or barrel style application. The material and or style may be intermixed within a building elevation over 250 feet in length. Flat roofs shall be a bituminous application.

Roof Color
Earth tone ranges or blended concrete or clay colors shall be used. All predominantly orange or red tile roofs shall not be permitted. Bituminous roofs shall be black in color.

Soffit and Fascia Materials
Natural solid stock wood, cement board and/or plaster may be used at soffit and fascia conditions. These conditions shall be painted to complement exterior wall finishes or integral color for plaster.

Roof Pitch
Roof pitch shall be minimum 4:12 slope and maximum 6:12 slope for hip or gable end roofs.

Roof Parapets
Parapet roof walls shall not be permitted.

Roof Systems
Roof systems must provide positive drainage. Roof drains are required to tie into underground storm drainage systems.

Roof Equipment
All roof mounted equipment, including mechanical equipment and vents, antennae, satellite dishes, etc. must be screened from view from an elevation of 5 feet from natural grade from the public ROW and all adjacent building sites. Set roof mounted equipment back from the perimeter of the building. Screening shall be achieved through the use of mansard roof wells, penthouses or other screening devices compatible with the forms, colors, and materials of the building's exterior and as approved by ARB.

Attachments
Chimneys shall be of primary or secondary building material with gable clay or concrete cap. Metal chimney caps shall not be allowed.
See signage guidelines.
Gutter and downspouts shall be half-round or ogee shape and may b copper, galvanized steel or prefinished aluminum.

AWNINGS/CANOPIES

Door and window awnings are permitted in the form of tile or metal shed awnings. Metal shed awning shall be a minimum of 2:12 slope.
Materials for awnings, canopies or shading devices at retail level may include, but are not limited to, fabric, steel, plaster and natural solid stock wood.

ARCADES AND GALLERIES

Arcades are permitted with a minimum depth of 8 feet and a maximum depth of 12 feet. Materials for arcades or galleries may be, but are not limited to, masonry, cast stone, plaster and natural solid stock wood. Where arcades or galleries are used the face of arcade may be permitted to be within 2 feet of curb line. Arcades and galleries shall be limited to 33% of the block length.





ARCHITECTURAL STYLE: TRADITIONAL

USE TYPE: RESIDENTIAL, RETAIL, OR OFFICE

The Traditional Style is inspired by the masonry urban forms of the early 20th century. Distinct building masses are created by composing separate buildings to form a unified block. The tripartite organization clearly delineates between 'base, middle and top.' Deeply recessed storefront at the base creates a sense of solidity and permanence. This style is characterized by an emphasis on verticality in multistory buildings. 'Colossal order' pilasters flank stacked windows with recessed spandrel panels, topped with projecting lintels or arches. The 'top' may be implied with arches or an 'attic' level marked by belt course change in window style or size.

BUILDING MASSING

Overall Massing
Building facades 3 to 5 stories in height shall have tripartite organization (base, middle & top) or bipartite organization (base & top) on 75% of building elevation length. Adjacent massing shall not align tripartite organization by slightly offsetting or changing 'base'belt course. (Example: Tower massing or secondary massing may be a uniform material without tripartite organization.)

Primary Façade Massing
Maximum length for primary façade lengths shall be in the range of 60 to 90 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

Secondary Façade Massing
Lengths for all other façade lengths shall be in the range of 25 to 60 feet. Adjacent facades shall have a minimum offset in the range of 2 to 6 feet. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

Tower Massing
Tower widths shall be within a range of 15 to 40 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open air balcony space.

BUILDING WALL MATERIALS

Primary Materials(55% of façade or greater)
Standard brick masonry units shall be used as a veneer to simulate traditional load bearing application. Native natural stone masonry may also be used. Equivalent synthetic stone (example: Arriscraft) may be used as approved by the ARB and so long as special shapes are used to turn corners so that edge conditions are not exposed.

Secondary Materials (40% of façade or greater)
Plaster shall be used in traditional three coat application with integral color.

Accent Materials (5% of façade or greater)
Precast stone may be used in different, but not limited to, applications such as trim, sill, coping, headers, belt courses, pilaster, capital and base and door/ window surrounds.

Other Materials
Natural solid stock wood may be used as, but not limited to, column and beam applications, brackets, rafter tails and shading devices.
Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns, beams, pilasters, capital, base and cornice details.
EIFS – Exterior insulated finish system shall not be permitted in any application.

BUILDING MATERIAL COLORS

Primary Material Colors
Masonry and natural stone colors (or synthetic stone) shall be selected within earth tone ranges and shall complement each other.

Secondary Material Colors
Plaster integral color shall be non-white within earth tone ranges. Multiple plaster colors shall be used within building elevations over 250 feet in length. Color changes shall occur at inside corners of distinct building masses. Architectural metal panels shall be prefinished.

Accent Material Colors
Precast stone shall be of light neutral colors.







ARCHITECTURAL STYLE: TRADITIONAL

BUILDING MATERIAL COLORS, CONTINUED

Other Material Colors

Natural solid stock wood shall be stained or oiled and protected against discoloration.

Fiber reinforced cement products shall be painted to match the color of the material it is simulating. For example: If intended to match wood then fiber reinforced cement product shall be painted to match natural wood stain.

Steel shall be galvanized or primed and painted to protect and complement exterior wall finishes.

DOORS AND WINDOWS

Doors

Entry doors shall be solid single panel doors.

Balcony doors shall be double doors or sliding doors.

Windows

Windows shall be double-hung, single-hung or casement. The horizontal dimension of a window opening shall not exceed the vertical dimension. Glazing may be of divided or non-divided lights.

Materials

Door and window materials shall be wood, clad wood, vinyl, painted steel, commercial grade anodized or prefinished aluminum. Doors may include glass panes. Glazing shall be non-reflective Low-E, with minimum 90% light transmission on lower floors. Upper floor glazing shall be non-reflective Low-E, with minimum 75% light transmission.

Details

Door and window surrounds shall be of, but not limited to, plaster, cast stone or masonry. Doors and windows should be inset a minimum of 1 inch from exterior face finish. Door and window frame sections shall be 2 inches in width to simulate traditional wood window section.

Color

Door and window frame color shall complement exterior wall finishes. Opaque and dark colored windows shall not be permitted. Window tint will be limited to light green, blue, gray or brown. Screen frames shall match window color. Screens shall be gray or black.

Configurations

Door and window openings shall align vertically along their centerline and the size or configuration may vary on the top floor. Doors or windows may be ganged together horizontally up to a maximum of 3 per group. Exterior shutters are not permitted.

BALCONIES

Balcony Organization

Balcony types may vary per floor to complement door and window arrangements in overall facade.

Juliet Balconies

Balcony projections (at door locations only) shall be a maximum of 18 inches in depth. Width of balcony shall be limited to maximum of 12 inches on each side of door rough opening. Railing material may vary.

Cantilevered Balconies

Balcony projection shall be a minimum of 5 feet in depth. Width of balcony shall be limited to a maximum of 2 feet on each side of rough opening. Railing material may vary.

Railings

Railing materials may be of, but not limited to, painted steel, aluminum, carved or precast stone.

Details

Masonry details may be simulated to be consistent with traditional load bearing applications. Brick details include, but are not limited to, lintels, half-round arches, segmented arches, rusticated base, sills and headers.

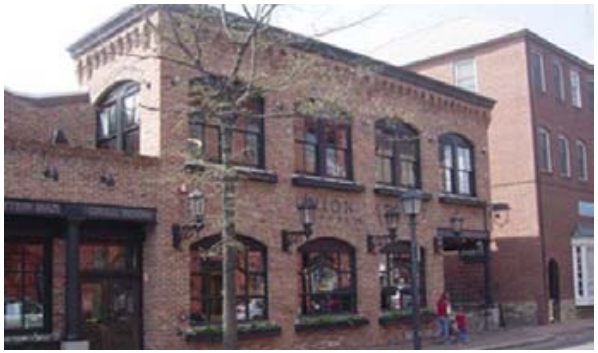
Cast stone details may include, but are not limited to, applications such as trim, sill, coping, headers, columns, pilasters, capital and base details.

Natural solid stock wood may be used as, but is not limited to, column, beam and trellis applications.

Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns, beams, pilasters, capital, base and cornice details.

Steel details may include, but are not limited to, column and beam applications, brackets, headers, door/window frames and shading devices.

EIFS – Exterior insulated finish system shall not be permitted in any application.









ARCHITECTURAL STYLE: TRADITIONAL

ROOF AND PARAPETS

Roof Massing
Roof massing shall be hip or flat roofs with parapet walls.
Uninterrupted roof lines shall not be greater than 60 feet in length. Roof/cornice lines may be interrupted by towers and/or parapet wall height difference.
Cornice profiles shall vary in profile and style to complement and vary the top building line.

Roof Overhang
Roof overhang for shed roofs shall be within range of 2 to 4 feet.
Cornice profile shall be minimum of 4 inches and overall maximum depth of 4 feet.

Roof Materials
Roofs shall be a metal roof system, concrete or clay tile application. Flat roofs shall be a bituminous application.

Roof Color
Metal roof color shall complement exterior wall finishes. Bituminous roofs shall be black in color.

Soffit and Fascia Materials
Cement board and/or plaster may be used at soffit and fascia conditions. These conditions shall be painted to complement exterior wall finishes and integral color for plaster.

Roof Pitch
Roofs may be a minimum of 4:12 slope and maximum of 6:12 slope.

Roof Parapets
Parapet roof wall heights shall be a minimum of 2 feet and a maximum of 5 feet. Metal coping shall not be allowed.

Roof Systems
Roof systems must provide positive drainage at all times. Roof drains are required to tie into underground storm drainage systems.

Roof Equipment
All roof mounted equipment, including mechanical equipment and vents, antennae, satellite dishes, etc. must be screened from view from an elevation of 5 feet from natural grade from the public ROW and all adjacent building sites. Set roof mounted equipment back from the perimeter of the building. Screening shall be achieved through the use of parapet walls, penthouses or other screening devices compatible with the forms, colors, and materials of the building's exterior and as approved by ARB.

Attachments
See signage guidelines.
Gutter and downspouts shall be half-round or ogee shape and may be copper, galvanized steel or prefinished aluminum.

AWNINGS/CANOPIES

Materials for awnings, canopies or shading devices at retail or office ground level may include, but are not limited to, fabric, steel, natural solid stock wood and architectural metal panels.

ARCADES AND GALLERIES

Arcades or galleries are permitted with a minimum depth of 8 feet and a maximum depth of 12 feet. Materials for arcades or galleries may be, but are not limited to, masonry, steel, natural solid stock wood, and cast stone. Where arcades or galleries are used the face of arcade may be permitted to be within 2 feet of curb line. Arcades and galleries shall be limited to 33% of the block length.





ARCHITECTURAL STYLE: TRANSITIONAL

USE TYPE: RESIDENTIAL, RETAIL, OR OFFICE

The Transitional Style is a tailored adaptation of traditional architecture. In this style traditional forms and styles may be created in a more contemporary perspective. Forms follow the traditional style but the detailing is simplified or 'streamlined' to follow a more contemporary style. Traditional and/or alternative materials may be used but quality of materials shall be consistent with the overall development and enhance the overall experience.

BUILDING MASSING

Overall Massing

Building facades 3 to 5 stories in height shall have tripartite organization (base, middle & top) or bipartite organization (base & top) on 75% of building elevation length. Adjacent massing shall not align tripartite organization by slightly offsetting or changing 'base'belt course. (Example: Tower massing or secondary massing may be a uniform material without tripartite organization.)

Primary Façade Massing

Maximum length for primary façade lengths shall be in the range of 90 to 130 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

Secondary Façade Massing

Lengths for all other façade lengths shall be in the range of 40 to 90 feet. Adjacent facades shall have a minimum offset in the range of 1 to 3 feet on lower retail level and 2 to 6 feet for other uses. A minimum difference of 10-50% in length must be maintained to any adjacent facade. Façade offsets may be up to 10 feet in depth on upper floors creating a terrace level directly above where retail occurs below.

Tower Massing

Tower widths shall be within a range of 15 to 40 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open air balcony space.

BUILDING WALL MATERIALS

Primary Materials(55% of façade or greater)

Standard masonry units or non standard sizes shall be used as a veneer to simulate traditional load bearing application. Native natural stone masonry may also be used. Equivalent synthetic stone (example: Arriscraft) may be used as approved by the ARB and so long as special shapes are used to turn corners so that edge conditions are not exposed.

Secondary Materials (40% of façade or greater)

Plaster shall be used in traditional three coat application with integral color. Architectural metal panels shall be allowed up to 20% of secondary material and shall be of non-corrugated and non ribbed panels.

Accent Materials (5% of façade or greater)

Precast stone may be used in different, but not limited to, applications such as trim, sill, coping and headers.

Other Materials

Natural solid stock wood may be used as, but not limited to, column and beam applications, brackets, rafter tails and shading devices.
Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.
Steel may be used as, but not limited to, column and beam applications, brackets, headers and shading devices.
EIFS – Exterior insulated finish system shall not be permitted in any application.

BUILDING MATERIAL COLORS

Primary Material Colors

Masonry and natural stone colors (or synthetic stone) shall be selected within earth tone ranges and shall complement each other.

Secondary Material Colors

Plaster integral color shall be non-white within earth tone ranges. Multiple plaster colors shall be used within building elevations over 250 feet in length. Color changes shall occur at inside corners of distinct building masses. Architectural metal panels shall be prefinished.







ARCHITECTURAL STYLE: TRANSITIONAL

BUILDING MATERIAL COLORS, CONTINUED

Accent Material Colors
Precast stone shall be of light neutral colors.

Other Material Colors
Natural solid stock wood shall be stained or oiled and protected against discoloration.
Fiber reinforced cement products shall be painted to match the color of the material it is simulating. For example: If intended to match wood then fiber reinforced cement product shall be painted to match natural wood stain.
Steel shall be galvanized or primed and painted to protect and complement exterior wall finishes.

DOORS AND WINDOWS

Doors
Entry doors shall be solid single panel doors.
Balcony doors shall be double doors or sliding doors.

Windows
Windows shall be double-hung, single-hung, awning or casement. The horizontal dimension of a window opening shall not exceed the vertical dimension. Glazing may be of divided or non-divided lights.

Materials
Door and window materials shall be wood, clad wood, vinyl, painted steel, commercial grade anodized or prefinished aluminum. Doors may include glass panes. Glazing shall be non-reflective Low-E, with minimum 90% light transmission on lower floors. Upper floor glazing shall be non-reflective Low-E, with minimum 75% light transmission.

Details
Door and window surrounds shall be of, but not limited to, plaster, cast stone, masonry or steel. Doors and windows should be inset a minimum of 1 inch from exterior face finish. Door and window frame sections shall be 2 inches in width to simulate traditional wood window section.

Color
Door and window frame color shall complement exterior wall finishes. Opaque and dark colored windows shall not be permitted. Window tint will be limited to light green, blue, gray or brown. Screen frames shall match window color. Screens shall be gray or black.

Configurations
Door and window openings shall align vertically along their centerline and the size or configuration may vary on the top floor. Doors or windows may be ganged together horizontally up to a maximum of 3 per group. Exterior shutters are not permitted.

BALCONIES

Balcony Organization
Balcony types may vary per floor to complement door and window arrangements in overall facade.

Juliet Balconies
Balcony projections (at door locations only) shall be a maximum of 18 inches in depth. Width of balcony shall be limited to maximum of 12 inches on each side of door rough opening. Railing material may vary.

Cantilevered Balconies
Balcony projection shall be a minimum of 5 feet in depth. Width of balcony shall be limited to a maximum of 2 feet on each side of rough opening. Railing material may vary.

Cantilevered Boxed Balconies
Balconies may be partially enclosed with walls, these projected cantilevered spaces may be within primary or secondary facades maintaining a vertical proportion. These type balcony projections shall be a minimum of 6 feet in depth. Railing material may vary.

Railings
Railing materials may be of, but not limited to, natural solid stock wood, painted metal or steel and/or aluminum.









ARCHITECTURAL STYLE: TRANSITIONAL

BALCONIES, CONTINUED

Details

Masonry details may be simulated to be consistent with traditional load bearing applications. Brick details include, but are not limited to, lintels, segmented arches, sills and headers.
Cast stone details may include, but are not limited to, applications such as trim, sill, coping, header, and columns.
Natural solid stock wood may be used as, but is not limited to, column, beam and header applications.
Fiber reinforced cement products may be used in lieu of natural wood or stone for, but not limited to, brackets, rafter tails, columns or beam details.
Steel details may include, but are not limited to, column and beam applications, brackets, headers, door/window frames and shading devices.
Architectural metal panel details may include, but are not limited to, column and beam applications, headers, and door/window frames.
EIFS – Exterior insulated finish system shall not be permitted in any application.

ROOF AND PARAPETS

Roof Massing

Roof massing shall be hip or flat roofs with parapet walls.
Uninterrupted roof lines shall not be greater than 60 feet in length. Roof/cornice lines may be interrupted by towers and/or parapet wall height difference.
Cornice profiles shall vary in profile and style to complement and vary the top building line.

Roof Overhang

Roof overhang for shed roofs shall be within range of 2 to 4 feet.
Cornice profile shall be minimum of 4 inches and overall maximum depth of 4 feet.

Roof Materials

Shed roofs shall be a metal roof system application. Flat roofs shall be a bituminous application.

Roof Color

Metal roof color shall complement exterior wall finishes. Bituminous roofs shall be black in color.

Soffit and Fascia Materials

Natural solid stock wood, cement board and/or plaster may be used at soffit and fascia conditions. These conditions shall be painted to complement exterior wall finishes and integral color for plaster.

Roof Pitch

Shed roofs may be a minimum of 2:12 slope and maximum of 6:12 slope.

Roof Parapets

Parapet roof wall heights shall be a minimum of 2 feet and a maximum of 5 feet. Metal coping shall not be allowed.

Roof Systems

Roof systems must provide positive drainage at all times. Roof drains are required to tie into underground storm drainage systems.

Roof Equipment

All roof mounted equipment, including mechanical equipment and vents, antennae, satellite dishes, etc. must be screened from view from an elevation of 5 feet from natural grade from the public ROW and all adjacent building sites. Set roof mounted equipment back from the perimeter of the building. Screening shall be achieved through the use of parapet walls, penthouses or other screening devices compatible with the forms, colors, and materials of the building's exterior and as approved by ARB.



Attachments

See signage guidelines.
Gutter and downspouts shall be half-round or ogee shape and may be copper, galvanized steel or prefinished aluminum.

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CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*], *ORDINANCE NO. 18-16*, AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR 31 SINGLE-FAMILY RESIDENTIAL LOTS ON A 4.08-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; 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 Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a *PD Development Plan* for 31 single-family residential lots to be situated within the *Residential Subdistrict*, on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], *Ordinance No. 18-16*, and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements for *Area 1* as outlined in *Ordinance No. 18-16*; and,

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with

DRAFT
ORDINANCE
02.24.26

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The proposed single-family development shall adhere to the *Concept Plan* contained in *Exhibit 'B'*, and shall *not* consist of more than 20 single-family homes and 11 townhomes.

(2) All building elevations for the proposed homes and townhomes shall be required to be submitted with the *PD Site Plan*. The *Building Elevations* contained in *Exhibit 'C'* of this ordinance shall be subject to review for conformance to *Resolution 10-40* and Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of *PD Site Plan*.

(3) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*] and to *Resolution 10-40*.

(4) The proposed development shall adhere to the *Anti-Monotony Standards* outlined in the *General Residential District Standards* as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* and *Streetscape Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) An *Open Space Master Plan* showing that the proposed development will incorporate comparable amenities as the previous *PD Development Plan -- approved with Ordinance No. 18-16* -- shall be required to be submitted with the *PD Site Plan*. This will require a recommendation from the Parks and Recreation Board prior to the Planning and Zoning Commission acting on the *PD Site Plan*.

(7) All streets depicted on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance shall be private streets and shall be constructed to the City's minimum standards for a *R2U* (*i.e. residential, two [2] lane, roadway*) or a *Local Roadway* as outline in the *Engineering Standards of Design and Construction Manual*.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid

DRAFT ORDINANCE 02.24.2026

portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

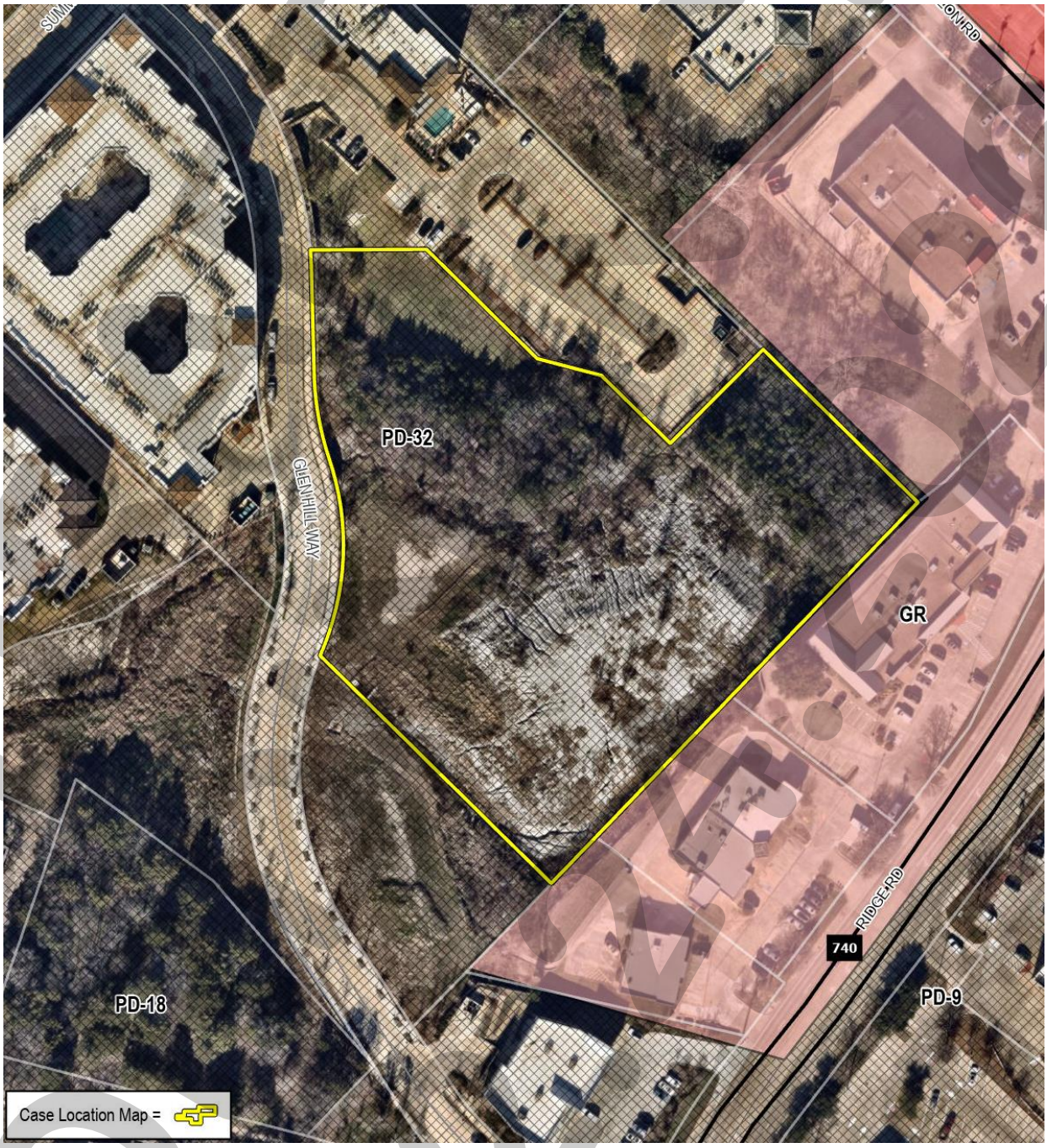
1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 02.24.2026

Exhibit 'A':
Location Map

Legal Description: Lot 4, Block A, Harbor Village Addition



DRAFT 02-24-26

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
02-17-2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORDINANCE
02.17.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT 01/21/2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT 03/04/2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Michael Lewis
CASE NUMBER:	Z2026-006; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 2592 FM 549*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

BACKGROUND

The subject property was annexed on July 21, 1997, by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a *Zoning Change* [*Case No. PZ2001-103]* from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District for the Lofland Lake Estates Addition including the subject property. The subject property has remained vacant since annexation. On December 1, 2026, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2025-071*; *Ordinance No. 25-80, S-389*] for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on the subject property. This ordinance will be superseded by this request should the City Council approve this Specific Use Permit (SUP).

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 2592 FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.00-acre parcel of land [*i.e. 2548 S FM-549*] zoned Single-Family Estate 4.0 (SFE-4.0) District. Beyond this are five (5) parcels of land [*i.e. 2516, 2480, 2424, 2390, 2380 S FM-549]* that make up a part of the Lofland Lake Estates Addition. All of these properties are developed with single-family homes and are zoned Single-Family Estate 4.0 (SFE-4.0) District except for 2390 S. FM 549, which is vacant.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 2638 and 2676 S FM-549*], zoned Single Family Estate 4.0 (SFE-4.0) District, and developed with single family homes. Beyond that is seven (7) parcels of land [*i.e 2716, 2744, 2778, 2816, 2844, 2884, and 2914 S FM-549*], zoned Single-Family Estate 2.0 (SFE-2.0) District, and developed with single family homes. Beyond this is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Homestead Phase 1 Subdivision, which consists of 186 residential lots, was incorporated on July 3, 2024, and is zoned Planned Development 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is the Somerset Park Phase 2 Subdivision, which consists of 171 residential lots, was incorporated on August 31, 2022, and is zoned Planned Development 63 (PD-63) District for Single Family 10 (SF-10) District land uses. Beyond this is a 16.90-acre tract of land (*i.e. portion of Tract 3, Abstract No. 123, of the A Johnson Survey*), which is zoned Planned Development 103 (PD-103) for limited Commercial (C) District land uses. Beyond this is SH-205 which is classified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to Phase 2 of the Lofland Lake Estates Subdivision, which has been in existence since January 6, 1995, consists of seven (7) lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 4.0 (SFE-4.0) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within Phases 1 & 2 of the Lofland Lake Estates Subdivision compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing within Lofland Lake Estates	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face FM-549
Year Built	1900 - 2022	*N/A*
Building SF on Property	752 SF – 5,408 SF	5,510 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	86-Feet
Side	10-feet or Greater	69-Feet
Rear	10-feet or Greater	More than 500-Feet
Building Materials	Brick, Siding, and Stone	Stone, Brick, Wood Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties within the Lofland Lake Estates Subdivision and the proposed building elevations in the attached packet.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 20, 2026, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received one (1) notice in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80* (*S-389*).

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

a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the ***Building Elevations*** depicted in *Exhibits 'C'* and the ***Floor Plan*** depicted in *Exhibits 'D'* of this ordinance.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:

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

[2] A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2592 FM 549				
SUBDIVISION	Loftland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☒ OWNER	Michael Lewis	☒ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 275.75 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* February *, 20* 26 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

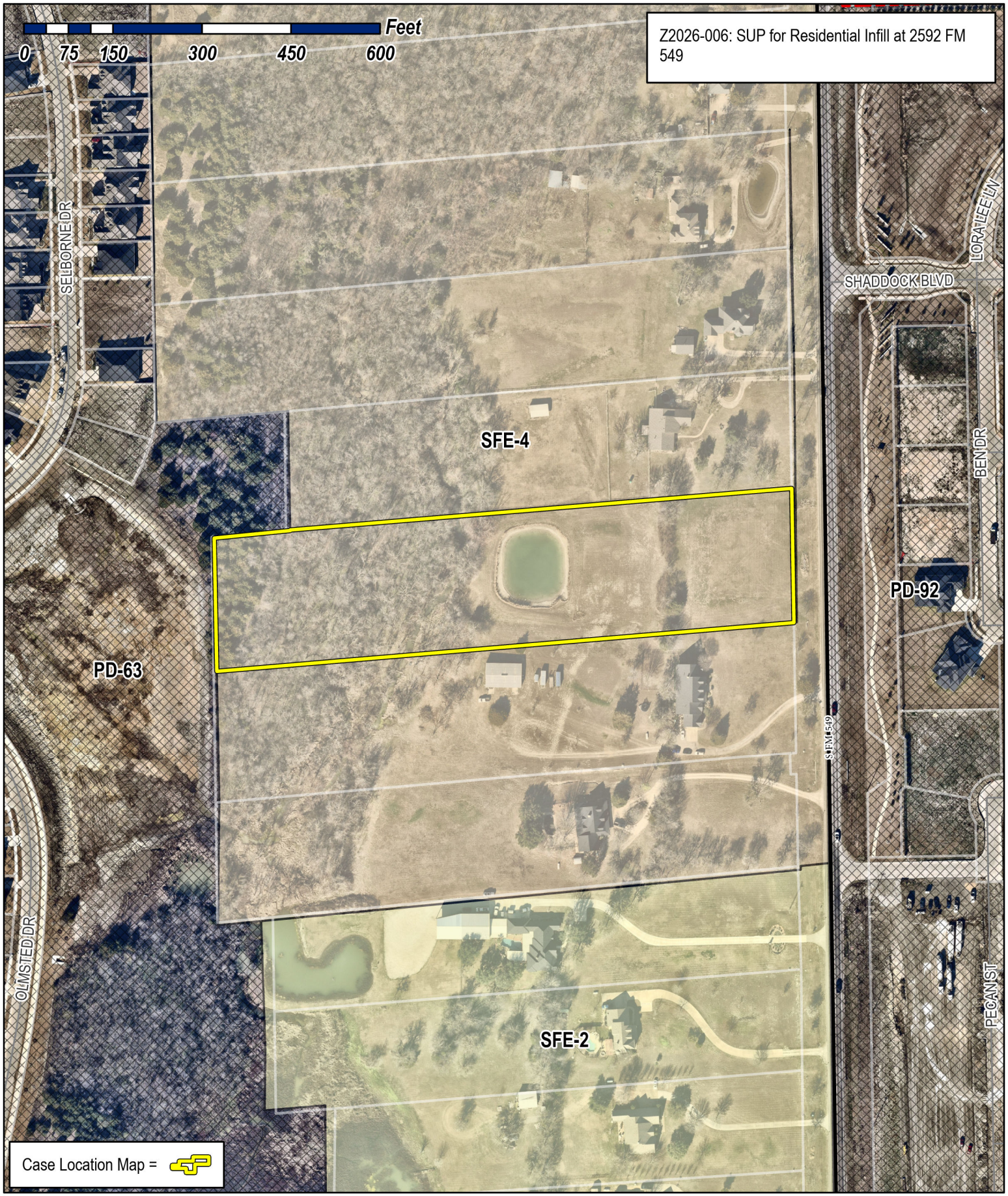
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* February *, 20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ERIC KELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



City of Rockwall

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

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

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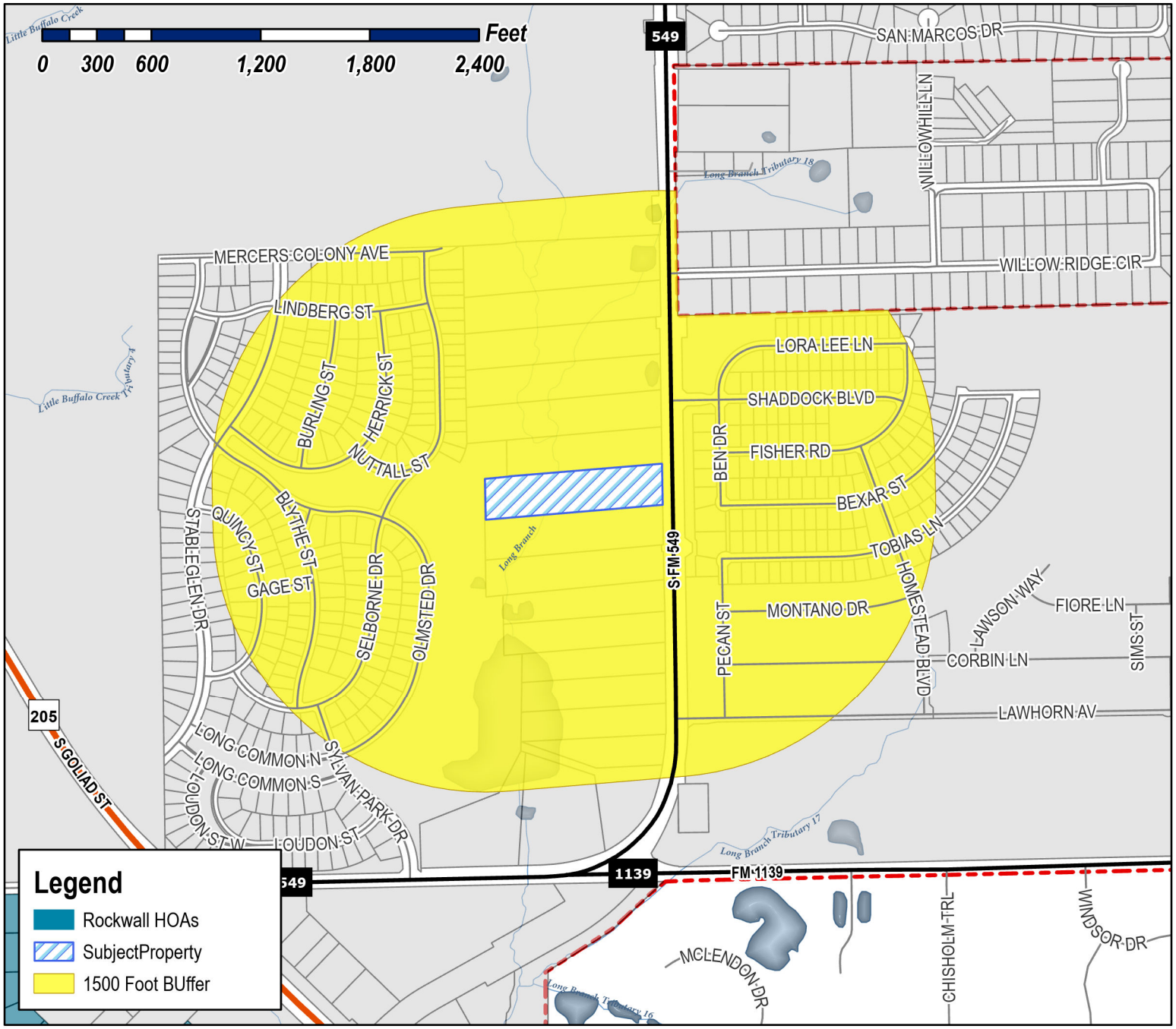
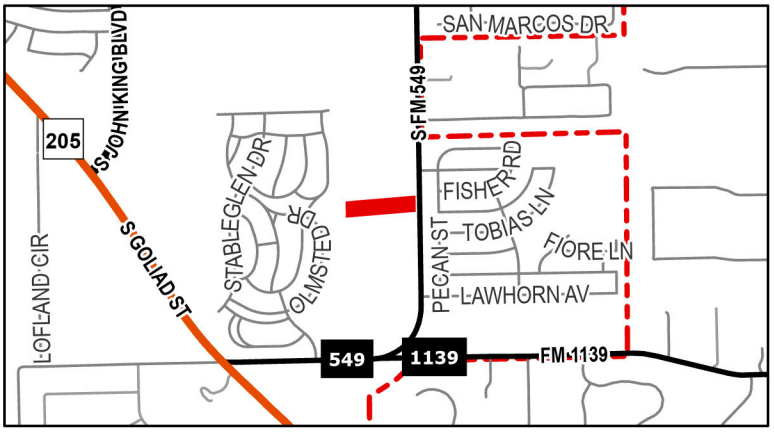


Case Number: Z2026-006
Case Name: SUP for Residential Infill at 2592 FM 549
Case Type: Zoning
Zoning: Single-Family Estate 4 (SFE-4) District
Case Address: 2592 FM 549

Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



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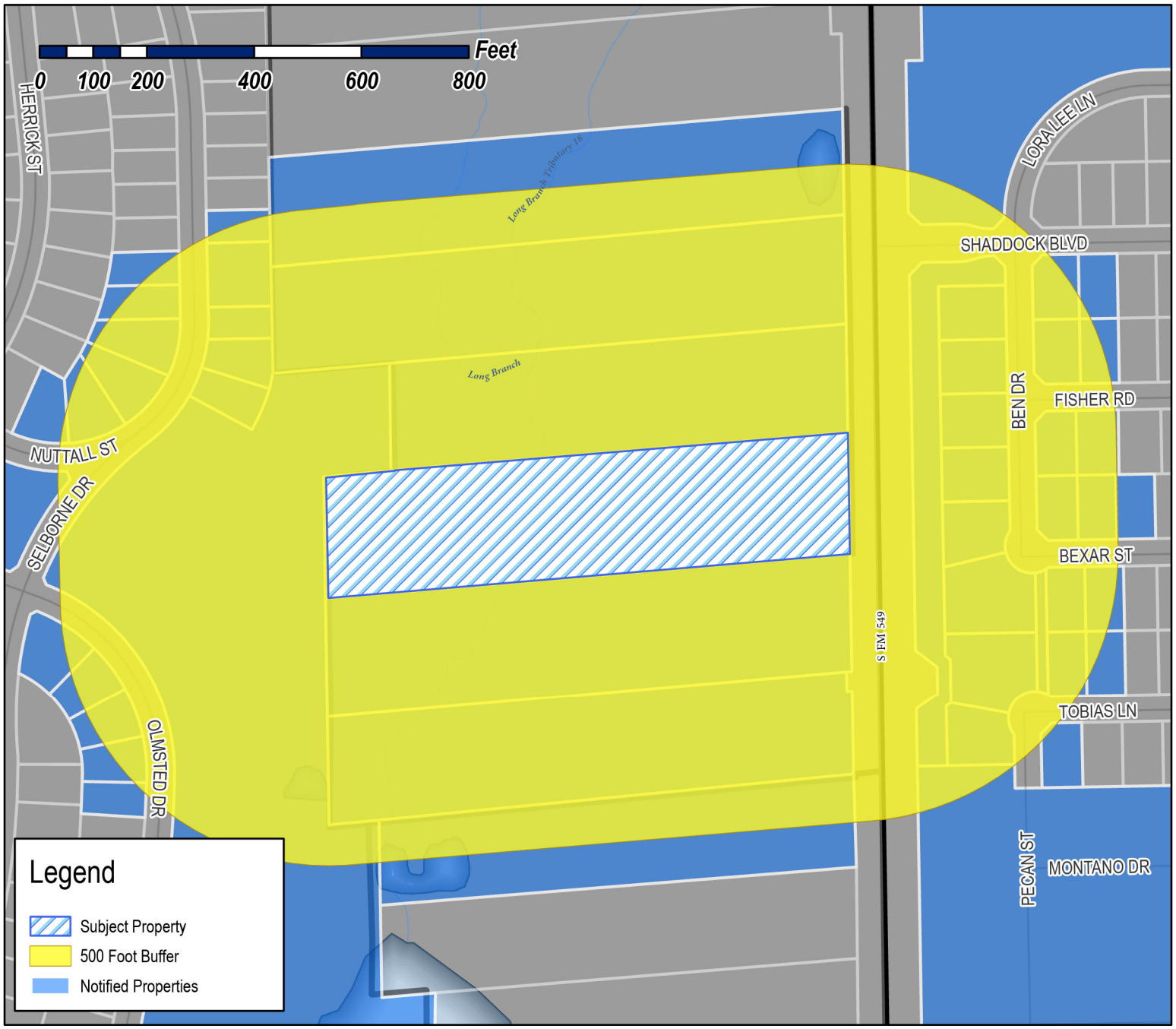

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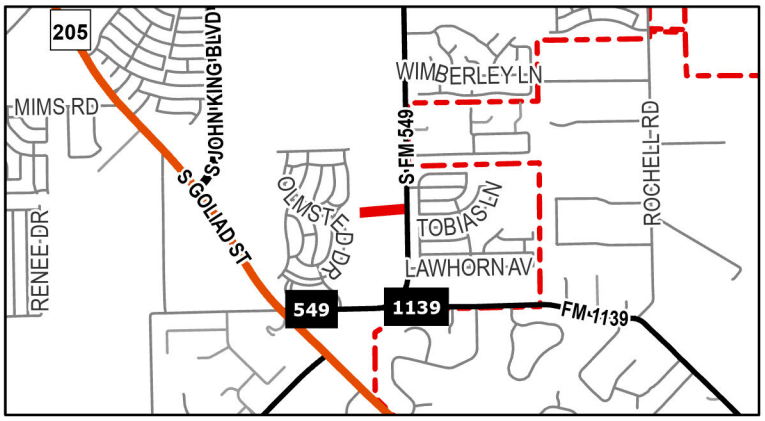

SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

SHADDOCK HOMES, LTD
2400 DALLAS PARKWAY SUITE 560
PLANO, TX 75093

SHADDOCK HOMES, LTD
2400 DALLAS PKWY STE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTED DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-006: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

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MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

I love the fact it is quiet and less homes. I love how we have natural life of the trees and animals. We go on walks everyday and its peaceful w/fewer homes.

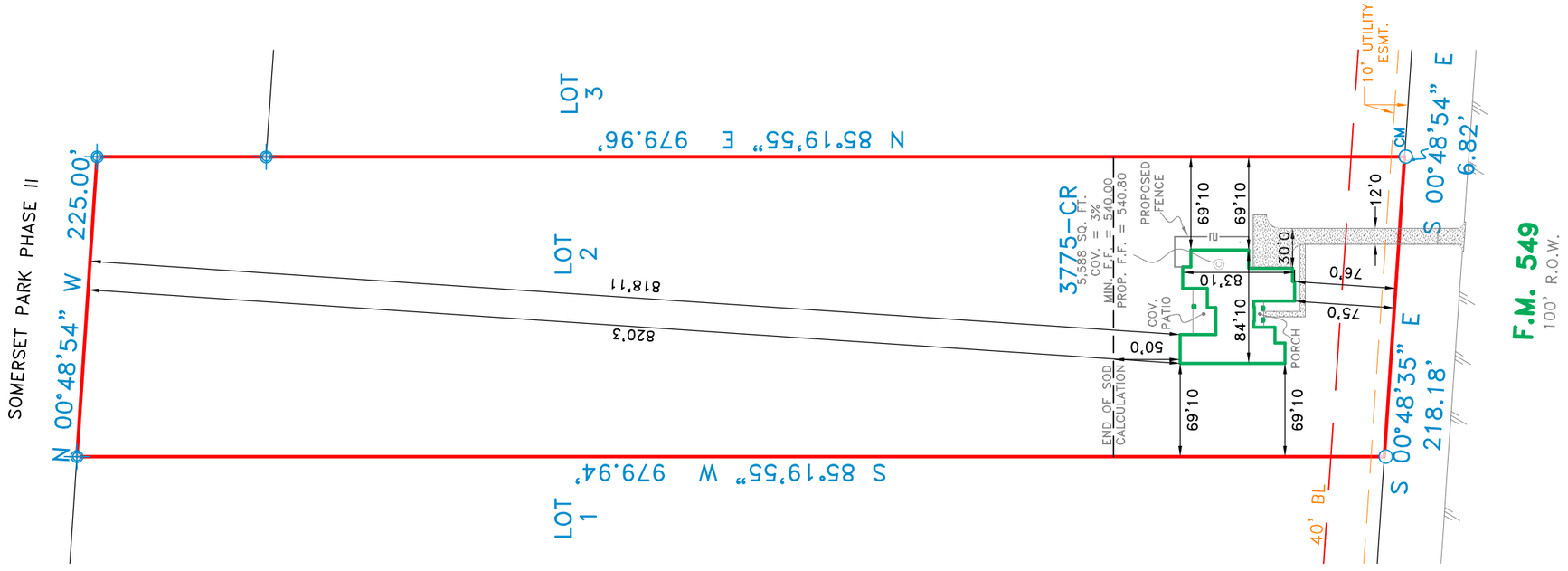
Name: Katelyn N. Waara

Address: 3813 Selborne Drive, Rockwall, TX 75032

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

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

PLOT PLAN



GENERAL NOTES

SPOT GRADE ELEVATIONS AND PAD AREA SHOWN ARE BASED ON GRADING PLANS PROVIDED BY BUILDER

WATER INLET NOT PRESENT

SCALE: 1" = 100'

SOD REAR:	1,329	SQ. YD.
FRONT & SIDES:	4,181	SQ. YD.
TOTAL SOD:	5,510	SQ. YD.
PATIO:	–	SQ. FT.
LEAD WALK:	326	SQ. FT.
CITY WALK:	–	SQ. FT.
DRIVEWAY:	2,314	SQ. FT.
APPROACH:	261	SQ. FT.
TOTAL:	2,901	SQ. FT.
FENCE:	–	LN. FT.
FENCE:	94	LN. FT.
LOT:	219,989	SQ. FT.

2592 FARM TO MARKET 549

LOT 2, BLOCK 1
LOFLAND LAKE ESTATES

ROCKWALL, TEXAS

DRAWING IS BASED ON RECORDED PLAT DATED OCT 17, 1994

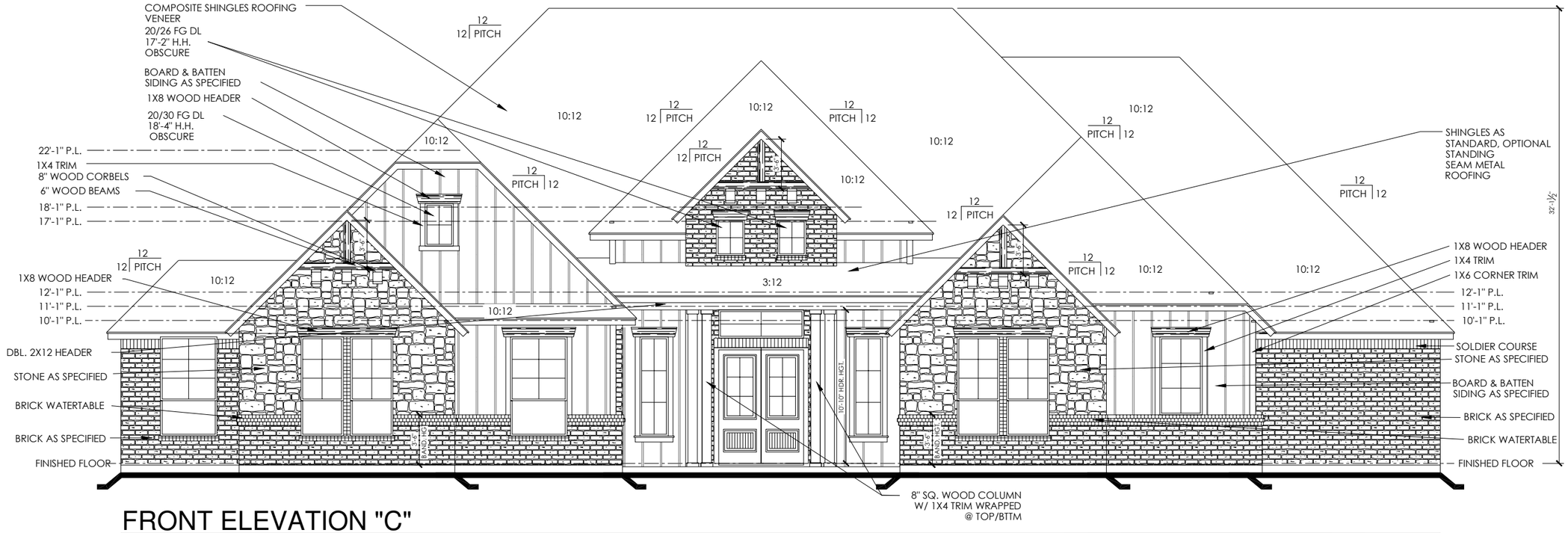
RETAINING WALL PER GRADING PLAN
WOOD FENCE
FLATWORK
PAD

STRUCTURAL OPTIONS
* NO OPTIONS
* ---
* ---
* ---

NOTE: BUILDER TO VERIFY ALL INFORMATION LISTED

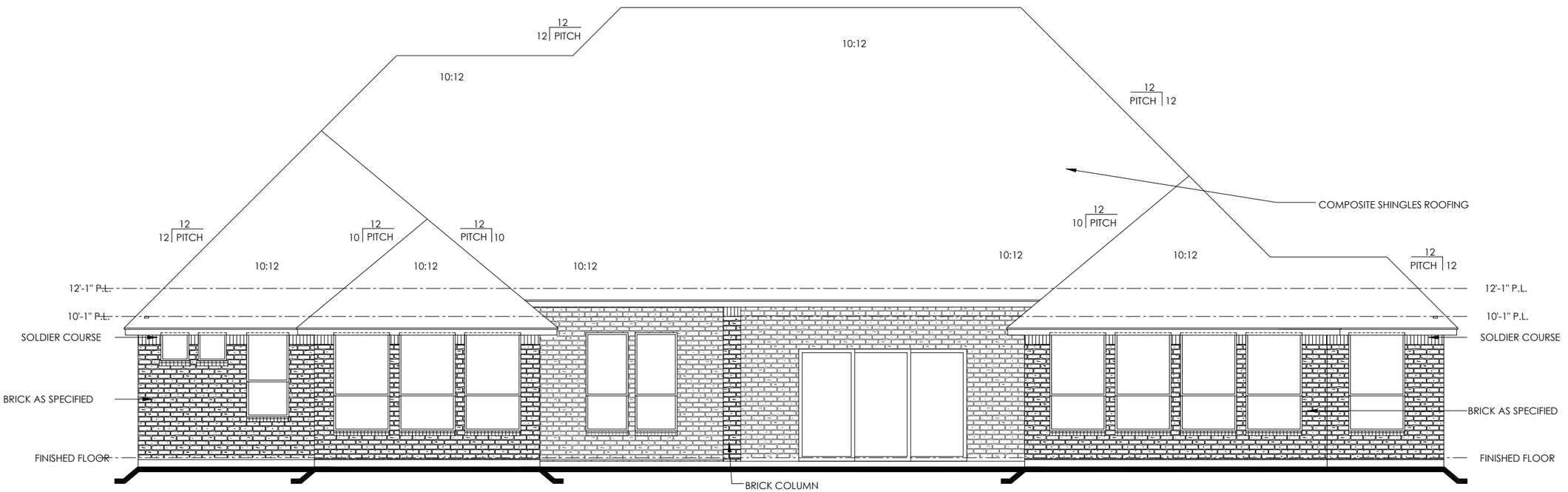
CBG SURVEYING TEXAS
Firm No. 10168800
(214) 349-9485

DRAWN BY: AMF
JOB# 11741
DATE: 02/11/2026



FRONT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



REAR ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

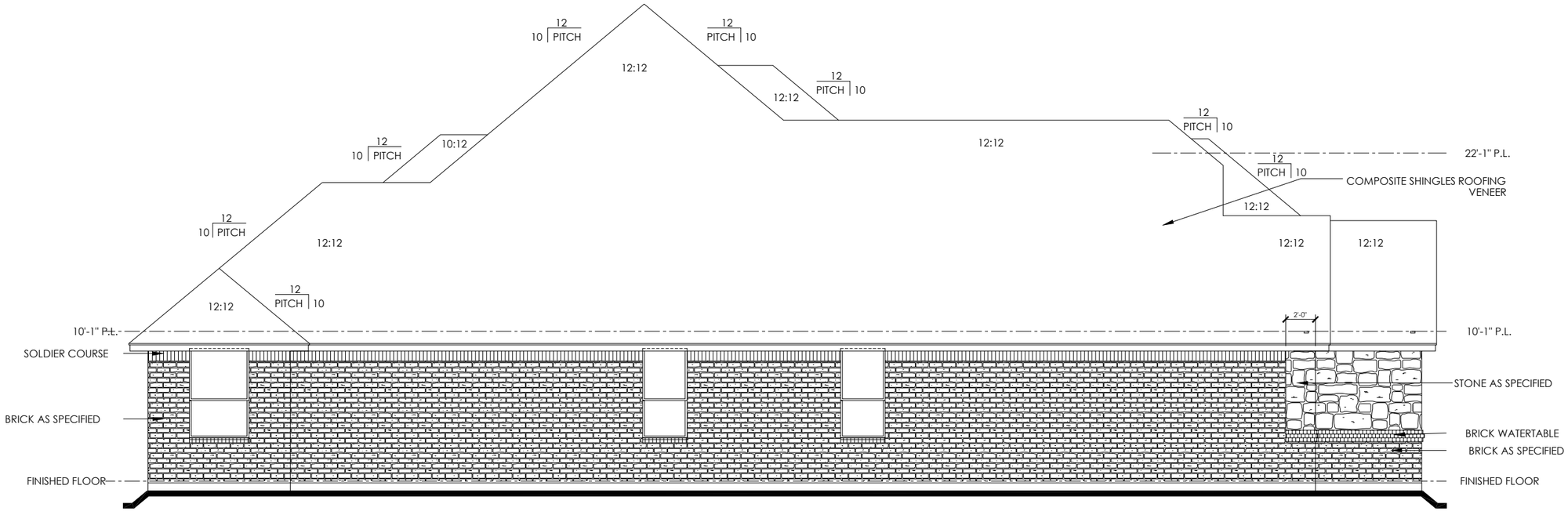
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

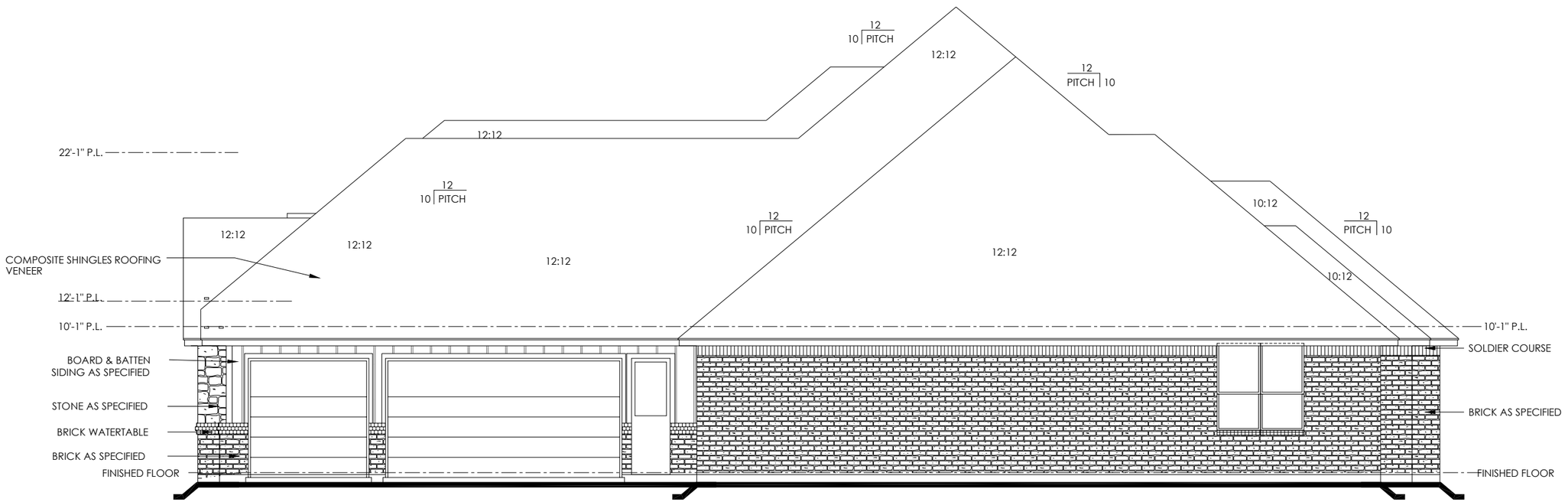
EXTERIOR
ELEVATIONS "C"

SHEET 5



LEFT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



RIGHT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

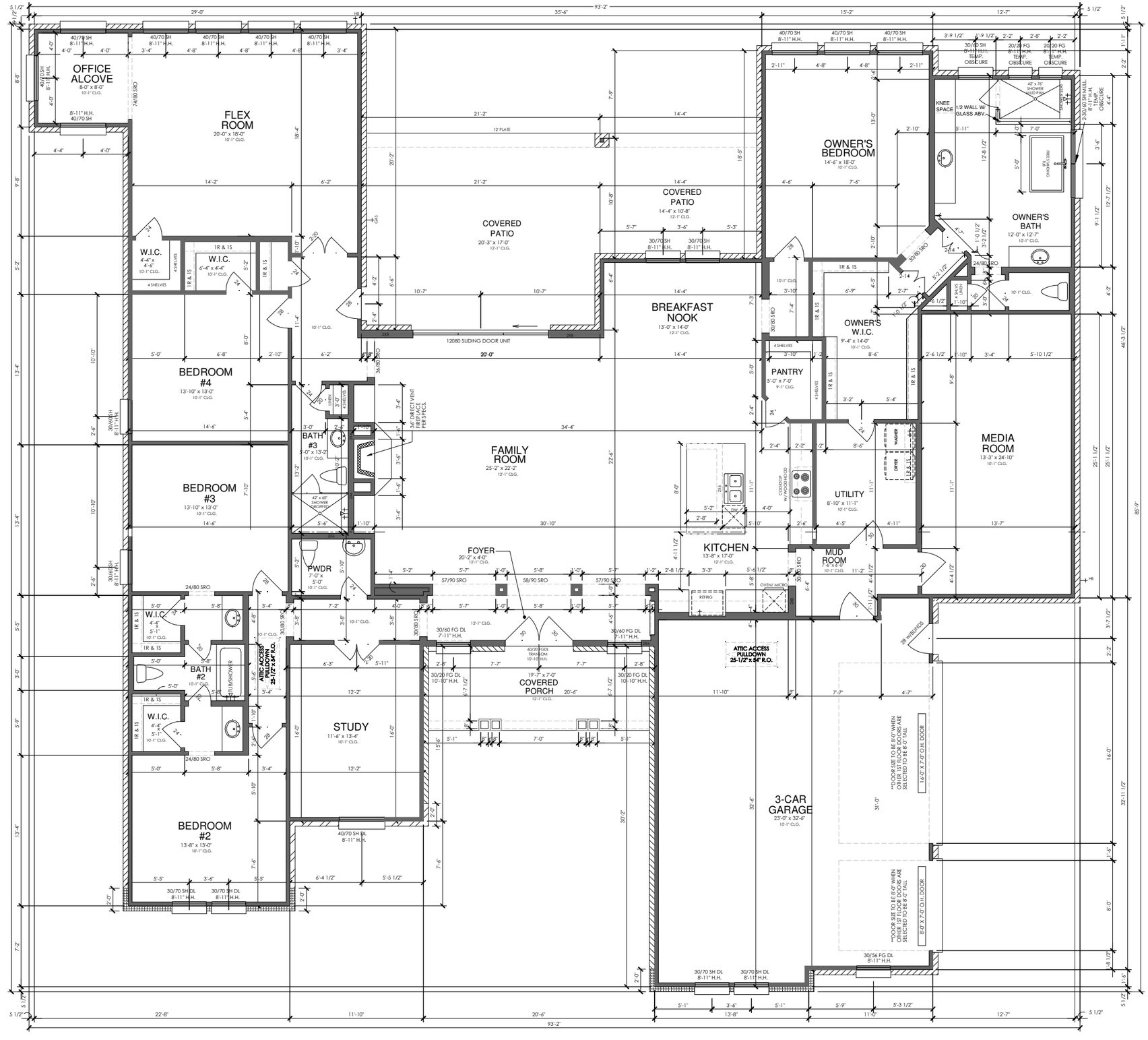
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

EXTERIOR
ELEVATIONS "C"

SHEET 6



FIRST FLOOR PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)

2592 FM 549

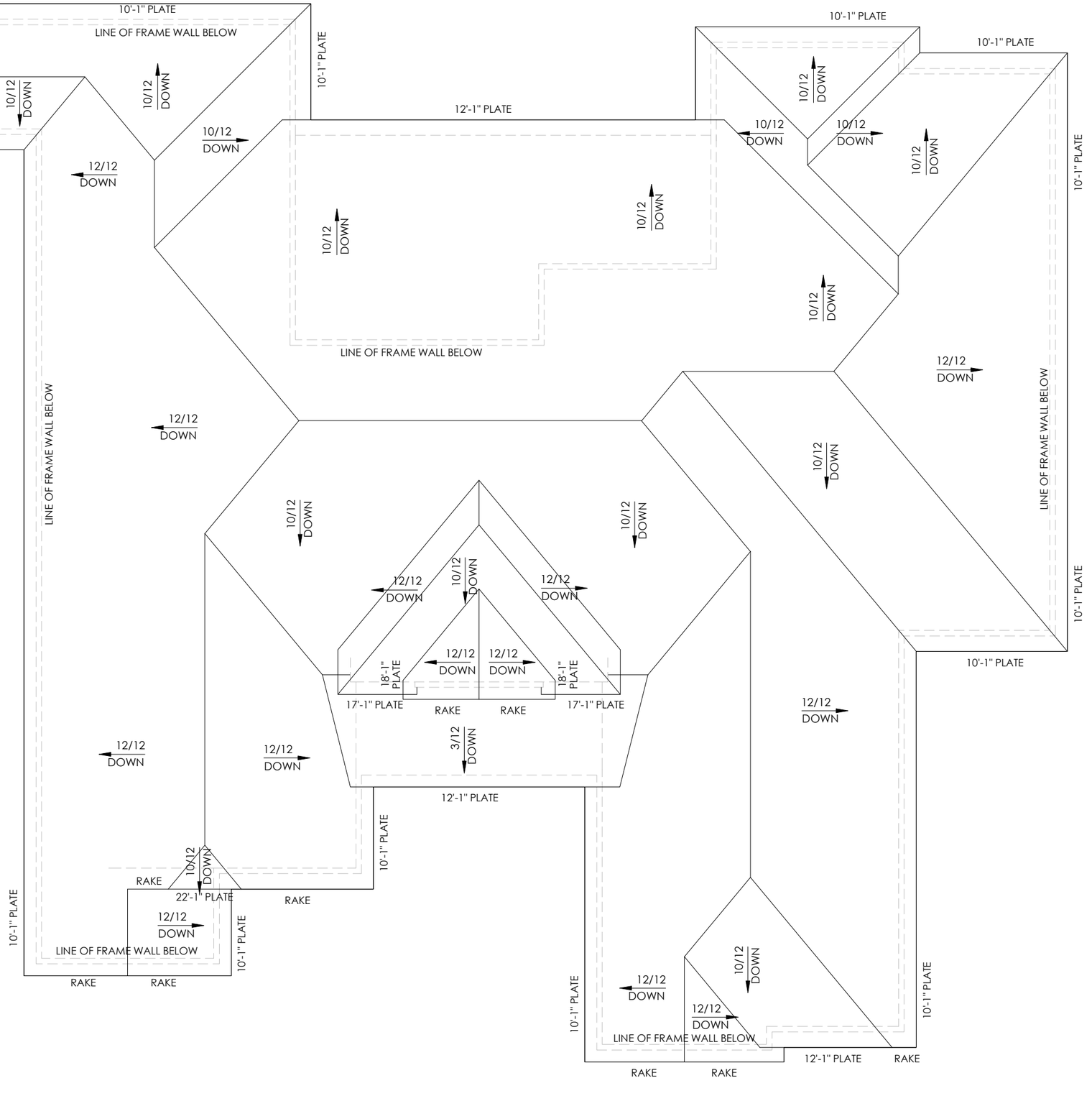
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

FIRST FLOOR
PLAN "C"

SHEET 1



ATTIC VENT CALCULATION

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW
(PER 2006 IRC SECTION R806.2)

ATTIC AREA 'C'

6212 X 144 =	894528	
894528 / 300 =	2981.76	OF VENT REQ'D
2981.76 / 2 =	1490.88	

1490.88 OF VENT AT HIGH &
1490.88 OF VENT AT LOW

** NOTED COMPOSITE ROOF TO BE A 30-YEAR COMPOSITION SHINGLE **

ROOF PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)

2592 FM 549

PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

ROOF PLAN "C"

SHEET 7

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-006

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	5,510	1,267	Stone, Brick, & Siding
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



2480 S. FM-549



2498 S. FM-549



2548 S. FM-549



2638 S. FM-549



2716 S. FM-549



2744 S. FM-549



2778 S. FM-548



2816 S. FM-549



2844 S. FM-549



2884 S. FM-549



2914 S. S. FM-549

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* to allow the construction of a single family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80* (*S-389*).

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 03.16.2026

Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.

3.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 03.10.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

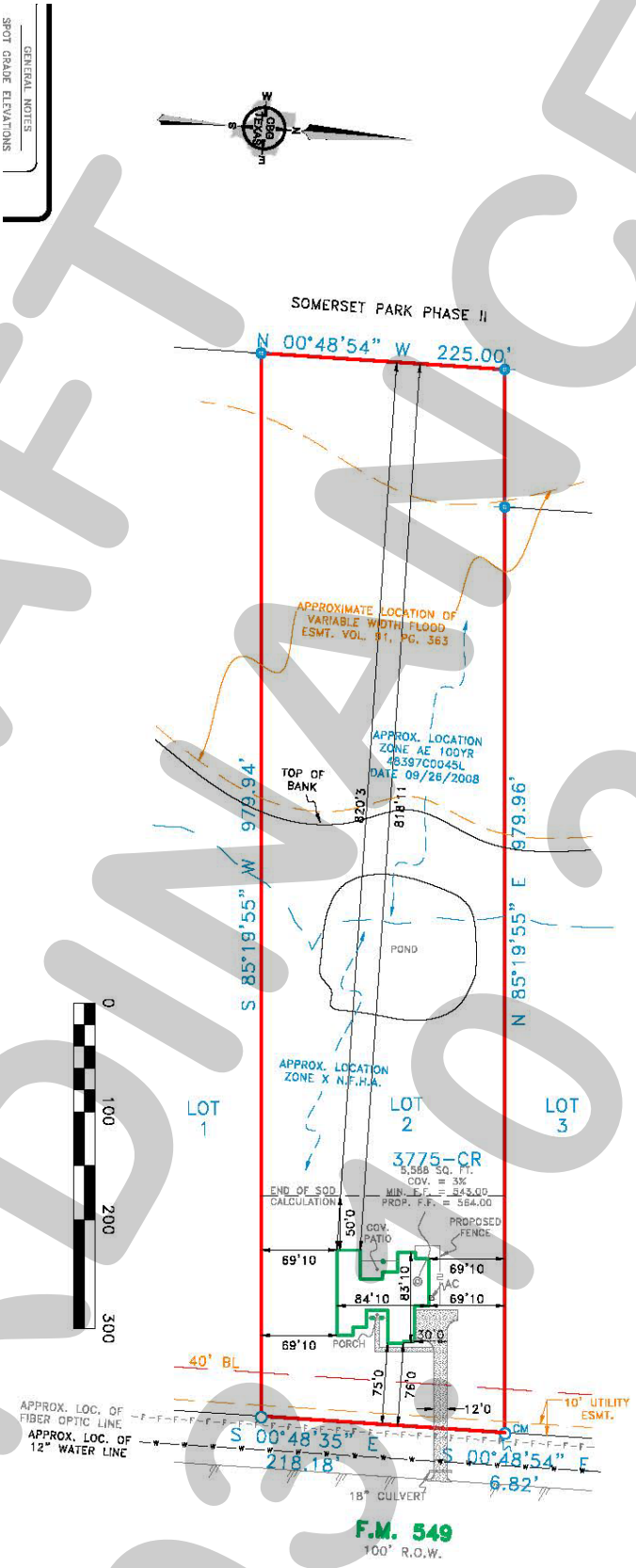
Exhibit 'A':
Location Map

Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*



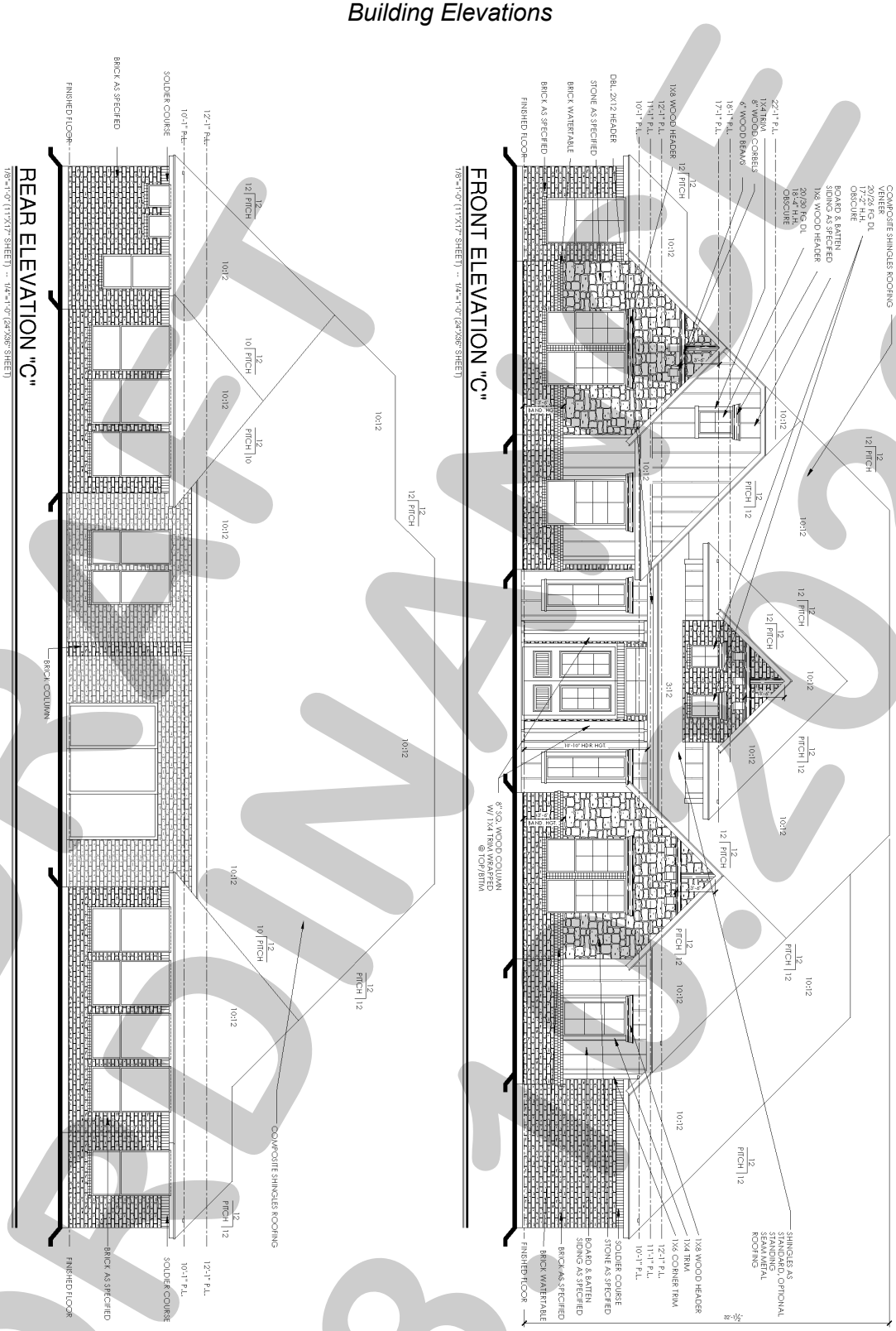
DRAFT 03.10.26

Exhibit 'B':
Residential Plot Plan



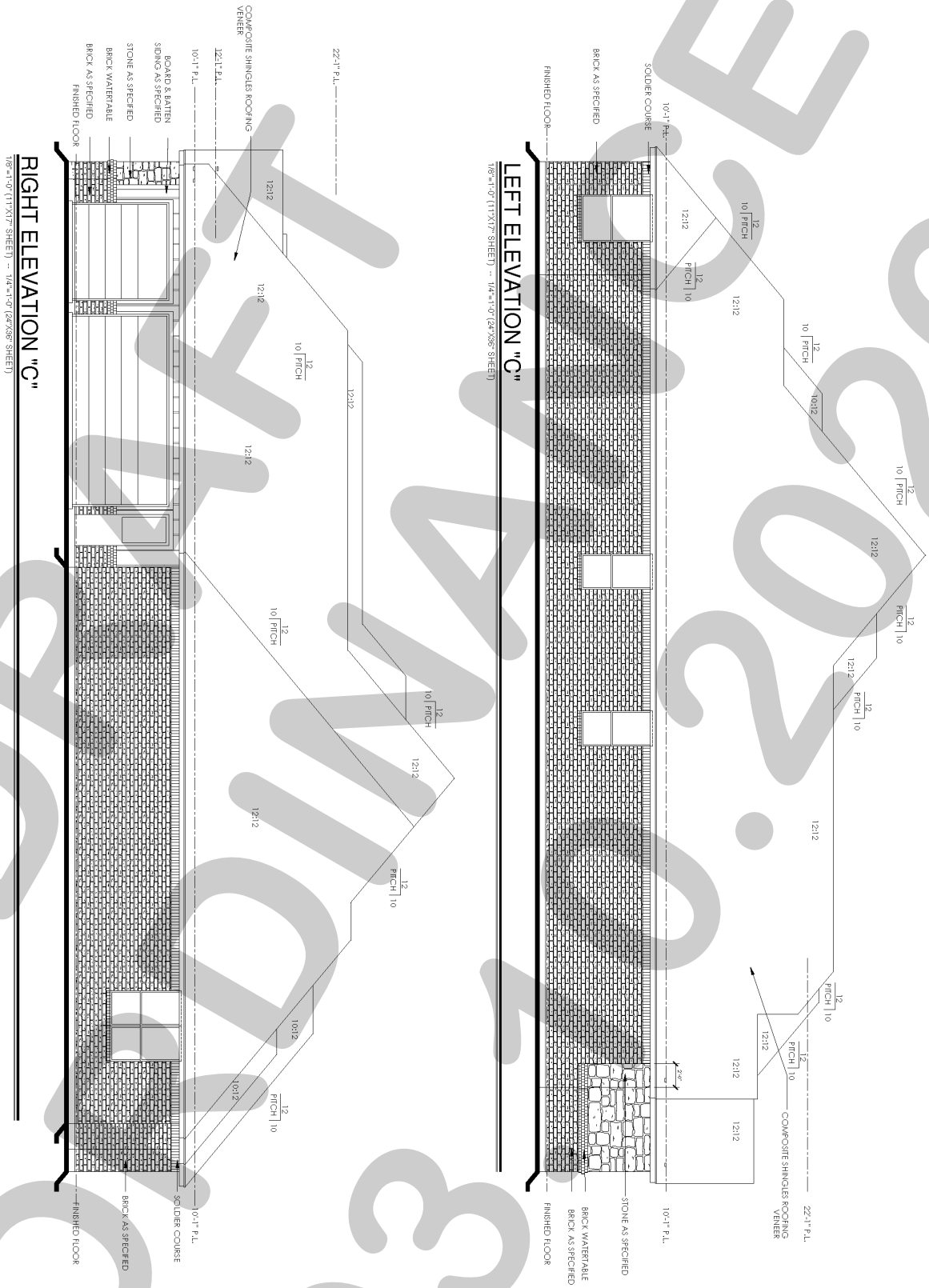
DRAFT ORDINANCE 03.10.2026

Exhibit 'C':
Building Elevations



DRAFT
03.13.2026

Exhibit 'C':
Building Elevations



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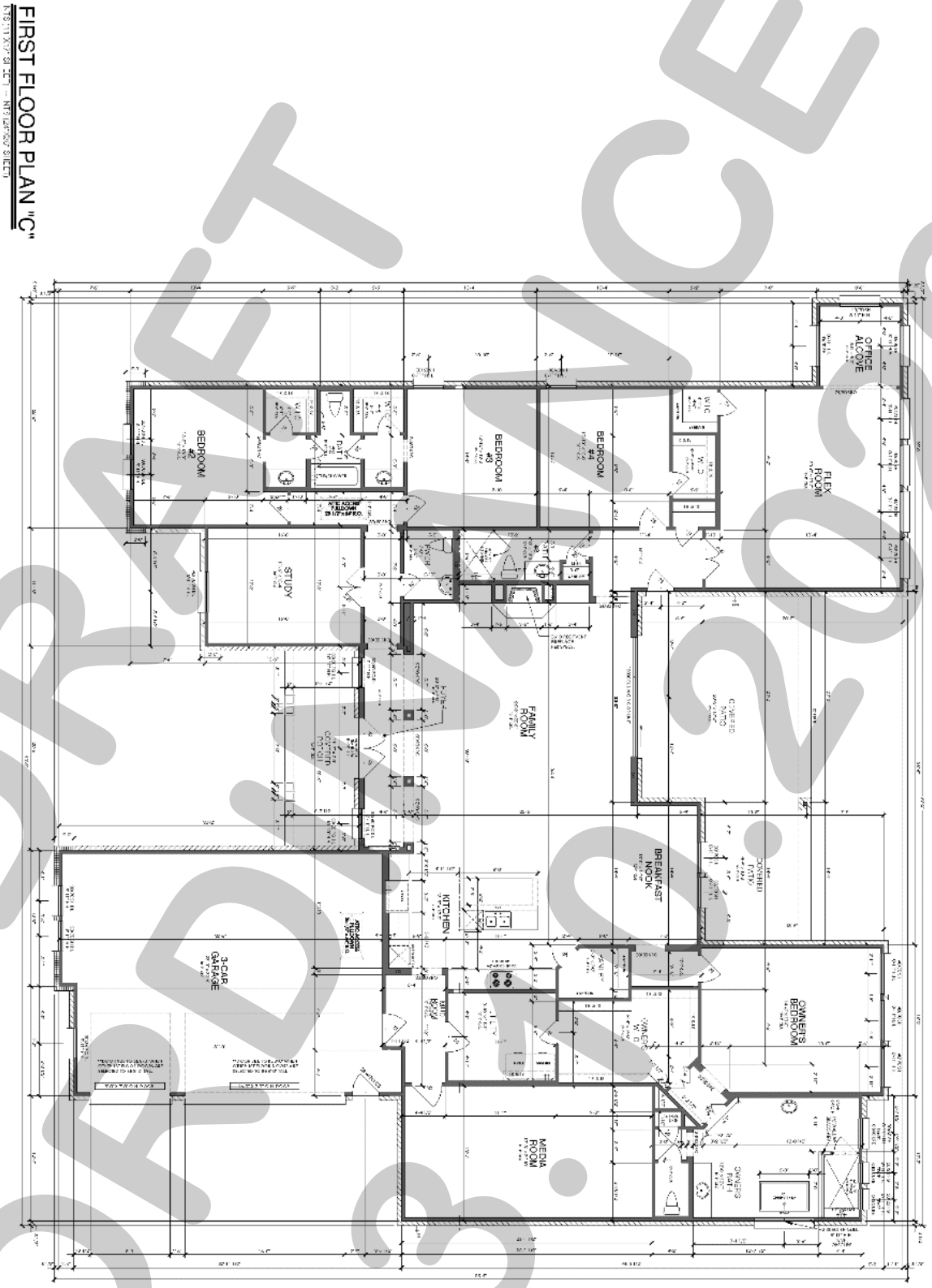
ORDINANCE
03.10.2026

Exhibit 'D':
Floor Plan



DRAFT
ORDINANCE
03.10.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Dylan Adame, PE; *Kimley Horn & Associates*
CASE NUMBER:	Z2026-007; *Zoning Change AG & LI to a Planned Development District for C & LI*

SUMMARY

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- *of the larger 80.50-acre subject property* -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- *of the larger 80.50 subject property* -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District.

PURPOSE

On February 13, 2026, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned

Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Justin Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office Building, Flex Office Building, and a Pawn Shop*), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

The applicant has submitted a *Subdistrict Plan* showing that the subject property will be subdivide into three (3) subdistricts (*i.e. Subdistricts 'A', 'B' & 'C'*) [*see Figure 1*]. *Subdistrict 'A'* is intended to be developed as a *Sheet Metal Facility*. *Subdistrict 'B'* is intended to be developed as a corporate headquarters with *Office* and *Light Industrial* land uses. *Subdistrict 'C'* is intended to be developed with *Retail*, *Restaurant*, and/or *Entertainment* land uses. A total of 77.80-acres will be within the proposed Planned Development District. Based on the development standards submitted by the applicant, *Subdistrict 'A'* and *Subdistrict 'B'* will be subject to limited Light Industrial (LI) District land uses and *Subdistrict 'C'* will be subject to limited Commercial (C) District land uses. In addition, staff has incorporated language that would require the proposed developments to meet the *General Overlay*

District Standards as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The following is a breakdown of the specific standards for each of the proposed subdistricts:



FIGURE 1: PROPOSED SUBDISTRCT PLAN WITH THE SUBDISTRICT DELINEATED.

Subdistrict 'A'.

The applicant has indicated that *Subdistrict 'A'* will be the first portion of the subject property to be developed. Based on the provided *Concept Plan*, *Subdistrict 'A'* will incorporate one (1) building that will operate as a *Sheet Metal Facility* and will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). Staff has included the *Concept Plan* and *Conceptual Building Elevations* into the *Draft Ordinance* to generally tie down *Subdistrict 'A'* to this *Concept Plan* and *Conceptual Building Elevations*. Given this, if the applicant were to change how they wanted to develop *Subdistrict 'A'* they would need to return to the City Council and Planning and Zoning Commission and amend the Planned Development District. Staff should note, that based on the *Concept Plan* the proposed facility will incorporate an internal truck dock and transit facility. This means all industrial operations will be completely contained within the proposed facility. In addition, staff has limited the land uses permitted within *Subdistrict 'A'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of the proposed *Concept Plan* and the established adjacent land uses. As previously stated, *Subdistrict 'A'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'B'.

Based on the development standards provided by the applicant, *Subdistrict 'B'* is intended to be developed as corporate headquarters with *Office* and *Light Industrial* land uses. Unlike with *Subdistrict 'A',* a *Concept Plan* was not provided for Subdistrict *'B'*. Based on this, staff has required a *PD Development Plan* be submitted and approved by the City Council, pending a recommendation from the Planning and Zoning Commission. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'B'* before a *PD Site Plan* is submitted. As with *Subdistrict 'A'*, *Subdistrict 'B'* will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). In addition, staff has limited the land uses permitted within *Subdistrict 'B'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of *Subdistrict 'B'* and the established adjacent land uses. That being said, the applicant has requested that a *Helipad* be permitted *by-right* in *Subdistrict 'B'*. With regard to this land use, the applicant has stated that they would like to incorporate it as a future land use should it be needed. As previously stated, *Subdistrict 'B'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'C'.

Unlike *Subdistrict 'A'* and *Subdistrict 'B'*, the applicant does not intend on developing *Subdistrict 'C'* for the corporate offices and light industrial land uses. Rather the applicant intends to allow this portion of the subject property to develop in a similar manner as the adjacent property to the south (*i.e. Planned Development District 102 [PD-102]*). The adjacent properties to the south are located within the *Special Commercial Corridor* (SC) as identified in the OURHometown Vision 2040 Comprehensive Plan. The *Special Commercial Corridor* is intended "... to provide an area for commercial/retail and regional commercial/retail activity

centers that are intended to support and serve the entire region." The adjacent property to the south was zoned Planned Development District 102 (PD-102) for limited Commercial (C) District land uses on October 21, 2024. Within PD-102, are a list of specifically permitted land uses and density and development standards that were established in order to create a uniform development pattern. The applicant is requesting to allow *Subdistrict 'C'* to utilize these same land uses and development standards as contained in PD-102. In addition, *Subdistrict 'C'* shall be required to complete a *PD Development Plan* similar to *Subdistrict 'B'*. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'C'* before a *PD Site Plan* is submitted. *Subdistrict 'C'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Commercial (C) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1* below.

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM BETWEEN BUILDINGS [2]	15'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE [4]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains "...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *District Strategies* identify "(t)he area south of the railroad tracks ... [*as representing*] an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*." In this case, the applicant is requesting to change the zoning to a Planned Development District for limited Light Industrial (LI) District land uses and limited Commercial (C) District land uses. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*. Since the proposed zoning change appears to take into account both opportunities identified in the plan, it can be seen as generally conforming to the Comprehensive Plan; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, when the property is developed the following infrastructure is required to be constructed to provide adequate public services for the subject property:

(1) *Water*. The applicant will be required to construct all water lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Water Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(2) *Wastewater*. The applicant will be required to construct all wastewater lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Wastewater Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(3) Roadways. Justin Road must be installed per the City's Master Thoroughfare Plan, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*). In addition, Traffic Impact Analysis (TIA) shall be required.

(4) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual* and the required drainage study. In addition, a wetlands/WOTUS determination will be required for all lakes/ponds and streams/creeks on site.

STAFF ANALYSIS

The proposed zoning change appears to be consistent with the Unified Development Code (UDC), and generally conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either *Technology/Employment* or *Special Commercial Corridor*, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 26, 2026, staff mailed 31 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received two (2) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

(1) *Subdistrict 'A'* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'C'* and *Exhibit 'D'* of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the *Development Standards* contained within *Exhibit 'E'* of the Planned Development District ordinance; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	300 N Stodghill Road				
SUBDIVISION	Rockwall Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	North of the western dead end of Justin Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial/AG	CURRENT USE	Vacant		
PROPOSED ZONING	Planned Development	PROPOSED USE	Planned Development		
ACREAGE	77.8	LOTS [CURRENT]	8	LOTS [PROPOSED]	3

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

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

☐ OWNER	James Collier Properties Inc.	☑ APPLICANT	Kimley Horn & Associates
CONTACT PERSON	Clay Collier	CONTACT PERSON	Dylan Adame
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

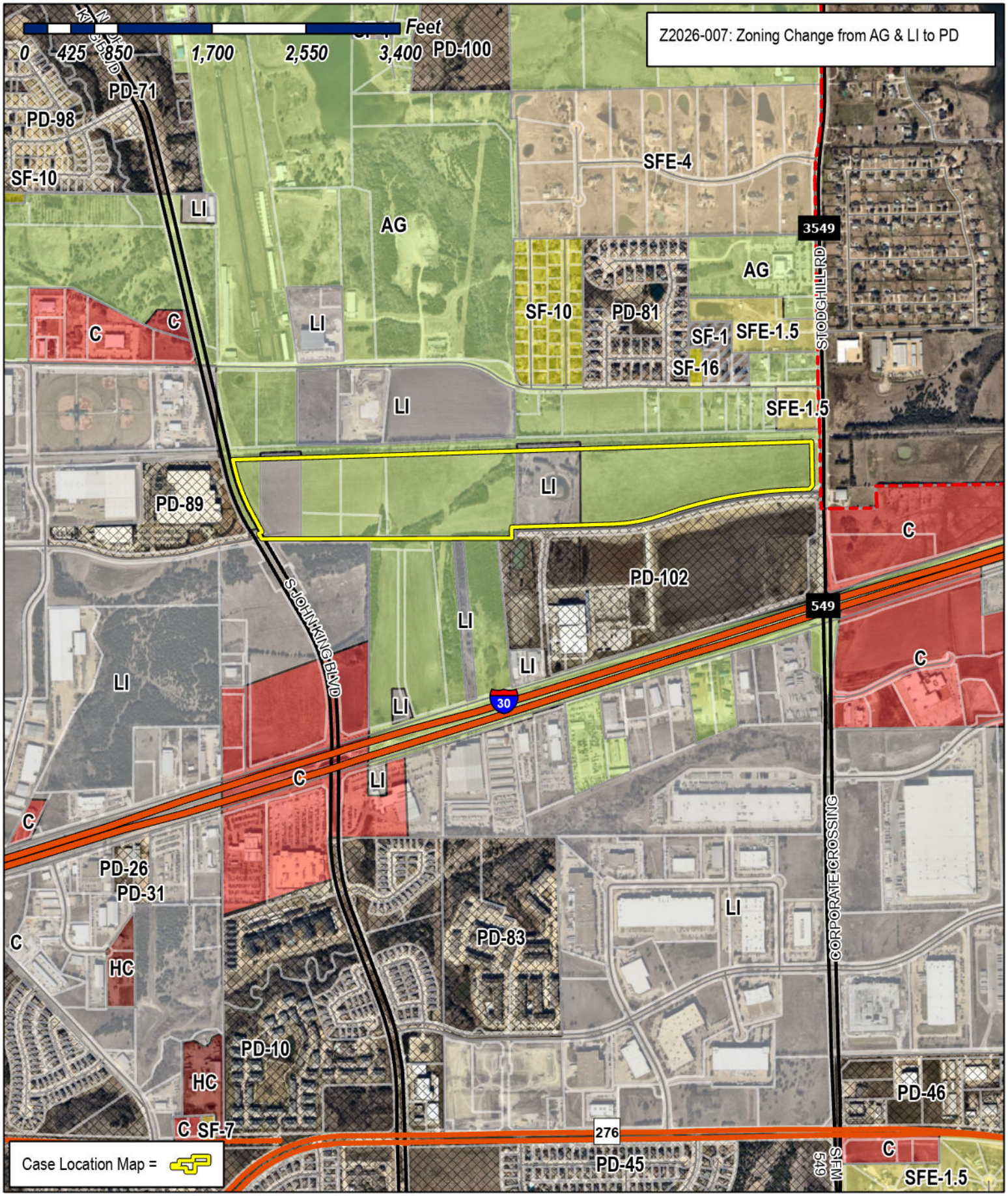
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February, 20 26

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Cochran

MY COMMISSION EXPIRES 11-11-2026

JENNIFER COCHRAN NOTARY PUBLIC STATE OF TEXAS ID# 134061726 EXP. 11-11-2026



City of Rockwall

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

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

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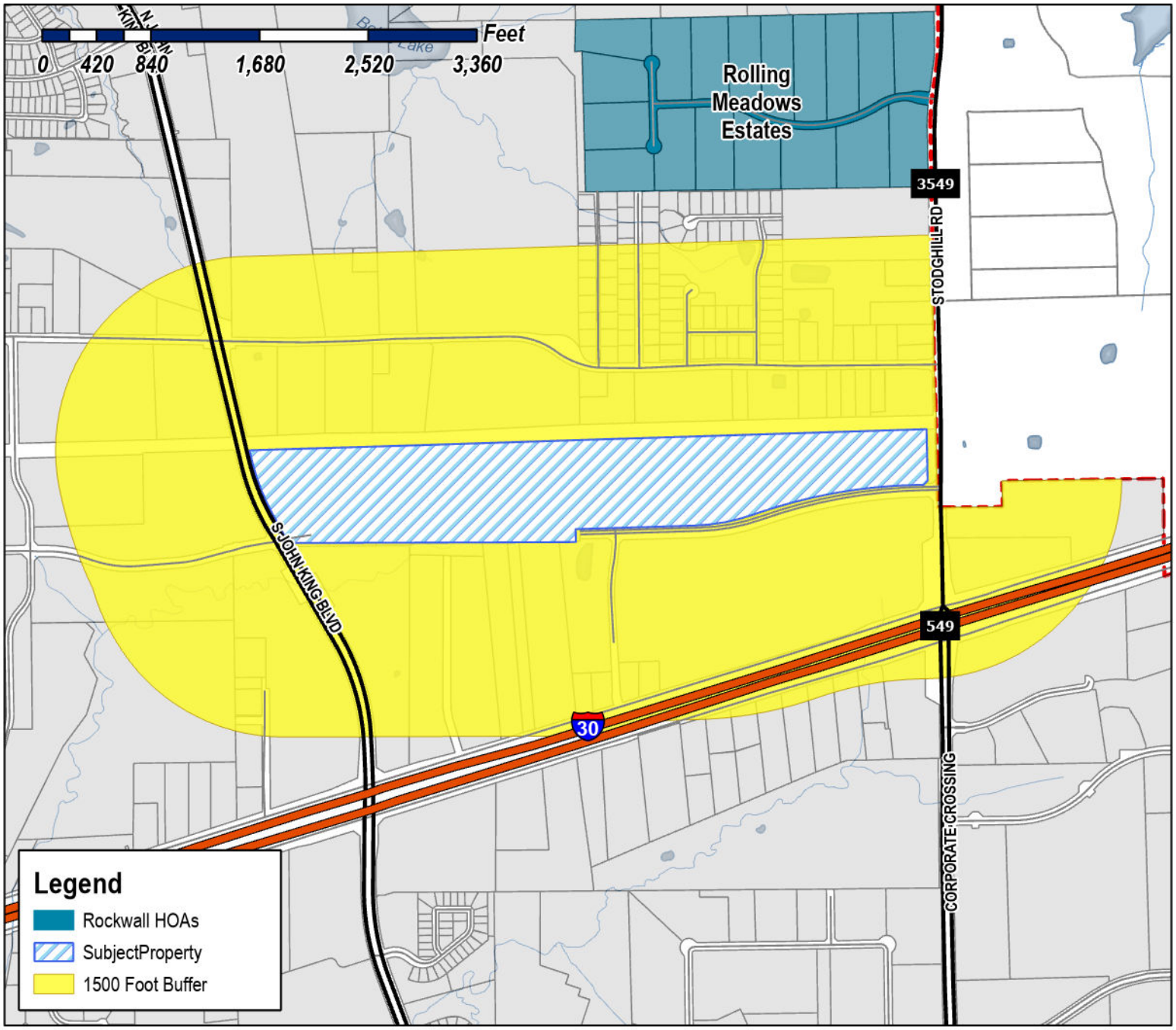
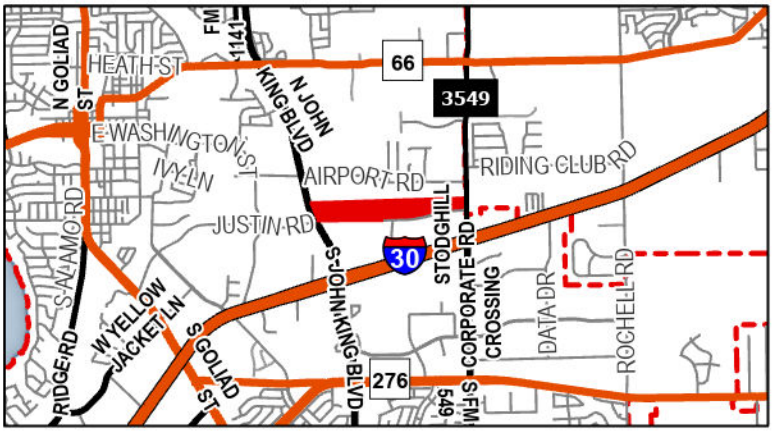


Case Number: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



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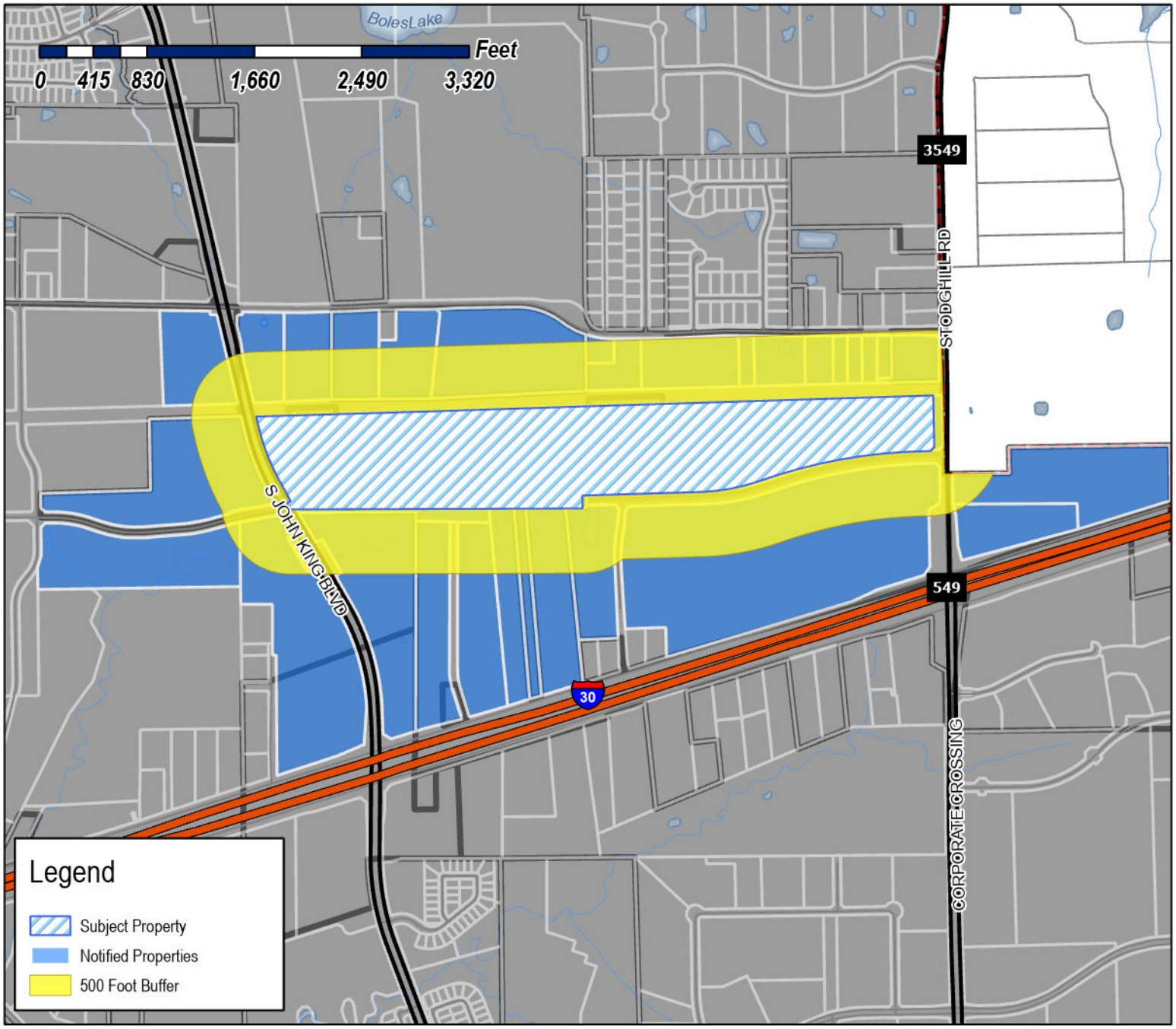

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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1600 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1700 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1820 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1890 AIRPORT RD
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS
1930 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 Ridge Rd Ste A57
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-314
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC
835 Tillman Dr
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP
8750 N Central Expy Ste 1735
Dallas, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-007: Zoning Change from AG and LI to PD

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-007: Zoning Change from AG and LI to PD

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

February 21, 2026

Mr. Henry Lee
Rockwall Planning and Zoning Dept
385 S. Goliad Street
Rockwall, Texas 75087

Subject: Written Opposition To Proposed Rezoning to PD (Buffer and Compatibility Concerns)
Property Address: [redacted]

To Mr. Lee:

I respectfully submit this written comment regarding the proposed rezoning of the vacant tract within 500 feet of my property.

While my property is not being rezoned, I have owned my home since 1994 and have lived through significant changes in this area, including annexation into the City, roadway expansion from a rural road to a four-lane corridor, and major surrounding development such as the recent IKEA and residential approvals.

My neighborhood consists of six homes that have remained stable despite these changes. The active railroad corridor has historically functioned as a transition boundary between higher-intensity uses and our residential enclave.

This proposed Planned Development introduces commercial entitlements up to that railroad boundary, reducing the remaining transitional buffer that has protected our homes.

My concerns are focused on:

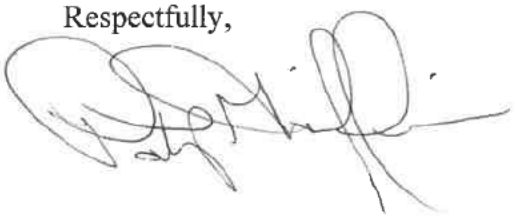
- Compatibility with the City's Comprehensive Plan
- Adequacy of transitional buffering between commercial and residential uses
- Cumulative impact of successive intensification in this corridor
- Long-term stability and property value protection for existing homeowners

Rail corridors are commonly recognized planning features used to separate differing land-use intensities. When development reaches that boundary without sufficient transition standards, the result can be incremental commercial encroachment that undermines neighborhood stability.

I respectfully request that the Commission carefully evaluate whether this proposal maintains the Comprehensive Plan's principles of orderly growth, compatibility, and protection of established residential areas.

Thank you for your consideration.

Respectfully,



Patty Griffin

[redacted]

PUBLIC NOTICE

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

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Director of Planning & Zoning

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MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-007: Zoning Change from AG and LI to PD

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below. This is directly behind my home. Light industrial and Commercial will drastically increase light and noise pollution as well as traffic. Commercial development will also mean "landscaping" which is detrimental to our homesteading way of life. (killing gardens + affecting bees) This will impact all surrounding neighborhoods not for the better. Please for the Save of Rockwall and our children in the area, Vote NO! Please don't push your citizens out!

Name: Ran + Jessica Valentine

Address: [redacted]

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

IMAGES : Rockwall Heights Master Concept Plan5f2c82f2fb : Rockwall Heights Master Concept Plan83400530 : Rockwall Heights Master Concept Plan9fc0461c : Rockwall Heights Master Concept Plane8558234 : Rockwall Heights Master Concept Plan1f788eee5 : Rockwall Heights Master Concept Plan1d1f04a0 : DSA :
XREFS x19b - PD Concept Zoning Plan LA : xSite : xBndy : xRail : xSurRD : xLandscape : E-PHOTOMETRICS : xWat : xSurv : xAerial : xSite-V13 : xSite-V131
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PLOTTED BY CHAVEZ, LINDSEY 2/12/2026 10:42 AM
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SHEET NUMBER LP 0.00

LANDSCAPE EXHIBIT

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

FOR REVIEW ONLY
Kimley»Horn
Not for construction or permit purposes
BLAKE D. MIKULIK
P.E. No. 138E Date 02/12/26

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

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DWG NAME Subdistrict Plan.dwg
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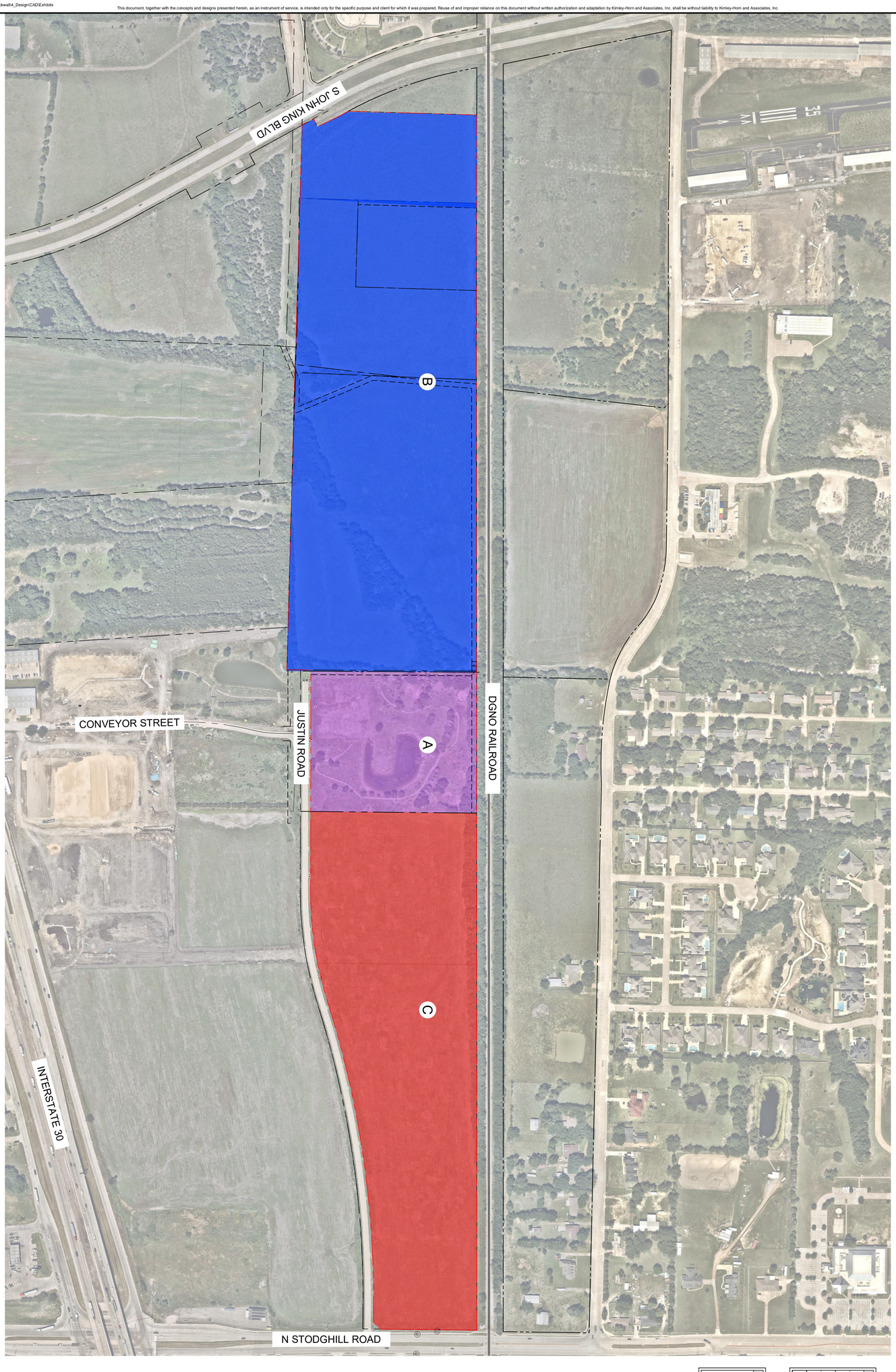


NOTES

1. THESE EXHIBITS ARE CONCEPTUAL IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/22/2025

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DYLAN ADAME
P.E. No. 138132 Date: FEB 2026

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE







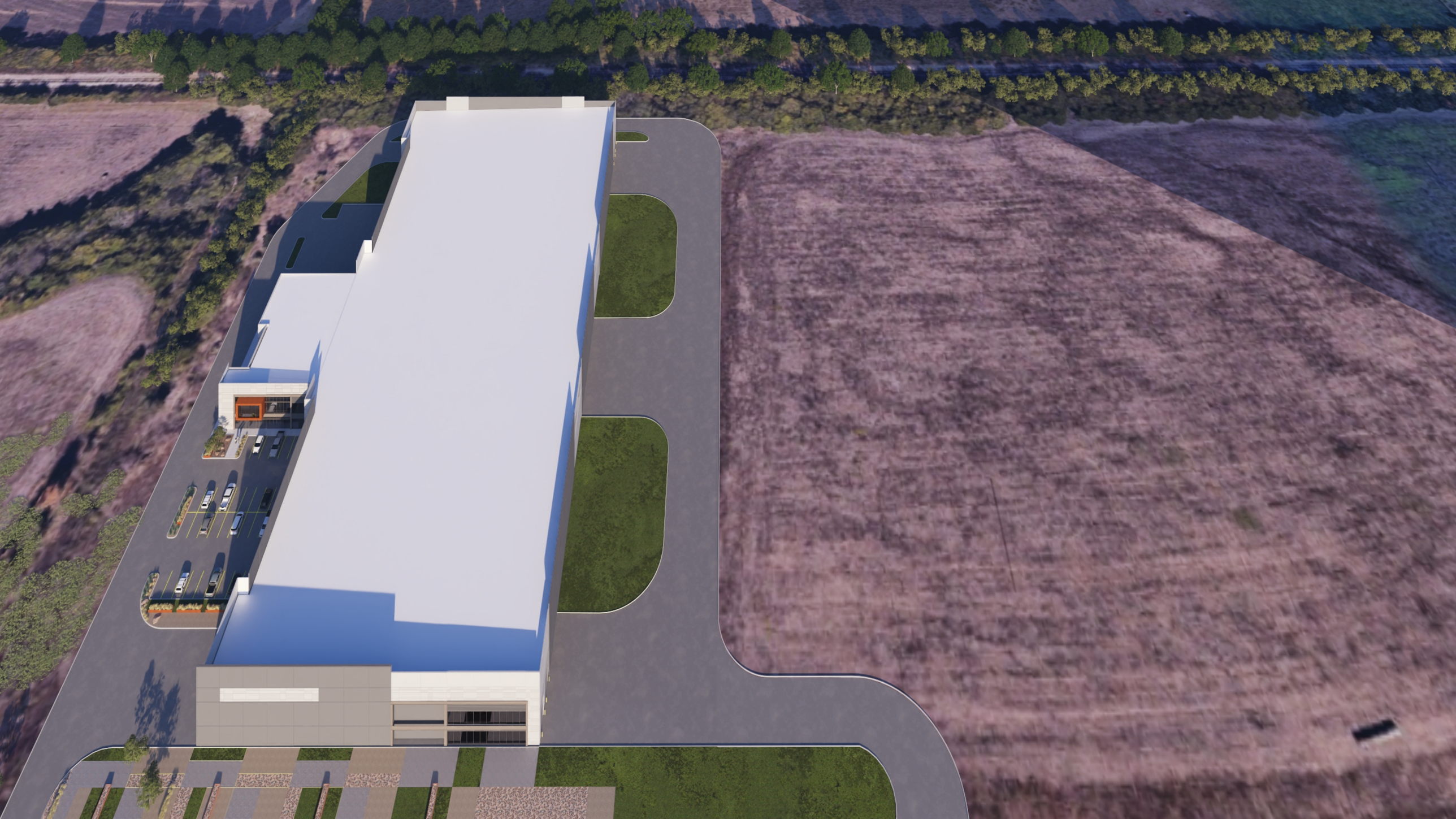


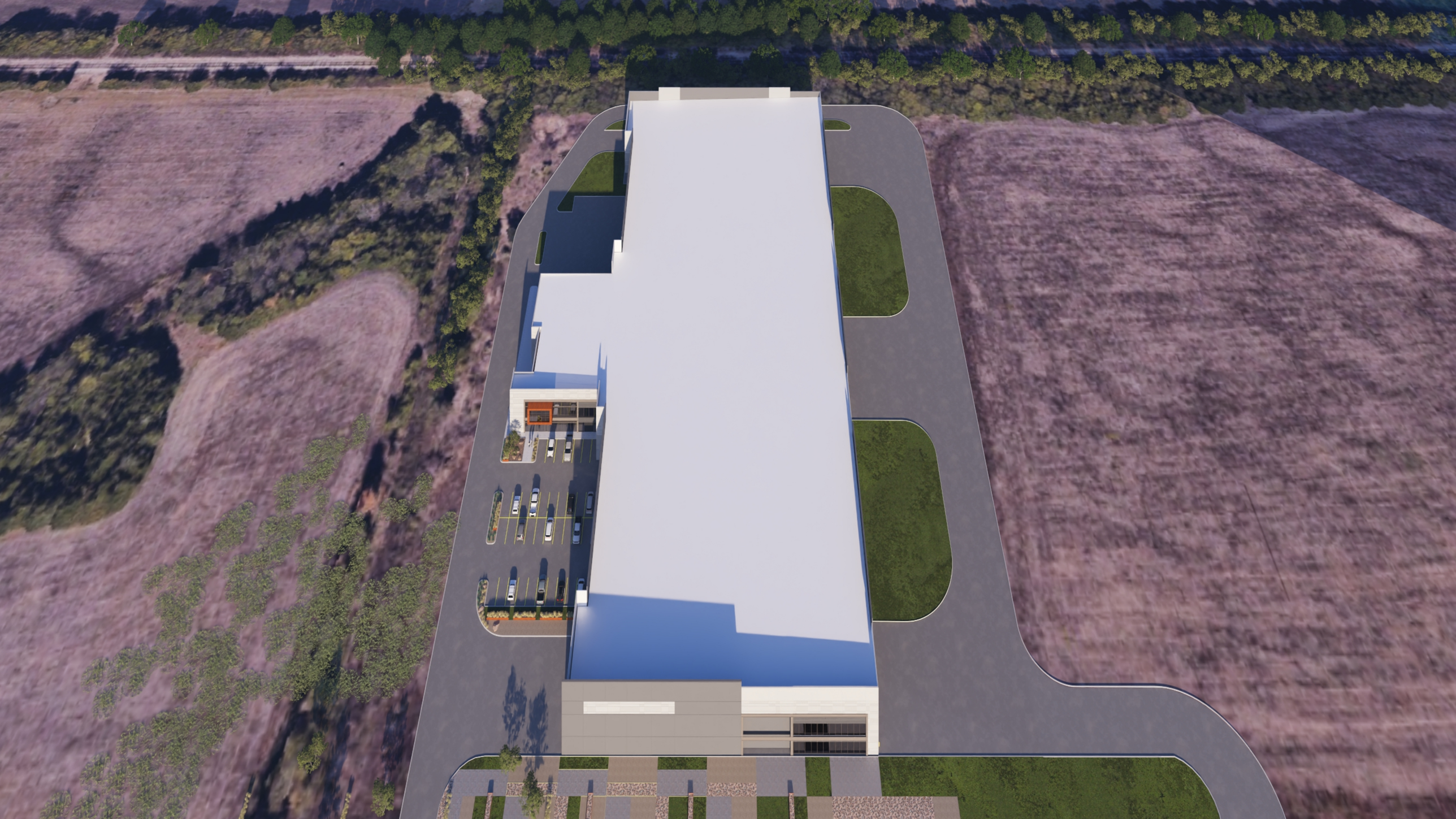












01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

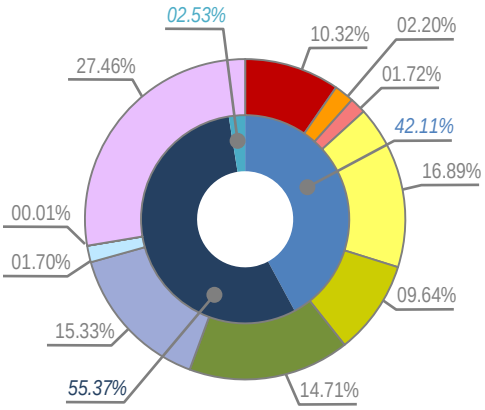
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

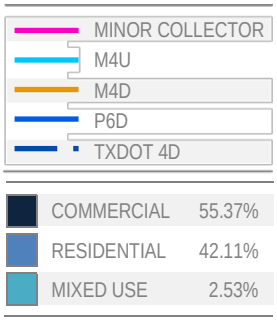
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

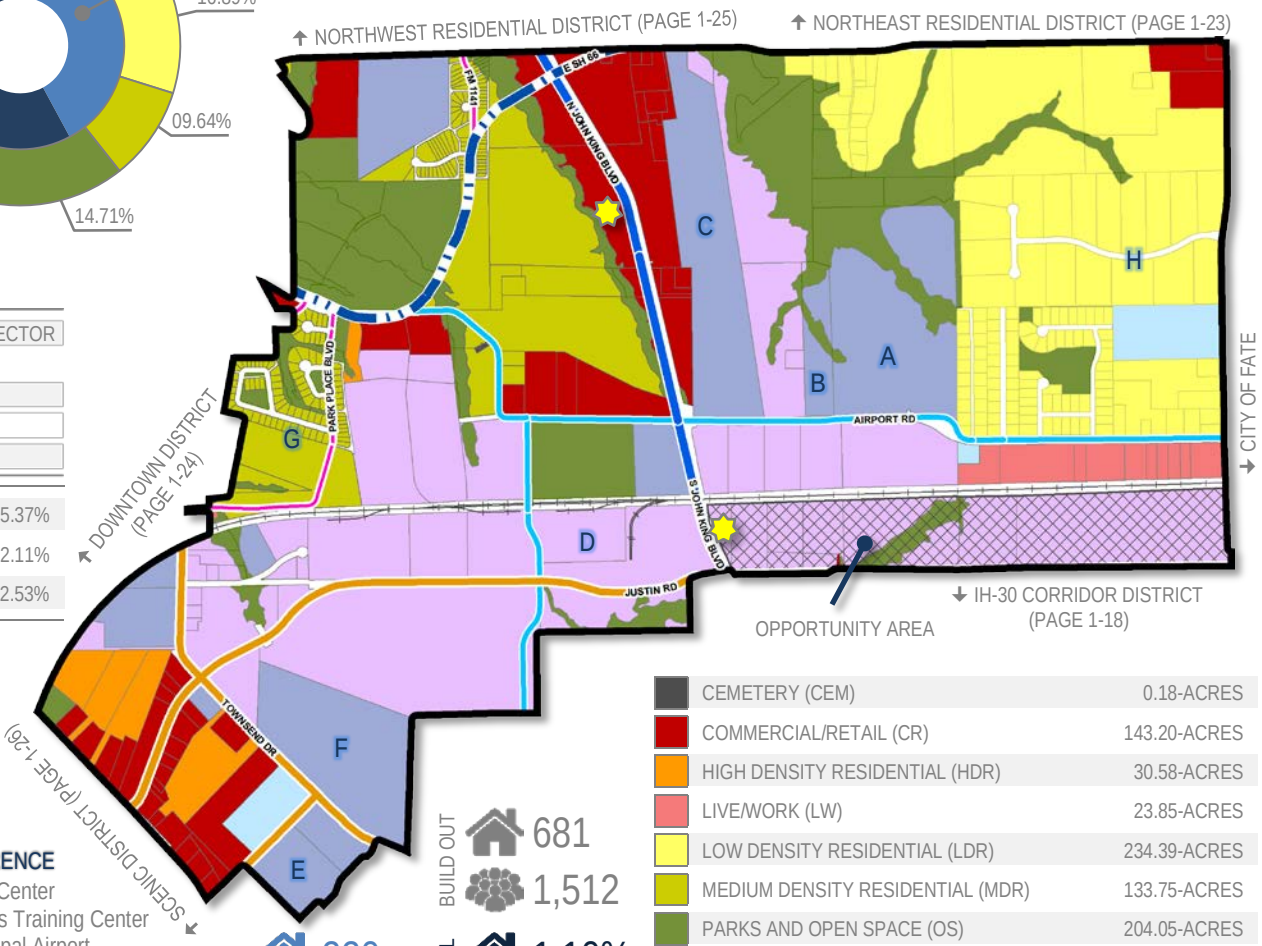
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

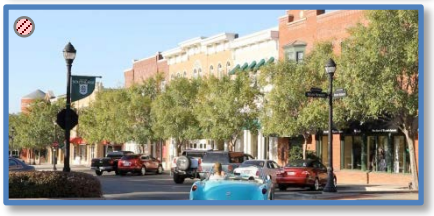
CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.









DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B', Corridor Plans*, of this Comprehensive Plan.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.







DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA





MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District







DOWNTOWN (DT)

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by

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granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Subdistrict Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

DRAFT ORDINANCE 03.30.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

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a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

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THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

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Exhibit 'B'
Subdistrict Plan



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Exhibit 'C'
Concept Plan for Subdistrict A



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ORDINANCE
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Exhibit 'D'
Conceptual Building Elevations for Subdistrict A







DRAFT
Ordinance

Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A & B*. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.

(2) *Subdistrict C*. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan* for *Subdistrict A* if it is determined that the *PD Site Plan* does *not* meet the intent of this Planned Development District Ordinance

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(4) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

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procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does *not* meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* oar an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) *Development Standards*. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Landscape Buffers*. All landscape buffers shall be provided as follows:

(a) *Landscape Buffer Adjacent to the N. John King Boulevard*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) *Landscape Buffer Adjacent to Stodghill Road (FM-3549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B')*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'C')*. A minimum of a 20-foot

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landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) *Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland)*. A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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(D) SUBDISTRICT A:

(1) *Concept Plan*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.

(2) *Building Elevations*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

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- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

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- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

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Standards, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- HELIPAD

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

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- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

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- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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(F) SUBDISTRICT C:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [(1)]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [(2)]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

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- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
(1): *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
(2): *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1)	25'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-008; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 213 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 15, 1983. Based on aerial images, an existing single-family home was situated on the subject property as of February 2014; however, this home was removed from the property through a demolition permit [*DEM2014-009*], which was issued on July 22, 2014. On August 14, 2014, the Board of Adjustments (BOA) approved *Order No. BOA 2014-5-V* approving a variance to reduce the front yard setback from 20-feet to ten (10) feet; however, no building permit was submitted associated with this request.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 213 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land [*i.e.201, 205, 209 & 211 S. Clark Street*] developed with single-family homes. Beyond this is Washington Street, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is an 18.4070-acre parcel of land [*i.e. Lot 1, Block A, Rockwall School Addition, No. 1*] developed with a school (*i.e. Howard Dobbs Elementary*). All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Hartman Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of six (6) different subdivisions [*i.e. B.F. Boydstun, Shaw, Clark Street Homesite, Haley and Kyle, Harris, & Allen Hogue Subdicvisions*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Boydstun

Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land [*i.e. 705 & 707 Hartman Street*] developed with single-family homes that make up part of the Richard Harris No. 3 Subdivision. Beyond this is Wade Drive, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a vacant 0.66-acre tract of land [*i.e. Tract 60 of the R. Ballard Survey, Abstract No. 29*]. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of three (3) different subdivisions [*i.e. Dawson, B.F. Boydston, & Pittman Subdivisions*]. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District. West of this is Tyler Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the Dawson Subdivision which has been in existence for more than ten (10) years, consists of 16 lots, and is 100% developed. The *Permissible Use*

Charts contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1911-2025	*N/A*
Building SF on Property	1,209 SF – 3,373 SF	3,604 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	10-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick, Siding, and Stone	Board & Batten Siding
Paint and Color	Grey, White, Red, Orange, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be a j-swing garage facing onto Hartman Street.

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

NOTIFICATIONS

On February 18, 2026, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The subject property shall be replatted prior to the issuance of a Building Permit; and,

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	213 S Clark St 75087 PID 14424				
SUBDIVISION	B F BOYDSTUN	LOT		BLOCK	48B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE		LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☒ OWNER	SixFold Ventures	☒ APPLICANT	JMS Custom Homes
CONTACT PERSON	Ruben Fragoso	CONTACT PERSON	Javier Silva
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ $215 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13 *DAY OF* February *, 20*26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February *, 20*26.

OWNER'S SIGNATURE Ruben Fragoso

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Virginia
County of Chesapeake

April Ridley-Cutts
Notarized remotely online using communication technology via Proof.

April Ridley-Cutts
NOTARY PUBLIC COMMONWEALTH OF VIRGINIA ELECTRONIC NOTARY PUBLIC
REGISTRATION NUMBER 00358833
COMMISSION EXPIRES July 31, 2029

MY COMMISSION EXPIRES 07/31/2029



City of Rockwall

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

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

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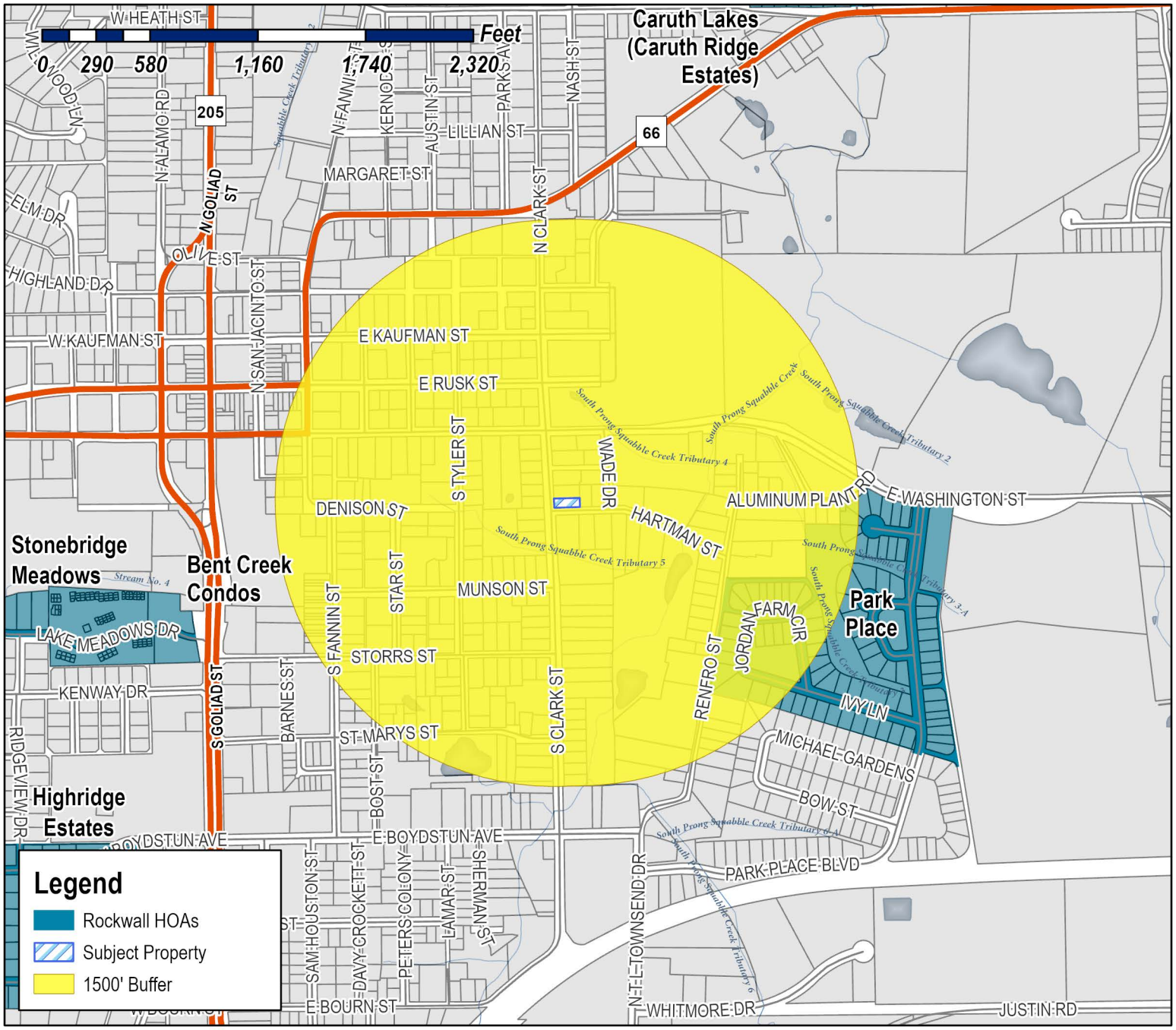

Case Number: Z2026-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 213 S. Clark Street



Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-008]
Date: Thursday, February 19, 2026 1:48:13 PM
Attachments: Public Notice (02.13.2026).pdf
HOA Map (02.13.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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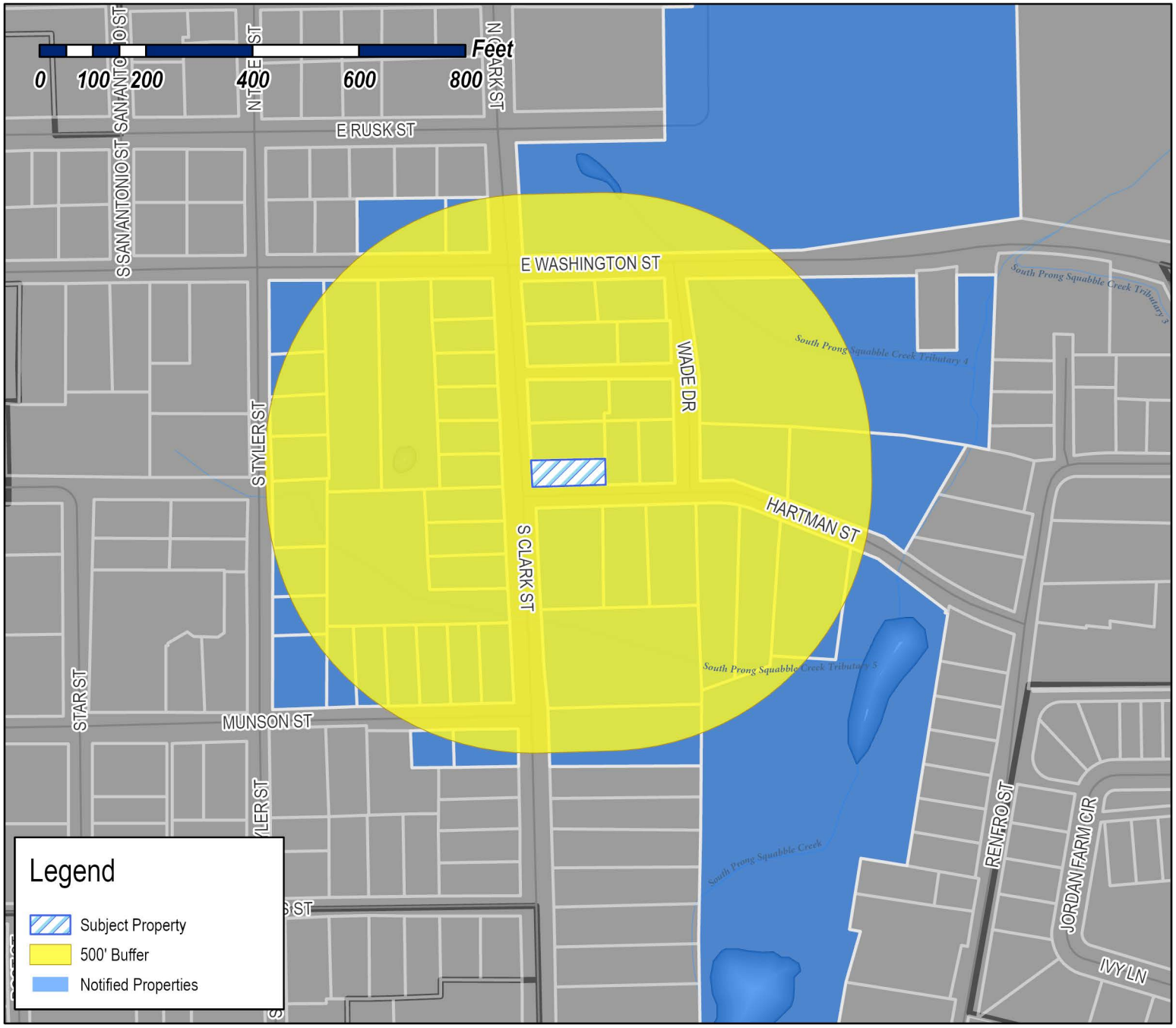

Case Number: Z2026-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 213 S. Clark Street



Date Saved: 2/13/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
106 SCLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 SCLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
205 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
206 SCLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

RESIDENT
208 SCLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

RESIDENT
210 SCLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
307 SCLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA
602 E WASHINGTON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

RESIDENT
801 EWASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
Rockwall, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-008: SUP for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

PUBLIC NOTICE

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-008: SUP for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Please See attached Reasons

Name: Kim Armstrong

Address: [redacted]

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

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

Kim Armstrong
[redacted]

March 6th

City of Rockwall Planning and Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: Opposition to Proposed Zoning Change / Development in the Historic District- for address- 213 S. Clark St.

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed zoning change and development plans for the property on South Clark Street within Rockwall's historic district area.

As a homeowner in this neighborhood, and as someone with experience in the design and building industry, I am deeply concerned about the long-term impact this type of development could have on the integrity, scale, and character of our historic community. My home was built in the 1800s, and I purchased it because I value the charm, preservation, and architectural character that make this part of Rockwall so special.

My concern is not with the idea of building on the property in and of itself. If this were a situation in which an individual sought to build a home for personal use with a sincere desire to preserve and respect the historic nature of the neighborhood, I would not be opposed. Thoughtful infill, when done with care and restraint, can be appropriate.

However, I am concerned that this proposed development appears to be driven primarily by investment and resale objectives rather than by a commitment to preserving the historic integrity of the district. In my professional experience, profit-driven development often creates pressure to increase square footage and reduce construction quality in order to maximize return. That combination is rarely compatible with the scale, craftsmanship, and architectural sensitivity that a historic neighborhood requires.

Once the character of a historic district begins to erode, it is extremely difficult to restore. Allowing projects that prioritize financial gain over contextual design sets a precedent that could gradually diminish the very qualities that make downtown Rockwall desirable and distinctive. This neighborhood should be protected not only for current residents, but for future generations who deserve to experience its unique historic charm.

I respectfully urge the Commission to deny any zoning change or development proposal that would compromise the scale, quality, and historic character of this neighborhood. Please preserve the integrity of this district and ensure that any future development is held to a standard that genuinely reflects the architectural and cultural value of Old Town Rockwall.

Thank you for your time and consideration.

Sincerely,

Kim Armstrong

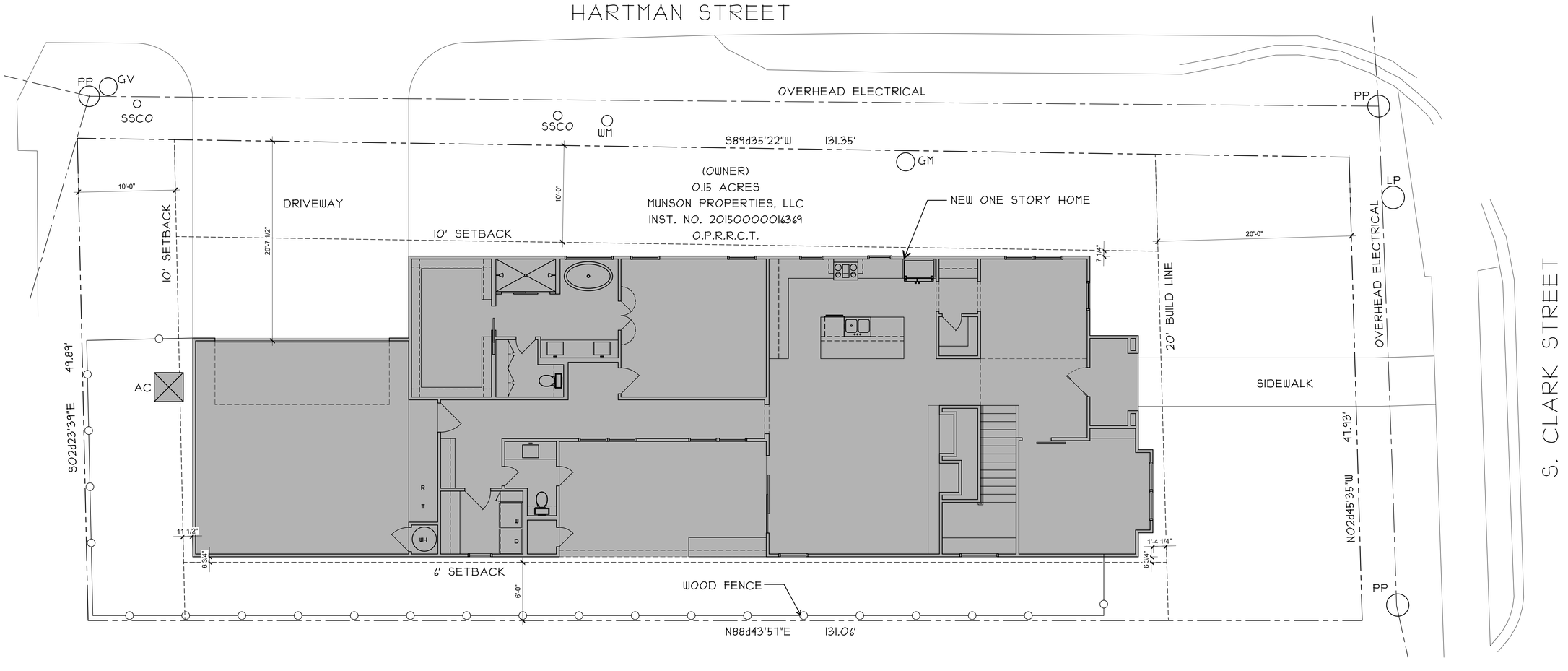
SITE PLAN NOTES:

1. BUILDER TO VERIFY ALL UTILITY LOCATIONS.

SQUARE FOOTAGE CALCS

SF	AREAS
1911	FIRST FLOOR PLAN
1144	ESTIMATED SECOND FLOOR PLAN
2705	TOTAL CONDITIONED
597	2 CAR GARAGE
47	COVERED FRONT PORCH
255	COVERED PATIO
899	TOTAL
3604	TOTAL UNDER ROOF

FAR: IMPERVIOUS / 6412 SF LOTCOVER
SF = 2799/6412 = 44%



NORTH

1 ARCHITECTURAL SITE PLAN
Scale: 3/16" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9482

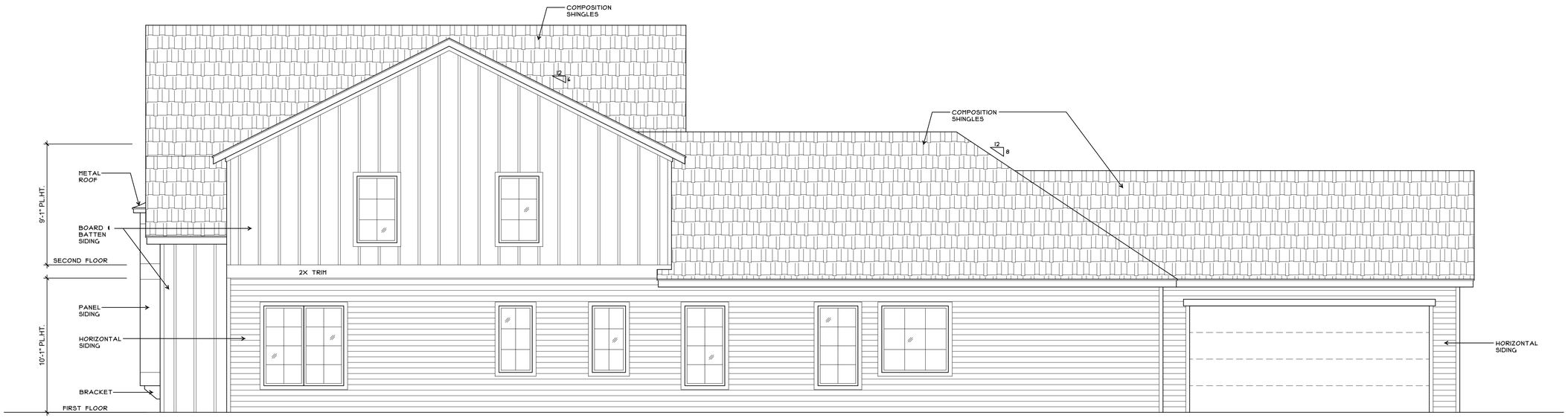
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

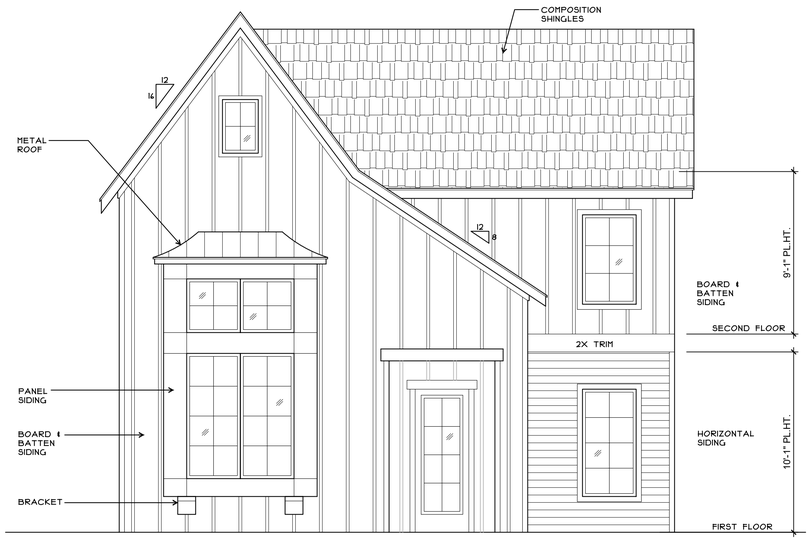
SHEET NO.

A2.1

ARCHITECTURAL SITE PLAN



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

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- ☐ BIDDING / PERMIT
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DESIGNER: PATRA PHILIPS
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214-284-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

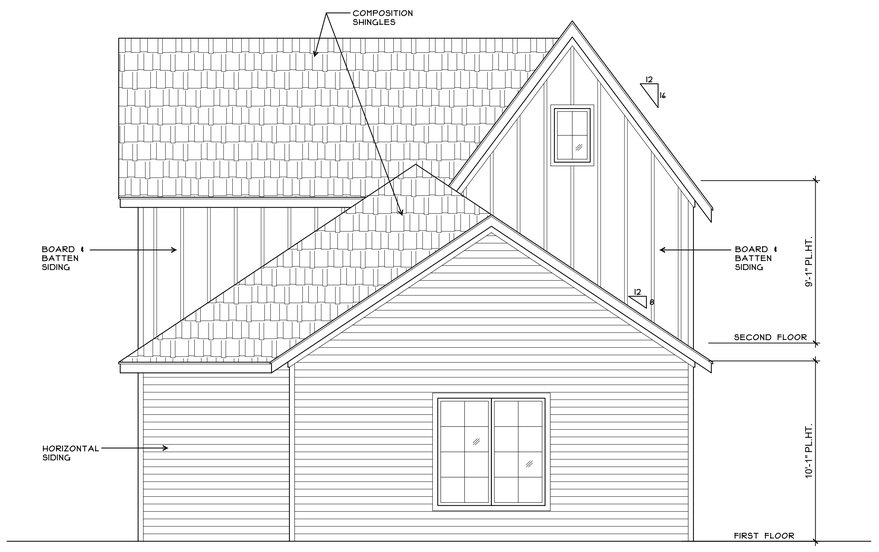
SHEET NO.

A5.1

ELEVATIONS



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

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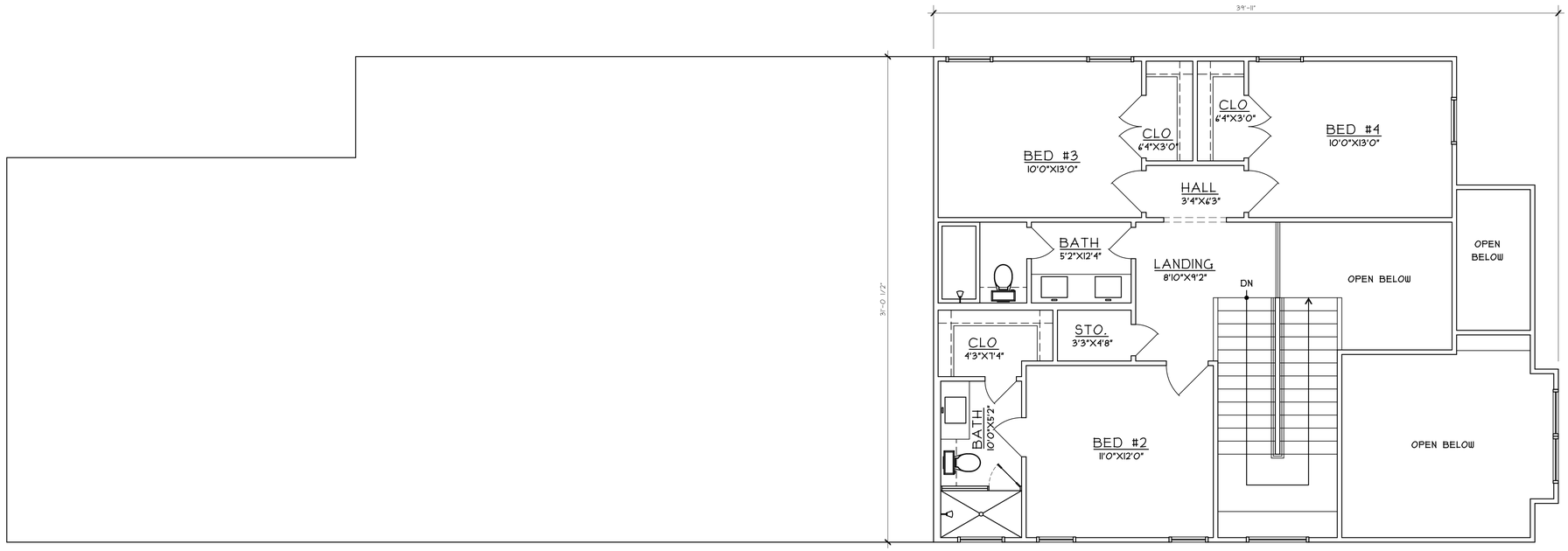
26103	REF. DRAWING

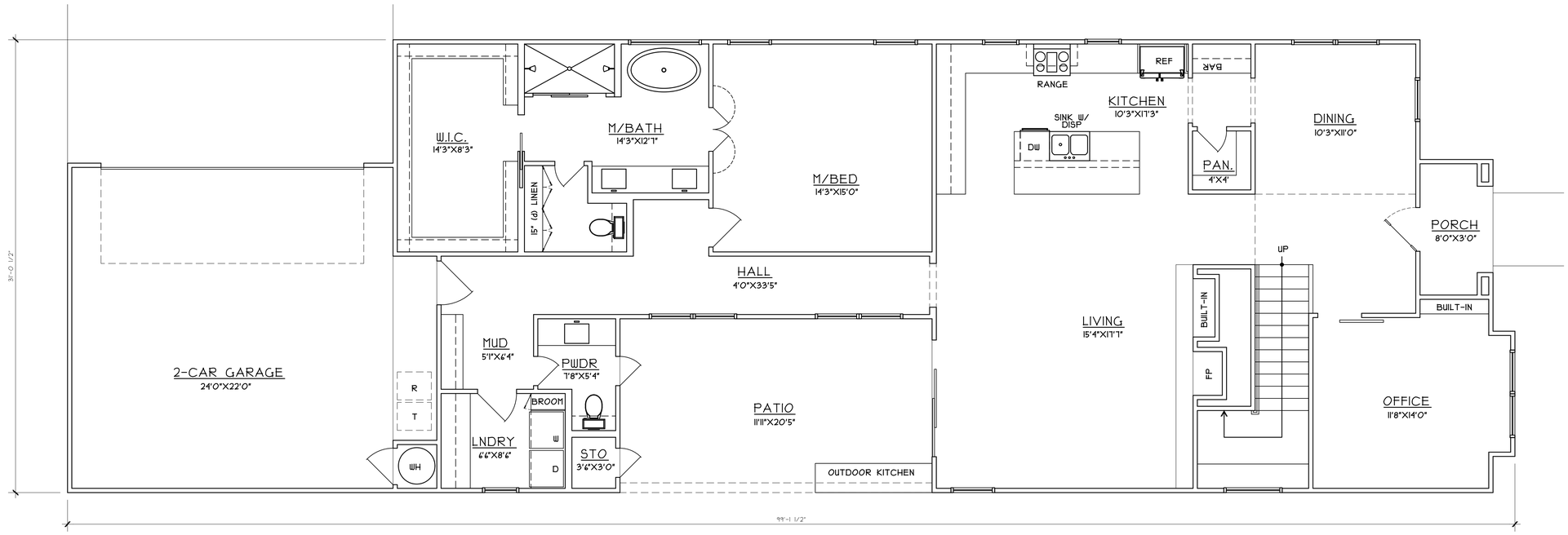
SHEET NO.

A5.2

ELEVATIONS



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
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DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #	SCALE:
26103	REF. DRAWING

SHEET NO.

A3.2

FIRST FLOOR PLAN

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
201 S. Clark Street	Single-Family Home	1911	3,373	*240*	Siding
202 S. Clark Street	Single-Family Home	1990	2,254	*160*	Siding
204 S Clark Street	Single-Family Home	1980	1,658	*N/A*	Siding
205 S. Clark Street	Single-Family Home	1980	2,761	*140*	Siding
206 S. Clark Street	Single-Family Home	1985	1,209	*N/A*	Siding
208 S. Clark Street	Single-Family Home	1985	1,670	*100*	Siding
209 S. Clark Street	Single-Family Home	1980	1,690	*36*	Siding
210 S. Clark Street	Single-Family Home	1950	1,800	*N/A*	Siding
211 S. Clark Street	Single-Family Home	1999	2,345	*64*	Siding
212 S. Clark Street	Single-Family Home	1960	1,295	*100*	Siding
213 S. Clark Street	Vacant	N/A	N/A	*N/A*	N/A
214 S. Clark Street	Single-Family Home	1975	1,896	*N/A*	Siding
	AVERAGES:	1972	1,996	120	



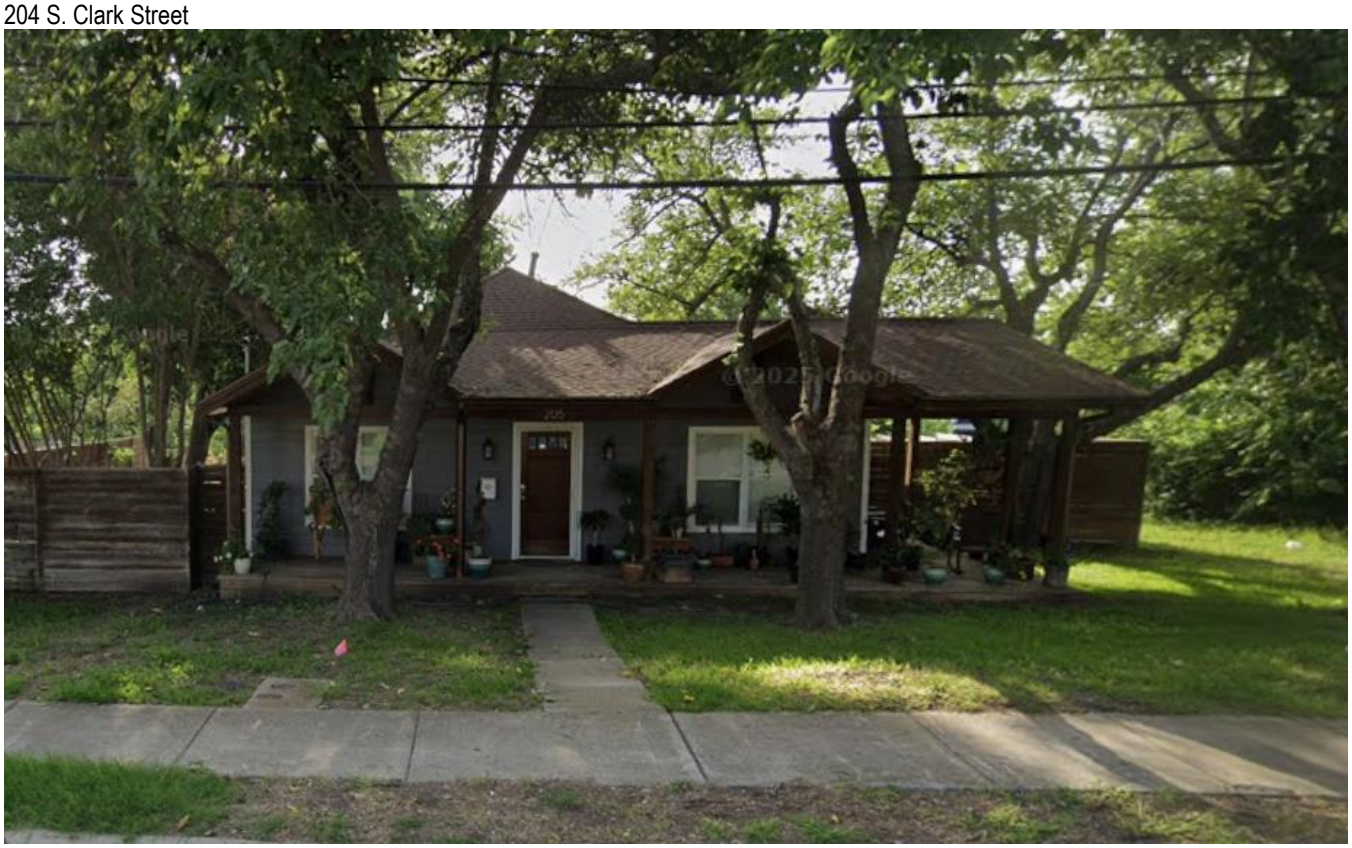
201 S. Clark Street



202 S. Clark Street



204 S. Clark Street



205 S. Clark Street



206 S. Clark Street



208 S. Clark Street

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



209 S. Clark Sreet



210 S. Clark Street



211 S. Clark Street



212 S. Clark Street



213 S. Clark Street



214 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME A ON A 0.150-ACRE TRACT OF LAND, IDENTIFIED AS BLOCK 48B OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.150-acre tract of land identified as Block 48B of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the future --* and with the following conditions:

DRAFT 03.26.2026

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The subject property shall be replatted prior to the issuance of a Building Permit.

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

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

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

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

DRAFT ORDINANCE 03.10.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

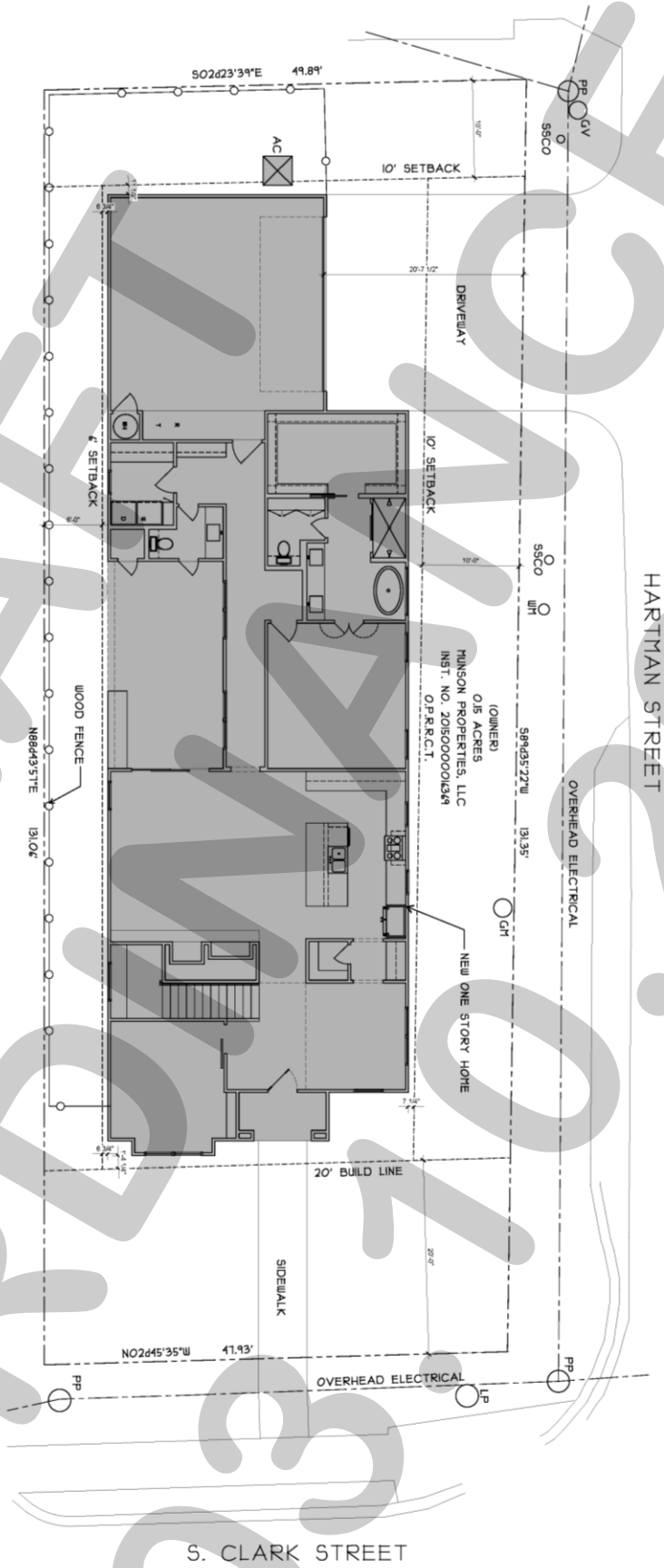
Exhibit 'A':
Location Map

Address: *213 S. Clark Street*
Legal Description: *Block 48B of the B.F. Boydston Addition*



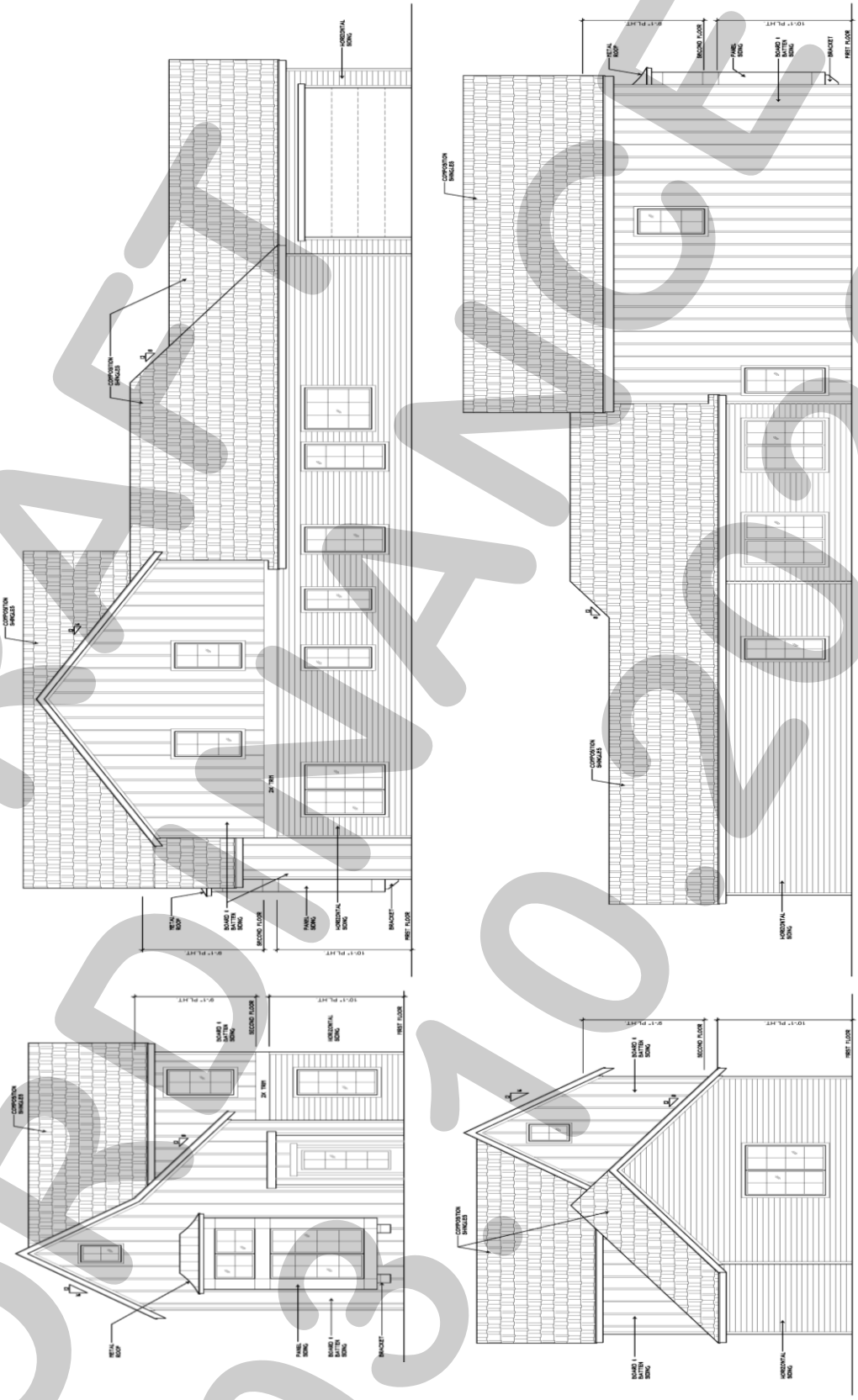
DRAFT 03/06/26

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 03.10.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.10.26

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Tyler Adams; *Greenlight Studio, LLC*
CASE NUMBER:	Z2026-009; *Specific Use Permit (SUP) for a Major Auto Repair Garage*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Automotive Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 historic zoning map, the subject property was rezoned from the Agricultural (AG) District to a Light Industrial (LI) District at some point between the time of annexation and December 7, 1993. The subject property has remained vacant since the time of annexation.

On October 17, 2025, the applicant submitted a Specific Use Permit (SUP) [*Case No. Z2025-073*] request for a *Major Automotive Repair Garage*. After holding a public hearing on November 11, 2025, the Planning and Zoning Commission approved a motion to allow the applicant to withdraw the request. This motion came after the Planning and Zoning Commission discussed [*1*] the potential for outside storage associated with the land use, [*2*] the parking deficiency depicted on the proposed *Concept Plan*, [*3*] the permeance of automotive land uses once they are established, and [*4*] the consistency of the proposed land use with the mixture of land uses adjacent to the subject property.

PURPOSE

The applicant -- *Tyler Adams of Greenlight Studio, LLC* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Major Automotive Repair Garage* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northeast corner of SH-276 and T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.827-acre tract of land (*i.e. Tract 4-8 of the N. M. Ballard Survey, Abstract No. 24*) developed with an equipment rental business. Beyond this is a vacant 1.588-acre tract of land (*i.e. Tract 4-03 of the N. M. Ballard Survey, Abstract No. 24*). Following this is a vacant 21.684-acre tract of land (*i.e. 4-09 of the N. M. Ballard Survey, Abstract No. 24*). All of these properties are zoned Light Industrial (LI) District.

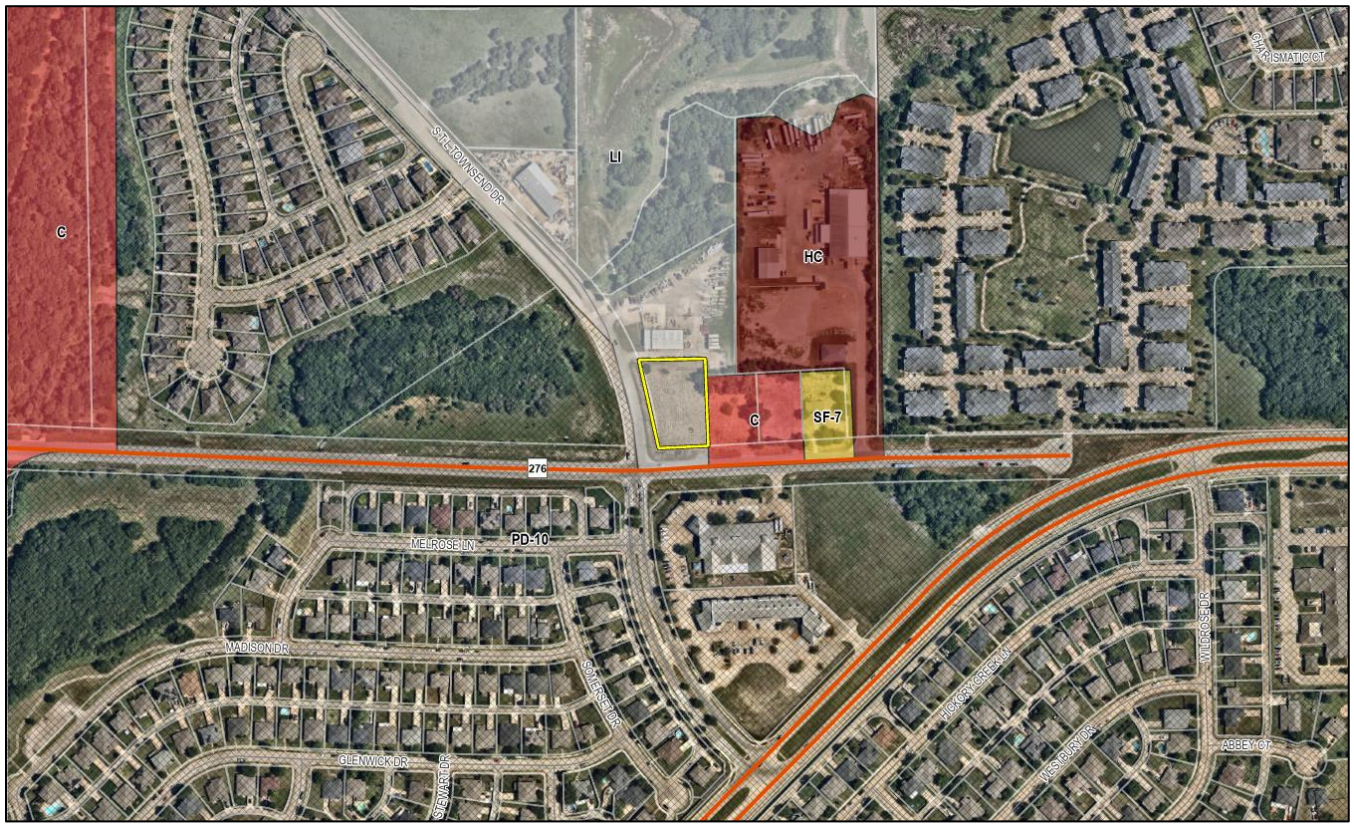
South: Directly south of the subject property is old SH-276, which is identified as a *Minor Collector*, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.18-acre parcel of land (*i.e. Lot 1 of The Larson School Addition*) developed with a *Private School* (*i.e. Galaxy Ranch*).

Following this is a 3.16-acre parcel of land (*i.e. Lot 3 of The Larson School Addition*) developed with a multi-tenant retail building. Both of these properties are zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. South of this is SH-276, which is identified as a P6D (*i.e. principle, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) vacant tracts of land (*i.e. Tracts 1 & 5 of the N. M. Ballard Survey, Abstract No 24*), zoned Commercial (C) District. Beyond this is a 0.50-acre tract of land (*i.e. Tract 1 of the N. M. Ballard Survey, Abstract No. 24*) developed with a single-family home that is zoned Single Family 7 (SF-7) District. Following this is a 6.739-acre parcel of land (*i.e. Lot 2, Block A, Houser Addition*) developed with a *Trucking Company* that is zoned Heavy Commercial (HC) District. East of this is a 32.6546-acre parcel of land (*i.e. Lot 1, Block A, Mansions Family Addition*) developed with a multi-family apartment complex that is zoned Planned Development District 10 (PD-10) for multi-family and single family attached land uses.

West: Directly west of the subject property is S. T. L. Townsend Drive, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (*i.e. Tracts 2-4 & 2-5 of the J. Cadle Survey, Abstract No. 65*) zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Following this is the Townsend Village Subdivision, which was established in 2013, contains 80 residential lots, and is zoned Planned Development District 10 (PD-10) for single family attached and detached land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, landscape plan, and building elevations to request approval of a Specific Use Permit (SUP) for a *Major Auto Repair Garage*. The proposed 4,880 SF *Major Automotive Repair Garage* that consists of eight (8) bay doors with an office and lobby area, and parking located behind the building. At this time the concept plan shows 20 parking spaces for the proposed use. The preliminary landscape plan indicates additional screening on the south and east property lines for the bay doors and the one (1) parking space for *Outside Storage*. The conceptual building

elevations detail the general building form and materials that will be requested at the time of site plan, pending the approval of the Specific Use Permit (SUP).

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Major Automotive Repair Garage* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. In addition, Subsection 02.03(H)(1), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) states that [*1*] "(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property" and [*2*] "(v)ehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property..." In this case, the applicant meets item [*1*]; however, the applicant is proposing one (1) parking space for the *Outside Storage* of a vehicle. The applicant has indicated that this one (1) *Outside Storage* space is being requested given that the business allows for after-hours pick-up. In light of this, the applicant is requesting approval of this *Outside Storage* as part of this Specific Use Permit (SUP) request.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) the *Office* land use requires one (1) parking space per 300 SF of building area, and *Automotive Repair* requires two (2) parking spaces per bay door. In this case, the proposed *Major Auto Repair Garage* has eight (8) bay doors and ~950 SF of *Office*, for a total parking minimum of 20 spaces. The proposed concept plan indicates 20 parking spaces that satisfy the parking requirements; however, there are six (6) parking spaces located between the building and S. T. L. Townsend Boulevard. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(n)o more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway*." In this case, the *Primary Roadway* is SH-276. The *Concept Plan* provided by the applicant shows six (6) parking spaces will be located on a drive aisle that is perpendicular to S. T. L. Townsend Drive. This is a variance to the Unified Development Code (UDC). With this being said, due to the potential number of variances associated with this case, and the fact that compensatory measures will be required to request these variances, staff has included a *Condition of Approval* that all exceptions and variances will be approved at the time of site plan.

Based on the proposed concept plan, the eight (8) bay doors will face east and will ***not*** face onto a roadway or onto a residentially zoned or used property; however, there will be visibility from old SH-276 and the adjacent property to the east. In order to address this, staff has requested that the applicant provide three (3) tiered landscape screening along the eastern property line. Currently, the applicant has provided one (1) row of screening with both accent trees and shrubs along the east property line. In addition, the applicant has provided two (2) additional accent trees, shrubs, and a berm adjacent to old SH-276. Besides the bay doors, the applicant is proposing one (1) parking space for *Outside Storage*. The applicant has placed this parking space adjacent to the dumpster enclosure and continued shrubs adjacent to the parking space. This additional landscaping reduces but does not eliminate the visibility of the *Outside Storage*, and the failure to provide the required three (3) tiered screening around the area used for *Outside Storage* will be an exception that will be considered at the time of site plan.

In review of the building elevations, they appear to generally conform to the material requirements for a property located within an *Overlay District*; however, the proposed building elevations do ***not*** appear to meet the articulation requirements or four (4) sided architecture requirements of the Unified Development Code (UDC). Staff should note that provided building elevations are conceptual in nature and if the Specific Use Permit (SUP) is approved, any variances or exceptions shall be reviewed at the time of site plan. A *Condition of Approval* and an *Operational Condition* have been added to this case addressing this.

STAFF ANALYSIS

Properties zoned Light Industrial (LI) District are generally located near or directly adjacent to major thoroughfares and other non-residential zoning districts, and generally should not be located adjacent to residentially zoned and used property. Given this, the permitted land uses within the Light Industrial (LI) District are limited to promote modern types of industrial land uses; however, a Specific Use Permit (SUP) is intended to acknowledge that not all land uses are appropriate in every Light Industrial (LI) District. In this case, the subject property is zoned Light Industrial (LI) District, which requires a Specific Use

Permit (SUP) for a *Major Auto Repair Garage*. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, the purpose of specifically requiring a Specific Use Permit (SUP) for the *Major Auto Repair Garage* land use in a Light Industrial (LI) District is intended to: [*1*] acknowledge that properties that are zoned Light Industrial (LI) District are typically closer to major thoroughfares and this type of land use -- *due to how it operates (e.g. major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery*) -- is not considered compatible in all areas, and [*2*] to prevent the proliferation of this land use in the City's industrial areas.

In review of the surrounding land uses, the subject property is directly adjacent to a legally non-conforming land use with *Outside Storage* to the north. This property is zoned Light Industrial (LI) District. To the south there are existing low intensity commercial land uses and a daycare facility (*i.e. Galaxy Ranch Private School*). Also, to the south is a residential subdivision (*i.e. Meadowcreek Estates*). To the west and east are vacant tracts of land zoned Commercial (C) District and Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Staff should point out that the *Major Automotive Repair Garage* land use is not a permitted land use on any of these adjacent properties with the exception of the property to the north. In addition, staff should also point out, that there is another existing *Major Automotive Repair Garage* at the corner of S. T. L. Townsend Drive and the IH-30 Frontage Road (*i.e. the Best Little Body Shop in Texas*). Given this proximity to an existing like land use, the subject properties adjacency to multiple undeveloped tracts of land, and the fact that there is a confluence of potentially inconsistent land uses and zoning in the area, the proposed land use may *not* be suitable for the subject property; however, this being a request for a Specific Use Permit (SUP), it is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. In making this decision, the Planning and Zoning Commission and City Council will need to determine if the adjacencies warrant the approval of a *Major Automotive Repair Garage* on the subject property. Should the Planning and Zoning Commission choose to recommend approval of the applicant's request staff has included *Conditions of Approval* described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On February 25, 2026, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Meadow Creek Estates and the Hickory Creek East Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* then staff would propose the following conditions of approval:

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

   (a) The development of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

   (b) The construction of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the proposed *Major Auto Repair Garage* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific

Use Permit (SUP) shall *not* constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Major Auto Repair Garage*.

(c) All outside storage on the subject property shall conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(d) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

(2) All exceptions and variances associated with the *Concept Plan* and *Building Elevations* shall be approved at the time of site plan. The proposed *Specific Use Permit (SUP)* shall only grant the subject property the ability to establish a *Major Auto Repair Garage*.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1765 T.L. Townsend Drive				
SUBDIVISION	N/A - Prop ID 10233	LOT	Tract 1	BLOCK	N/A
GENERAL LOCATION	NE Corner of Townsend Drive and Highway 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Vacant	
PROPOSED ZONING	LI - SUP		PROPOSED USE	Heavy Auto Repair	
ACREAGE	.9	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Max Realty Holdings, LLC	☐ APPLICANT	Greenlight Studio, LLC
CONTACT PERSON	Michael Grose	CONTACT PERSON	Tyler Adams
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

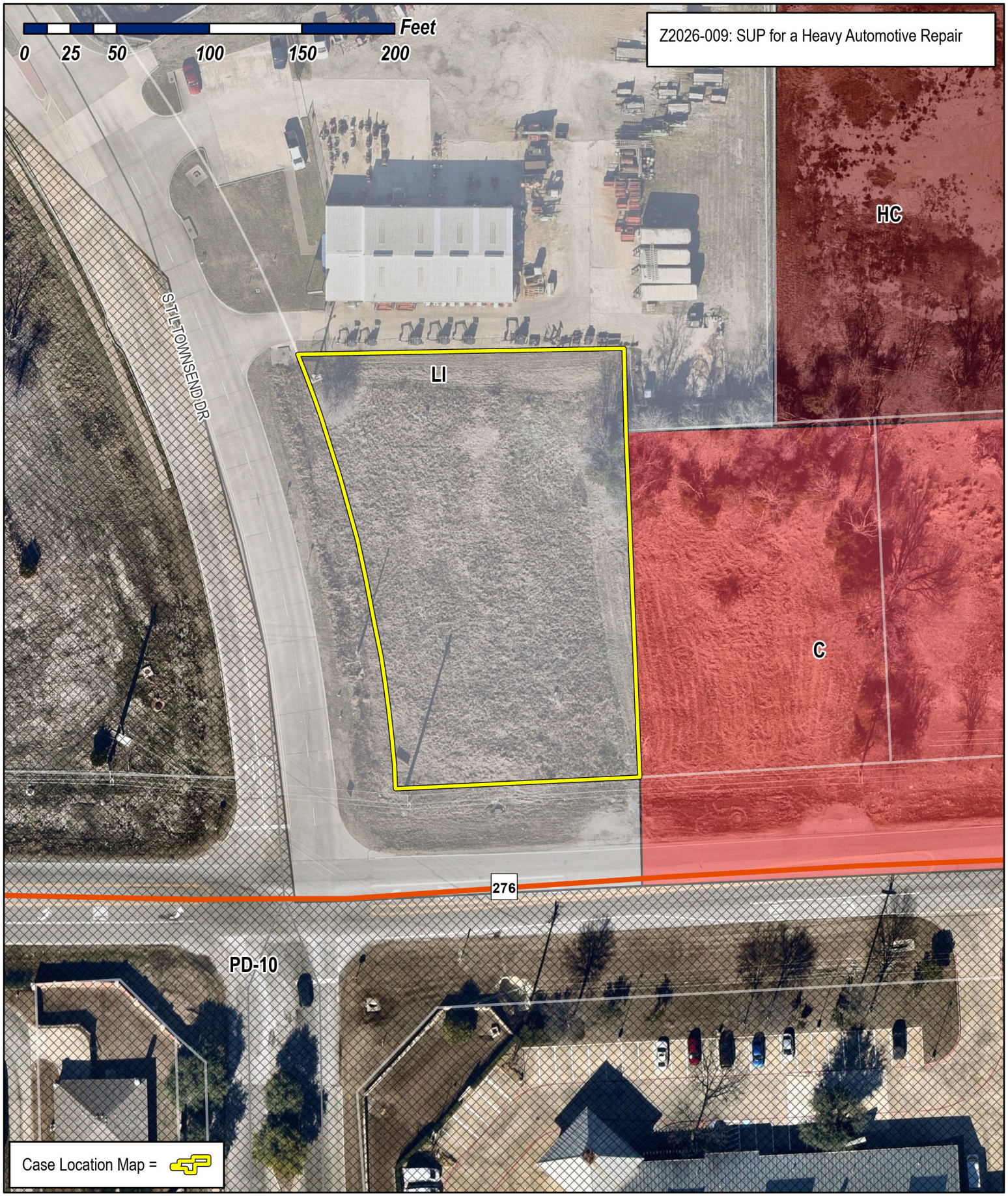
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February, 20 26.

SARAH MARIE REDDELL
Notary Public, State of Texas
Comm. Expires 03-27-2027
Notary ID 131950021

OWNER'S SIGNATURE Michael Grose

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sarah Reddell

MY COMMISSION EXPIRES



City of Rockwall

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

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

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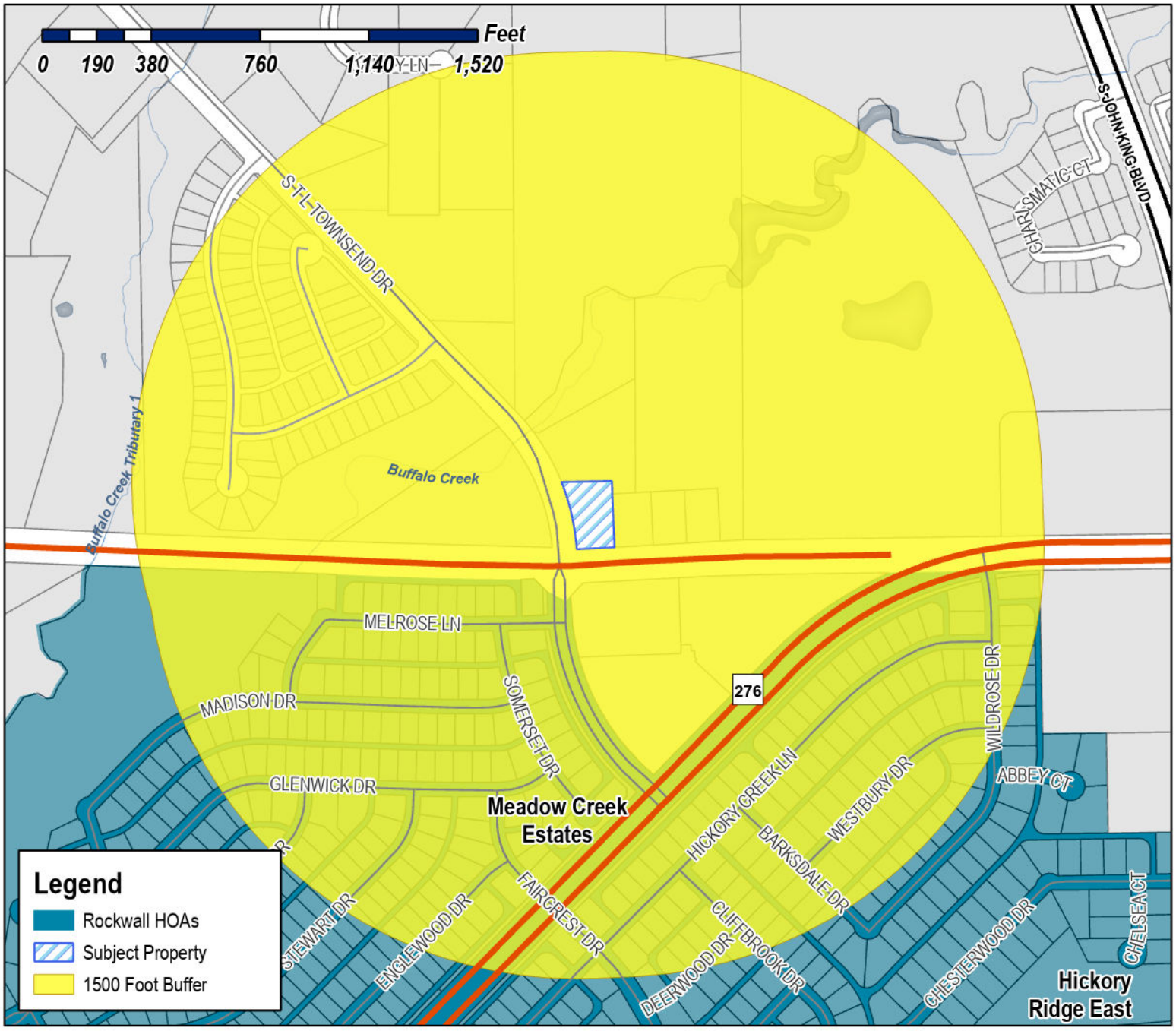
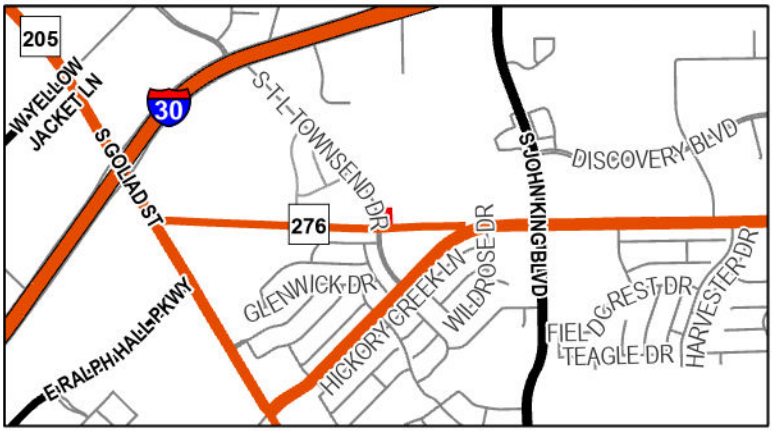


Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276



Date Saved: 2/17/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-009]
Date:	Thursday, February 19, 2026 1:53:18 PM
Attachments:	Public Notice (02.13.2026).pdf HOA Map.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2026-009: SUP for a Major Auto Repair Garage
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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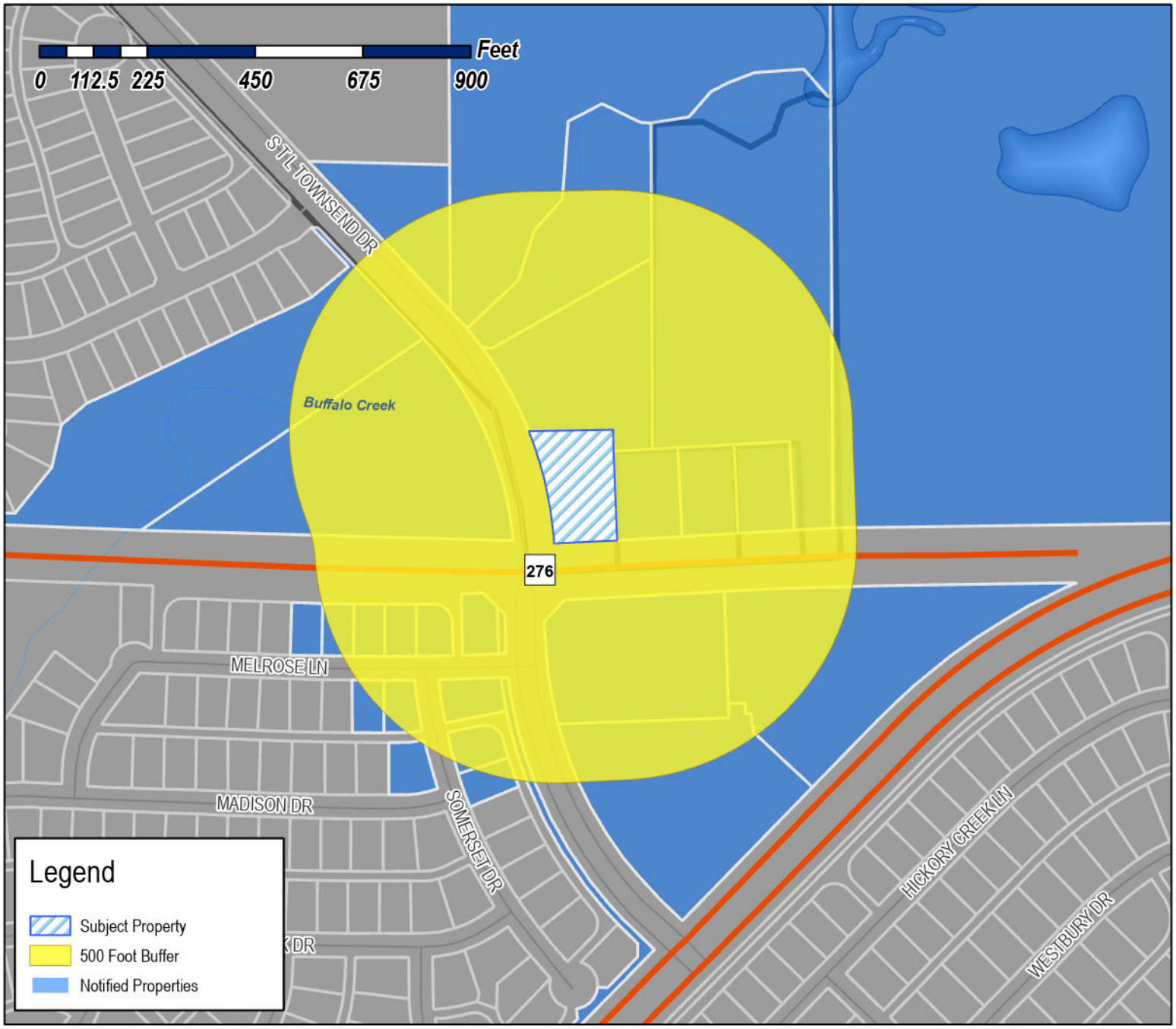

Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276



Date Saved: 2/17/2026
For Questions on this Case Call: (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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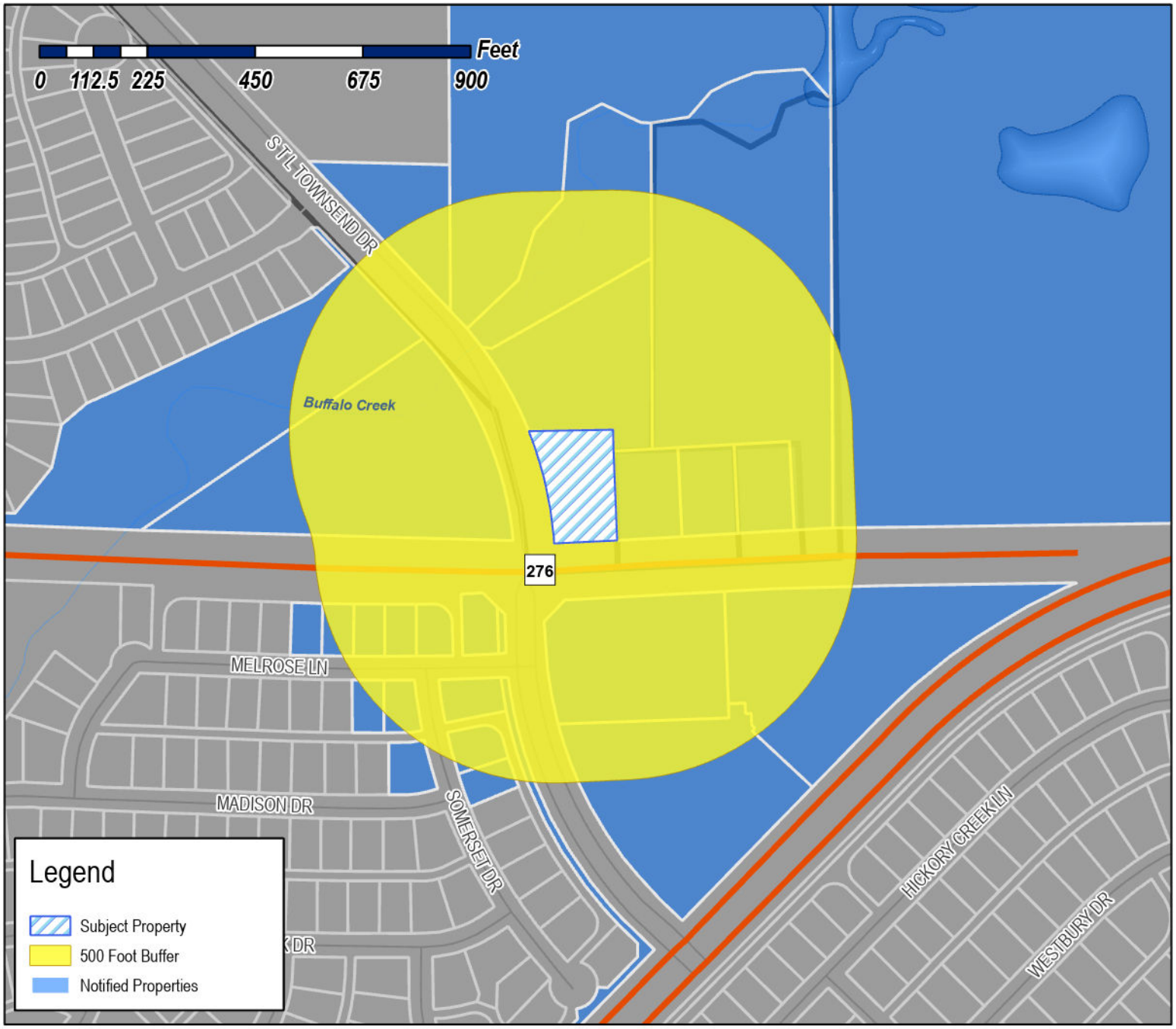

Case Number: Z2026-009
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Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276



Date Saved: 2/17/2026
For Questions on this Case Call: (972) 771-7745

HOYOS JOEL
11214 GARLAND RD
DALLAS, TX 75218

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

VALK TRUST THE
JAMES VALK SR AND CAROLYN C TRUSTEES
1158 CHISHOLM RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1415 HWY276
ROCKWALL, TX 75087

RESIDENT
1425 HWY276
ROCKWALL, TX 75087

327 HOLDINGS LTD
1500 COUNTY ROAD 303
TERRELL, TX 75160

HAILE TADESSE T &
TSEGU T HAKIM
1524 MELROSE LN
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M
1530 MELROSE LN
ROCKWALL, TX 75032

LOYD AMANDA &
SUSAN LOYD & PAUL LOYD
1536 MELROSE LN
ROCKWALL, TX 75032

RESIDENT
1542 MELROSE LN
ROCKWALL, TX 75087

SCOTT MONTE K & APRIL E
1542 MADISON DR
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D
1543 MELROSE LN
ROCKWALL, TX 75032

CORTEZ LIDIA G
1548 Melrose Ln
Rockwall, TX 75032

WAKO GIZAW L & TSIYON E
1549 MELROSE LN
ROCKWALL, TX 75032

ZAREMBA MICHAEL J
1554 MELROSE LN
ROCKWALL, TX 75032

MOTA SAMUEL
1557 Trowbridge Cir
Rockwall, TX 75032

CURRIN CONSTRUCTION GROUP LLC
1604 VISTA COURT
MCCLENDON CHISHOLM, TX 75032

RESIDENT
1611 HWY276
ROCKWALL, TX 75087

RESIDENT
1615 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

RESIDENT
1725 T L TOWNSEND
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC
INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
1835 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1855 TL TOWNSEND DR
ROCKWALL, TX 75087

GALAXY RANCH SHOPPING CENTER LP
2101 FIREWHEEL PKWY
GARLAND, TX 75040

MAX REALTY HOLDINGS LLC
229 PIONEER CT
ROCKWALL, TX 75189

MAYSON MERCY
2362 SOMERSET DR
ROCKWALL, TX 75032

RESIDENT
2368 SOMERSET DR
ROCKWALL, TX 75087

RESIDENT
2374 SOMERSET DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
909 SUNNYVALE DR
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES L (RS)
A SERIES OF RDMS PROPERTIES
PO BOX 1569
ROCKWALL, TX 75087

KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

COLIN-G PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-009: SUP for Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-009: SUP for Major Auto Repair Garage

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

From: Constance Paris
To: Planning
Subject: Z2026-009: SUP for Major Auto Repair Garage
Date: Wednesday, March 4, 2026 1:47:22 PM

Constance Paris 1675 Westbury Dr Rockwall,Tx 75032
I am opposed to the request for the reasons listed:
Too close to my housing division/neighborhood.
This type of business will have a negative impact on surrounding property values.
Potential for exposure to hazardous materials via air/water.

Sent from Yahoo Mail for iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Samuel Mota
To: Planning
Subject: Case Number Z2026-009
Date: Sunday, February 22, 2026 9:40:25 AM

Samuel Mota
1557 Trowbridge Circle, Rockwall
Owner of adjacent property ID 85971

I am writing to express my opposition to the SUP request. This area is predominantly residential, with homes, schools, and residential service offices. A major auto repair garage is not compatible with the existing character and surrounding land uses, and it would likely have a negative impact on nearby property values.

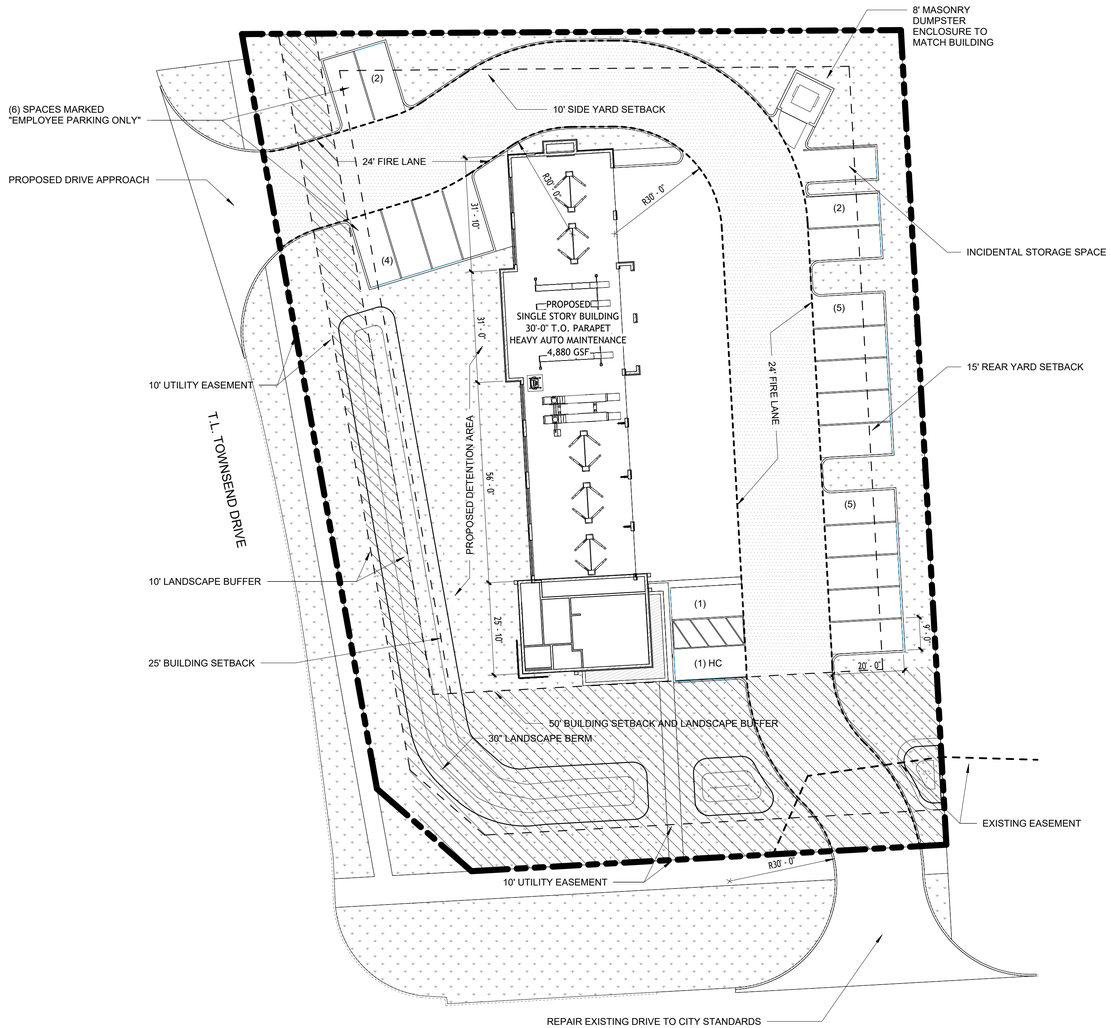
Additionally, our community is already facing significant issues with commercial trucks parking along Old SH 276, creating safety concerns for students attending Galaxy Ranch. Approving this request would only exacerbate an already problematic situation. Commercial trucks and trailers are frequently left unattended for days, and individuals who are not members of our community are effectively using the roadside as a truck stop.

I have previously reached out to members of the council regarding these concerns, yet no meaningful action has been taken. I strongly urge you to consider the broader interests of the entire community, not just those of a single property owner. I intend to make my concerns known in the upcoming election and will support leadership that prioritizes the safety, well-being, and integrity of our community.

Sincerely,

Sam Mota

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



1 Site Plan
1" = 20'-0"

Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8
Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	19
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	20
Landscaping Area	
Landscae Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeanble Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
6. NO ABOVE GROUND STORAGE TANKS PERMITTED

DRAINAGE NOTES
1. AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
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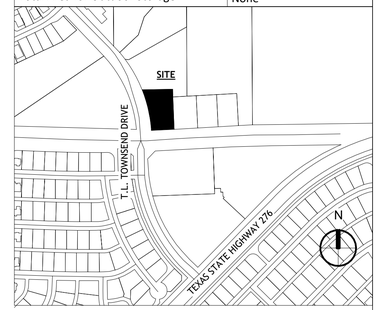
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.



VICINITY MAP - NOT TO SCALE

0' 10' 20' 40' 80'

SCALE = 1:20

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Max Realty Holdings LLC
229 Pioneer Court
Royce City, Texas 75189

TRUE NORTH

City Project No. Z2026-009

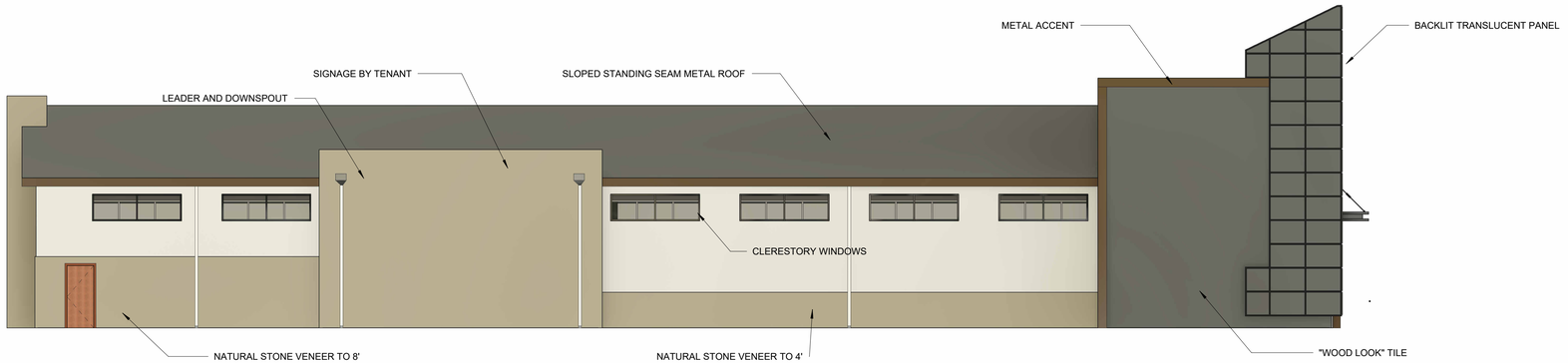
Site Plan

INTEGRITY 1ST ADDITION (PROPOSED)
BLOCK A, LOT 1

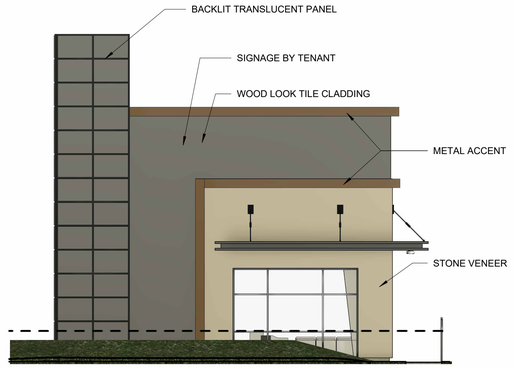
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared March 3, 2026

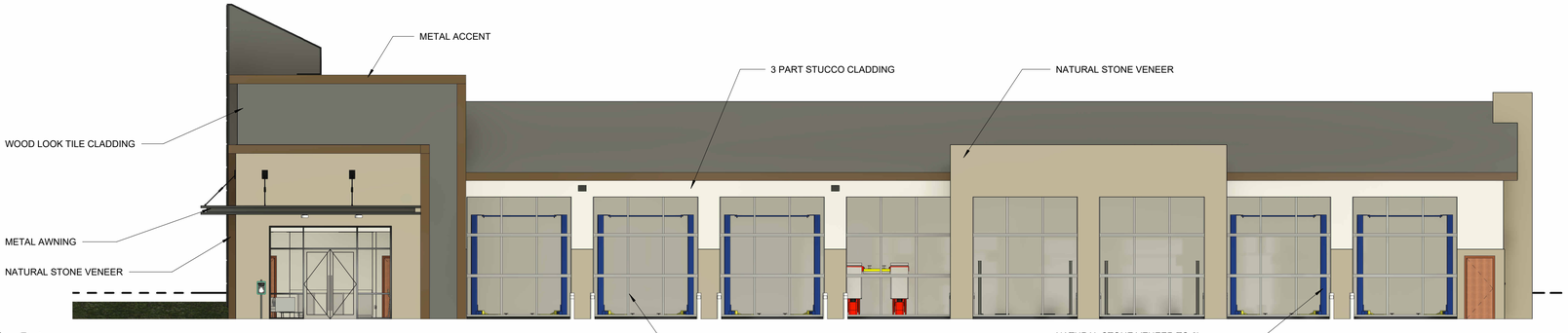
© Greenlight Studio, LLC



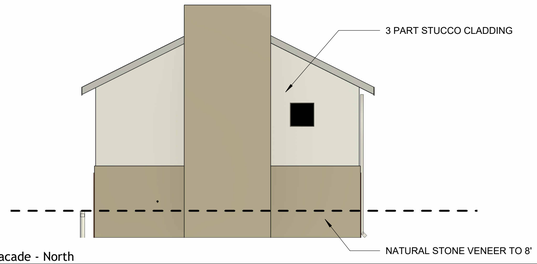
5 Facade - West
1/8" = 1'-0"



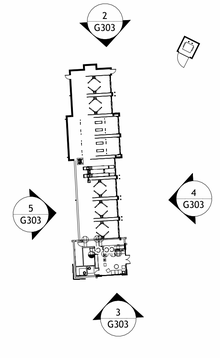
3 Facade - South
1/8" = 1'-0"



4 Facade - East
1/8" = 1'-0"



2 Facade - North
1/8" = 1'-0"



1 Facade Key Plan
1" = 50'-0"

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City Project No. Z2026-009

Facade Plans

INTEGRITY 1ST ADDITION (PROPOSED)

BLOCK A, LOT 1

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City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

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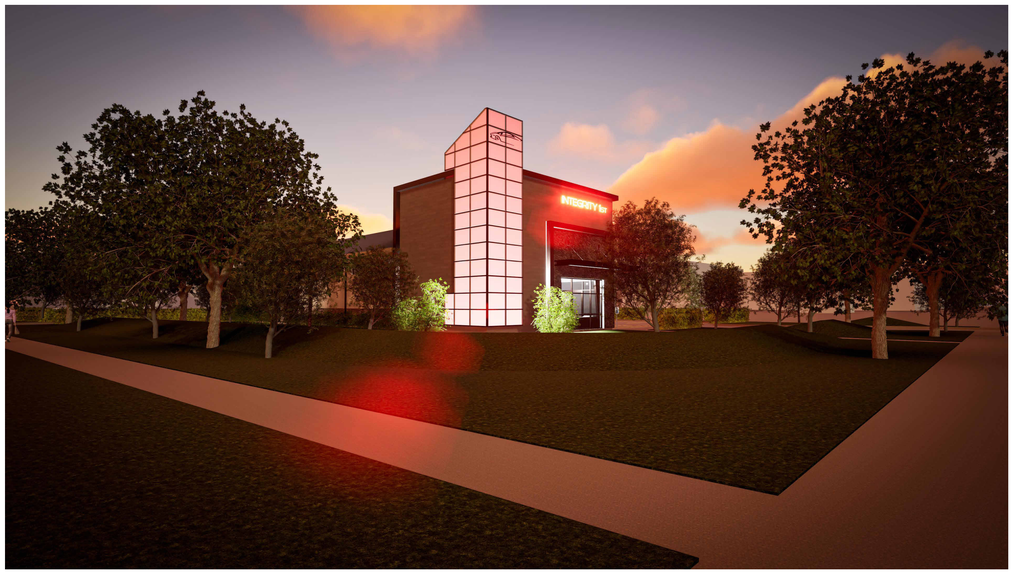



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City Project No. Z2026-009

Color Renderings

INTEGRITY 1ST ADDITION (PROPOSED)

BLOCK A, LOT 1

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City of Rockwall, Rockwall County, Texas
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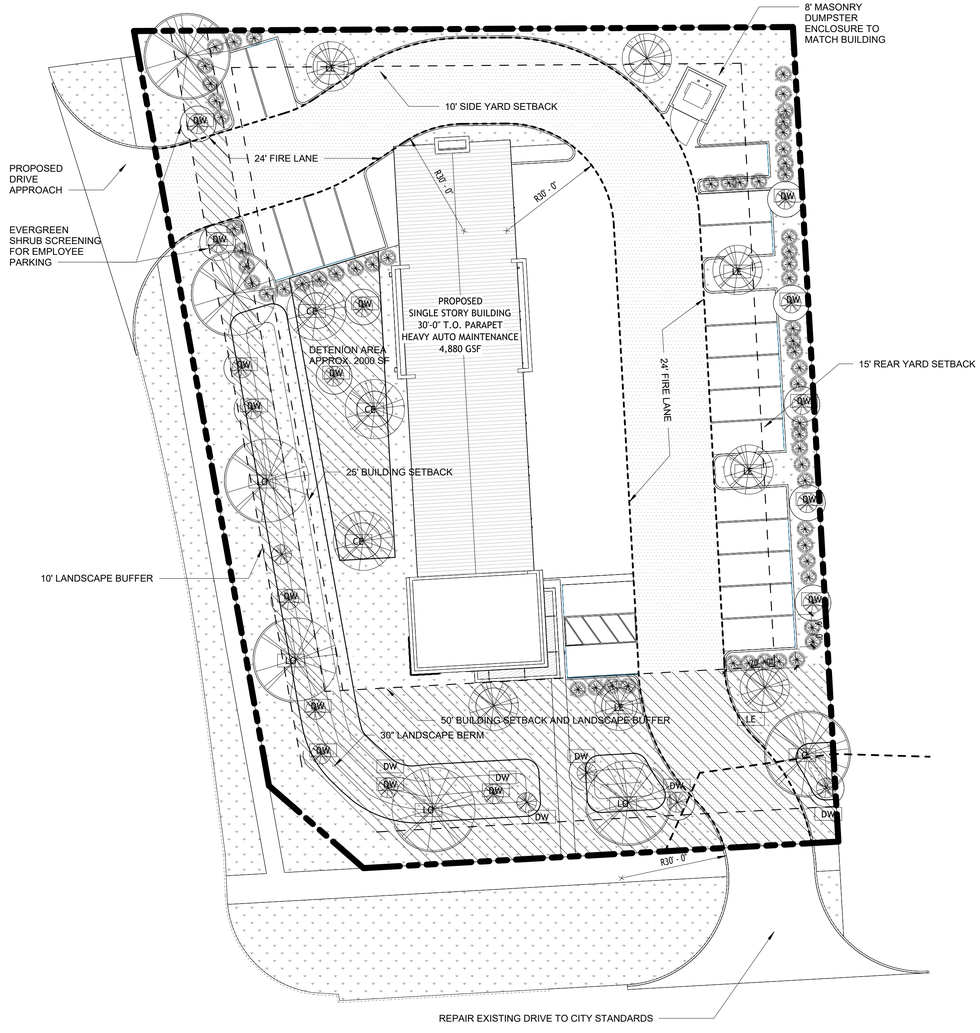

1 Site Plan
1" = 20'-0"

Planting Schedule		
Type Mark	Type Comments	Count
	Boxwood	60
CE	Cedar Elm	3
DW	Desert Willow	21
LE	Lacebark Elm	7
LO	Live Oak	7

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.

DRAINAGE NOTES
1. AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

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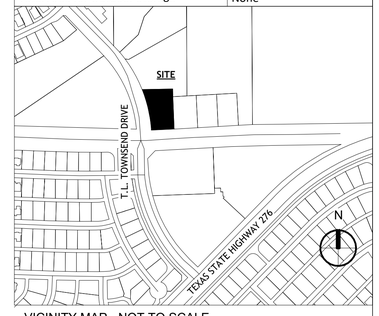
Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8
Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	19
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	20
Landscaping Area	
Landscae Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeanble Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None



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TRUE NORTH

City Project No. Z2026-009

Conceptual Landscape Plan

INTEGRITY 1ST ADDITION (PROPOSED)

BLOCK A, LOT 1

.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared March 3, 2026

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Presented By:
Kevin Syed

integrity1auto.com
@integrity1auto

INTEGRITY 1ST
CAR PROS™

BRAND BOOK

Discover the Integrity Difference



MESSAGE FROM THE FOUNDER

With over 20 years of experience in the automotive repair industry, I have gained extensive knowledge and expertise. As the founder and President at Integrity 1st Automotive, I have built a leading and innovative brand known for quality and reliability. My commitment to excellence has helped me establish lasting relationships with clients and colleagues alike, leading to my election as President of Lamborghini Club Dallas, where I lead the ultra-successful. I am passionate about inspiring and motivating others, creating a positive and collaborative work environment that fosters growth and encourages innovation. Through my leadership, Integrity 1st Automotive has become synonymous with integrity, professionalism, and customer satisfaction. I am excited to continue growing in this dynamic industry, confident in my ability to continue to drive success and growth.

Kevin Syed

INTEGRITY 1ST CAR PROS

OUR DRIVERS



Kevin Syed
Chief Executive Officer

HBBA, BP Petroleum Franchisee & Trainer, President of Lamborghini Club Dallas

Driving our Growth



Ramy Nazim
Chief Visionary Officer

HBSc of University of Toronto, 10 years SAAS & PO experience

Driving our Innovation



Sherry Hussain
Chief Financial Officer

CPA, Tax Lead for Johnson & Johnson, Educator at CPA Canada

Driving our Finances



Anthony Wheeler
Chief Operating Officer

25+ Years in the Automotive Industry, EQI Certified, Military Veteran

Driving our Operations



Yusuf Khan & Scott Davis
Regional Directors

CMPS Certified, Xinnix Certified, CMO Certified, BP Petroleum Franchisee

35+ Years of Excellence in the Automotive Industry, Multiple Industry Specific Certifications

Driving our General Managers



Asad Rahman
Chief Legal Officer

Experienced corporate attorney with both transactional and litigation experience

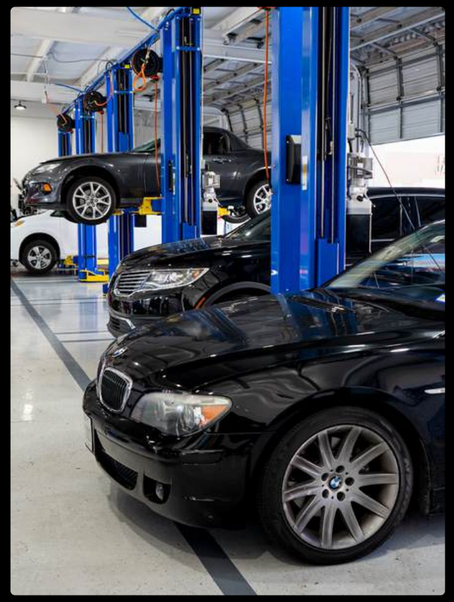
Driving our Legal

INTEGRITY 1ST CAR PROS

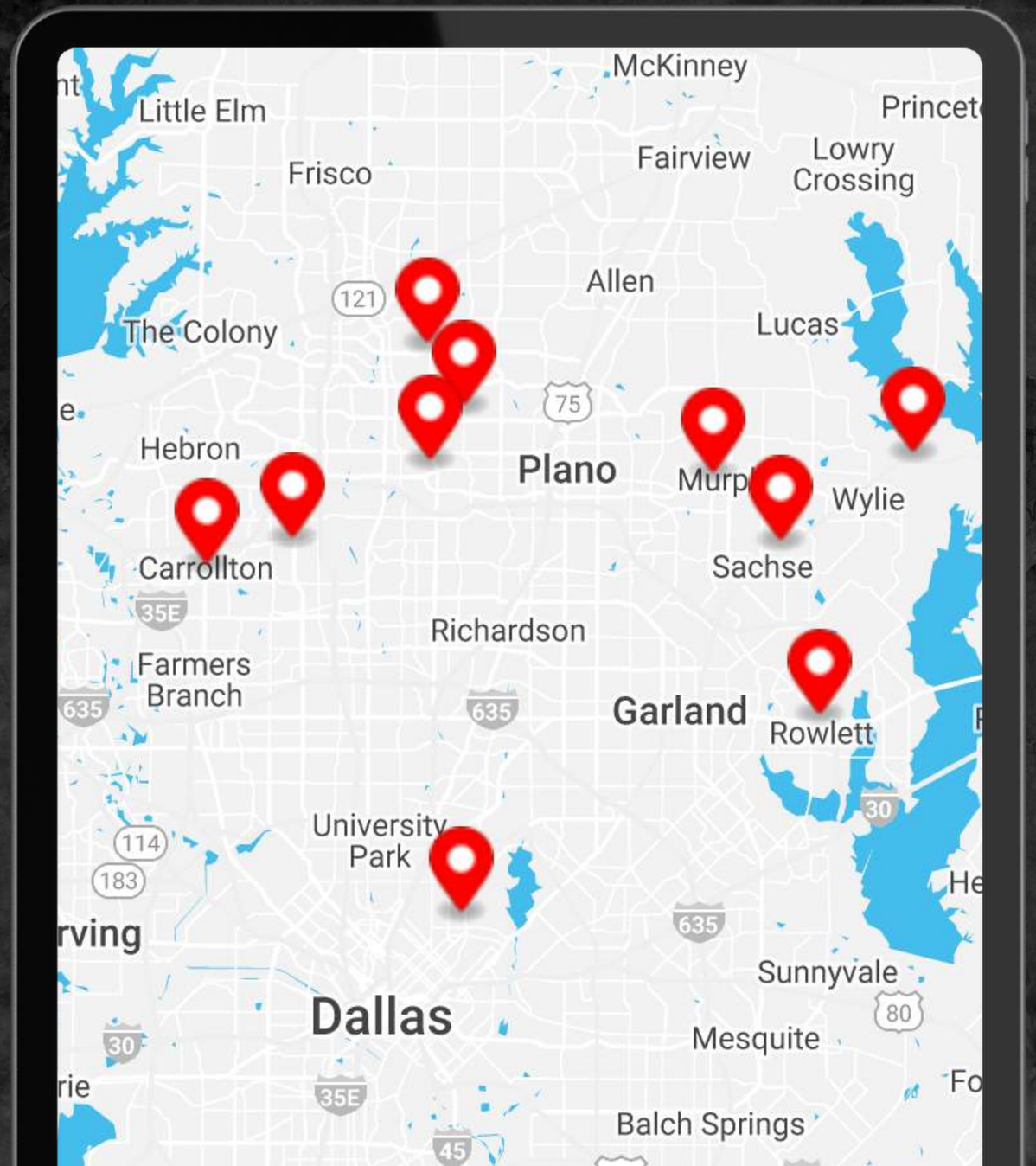
OUR STORY

- Established in 2015 in Plano, have since grown to 10 locations across the DFW
- Serving the Dealership-alternative market; high quality repairs, equipment, service
- Maintenance, Repairs, Tires & Alignments for all makes and models under one roof
- Our value proposition to consumers is trust, NOT price. We are a YES company.
- Focal-point on leveraging technology to improve the employee and consumer experience (e.g. Digital vehicle inspections, Digital Drop-off, proprietary CRM etc.)
- Focal-Point on Innovation (e.g. Mobile rewards app, Annual paid memberships)
- Our investments into our buildings, lobbies, and Dealer-level equipment attract our target demographic and top-talent!
- Among the highest rated service centers within the communities we serve; ranked by several industry-leading outlets (e.g. CarFax, RepairPal, Nextdoor, AAA)
- The preferred Fleet maintenance provider for several reputable organizations








McKinney
Little Elm
Princet
Frisco
Fairview
Lowry Crossing
121
Allen
The Colony
Lucas
75
Hebron
Plano
Murp
Wylie
Carrollton
Sachse
35E
Richardson
Farmers Branch
635
635
Garland
Rowlett
30
University Park
114
183
635
Sunnyvale
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Dallas
Mesquite
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35E
Balch Springs
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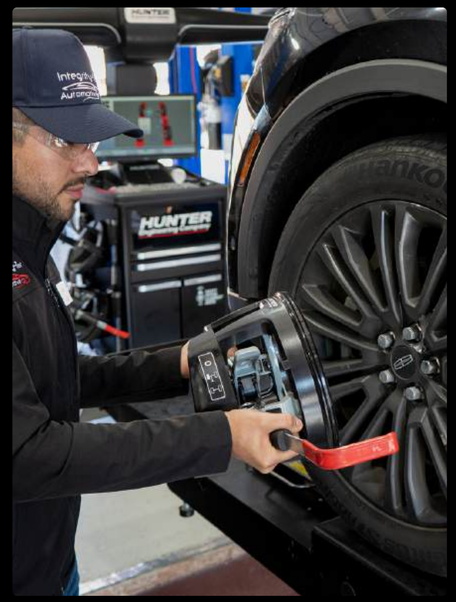

HUNTER



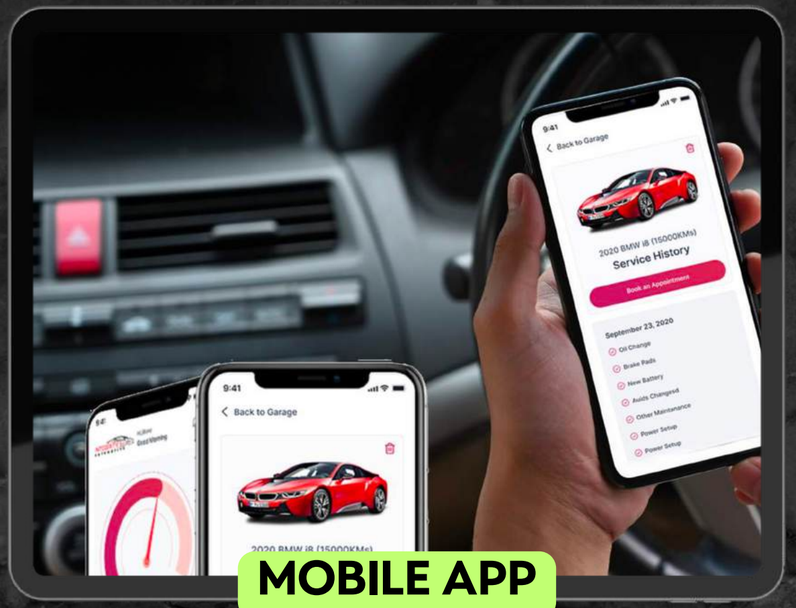



Integrity-1st Automotiv





DIGITAL DROPOFF



MOBILE APP



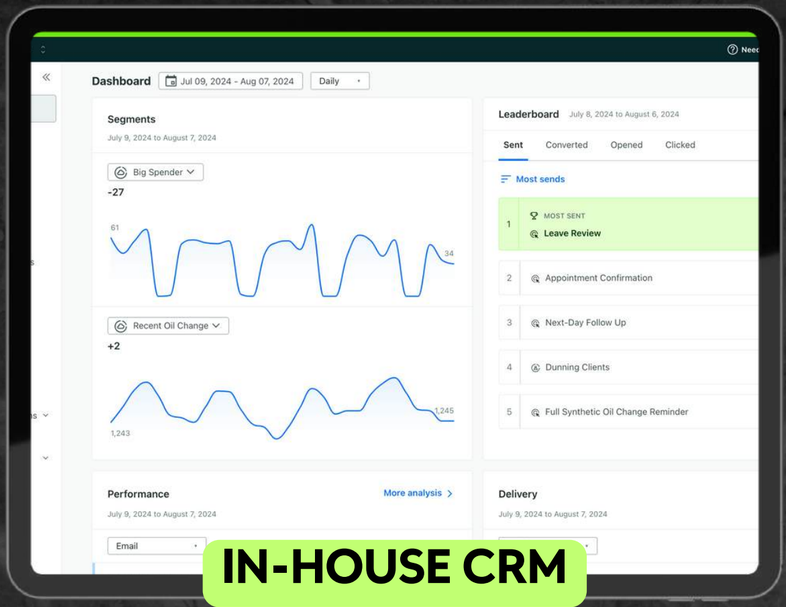
MENU BOARDS



PLATINUM MEMBERS



DIGITAL INSPECTIONS



IN-HOUSE CRM

INTEGRITY 1ST CAR PROS



BEFORE



AFTER


NOTICE
NOTICE
BEFORE


EXIT
12 MONTHS
AFTER


BEFORE


Integrity 1st Automotive
AFTER


BEFORE


AFTER


ARNOLD AUTOMOTIVE CENTER
FOREIGN & DOMESTIC AUTO REPAIR
972-530-1615
6702
OFFICIAL VEHICLE INSPECTION STATION
TEXAS KNC-9875
BEFORE


ARNOLD AUTOMOTIVE CENTER
AFTER


ll Car Care
2601
Candrell Car
FREE
BRAKE
INSPECTION
OIL & LUBE
TUNE-UP
BEFORE


INTEGRITY 1ST
CAR PROS
NOW OPEN
2601
INTEGRITY 1ST CAR PROS
OIL & LUBE
TUNE UP
BRAKES
ALIGNMENT
AFTER


BEFORE


EMPLOYEES ONLY
AFTER


BEFORE


SmartWeight
HUNTER
AFTER


BEFORE
AFTER







TRUSTED FLEET MAINTENANCE

INTEGRITY 1ST AUTOMOTIVE

DONATE IMPACT

integrity1auto.com

FLEET SERVICES WITH GENUINE RETURN ON INVESTMENT

It's about keeping your vehicles on the road longer and in top-form with minimal downtime.



Digital Vehicle Inspections

Understand the status of your vehicle backed with photo and video evidence.

Cloud Service Management

Real-time access to all service reports including invoices and inspections

Dealership Alternative

Equipped with all dealership level tools and equipment for all vehicle makes and models

THE BOTTOM LINE.

We will keep your vehicles on the road and in top-form longer; preventing unnecessary downtime and avoidable repairs. This is measurable value you

★★★★★

"...of all the fleet management services we leverage across the country, Integrity 1st has by far exceeded our expectations. We receive priority service, real-time updates, inspection reports with photos, accessible records, and great pricing. Highly recommended!"

TDIndustries

HOBERT POOLS & SPAS SINCE 1975

CITY OF WYLIE

The City of SACHSE

McKinley

NexRev

wex

STATE OF THE MARKET

- Believe it or not, big-boxes only represent 20-25% of the market. The majority of the market is represented by mum-n-pop operators.
- Massive consolidation is currently happening with Private Equity
- The P/E-backed shops are struggling as their entry inevitably affects culture and leads to loss of talent; top talent then seeks employee/career focussed businesses.
- The majority of operators are failing to establish trust to meet the expectations and demands of a new market (millennials, Gen Z). Examples of this include hand-written invoices, forcing you to wait in ugly lobbies with no shuttle service, don't accept credit cards, improper advising practices etc.



INTEGRITY 1ST CAR PROS

FINANCIALS OVERVIEW

*data excludes 1 franchised location

YEAR	# LOCATIONS*	REVENUE	% GROWTH
2019	4	$2,059,930.59	N/A
2020	4	$2,713,351.33	+32%
2021	6	$4,602,370.11	+70%
2022	6	$5,870,578.79	+28%
2023	6	$8,072,208.31	+37%
2024	9	$11,991,451.97	+49%

WHY PARTNER WITH US

- Proven model that scales effectively across different markets/demos
- Limited Supply (SUP's are rare)
- The industry is set to hit $574 billion by 2026
- Average age of vehicles on the road hit a record high of 12.5 years!
- An essential and recession-proof business
- Experienced leadership; data-driven, innovative, and tech-led
- Low Overheads & Leveraging Technology
- Single-owner structure (v.s. P/E backed firms)
- Don't just take our word for it; our customers say it best with over 5,000 reviews of which our lowest store rating is 4.8 out of 5.0 on Google



INTEGRITY 1ST CAR PROS

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Client Appreciation







Unrivaled Customer Service







Open for Service. Invested for Good.

At Integrity 1st Car Pros, it doesn't stop at service, **we are committed to building community in every city we operate.** Across our footprint, we're known not only for top-tier automotive care, but for creating moments that bring people together.

At the heart of our approach are programs like:

- **Community BBQs** and **seasonal family events**, where we open our doors, fire up the grill, and foster real connections between our team and the families we serve.
- **Auto Care 101 workshops**, designed to empower new drivers, especially teens and families, with the confidence to understand basic vehicle care and ownership.
- **Charity partnerships a**nd drives supporting organizations like **North Texas Food Bank**, **Kids Matter** International, **Christmas Cops**, and **First Responders International,** providing year-round opportunities to give back in meaningful ways.
- **ISD Credit-Approved Student Programs.** We are passionate about supporting the next generation of technicians and service professionals.

INTEGRITY 1ST CAR PROS™

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www.integrity1auto.com



Autocare 101 Classes



ISD-Approved Classes



Community Charities





We don’t chase industry standards—we set them.

- **Digital Vehicle Inspections (DVIs):** Every vehicle we service receives a comprehensive inspection with annotated photos and videos, giving customers full transparency into findings and recommendations.

- **Digital Drop-Off & Mobile App:** Customers can schedule, authorize, and pay—all from their phones. Our branded rewards app keeps them connected and engaged.

- **Premium Amenities:** Every Integrity 1st location features stunning lobbies with massage chairs, high-end coffee, beverage and snack stations, family-friendly accommodations, and complimentary Uber shuttle service!

- **Eco-Friendly Operations:** From paperless cloud-based workflows to low-impact equipment and noise-reduction strategies, we’re committed to minimizing disruption to our communities.

- **Best-in-Class Nationwide Warranty:** Our warranty program offers up to 3 years or 36,000 miles of coverage—2–3 times longer than most dealerships, and honored coast-to-coast.

- **Award-Winning & Trusted:** Recognized by CarFax, RepairPal, and featured on the Remarkable Results podcast, Integrity 1st Car Pros is a respected name in modern auto care. We’re trusted by top fleet accounts across Texas, including NTTA, TDI, Enterprise, BrightView, and multiple city governments.

- **Closed on Weekends:** Unlike many shops that overextend staff and compromise quality, we’re proudly closed on weekends. This policy attracts top-tier technicians, promotes team wellness, and creates a predictable, quiet rhythm for our neighbors and the surrounding area—no overflow parking, no weekend commotion.

INTEGRITY 1ST CAR PROS™

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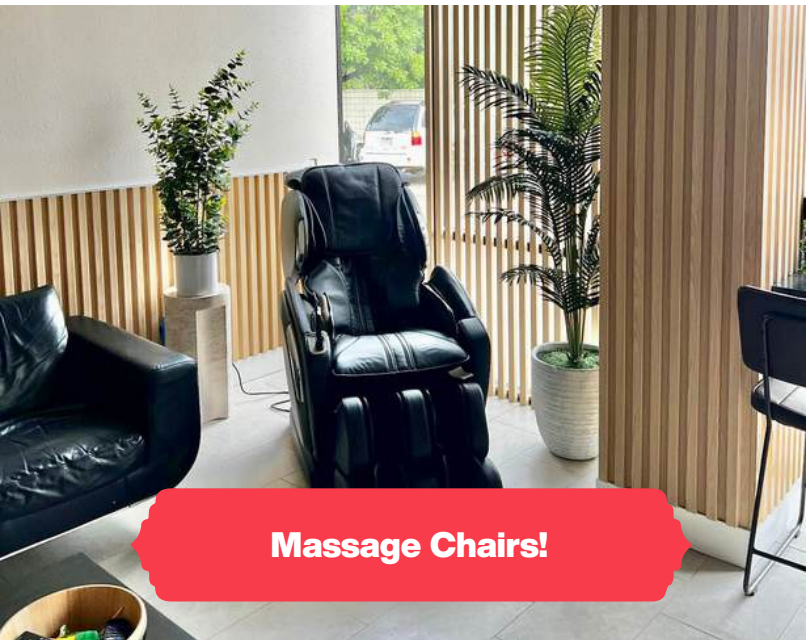
www.integrity1auto.com



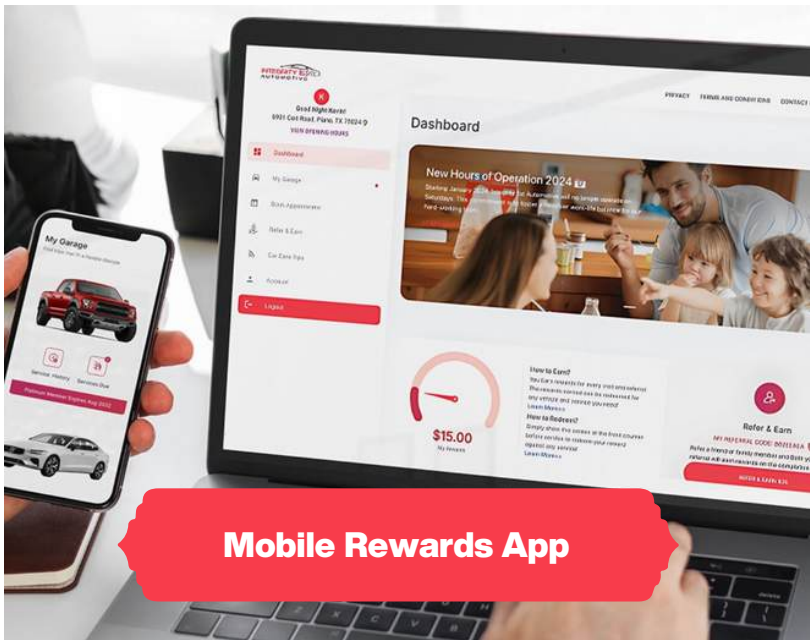
Digital Dropoff & Shuttle



Digital Vehicle Inspections



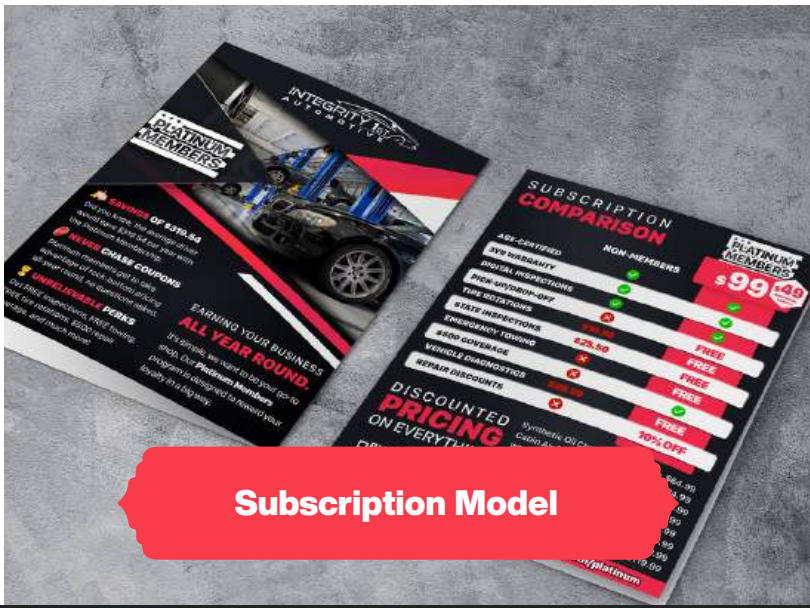
Massage Chairs!



Mobile Rewards App



EV & Hybrid Services



Subscription Model

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www.integrity1auto.com

Proposed Services

Tire & Wheel Services

WE DO NOT STOCK OR STORE TIRES. TIRES ARE DISPOSED WEEKLY BY TIRE DISPOSAL SERVICE.

- Tire repair (patching, plugging)
- Tire rotations, mounting and balancing
- HUNTER® Laser Wheel Alignments

Diagnostic Services

- Engine light/code scanning
- Pre-purchase inspections
- State vehicle inspections

Routine Maintenance

AUTOMATIC EVACUATION AND FILL UNLIKE TRADITIONAL SHOPS USING MANUAL TOOLS/METHODS.

- Oil, air filter and cabin filter replacement
- Brake, transmission, and power steering fluid
- Brakes, lights, wipers, belts etc.

A/C Maintenance

EPA Compliant Systems

- Refrigerant testing and recharging
- Compressors & Condensors
- Blower motors

Battery & Electrical

- Battery replacement
- Alternator and starter replacement
- Electrical diagnostics and programming (both EV and ICE vehicles)
- ADAS Services

Suspension & Steering

- Shocks and strut replacement
- Tie rod end replacement
- Ball Joint and Control Arm Replacement

Vehicle Management & Curb Appeal

Unlike typical repair shops that overflow with vehicles and resemble industrial yards, we believe **customer service begins at the curb.** A clean, manicured exterior sets expectations for the quality and care found within.

Most of our customers come **by appointment,** allowing us to limit intake volume and ensure that all **vehicles are kept indoors at all times.**

We **do not** service vehicles from 1996 or earlier, **avoiding long-term projects or neglected cars** that often contribute to visual clutter.

By maintaining a **clean and uncluttered lot,** we reinforce the professional, upscale image our brand is known for; something clients and neighbors notice before ever stepping inside.

Noise Control & Low-Impact Equipment

We are **not engaged in any heavy-line repairs** (e.g., engine or transmission rebuilds), and as such, **we avoid high-noise or industrial-level activities**. The nature of our equipment supports this:

- Tire machines and balancers **operate below 70 dB**, quieter than a vacuum cleaner.
- For the last 5 years, we no longer equip pneumatic tools and we use **quiet Electric impact tools.**
- **NO** cutting, welding, or grinding equipment is used in routine service.

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www.integrity1auto.com

Air Quality & Vapor Control

Our services generate negligible vapors, consistent with w**hat the UDC defines as "mild."**

- Unlike lube shops which handle hundreds of oil and related services per day requiring massive storage**, we only stock minimal fluids to handle 2-3 oil changes per day.**
- Oil and fluids are stored in sealed, UL-listed containers in **compliance with fire and environmental codes.**
- We use **evacuation-style fluid exchange machines,** which prevent open-pour spills or emissions.
- Waste oil and filters are disposed of via **licensed environmental vendors,** minimizing exposure or vaporization.
- **We do NOT render pollutant-heavy services** such as paint and bodywork, carburetor rebuilding, engine or transmission teardowns, or high-pressure cleaning

INTEGRITY 1ST AUTOMOTIVE

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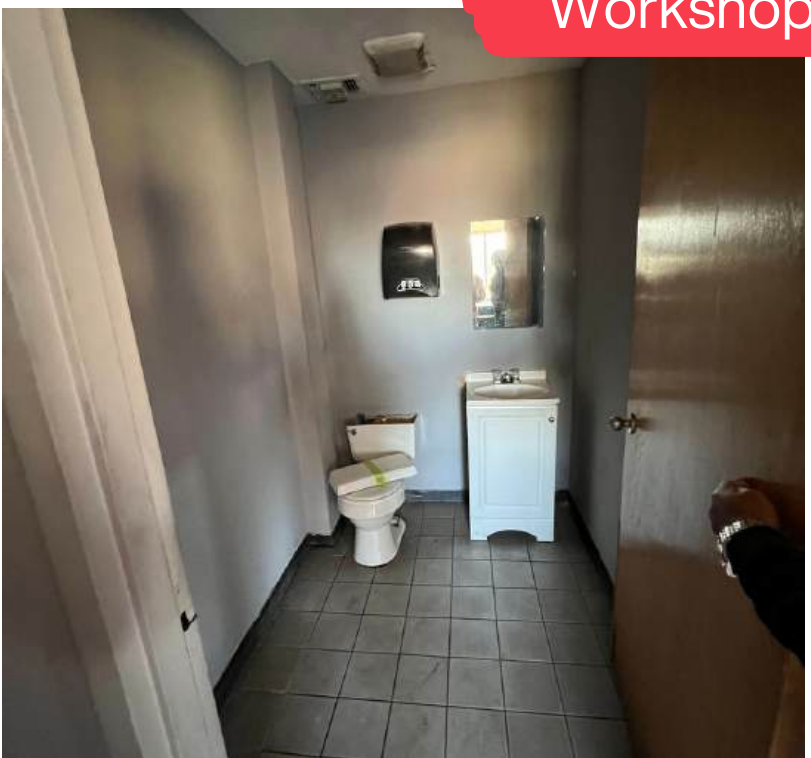
k.syed@integrity1auto.com
www.integrity1auto.com





Before & Afters
Workshop & Restroom





CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MAJOR AUTO REPAIR GARAGE* ON A 0.90-ACRE TRACT OF LAND IDENTIFIED AS 4-6 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Major Auto Repair Garage* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District Standards*, and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT ORDINANCE 05.26

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the proposed *Major Auto Repair Garage* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall *not* constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Major Auto Repair Garage*.

3) All outside storage on the subject property shall conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

4) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

3.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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

DRAFT ORDINANCE 03.10.2026

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

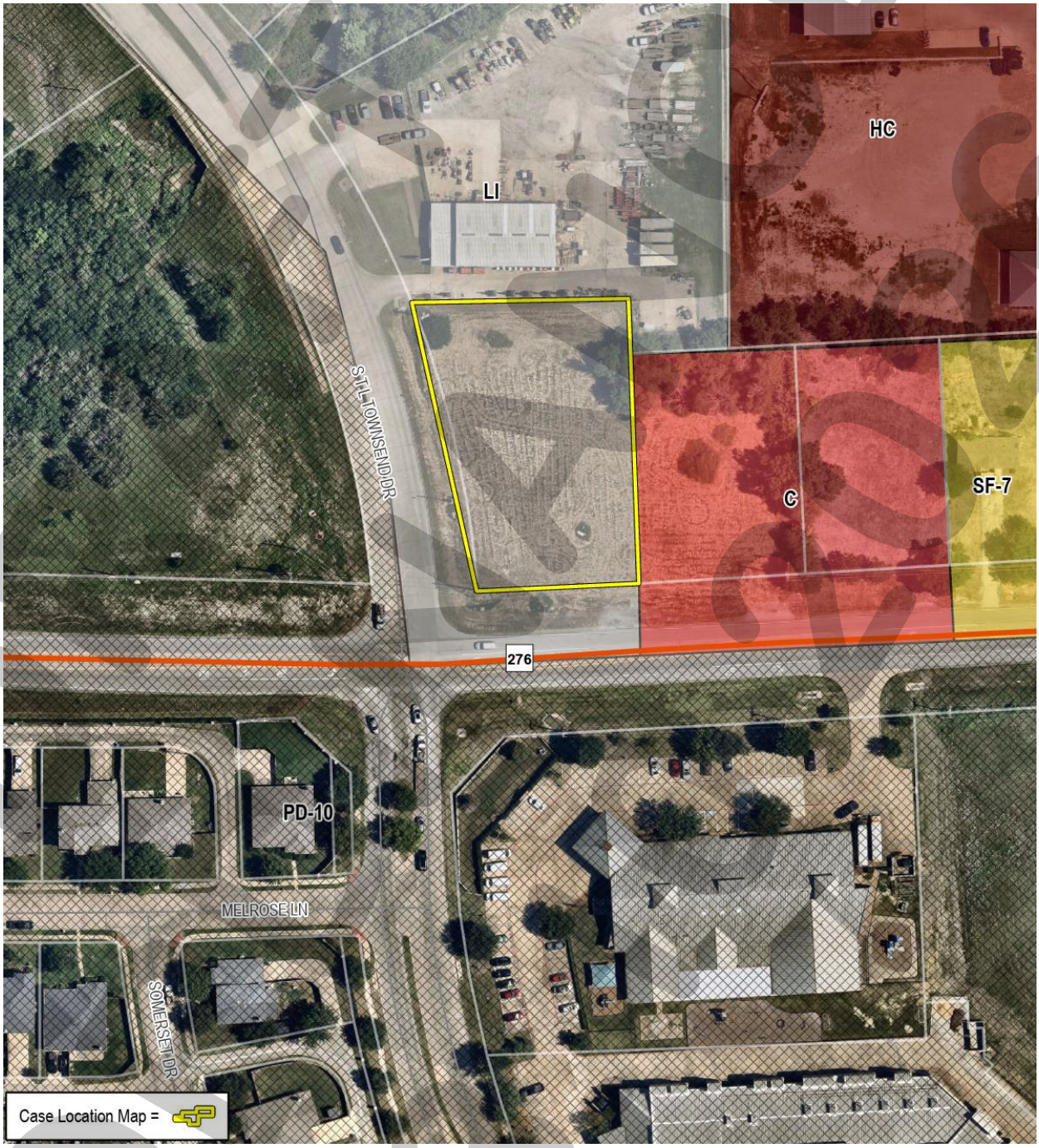
1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

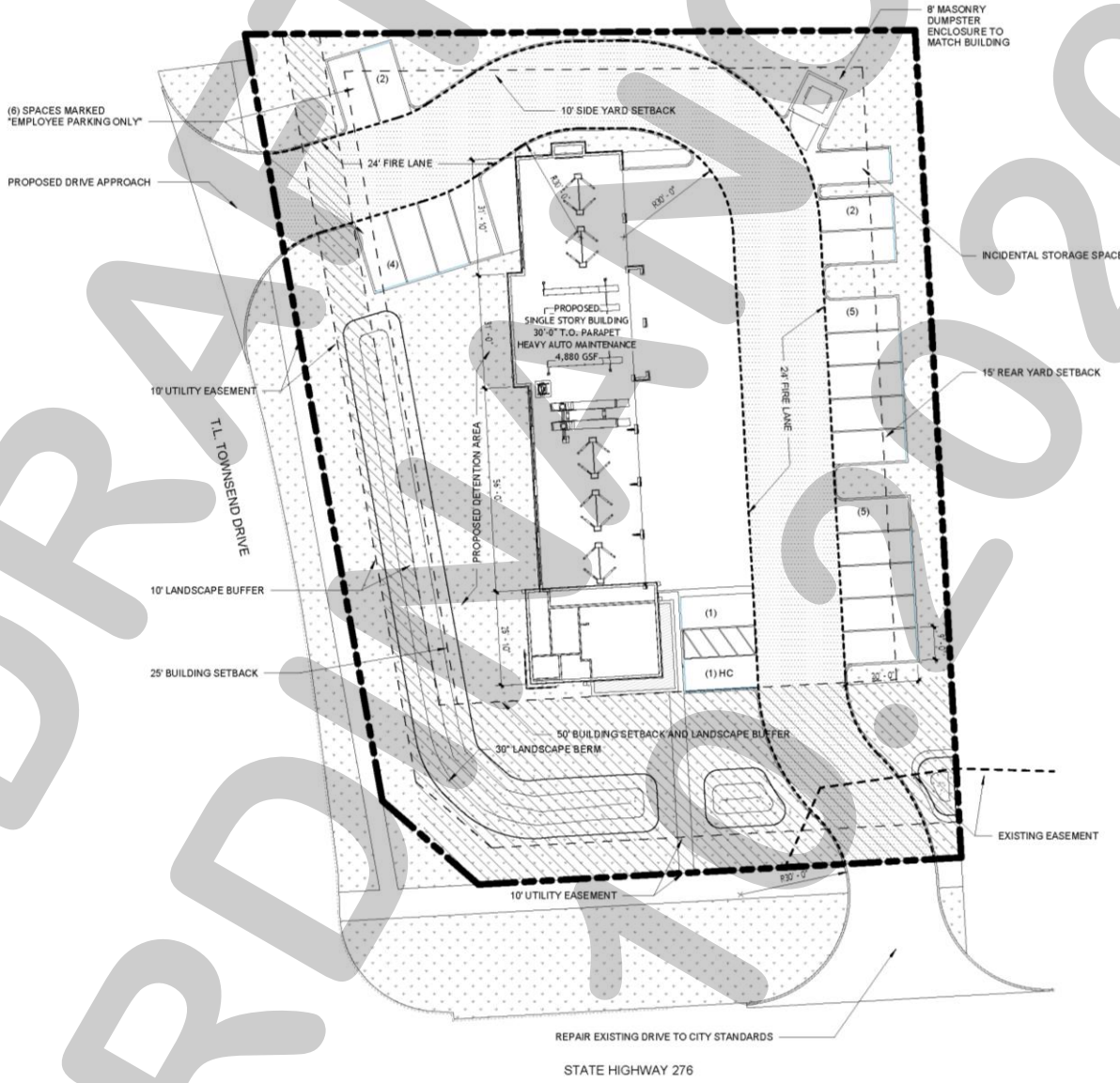
Exhibit 'A':
Location Map

Legal Description: Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24



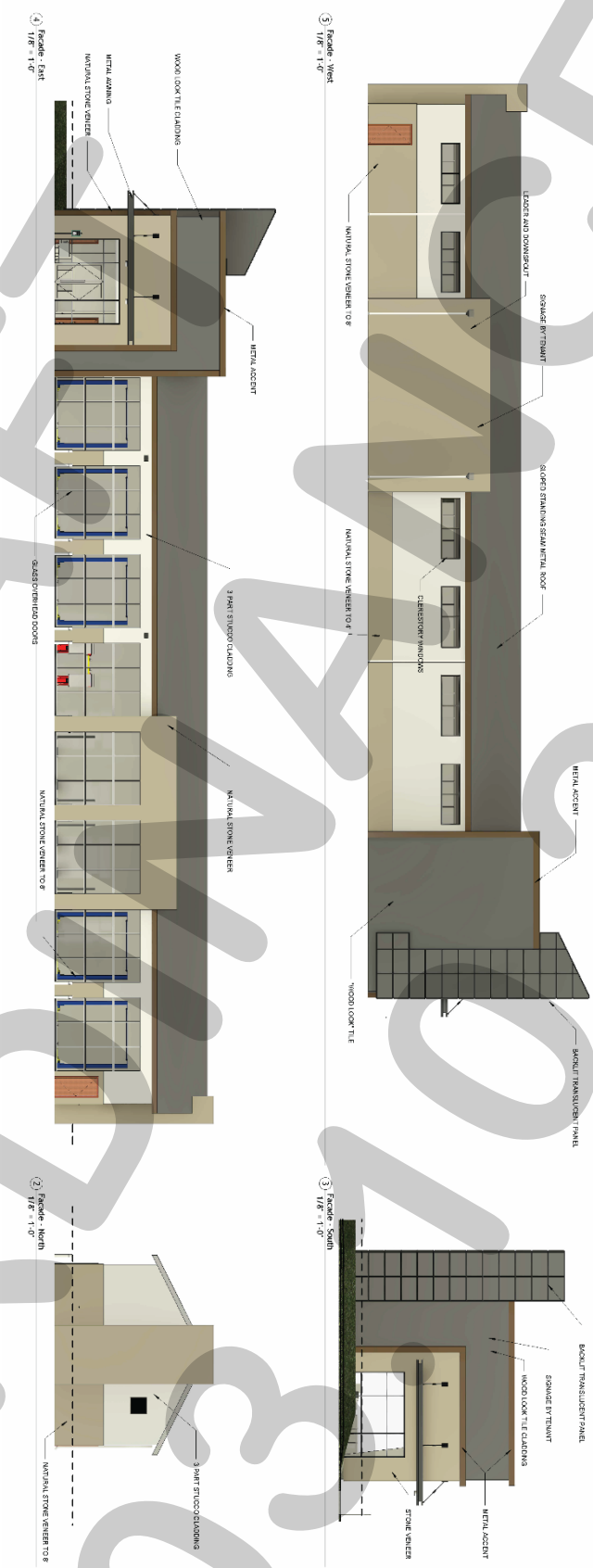
DRAFT 03/06/2026

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 03.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 03.10.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Manuel Tijerina
CASE NUMBER:	Z2026-010; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 709 Forest Trace*

SUMMARY

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.



FIGURE 1. STOP WORK ORDER POSTED ON THE SUBJECT PROPERTY



FIGURE 2. GRADING WORK COMPLETED AFTER THE STOP WORK ORDER

On August 21, 2023, the City Council approved *Ordinance No. 23-42, S-309* [*i.e. Case No. Z2023-031*] to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (*i.e. Building Permit No. RES2024-747*), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the competition of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, *Expiration*, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, *or if more than 180-days passes between inspections after the commencement of work*. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property (*as seen in Figure 1*). This also resulted in the expiration of *Ordinance No. 23-42* in accordance with the requirements Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the

Unified Development Code (UDC). This section of the code states that a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the Unified Development Code (UDC).

Staff is obligated to note, that despite the stop work order being posted and the building permit and Specific Use Permit (SUP) being expired, the applicant did re-grade the property as depicted in *Figure 2* after these actions were taken. On February 13, 2026, the applicant did resubmit a new development application requesting a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 709 Forest Trace. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is are three (3) parcels of land (*i.e. 703, 705, and 707 Forest Trace*) developed with single-family homes. North of these properties is W. Boydstun Avenue, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is one (1) parcel of land (*i.e. 202 W. Boydstun Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 10 (SF-10) District.

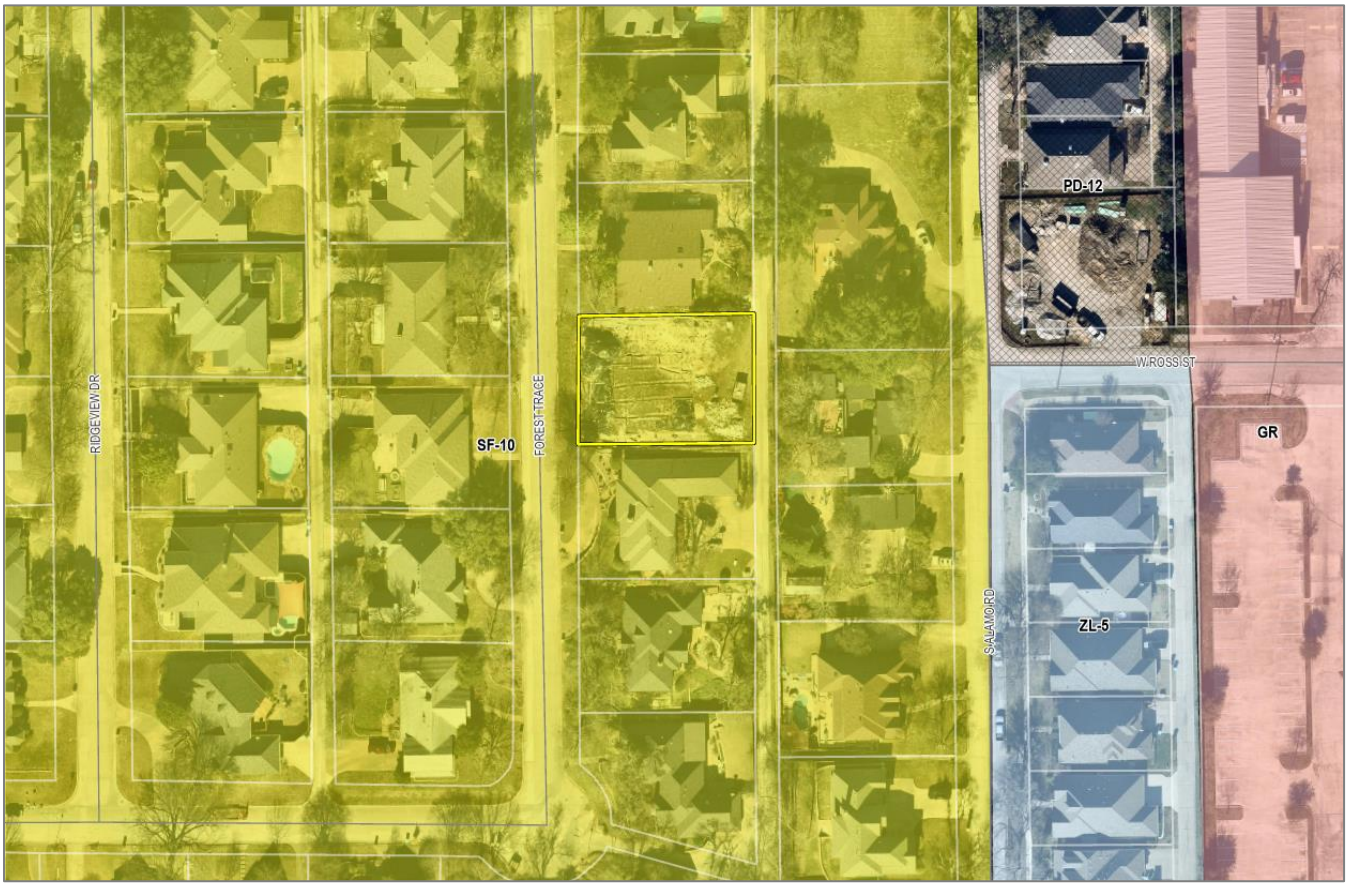
South: Directly south of the subject property are four (4) parcels of land (*i.e. 711, 713, 715, and 201 Forest Trace*) developed with single-family homes. Beyond this is the Lake Meadows Subdivision, which consists of 26 single-family residential lots on 18.53-acres. These properties and this subdivision are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as an R2 *(i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 706 and 710 S. Alamo Road*) developed with single-family homes that are zoned Single-Family 10 (SF-10) District. East of this is the intersection of S. Alamo Road and W. Ross Street. Both of these roadways are identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are Lots 1-7 of the Amachris Place Subdivision and Lot 5, Block F, of the Sanger Addition which are zoned Planned Development District 12 (PD-12), as well as a portion of the Sanger Subdivision *(i.e. Lots 6-13, Block M, Sanger Addition)* zoned Zero Lot Line 5 (ZL-5) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 708 and 710 Forest Trace*) developed with single-family homes. East of these are an additional two (2) parcels of land *(i.e. 707 and 709 Ridgeview Drive)* developed with single-family homes and are zoned Single-Family 10 (SF-10) District. Beyond this is Ridgeview Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

Continued on Next Page …

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is located in the Highridge Estates Subdivision, which has been in existence since 1972, consists of 99 single-family residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Single-Family 10 (SF-10) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Forest Trace	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Forest Trace are oriented towards Forest Trace.	The front elevation of the home will face onto Forest Trace.

Year Built	1976-2003	*N/A*
Building SF on Property	2,509 SF – 4,730 SF	4,237 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) foot rear yard setback.	10-Feet
Building Materials	HardiBoard/HardiePlank, Brick, and Stone.	Combination of Brick, Stone, and Siding
Paint and Color	White, Cream, Red, Pink, Beige, and Brown	*Undefined by the Applicant*
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the rear of the homes and not visible from Forest Trace.	The garage will be located in the rear of the proposed home.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Forest Trace and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 18, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos, Stonebridge Meadows, and Highridge Estates Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

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

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	709 Forest Trace				
SUBDIVISION	High Ridge Estates	LOT	13	BLOCK	A
GENERAL LOCATION	S Goliad & Boydston				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-10	CURRENT USE	VAcant		
PROPOSED ZONING	SF-10	PROPOSED USE	New Home Construction		
ACREAGE	.248	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER		☐ APPLICANT	
CONTACT PERSON	Manuel Tijerina	CONTACT PERSON	Otilio Posadas
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 30th *DAY OF* January *20* 20 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF January 2020

ZOILA YBARRA
My Notary ID # 125804101
Expires June 26, 2027

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MY COMMISSION EXPIRES



City of Rockwall

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

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

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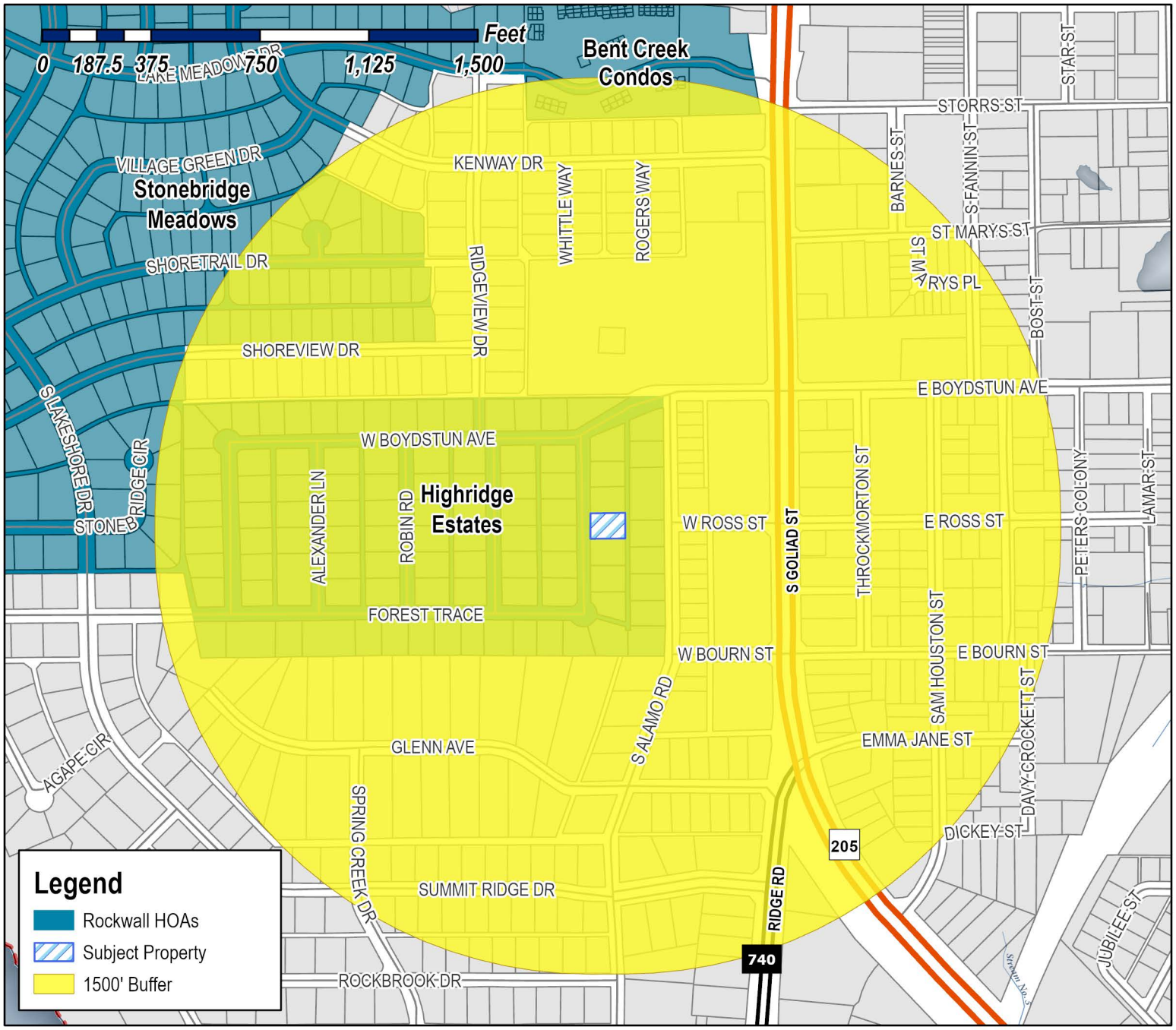
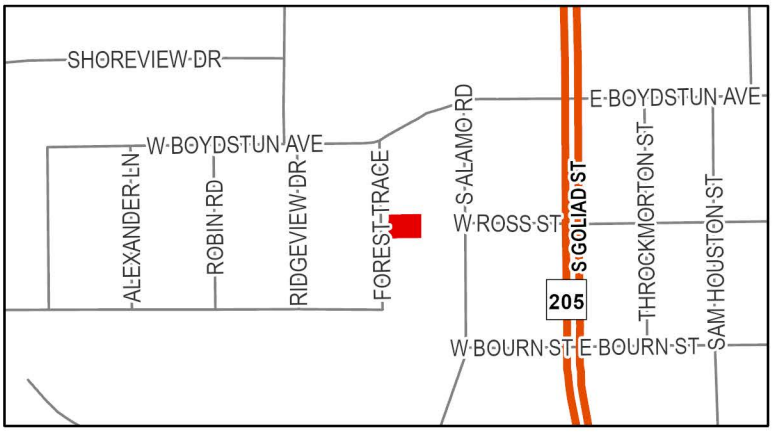


Case Number: Z2026-010
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 709 Forest Trace



Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-010]
Date: Thursday, February 19, 2026 1:56:56 PM
Attachments: Public Notice (02.13.2026).pdf
HOA Map (02.13.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

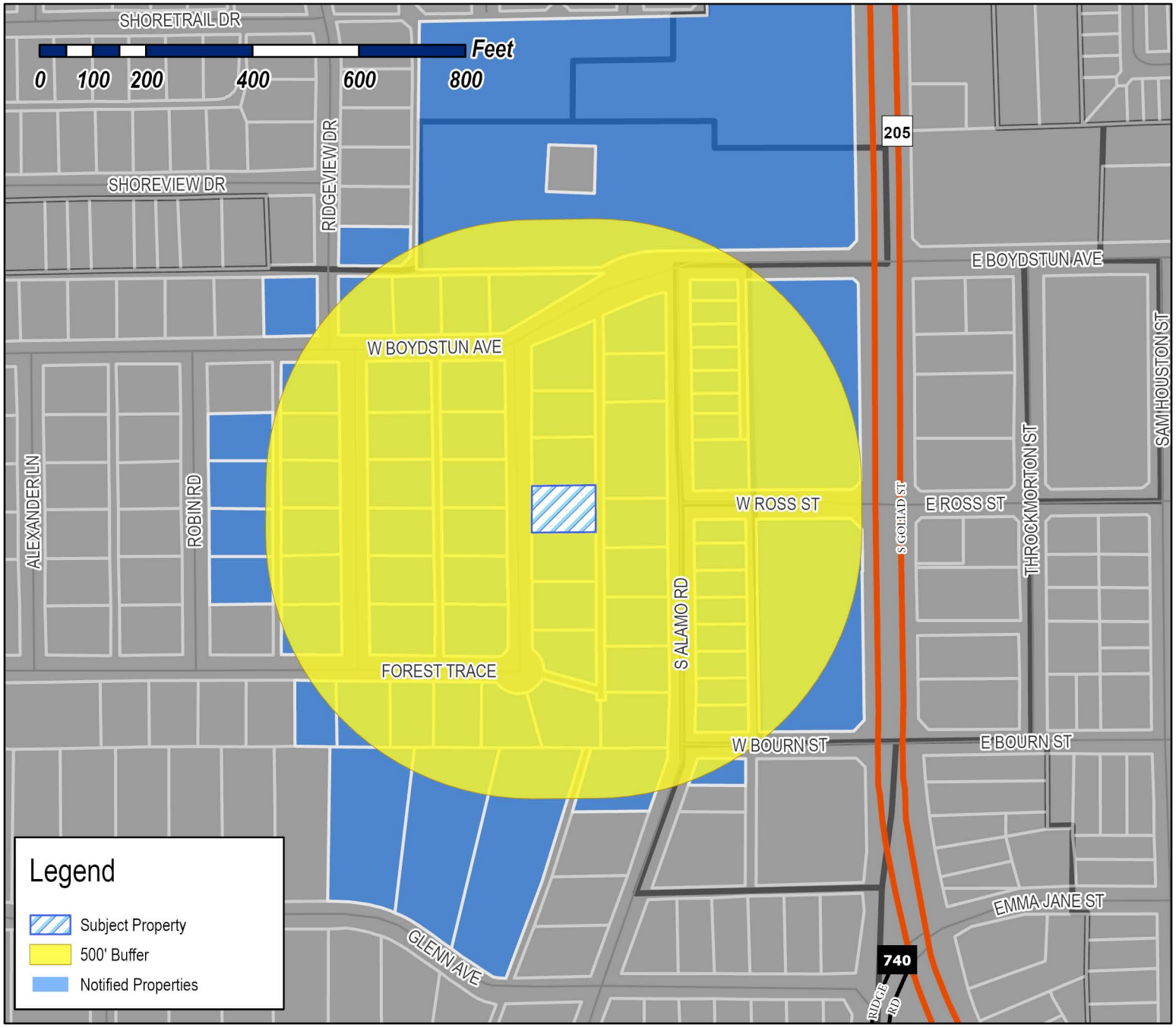
Z2026-010: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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



Case Number: Z2026-010
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 709 Forest Trace



Date Saved: 2/13/2026
For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

MERU INVESTMENTS LLC
1228 WOODSEY CT
SOUTHLAKE, TX 76092

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN
201 FOREST TRCE
ROCKWALL, TX 75087

BARTON BRETT & HILLARY
202 GLENN AVE
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

RESIDENT
203 FOREST TRACE
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

HAYDICKY JOSEPH N
205 FOREST TRACE
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M
206 GLENN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

BROWN BREANNE ELIZABETH STRAWN AND
AARON KRISTOPHER
207 FOREST TRACE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY
301 FOREST TRACE
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA
302 W Boydstun Ave
Rockwall, TX 75087

CONFIDENTIAL
303 FOREST TRACE
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

2025 D REED REVOCABLE TRUST
DARLENE PIERSON REED - TRUSTEE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO RD
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO RD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS
705 ROBIN RD
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO RD
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

FLOWERS DONALD
707 ROBIN DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO RD
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 ROBIN RD
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
710 RIDGEVIEW DR
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE
711 ROBIN DR
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST
JAMES EDWIN GRAY & TERESA ANN HABECKER - CO-TRUSTEES
712 FOREST TRCE
ROCKWALL, TX 75087

MORI DANIEL J & JUDY
712 RIDGEVIEW DR
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

SIPLE MARIAN C
714 RIDGEVIEW DR
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

COLLINS LARRY SCOTT
902 S Alamo Rd
Rockwall, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, March 16, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-010: SUP for Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

From: Sarah Freed
To: Planning
Subject: Z2026-010: SUP for Residential Infill at 709 Forest Trace
Date: Thursday, February 26, 2026 5:45:58 PM

Dear Planning & Zoning,

I am a resident in Highridge Estate Subdivision, located at [redacted], writing regarding the request for a residential infill project at 709 Forest Trace. I appreciate the city's efforts to support thoughtful development, and I want to share concerns about how this proposal may affect our established neighborhood.

1. Neighborhood Character and Compatibility
The proposed project appears to differ from surrounding homes in scale, height and setbacks. Recent infill cases in Rockwall have highlighted the importance of maintaining a consistent streetscape, and ensuring new construction aligns with existing neighborhood patterns.

I ask that Planning & Zoning evaluate whether this project meets the dimensional and contextual standards of the existing zoning district.

2. Precedent and Long-Term Effects
Approving an infill project that does not align with existing development patterns/standards could set a precendent for future requests. Recent SUP approvals have shown that conditions can be applied to ensure compatibility.

If this project moves forward, I respectfully request conditions such as (but not limited to):

- Matching front setbacks to adjacent homes
- Matching the scale of the home as appropriate to the lot size and that of adjacent homes
- Limiting building height
- Ensuring garage orientation is consistent wiith the neighborhood

3. Request for Considerationri
I ask Planning & Zoning to carefully evaluate whether the proposal meets the intent of the zoning district and does not detract in like and kind to this well-established neighborhood. If it does not, I urge you to deny the request or require modifications that protect the character and livability of our neighborhood.

After reviewing the documentation provided in this case, I am opposed to tthe SUP based on the plans as submitted. The home proposed, in general, is too large for the lot size.

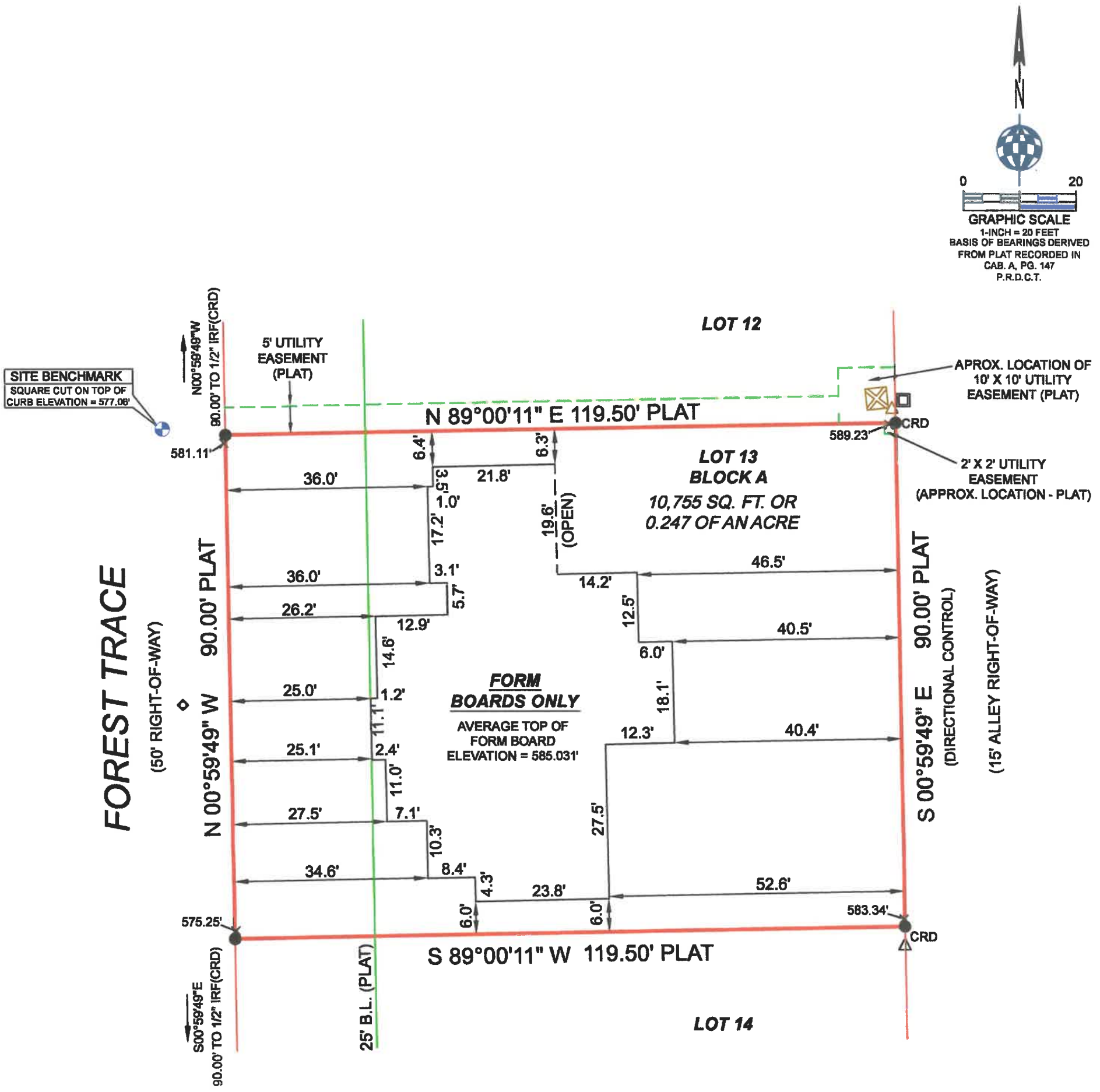
Thank you for your time and for considering reident input.

Sincerely,
Sarah E. Freed
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FORM BOARD SURVEY: 709 FOREST TRACE

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

NOTES

1)This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P.E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

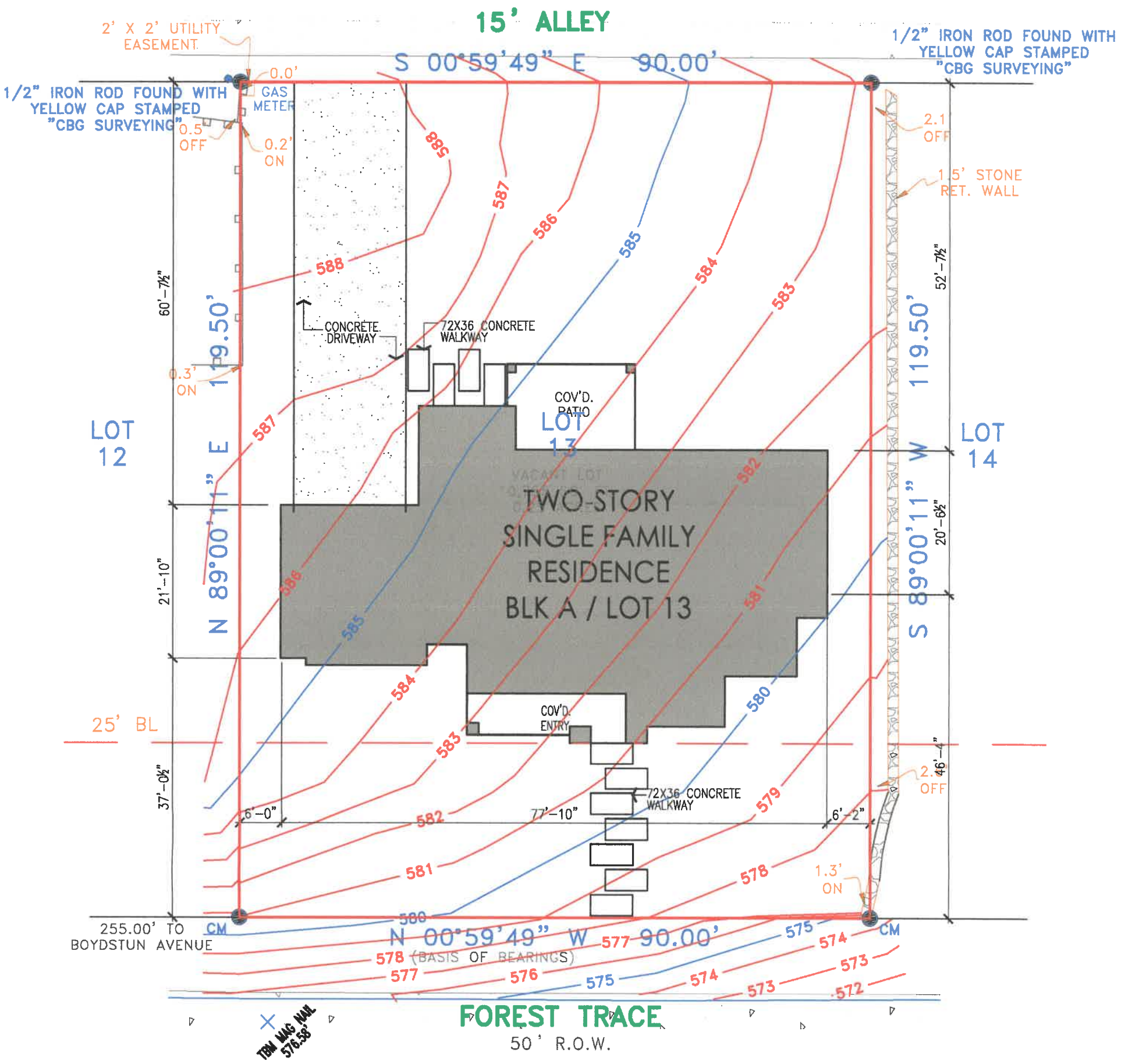
JOHN S. TURNER RPLS 5310

STATE OF TEXAS JOHN S. TURNER #5310 REGISTERED PROFESSIONAL LAND SURVEYOR

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 24-0411FB DRAWN BY: BCO CERTIFY
DATE 02-05-2025 TO: DEMD Construction

"A professional company operating in your best interest"



LEGEND:
DRAINAGE ARROW
REAR PATIO AREA NOTE: CROSS HATCHED AREA INDICATES REAR YARD OPEN SPACE.
NOTE: BUILDER SHOULD PLANT TREE AS PER COMMUNITY STANDARD AS REQUIRED.

FLATWORK AREA TABULATIONS			
LEAD WALK	APPROX.	18	S.F.
CITY WALK	APPROX.	0	S.F.
DRIVE	APPROX.	570	S.F.
APPROACH	APPROX.	0	S.F.
TOTAL	APPROX.	588	S.F.

LOT COVARAGE			
LOT AREA	APPROX.	10705	S.F.
MAIN BUILDING AREA	APPROX.	2982	S.F.
LOT COVERAGE	APPROX.	27.73	%

709 FOREST TRACE
BLK A/LOT 13/HIGH RIDGE STATE
ROCKWALL, ROCKWALL COUNTY, TX

NORTH

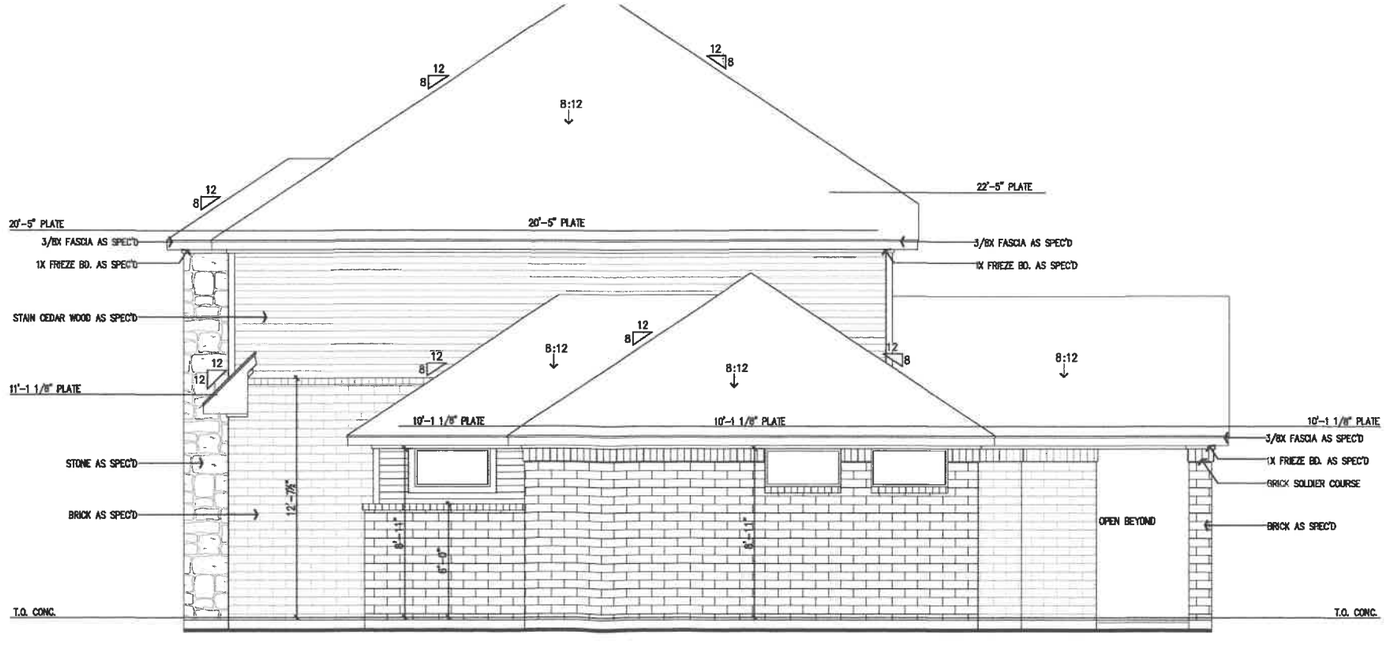
1	SITE PLAN
SP1	SCALE: 1/16" = 1'-0"

SHEET NO. SP1 OF 13	DRAWN BY: LRN ISSUED FOR REVIEW 06-28-2023	DESIGN PLAN NAME/NUMBER: 3235 PLAN ELEVATION: STONE GARAGE: REAR ENTRY	NEW RESIDENCE FOR: MANUEL TIJERILLA	ADDRESS: 709 FOREST TRACE ROCKWALL, ROCKWALL COUNTY, TX BLK A/LOT 13/HIGH RIDGE STATE

MATERIAL AREA TABULATIONS	709 FOREST TRACE										
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"							Overall Depth = 54'-2"				



1 A3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

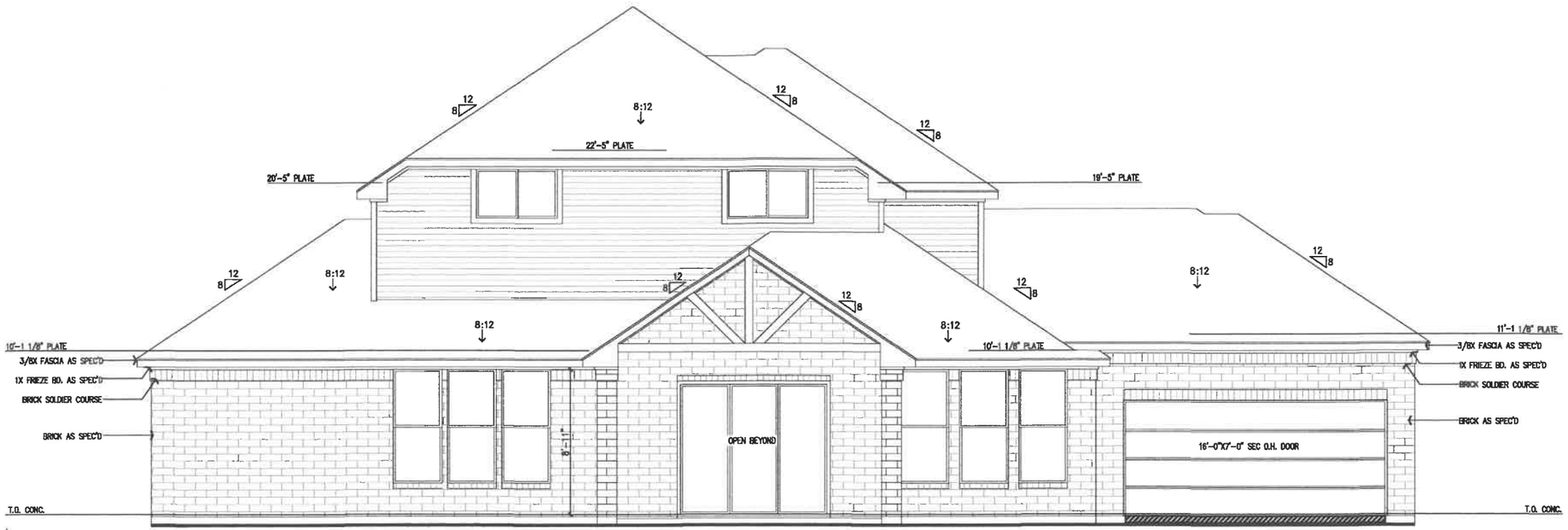
NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

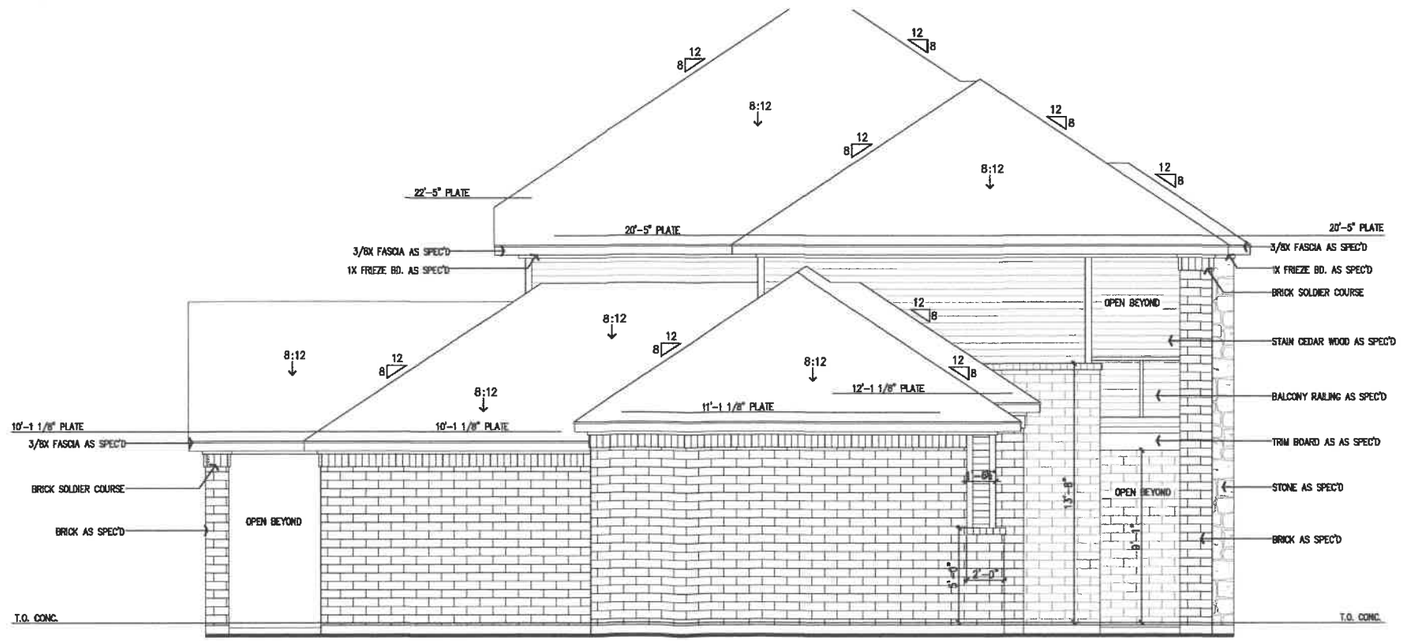
DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A3
OF
13



1 | A4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 | A4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

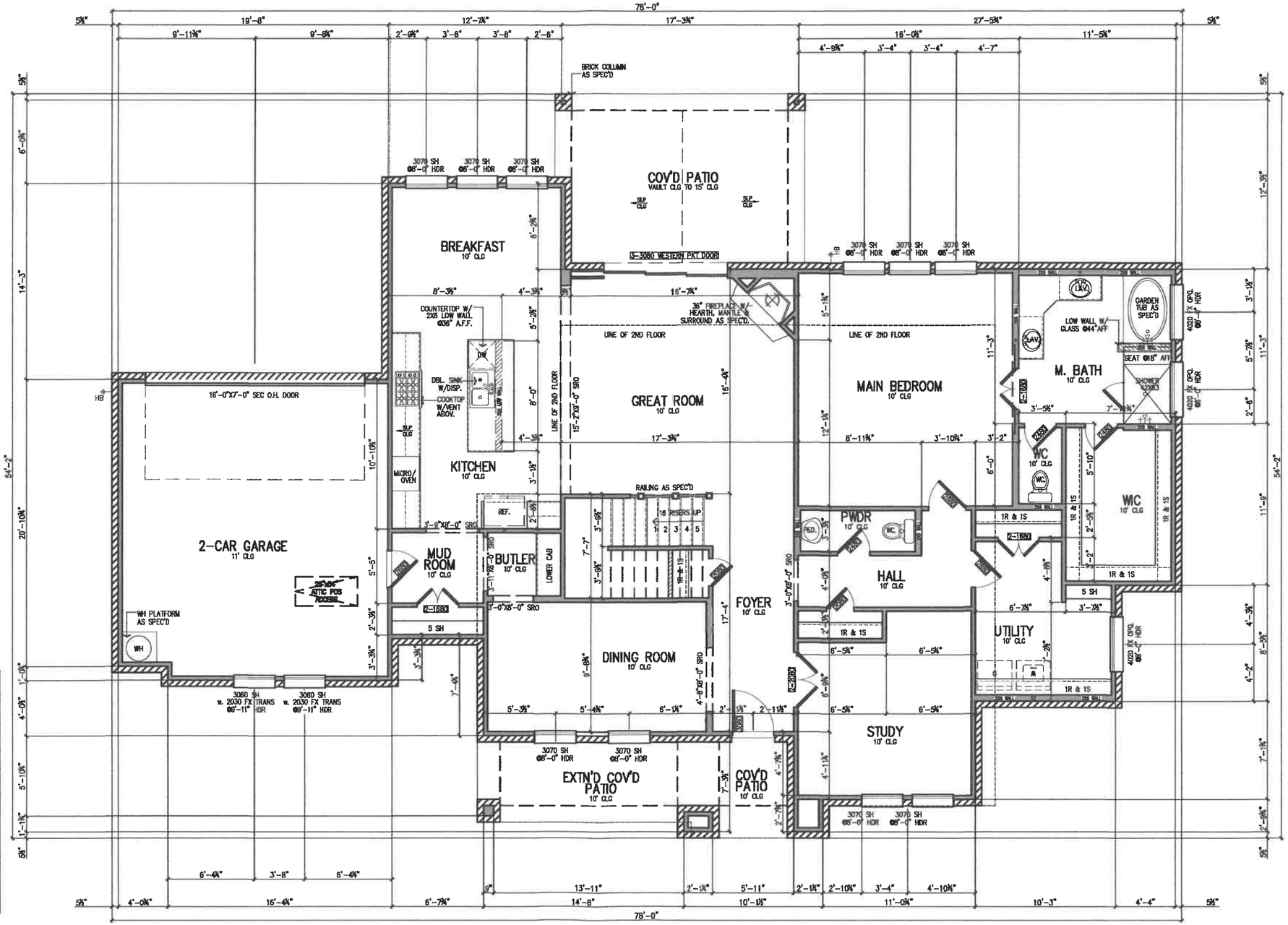
NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A4
OF
13



AREA CALCULATIONS_709 FOREST TRACE						
	INTERIOR FRAME		EXTERIOR FRAME		W/MASONRY	
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055	SQ. FT.
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052	SQ. FT.
Total	2,892	SQ. FT.	3,016	SQ. FT.		SQ. FT.
Total Living Area					3,107	SQ. FT.
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0	SQ. FT.
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458	SQ. FT.
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0	SQ. FT.
Total Garage Area	411	SQ. FT	429	SQ. FT	458	SQ. FT
Covered Porch	0	SQ. FT.	147	SQ. FT.	149	SQ. FT.
Covered Patio	0	SQ. FT.	211	SQ. FT.	217	SQ. FT.
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167	SQ. FT.
Total Covered Porch/Patio Area	0	SQ. FT	509	SQ. FT	533	SQ. FT
Total Slab Area					2,879	SQ. FT.
Total Under Roof					4,098	SQ. FT.
Total Interior Frame	3,303	SQ. FT				
Total Exterior Frame			3,954	SQ. FT		
Overall Width = 78'-0"			Overall Depth = 54'-2"			

1 / A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

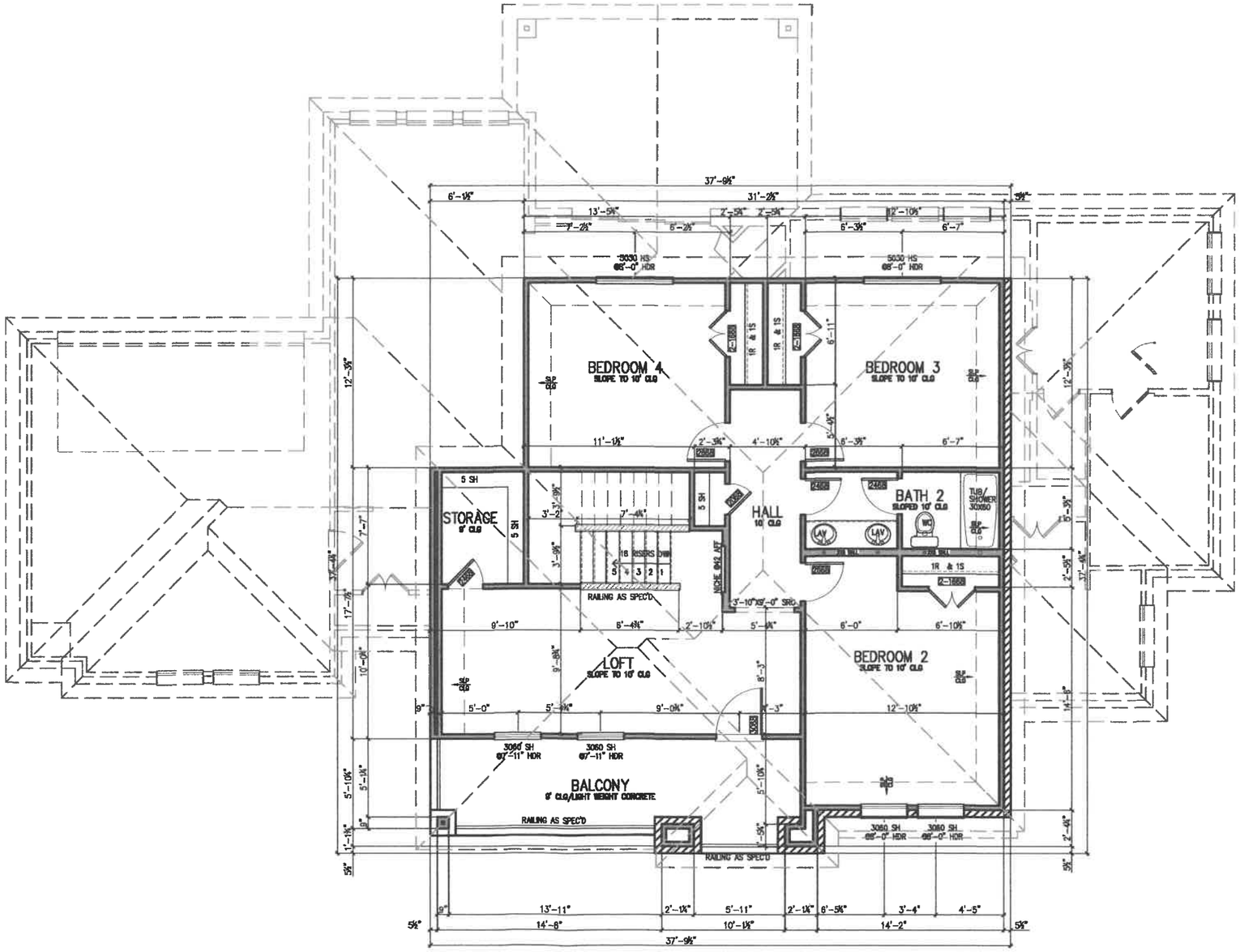
NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A1
OF
13



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Total Slab Area					2,879	SQ. FT.
Total Under Roof					4,098	SQ. FT.
Total Interior Frame	3,303	SQ. FT				
Total Exterior Frame			3,954	SQ. FT		
Overall Width = 78'-0"			Overall Depth = 54'-2"			

1 / A1.1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

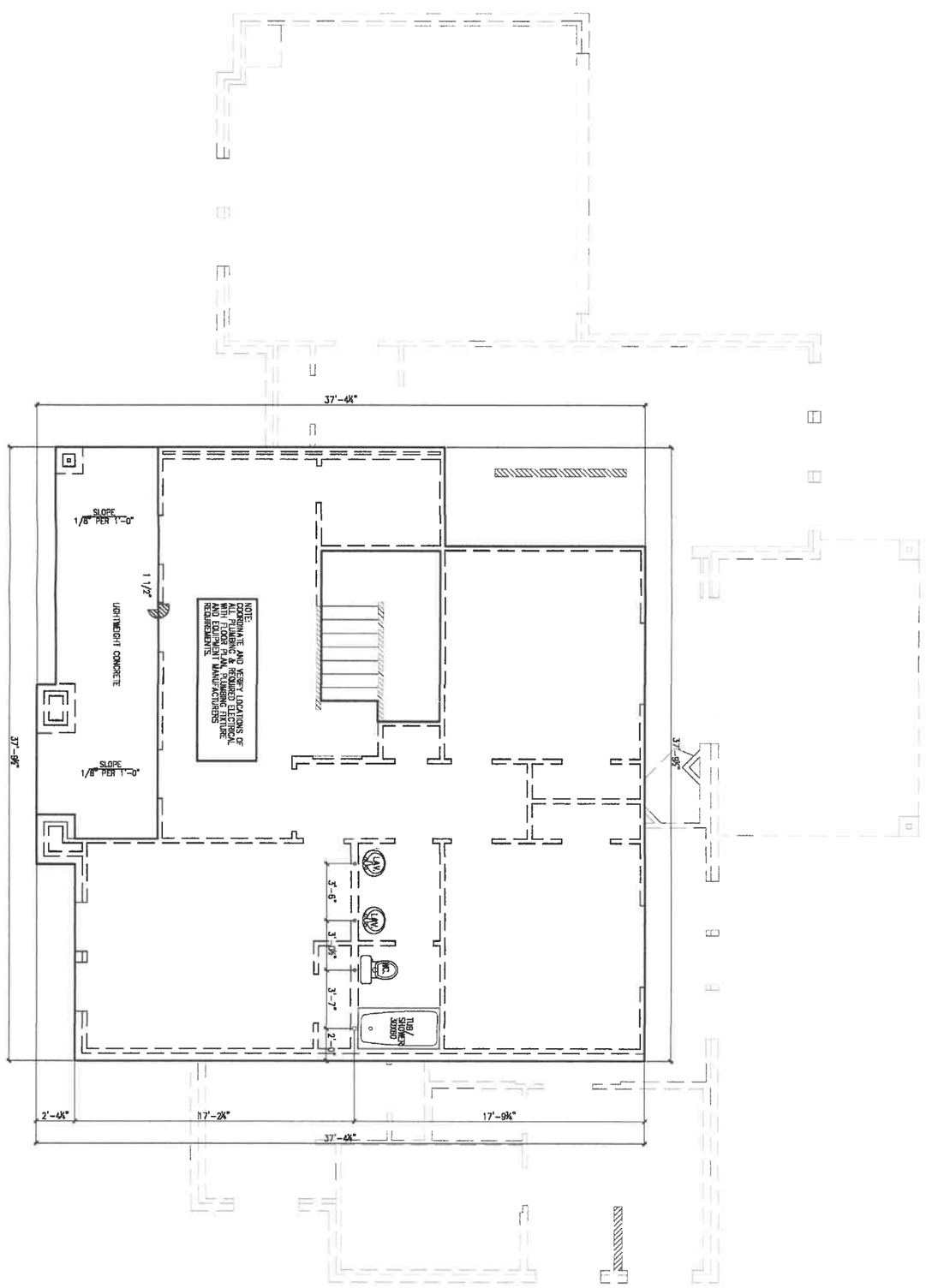
ISSUED ON
06-28-2023

SHEET NO.
A1.1
OF
13

1
S1.1

SECOND FLOOR PLUMBING PLAN

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



SHEET NO.	ISSUED ON	DRAWN BY:	DESIGN PLAN NAME/NUMBER:	NEW RESIDENCE FOR:	ADDRESS: 709 FOREST TRACE
S1.1 OF 13	06-28-2023	LRN	3235 PLAN ELEVATION: STONE GARAGE: REAR ENTRY	MANUEL TIJERILLA	ROCKWALL, ROCKWALL COUNTY, TX BLK A/LOT 13/HIGH RIDGE STATE

GENERAL ROOF NOTES:

ROOF PITCH:
8:12 UNLESS OTHERWISE NOTED.

OVERHANG:
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

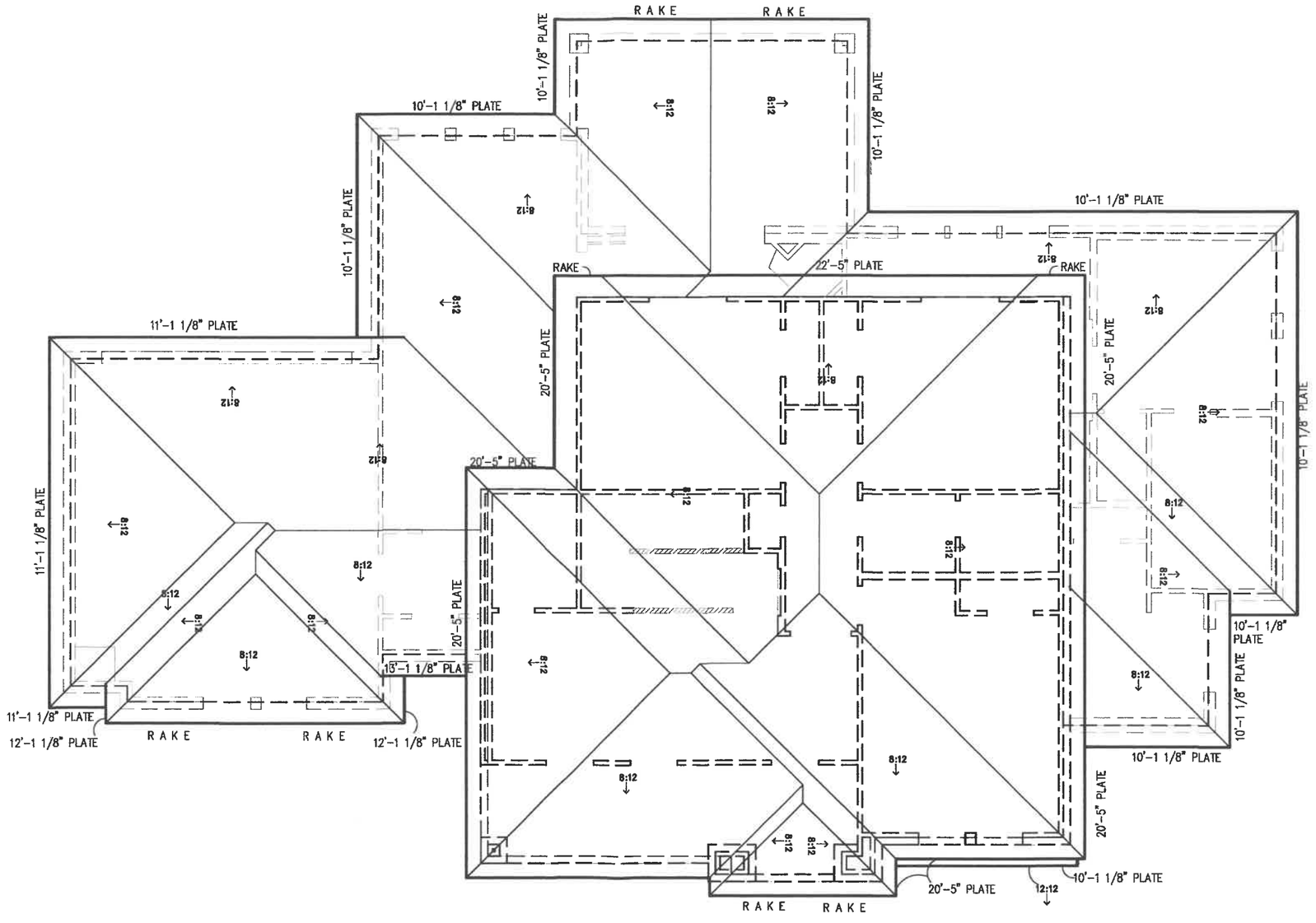
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 | A5 ROOF PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A5
OF
13

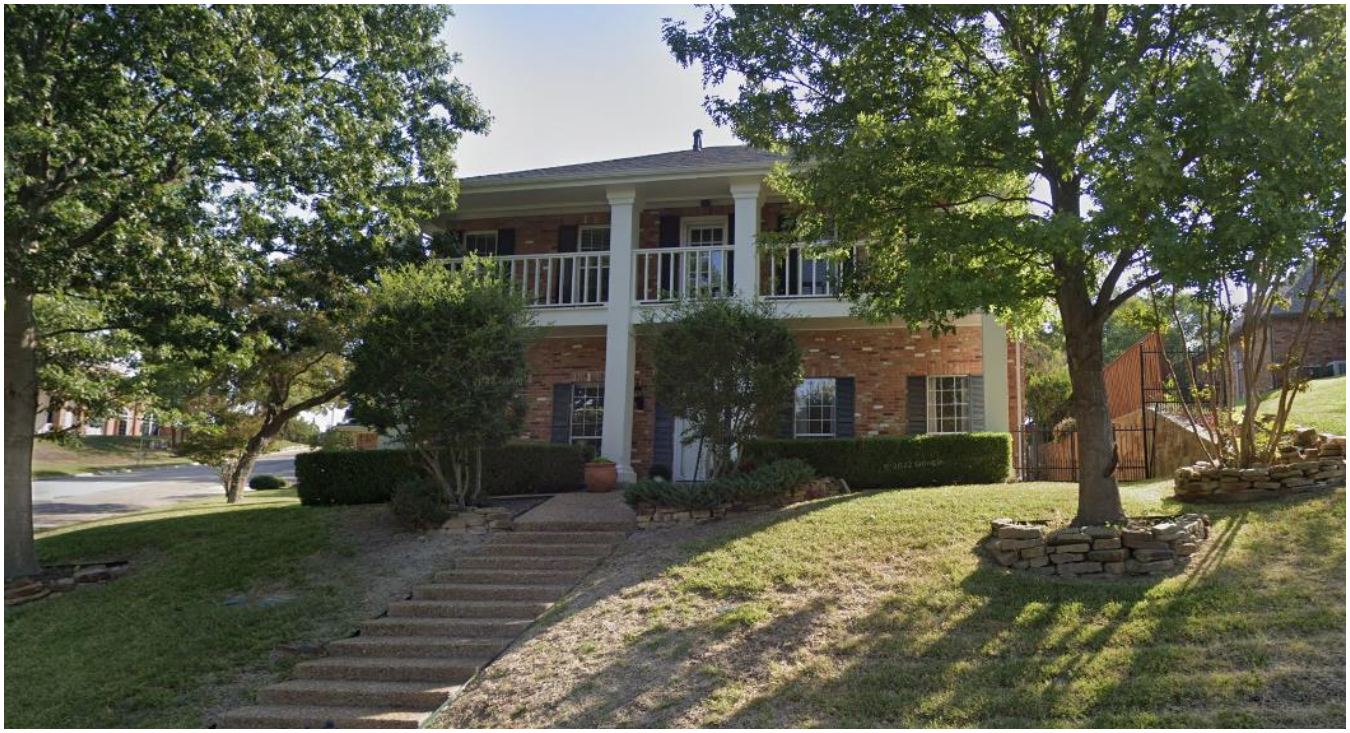
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

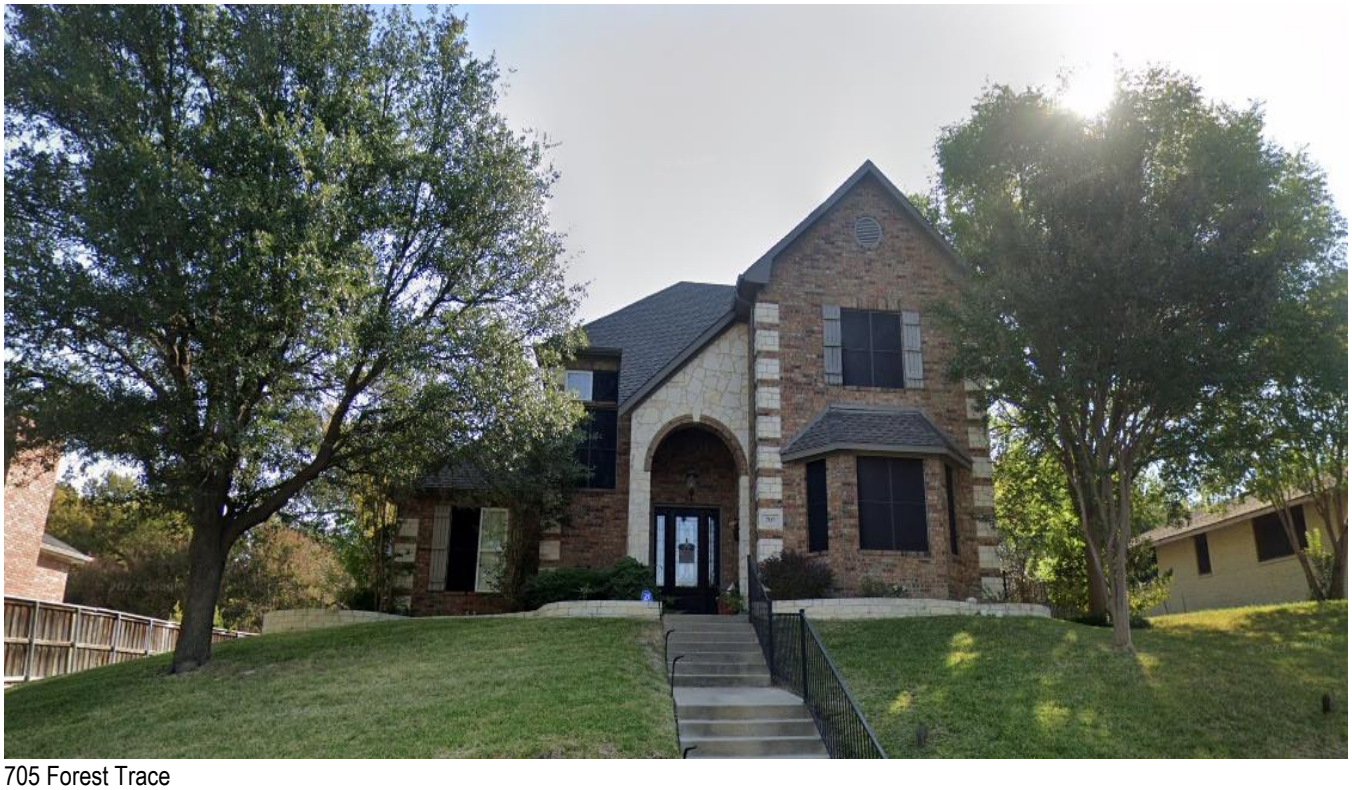
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	*N/A*	Brick
705 Forest Trace	Single-Family Home	2003	4,085	*N/A*	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	*90*	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	*N/A*	N/A
711 Forest Trace	Single-Family Home	1985	3,540	*N/A*	Brick
713 Forest Trace	Single-Family Home	1993	2,509	*N/A*	Brick
715 Forest Trace	Single-Family Home	1980	4,075	*N/A*	Brick
714 Forest Trace	Single-Family Home	1981	3,165	*N/A*	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	*384*	Brick
710 Forest Trace	Single-Family Home	1979	3,818	*N/A*	Brick
708 Forest Trace	Single-Family Home	1981	3,016	*164*	Brick
706 Forest Trace	Single-Family Home	1976	4,103	*N/A*	Brick
	AVERAGES:	1983	3,638	213	



703 Forest Trace



705 Forest Trace

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



707 Forest Trace



709 Forest Trace



711 Forest Trace



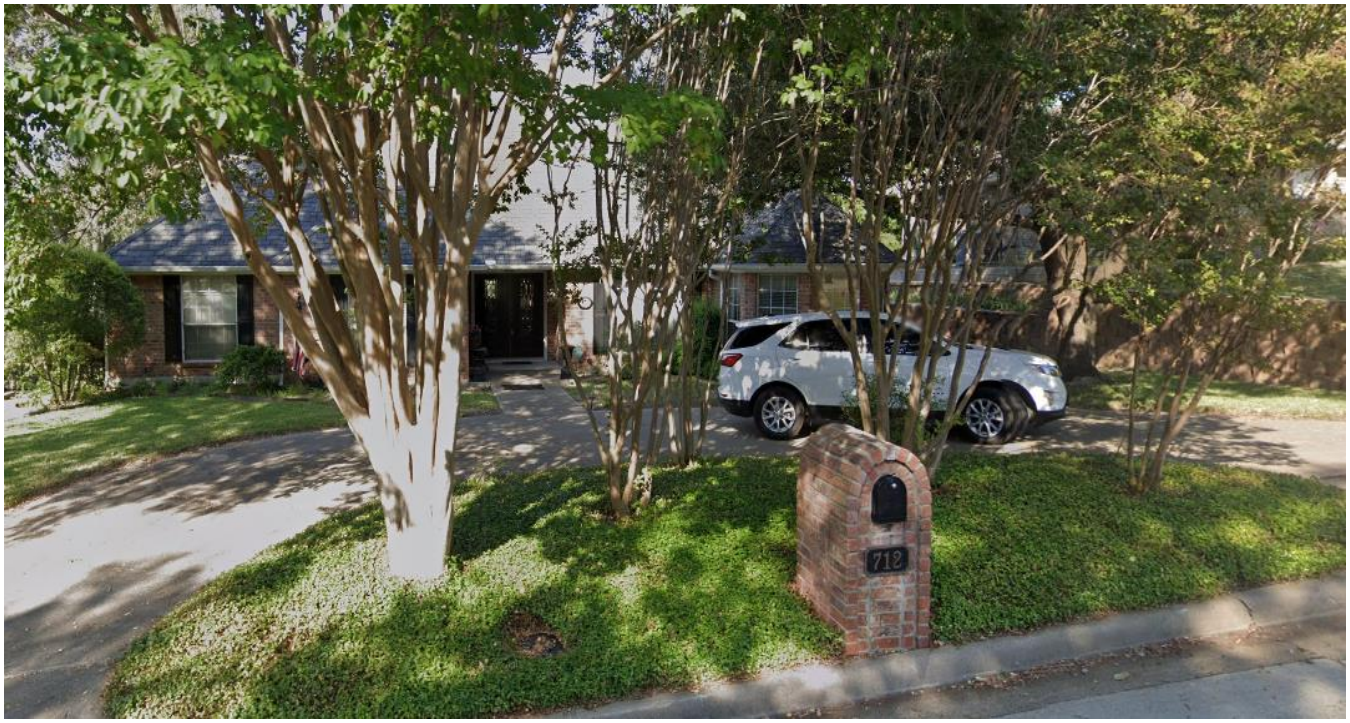
713 Forest Trace



715 Forest Trace



714 Forest Trace



712 Forest Trace

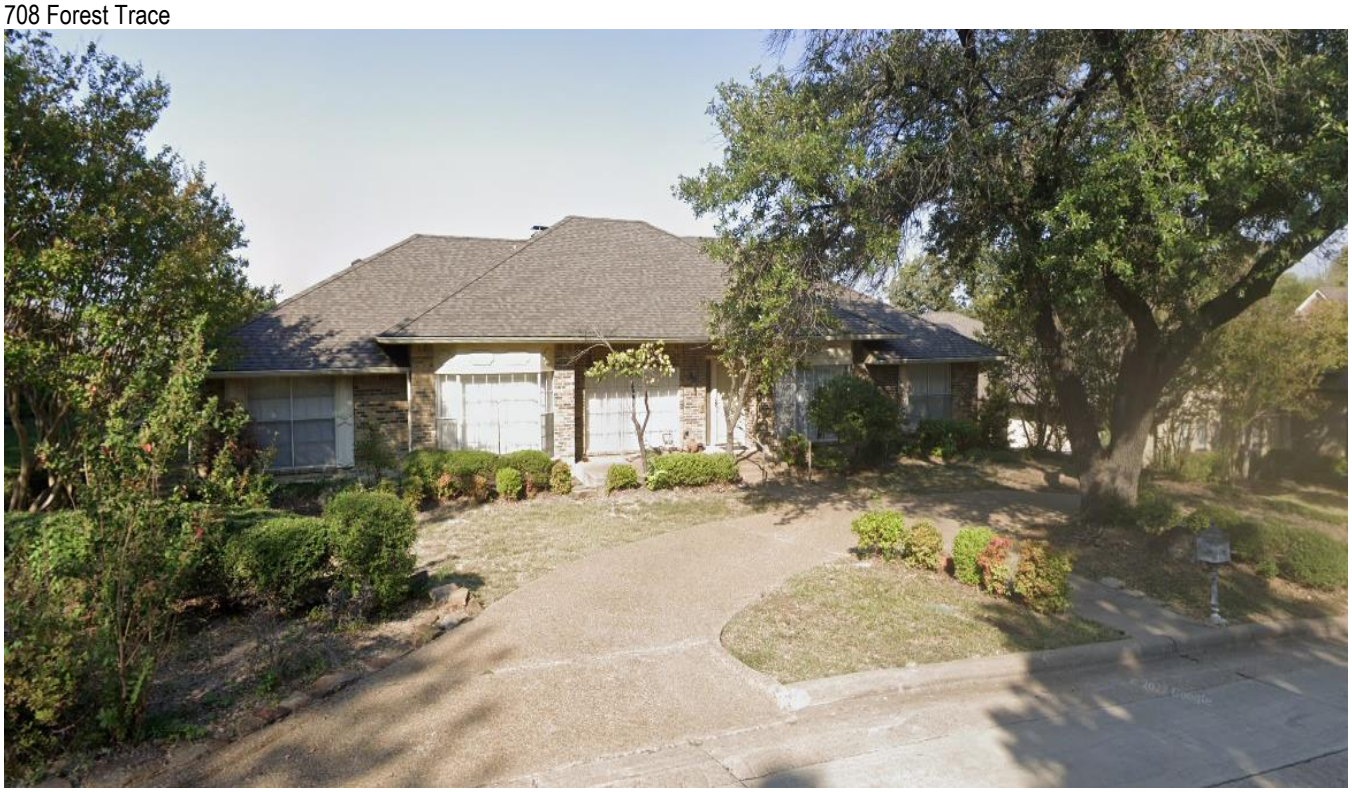


710 Forest Trace

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



708 Forest Trace



706 Forest Trace

January 16, 2026

TO: Manuel Tijerina
7922 Garner Road
Rowlett, Texas 75088

CC: Otilio Posades
41 Anna Leis Drive
Waxahachie, Texas 75167

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: NOTICE OF THE EXPIRATION OF BUILDING PERMIT AND SPECIFIC PERMIT (SUP) FOR 709 FORREST TRACE, ROCKWALL, TEXAS 75087

Mr. Tijerina,

This letter serves to formally notify you that *Building Permit No. RES2024-747* -- which was issued on October 31, 2024 and allowed for the construction of a single-family home at 709 Forest Trace -- has expired pursuant to the provisions of the 2021 International Residential Code (IRC), as adopted by the City of Rockwall. Specifically, section R105.5, *Expiration*, of the 2021 IRC states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. The IRC further provides that extensions of time may be granted by the Building Official only if requested in writing and if justifiable cause is demonstrated. The City's records indicated that the last inspection date on this property was on July 14, 2025, which means the applicable timeframes have not been met and that no extension request is on file. Based on this the building permit is no longer valid.

As a direct result of the building permit expiration, the Specific Use Permit (SUP) for Residential Infill in an Established Subdivision [*SUP No. S-309*], which was approved by the City Council on August 21, 2023 through *Ordinance No. 23-42*, has also expired. According to Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the City's Unified Development Code (UDC). This provision applied to the subject property at 709 Forest Trace. The Specific Use Permit (SUP) ordinance is attached for reference.

Please be advised that, due to the expiration of both the building permit and the Specific Use Permit (SUP), no further construction activity may occur on the property under the previously approved authorizations. Any future development of the property will require new applications, approvals, and permits in accordance with the Unified Development Code (UDC), the adopted construction and development codes, and all other applicable City requirements in effect at the time of reapplication. Please also note, that the subject property will need to be restored to its pre-disturbed/pre-developed condition within six (6) weeks of the receipt of this letter. Restoration shall include, but is not limited to, the removal of construction materials, debris, temporary structure, pre-existing grades, and any other site alterations associated with the expired approvals.

Failure to restore the property to its pre-disturbed/pre-developed condition within the specified timeframe may result in the City initiating enforcement action in accordance with the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinances. Such action may include, but is not limited to, the issuance of citations, corrective measures undertaken by the City, and the assessment of associated costs as permitted by law.

If you have any questions regarding this notice, the restoration requirements, or the steps necessary to move forward, please feel free to contact the Planning and Zoning Department or Building Inspections Department at 972-771-7700.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas


City of Rockwall
BUILDING INSPECTION DEPARTMENT
385 S. GOLIAD
ROCKWALL, TX 75087
(972) 771-7709
EXPIRED BUILDING PERMIT
YOU ARE IN VIOLATION OF THE FOLLOWING ORDINANCE(S):
• 2021 INTERNATIONAL RESIDENTIAL CODE
• 2020 NATIONAL ELECTRICAL CODE
NO WORK IS PERMITTED ON THIS SITE UNTIL A VALID BUILDING PERMIT HAS BEEN OBTAINED.
CONTRACTOR OR OWNER MUST APPLY FOR A PERMIT!
Building Permit RES2024-747
Address - 709 FOREST TRACE, ROCKWALL, 75087
New Single Family Residential























CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. *20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

DRAFT ORDINANCE 03.16.2026

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

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

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

DRAFT ORDINANCE 03.20.26

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

Exhibit 'A':
Location Map

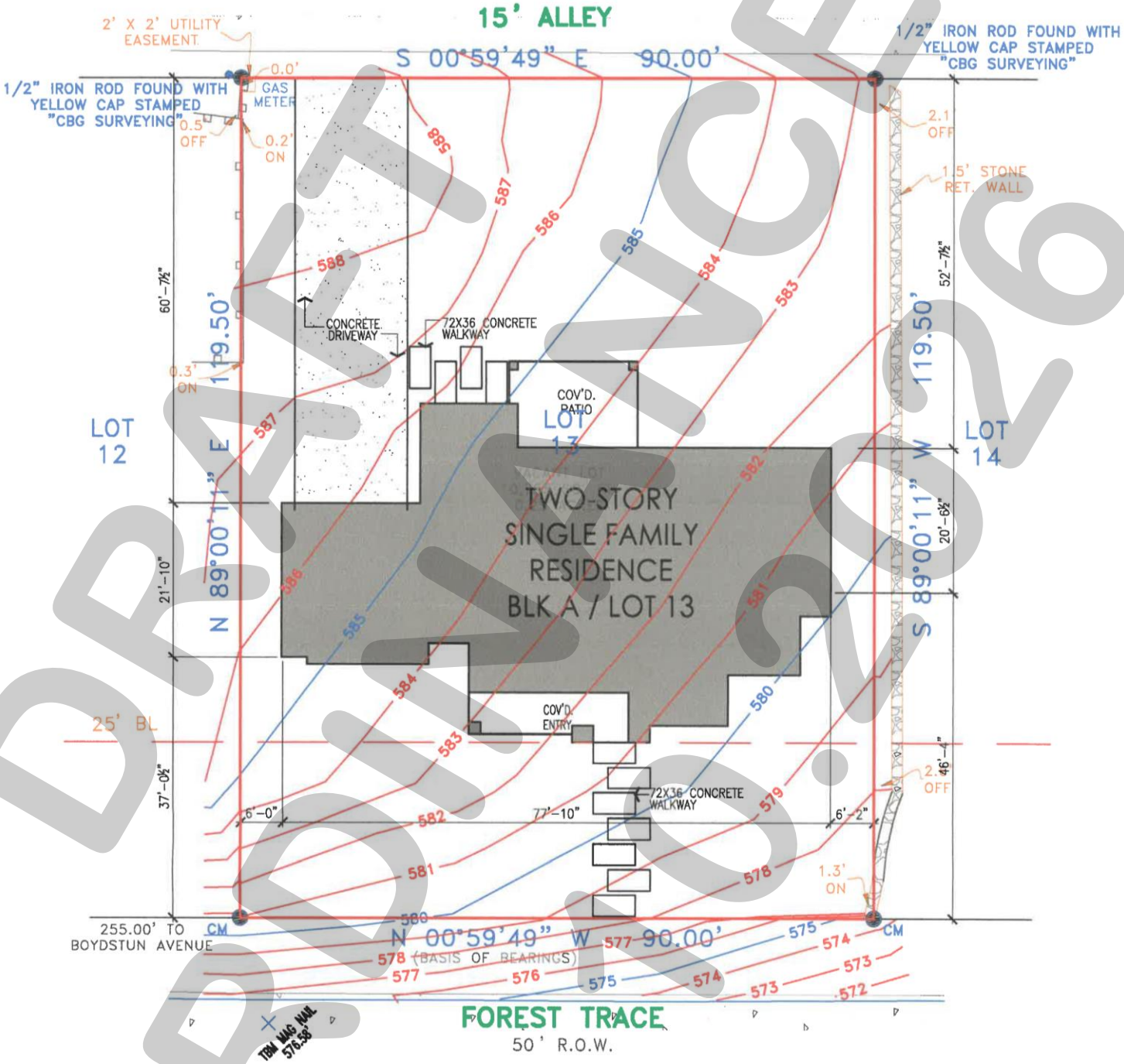
Address: *709 Forest Trace*

Legal Description: *Lot 13, Block A, Highridge Estates Addition*



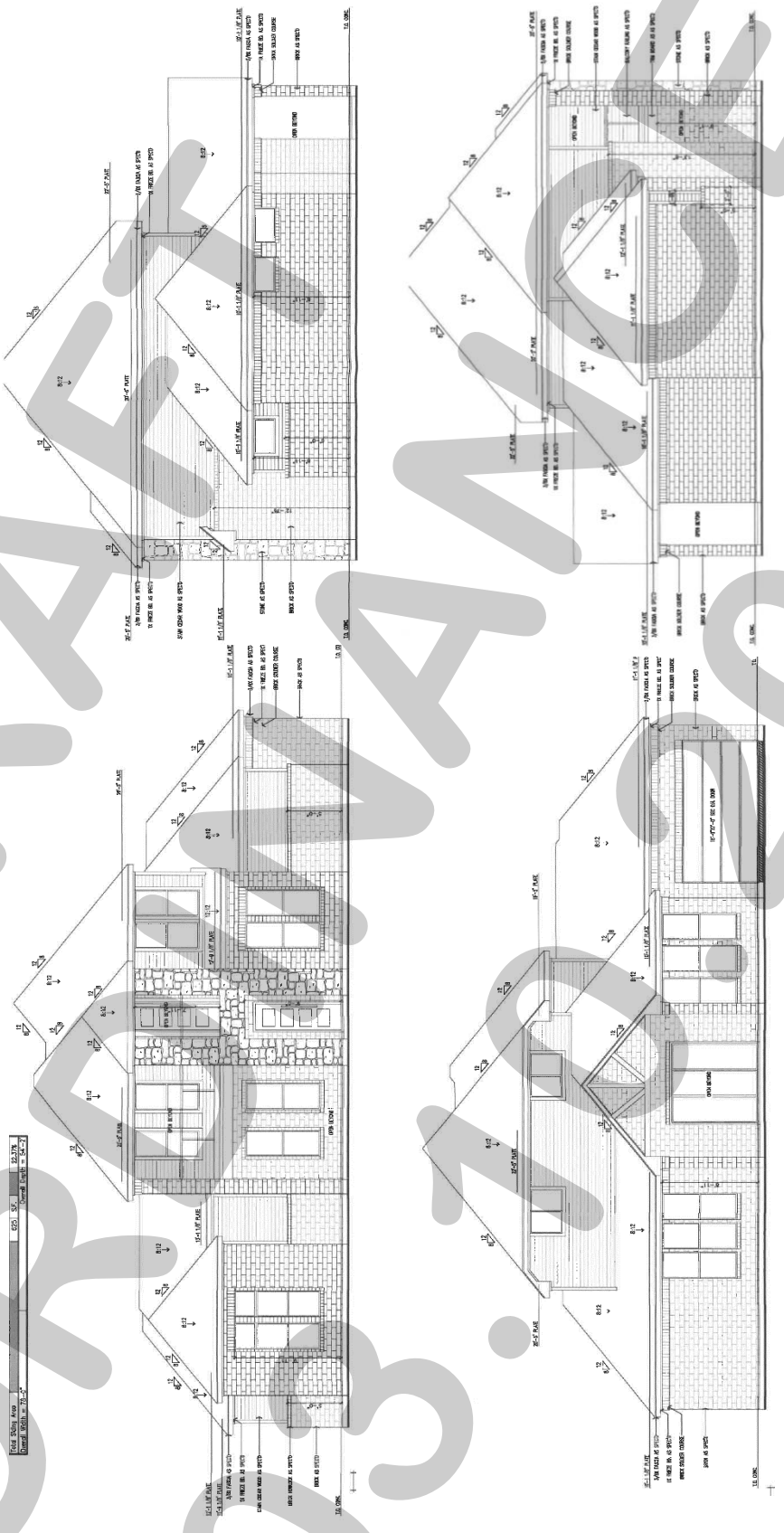
DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 03.10.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.10.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Henry Nguyen; *Henry Nguyen Consulting, LLC*
CASE NUMBER:	SP2025-042; *Site Plan for 2200 Ridge Road*

SUMMARY

Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [*Case No. MIS2014-018*] to allow an *Alternative Tree Mitigation Plan* for an 8.60-acre tract of land that included the subject property. On August 7, 2017, the City Council approved a final plat case [*Case No. P2017-037*] for an 8.583-acre tract of land (*which included the subject property*) creating Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2021-001*] to allow for a variable width landscape buffer with alternative tree planting requirements within the landscape buffer. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-001*] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [*Case No. P2021-038*] that established the subject property as Lot 8, Block A, Sky Ridge Addition.

On December 12, 2025, the applicant submitted their application for the proposed site plan. Following the applicant's original submittal, they have requested to table three (3) times (*i.e. January 6, 2026, February 3, 2026, and February 16, 2026*). The applicant is now returning to the Planning and Zoning Commission for action.

PURPOSE

On December 12, 2025, the applicant -- *Henry Nguyen of Henry Nguyen Consulting LLC* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *~7,873 SF* multi-tenant retail building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located west of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

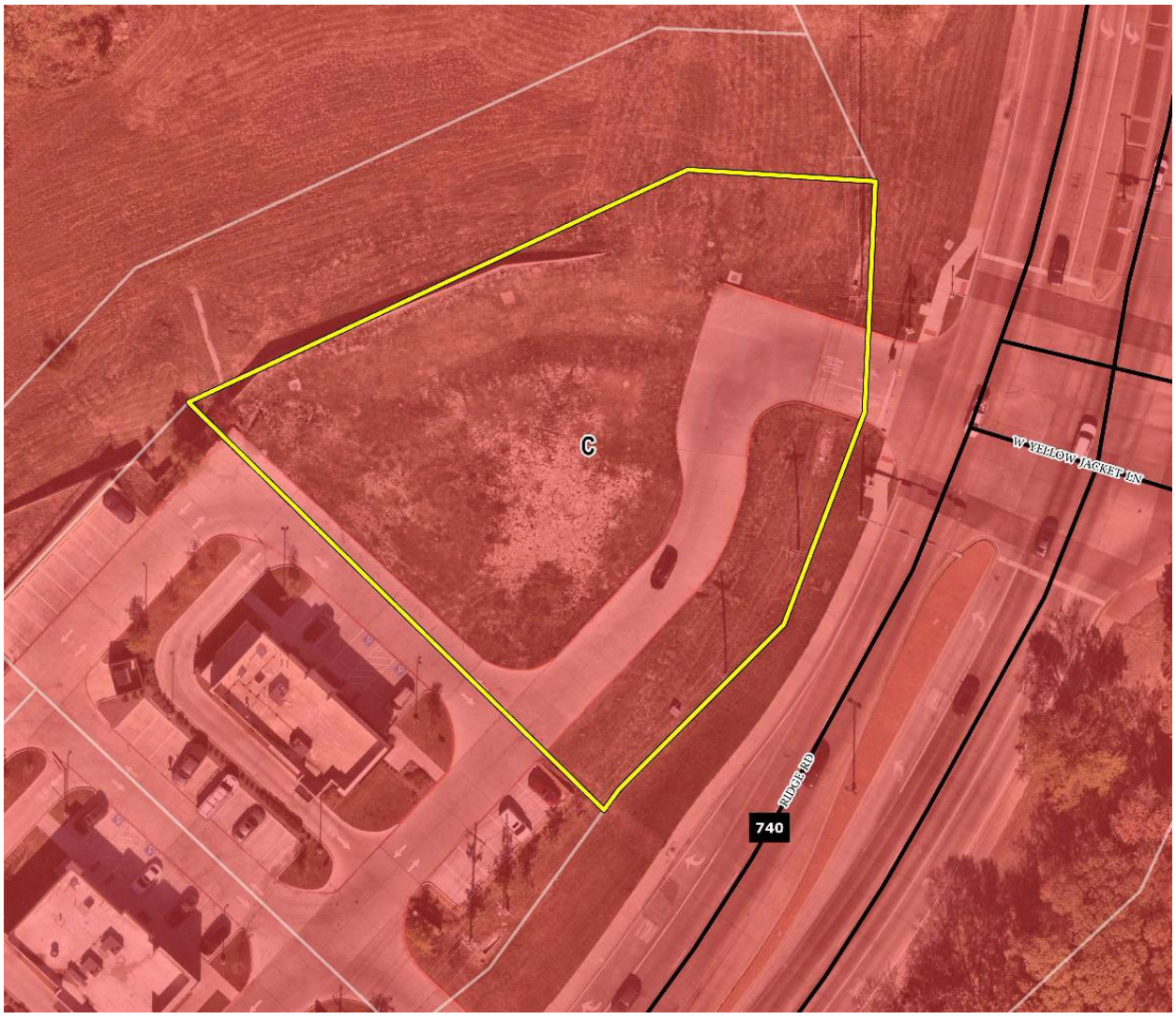
North: Directly north of the subject property is a 1.868-acre parcel of land (*i.e. Lot 6, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 3.853-acre parcel of land (*i.e. Lot 7, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 2 of the Turtle Cove Subdivision, which consists of 55 single-family residential lots that were established on February 17, 1998. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is Ridge Road [*FM 740*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are two (2) vacant parcels of land (*i.e. part of Lot 1 & Lot 3, Block A, The Woods at Rockwall Addition*). Following this is a 0.2755-acre parcel of land (*i.e. Lot 3, Block A, Rockwall High School Addition*) developed with a *Minor Auto Repair Garage* (*i.e. Big D Auto Care*). All of these properties are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

East: Directly east of the subject property the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, which are both identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land (*i.e. Lot 1, Block A, Yellow Jacket Addition*) developed with a multi-tenant commercial building (*e.g. Little Caesar's, Nail Luxe, etc.*), zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

West: Directly west of the subject property is a 0.6150-acre parcel of land (*i.e. Lot 4, Block A, Sky Ridge Addition*) developed with a *Restaurant with Drive-Through* (*i.e. Einstein Bro Bagels*). Beyond this are two (2) vacant parcels of land (*i.e. Lots 6 & 7, Block A, Sky Ridge Addition*). All of these properties are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

Based on the provided building elevations the applicant is proposing a multi-tenant retail building. According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a Commercial (C) District permits a wide variety of retail land uses including but not limited to a *General Retail Store, Manicurist, Hair Salon,* and *Massage Therapist.* The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items listed in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=42,512-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 283.04-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=239.31-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=26.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=18.44%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/250 SF (32Required)*	*X=32; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=29%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=71%; In Conformance*

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity ..." and should be "...located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district." In this case, the applicant is proposing a multi-tenant retail building at the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements.

The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District; however, there are a number of non-conformities identified that will be detailed in the *Variances and Exceptions by the Applicant* portion of this case memo. In addition, the applicant failed to address all of staff's comments on the site plan, landscape plan, photometric plan, and building elevations. Based on this, staff has included *Conditions of Approval* that require corrected plans be provided to staff that address the comments, before civil plans may be submit.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) *Architectural Standards*.

(a) *Architectural Elements.* According to Subsection 06.02 (C), *Required Architectural Elements,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings that are less than 50,000 SF shall

be designed to incorporate a minimum of four (4) architectural elements..." In this case, the applicant is proposing three (3) (*i.e. canopies, display window, & articulated cornice*) of the four (4) required architectural elements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Articulation.* According to Subsection 06.02 (C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building elevations do not meet the primary articulation requirements on all sides of the building. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Landscape Standards*.

(a) *Headlight Screening*. According to Subsection 05.02 (C), *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), all head in parking adjacent to a street must incorporate headlight screening with either the use of a berm with evergreen shrubs or a masonry wall with evergreen shrubs. In this case, the head in parking adjacent to the street is on top of a retaining wall, where the applicant is not providing any headlight screening. This will require an *exception* from the Planning and Zoning Commission.

(b) *Landscape Standards*. According to Subsection 06.02 (C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "... a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the applicant is not providing a row of trees along the rear of the subject property. This will require a *variance* from the Planning and Zoning Commission.

(c) *Landscape Buffers*. According to Subsection 05.01 (C), *Landscape Buffers*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(b)uildings and paving (e.g. parking lots) shall not be permitted within any required landscape buffer; however, sidewalks and trails shall be permitted." In this case, the head in parking along Ridge Road [*FM-740*] encroaches into the landscape buffer. This will require an *exception* from the Planning and Zoning Commission.

(3) *Photometric Standards*.

(a) *Spill Over Lighting*. According to Subsection 03.03 (C), *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(t)he allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) foot-candle or 0.2 FC." In this case, the proposed photometric plan indicates light levels up to 3.6 FC along the southwest property line. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, the applicant is required to provide 12 compensatory measure; however, the applicant did not provide a variance letter that outlines the provided compensatory measure. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District*. The *South Lakeshore District* is an established district that is significantly

developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *South Lakeshore District* states that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In addition, according to Goal 04, *Commercial Building Design*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan "(a)ll non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings..." In this case, the applicant is utilizing the same building materials as the adjacent non-residential development (*i.e. Dutch Bros, Qdoba, Einstein Bagel Bros*); however, the number of requested variances to the building and site design is inconsistent and does not appear to meet the intent of Chapter 09, *Commercial Building Design*, of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On January 13, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations, and recommended that the applicant meet the *General Overlay District Standards*. The applicant has since made changes to the building elevations and before action is taken, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *March 10, 2026* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the multi-tenant retail building on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(2) The applicant must provide staff with a site plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans; and,

(3) The applicant must provide staff with a landscape plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans; and,

(4) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans; and,

(5) The applicant must provide staff with a building elevations that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans; and,

(6) Any RTUs that are visible over the parapet shall be screened with either the parapet or a louver system; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Road, Rockwall TX 75087				
SUBDIVISION	Sky Ridge Addition	LOT	8	BLOCK	A
GENERAL LOCATION	NW of YellowJacket & Ridge Road Intersection				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial District		CURRENT USE	None	
PROPOSED ZONING			PROPOSED USE	Nail Salon & General Retail	
ACREAGE	0.976	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Beauty Legacy, LLC	☐ APPLICANT	Henry Nguyen Consulting, LLC
CONTACT PERSON	Lien Nguyen	CONTACT PERSON	Henry Nguyen
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Lien T. Nguyen [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

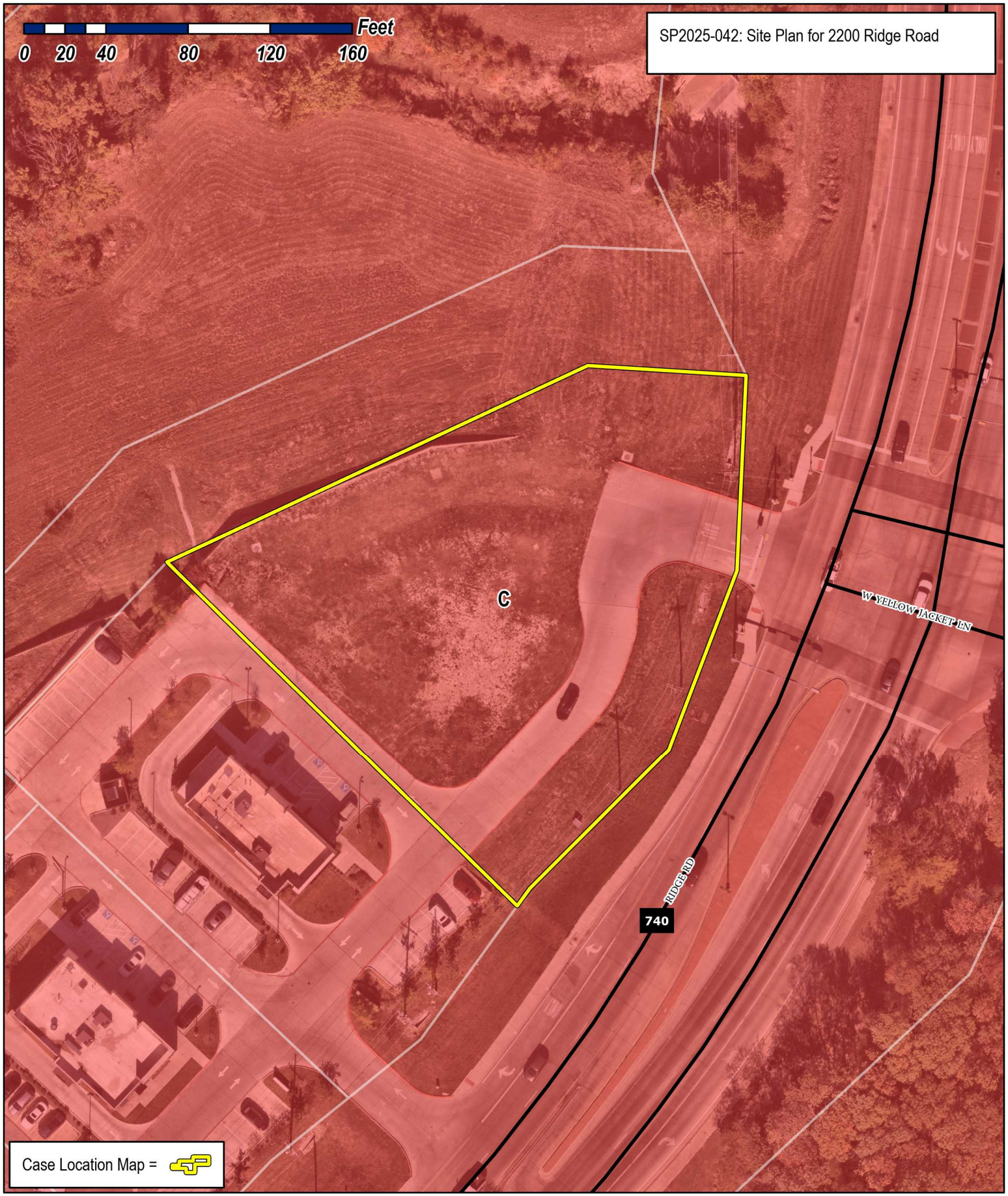
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* December *20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MICHELLE VU TRAN
Notary Public, State of Texas
Comm. Expires 09-08-2028
Notary ID 12162456

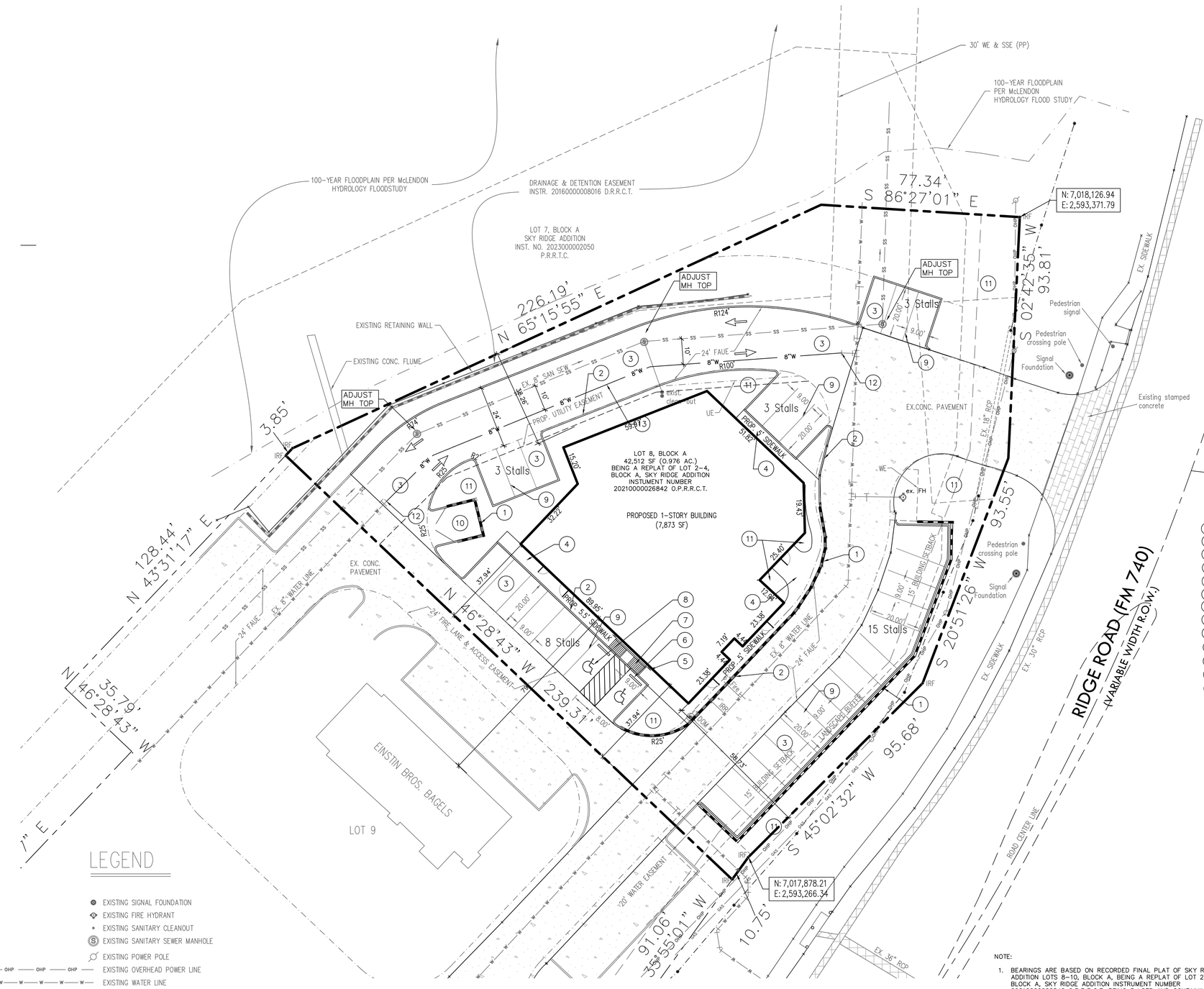
MY COMMISSION EXPIRES

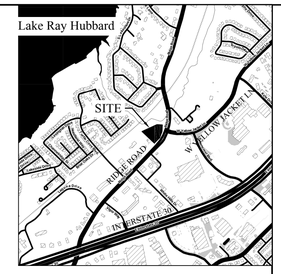


City of Rockwall

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

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





VICINITY MAP
(NTS)

0 20 40 60

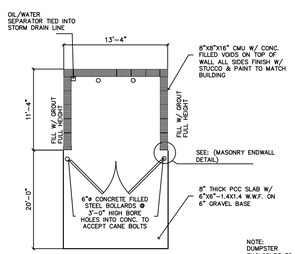
SCALE: 1" = 20'

SITE DATA

LOT AREA	42,512 SF
BUILDING HEIGHT	1 STORIES, 30'
BUILDING AREA	7,837 SF
FLOOR AREA RATIO	0.1844
TOTAL IMPERVIOUS AREA	30,086 SF (71% COVERAGE)
LANDSCAPE AREA	12,426 SF (29% COVERAGE)
EXISTING ZONING	C -COMMERCIAL DISTRICT
PROPOSED USEAGE	NAIL SALON AND RETAILS
REQUIRED PARKING	1 parking space/250 sf (7837 x 1/250=31 required)
PROVIDED PARKING	32 SPACES

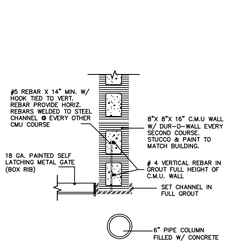
KEYNOTES

1. CONSTRUCT RETAINING WALL
2. CONSTRUCT MONOLITHIC CONCRETE CURB
3. CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN
4. CONSTRUCT 4" THICK CONCRETE SIDEWALK
5. INSTALL HANDICAP SIGN
6. INSTALL PRECAST CONCRETE WHEELSTOPS
7. CONSTRUCT STANDARD ADA RAMP
8. PAINT HANDICAP SYMOL – WHITE ON BLUE BACKGROUND
9. PAINT 4" SOLID STRIPE – WHITE
10. CONSTRUCT 8" THICK PCC SLAB TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
11. LANDSCAPE AREA
12. REMOVE PLUG AND CONNECT PROP. 8" WATER LINE TO EX. 8" WATER LINE
13. INSTALL 8" WATER LINE



TRASH ENCLOSURE PLAN
SCALE: NONE

NOTE:
DUMPSTER ENCLOSURE TO BE 8' TALL AND FACED IN THE SAME MATERIAL AS THE PRIMARY BUILDING.



MASONRY ENDWALL DETAIL
SCALE: NONE

DUMPSTER ENCLOSURE DETAIL

NOTE:

1. BEARINGS ARE BASED ON RECORDED FINAL PLAT OF SKY RIDGE ADDITION LOTS 8–10, BLOCK A, BEING A REPLAT OF LOT 2–4, BLOCK A, SKY RIDGE ADDITION INSTRUMENT NUMBER 20210000026842 O.P.R.R.C.T. BEING 3 LOTS AND CONTAINING 2.293 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
2. EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED ON RECORDED PLAT (CASE NO. P2023–005) UNLESS OTHERWISE NOTED.
3. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FACE OF CURB.
5. THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

LEGEND

- EXISTING SIGNAL FOUNDATION
- EXISTING FIRE HYDRANT
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE PAVEMENT
- FAUE — FIRE LANE ACCESS & UTILITY EASEMENT
- UE — UTILITY EASEMENT
- WE — WATER LINE EASEMENT

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

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

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

SP2025-042

Henry Nguyen Consulting, LLC
Civil Engineering
1330 Glenfield Ave, Dallas, Texas 75224
(214) 773-4075 Email: henguyen@swbell.net
Texas Registered Engineering Firm F-16239

REVISIONS

Date	Description	Approved

SKYRIDGE RETAIL BUILDING
2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

DESIGN	HNC
DRAWN	HNC
DATE	02/26/2026
Job#:	25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

SITE PLAN

C1

Feb 26,2026, 4:02pm hengu
C:\Users\hengu\OneDrive\Henry Nguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEET_SETS\C3-SITE PLAN.dwg

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE TRIM
OLDCOUNTRY
BIGHORN



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

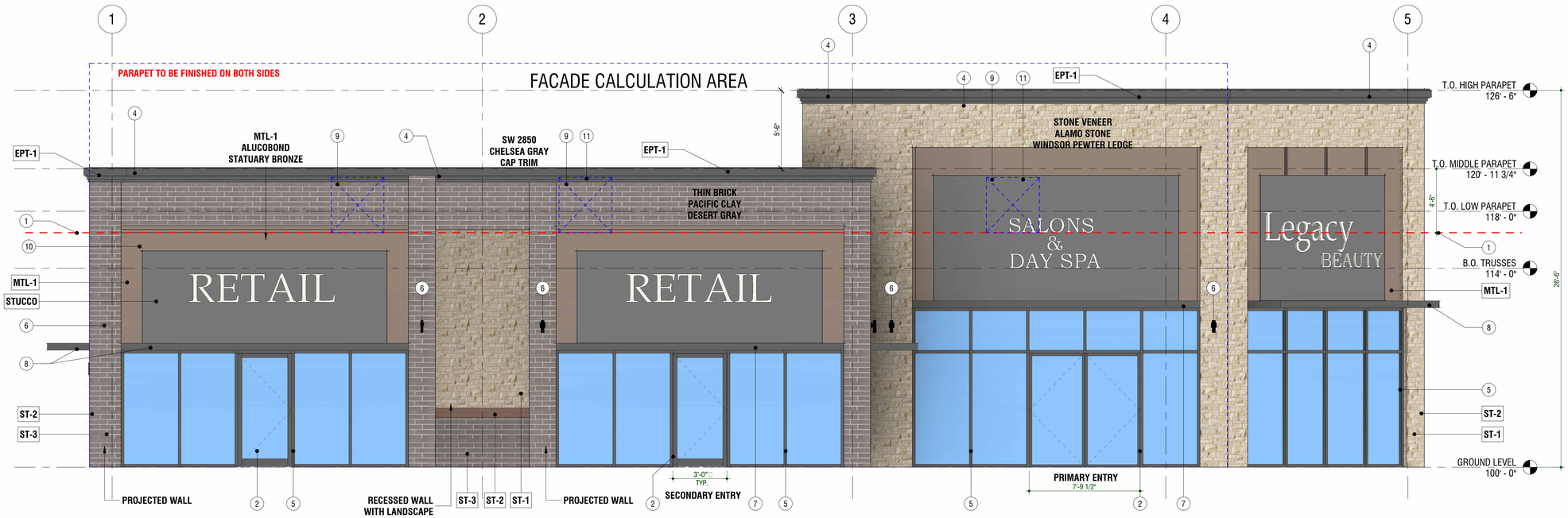
EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING. INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

SOUTH		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1614.99 SF	
WINDOWS DOORS	412.61	
AREA BALANCE	1202.38 SF	
MATERIAL	AREA	PERCENTAGE
STONE	460.22 SF	38%
METAL	105.06 SF	9%
BRICK	251.60 SF	21%
STUCCO	385.50 SF	32%
TOTAL	1202.38 SF	100%



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

ARCHITECTURE

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING
LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT	03.03.26

DESIGNED BY: TT, NH
DRAWN BY: NH
CHECKED BY: TT

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR INCONSISTENCY OR OMISSION DISCOVERED.

BUILDING ELEVATIONS
A200

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE TRIM
OLDCOUNTRY
BIGHORN



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

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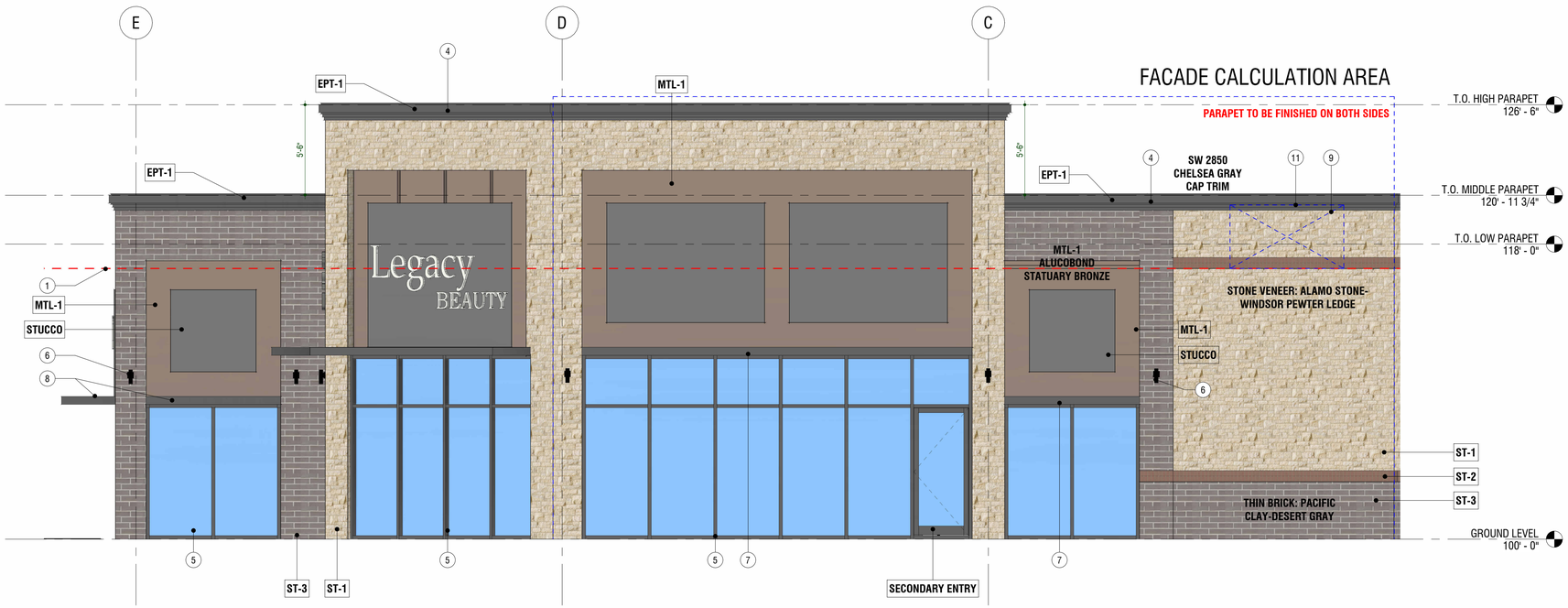
9	RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

EAST

EXTERIOR MATERIALS PERCENTAGES

TOTAL FACADE AREA	1800.85 SF
WINDOWS DOORS	349.35 SF
AREA BALANCE	1451.50 SF

MATERIAL	AREA	PERCENTAGE
STONE	864.95 SF	60%
METAL	96.28 SF	7%
BRICK	323.77 SF	22%
STUCCO	166.50 SF	11%
TOTAL	1451.50 SF	100%



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

FACADE CALCULATION AREA

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

ARCHITECTURE

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING

LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

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DRAWN BY: NH
CHECKED BY: TT

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BUILDING ELEVATIONS
A201

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE TRIM
OLDCOUNTRY
BIGHORN



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

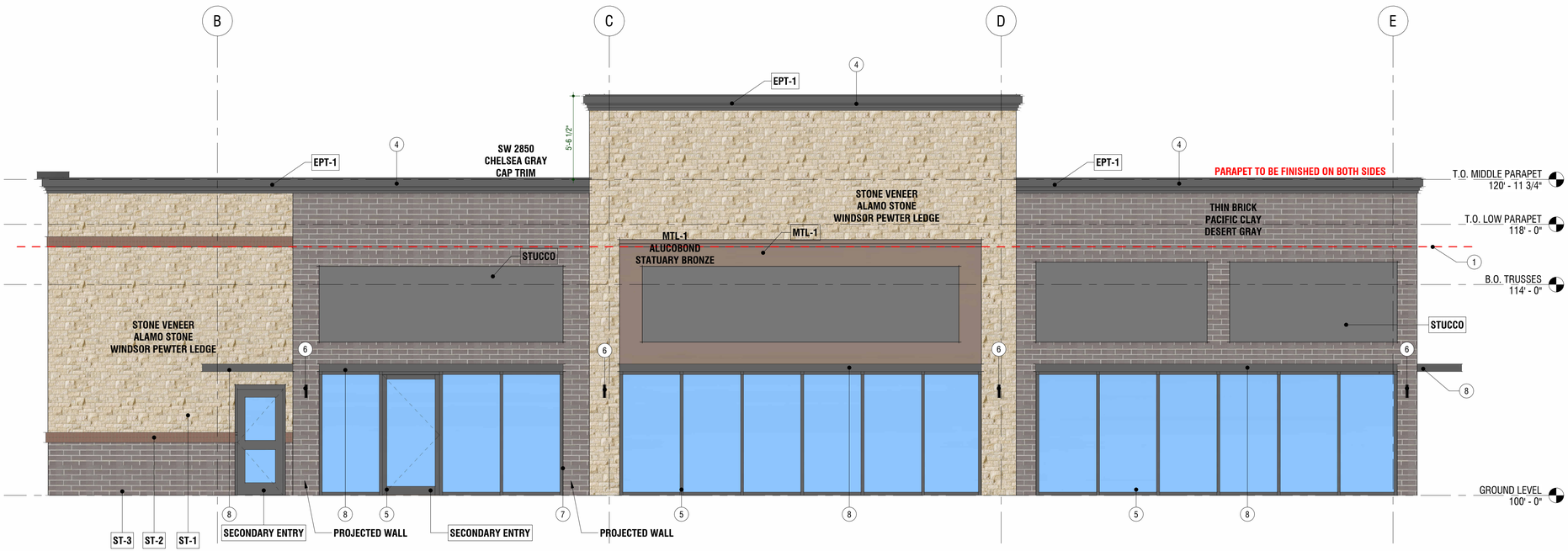
EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING. INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

WEST		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1950.52 SF	
WINDOWS DOORS	551.32 SF	
AREA BALANCE	1399.20 SF	
MATERIAL	AREA	PERCENTAGE
STONE	577.08 SF	41%
BRICK	436.40 SF	32%
METAL	86.54 SF	6%
STUCCO	299.18 SF	21%
TOTAL	1399.20 SF	100%



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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

ARCHITECTURE

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING

LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT	03.03.26

DESIGNED BY: NH,TT
DRAWN BY: NH
CHECKED BY: TT

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BUILDING ELEVATIONS
A202

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NORTH		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1208.88 SF	
WINDOWS DOORS	271.31 SF	
AREA BALANCE	937.57 SF	
MATERIAL	AREA	PERCENTAGE
STONE	741.56 SF	79%
METAL	N/A	-
BRICK	196.01 SF	21%
STUCCO	N/A	-
TOTAL	937.57 SF	100%

NORTHWEST		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	962.82 SF	
WINDOWS DOORS	100.65 SF	
AREA BALANCE	862.17 SF	
MATERIAL	AREA	PERCENTAGE
STONE	503.98 SF	58%
METAL	N/A	-
BRICK	284.73 SF	33%
STUCCO	73.46 SF	9%
TOTAL	862.17 SF	100%

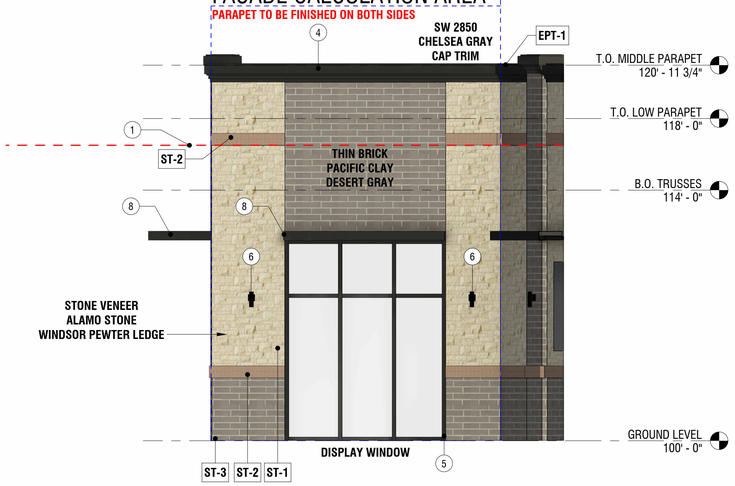
FACADE CALCULATION AREA



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

PART A PART B

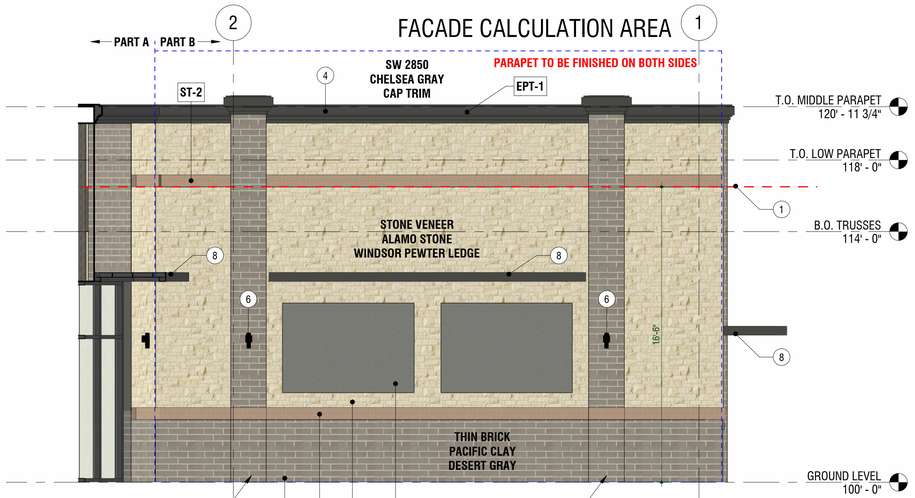
FACADE CALCULATION AREA



2 NORTHWEST ELEVATION-PART A
1/4" = 1'-0"

PART A PART B

FACADE CALCULATION AREA



33 NORTHWEST ELEVATION-PART B
1/4" = 1'-0"

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SKYRIDGE RETAIL BUILDING
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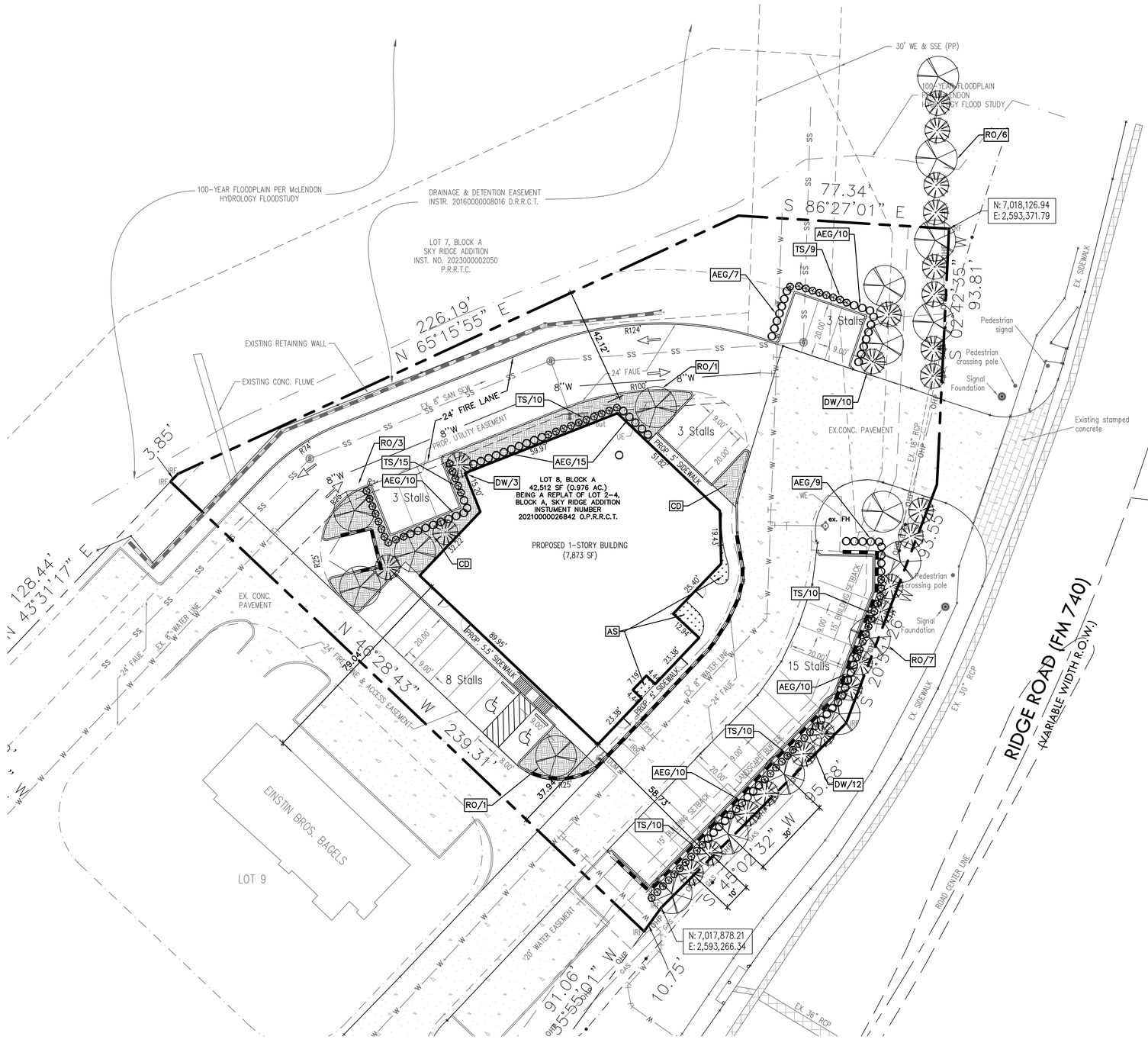
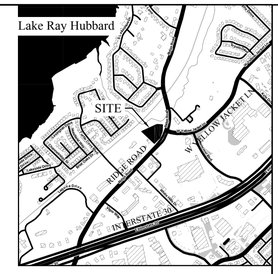
BUILDING ELEVATIONS
A203
1





VICINITY MAP
(NTS)

0 20 40 60

SCALE: 1" = 20'

1. Overall Site Landscaping Percentage

- For **Commercial Districts**, the required landscaping is **20%** of the net lot area.

Required	Provided
20% x 42,512 sf = 8,502.40 sf	10,899 sf (26%)

2. Perimeter Landscaping (Buffers)

- **A. Street Frontage Landscaping:**
  - **Requirement: 10 feet** along all public street frontages.
  - **Canopy Trees: 3 canopy trees per 100 linear feet** of street frontage.
  - **Accent Trees: 4 accent trees per 100 linear feet** of street frontage.
  - **Shrubs/Groundcover:** The remaining area within the landscape strip must be covered with shrubs, groundcover, or turf).

Required	Provided
10' buffer	10'
Canopy trees = 293.79 LF * 3/100 = 9	13
Accent trees = 293.79 LF *4/100 = 12	22
3 shrubs/10 LF x 283.04 LF = 85 Shrubs	85

3. Interior Parking Lot Landscaping

- **Trees:**
  - **Number/Coverage: one (1) shade tree per 10 number of parking spaces** (1/10 x 35 spaces = 4 trees), or 20% of the parking lot area (20% x 5,760 sf = 1,152 sf).
  - **Island Requirements:** Landscaped islands are typically required at the end of every parking row and within longer rows (e.g., for every 10-15 spaces). These islands must accommodate at least one large canopy tree.
- **Shrubs/Groundcover:** All areas within interior landscape islands and strips must be fully planted with shrubs, groundcover, or turf.

Required	Provided
1 canopy tree/10 parking spaces x 32 = 3 trees	5
Accent trees	3
Shrubs	50
5,760 sf x 20% = 1,152 sf	1,985 sf (34%)

LANDCAPE LEGEND

	CD	COMMON BURMUDA GRASS SOD
	AS	ASIATIC JASMINE
	RO	TEXAS RED OAK
	DW	DESERT WILLOW
	AEG	EDWARD GOUCHER ABELIA
	TS	TEXAS SAGE
		PROPOSED RETAINING WALL

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_____ Director of Planning and Zoning

SP2025-042

Henry Nguyen Consulting, LLC
Civil Engineering
1330 Glenfield Ave, Dallas, Texas 75224
(214) 773-4075 Email: henguyen@swbell.net
Texas Registered Engineering Firm F-16239

REVISIONS

Date	Description	Approved

SKYRIDGE RETAIL BUILDING
2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

DESIGN HNC
DRAWN HNC
DATE 02/13/2026
Job#: 25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

LANDSCAPE PLAN

L1

Feb. 13,2026 4:47pm henguy
C:\Users\henguy\OneDrive\Henry Nguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEET_SETS\L1-LANDSCAPE.dwg



VICINITY MAP
(NTS)

GENERAL LAWN NOTES

1. ALL LANDSCAPE/TURF AREAS TO BE INSTALLED WITH AUTOMATIC IRRIGATION SYSTEM MEETING CITY AND TCEQ STANDARD.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 4" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO APPLY 4" CLEAN TOPSOIL TO ALL TURF AREAS PRIOR TO INSTALLATION OF SOD OR HYDROMULCH
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
5. LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE
6. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
7. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
8. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
9. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
10. WATER SOD THOROUGHLY AS SOD REESTABLISHMENT PROGRESSES.
11. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDA GRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CUSTOM PLANTING SOIL:

AMENDED SOIL (IN SHRUB PLANTING BEDS & AT TREES)
PRODUCT: LANDSCAPERS BLEND (50/50)
DEPTH: 6" (TILLED INTO 6" OF EXISTING SOIL FOR A TOTAL DEPTH OF 12")
SUPPLIER: SOIL BUILDING SYSTEMS
CONTACT: 972-831-8181
INSTALLATION: PER SOIL BUILDING SYSTEMS SPECIFICATIONS

STEEL EDGING:

METAL EDGING TO SEPARATE PLANTING BEDS FROM ADJACENT TURF
PRODUCT: DURAEDGE
SIZE: 3/16" THICK x 4" HEIGHT x 16' LENGTH

NOTES: METAL EDGING SHALL NOT BE INSTALLED PARALLEL AGAINST CURBS AND SIDEWALKS. METAL EDGING SHALL BE TRIMMED WHERE IT ABUTTS SIDEWALKS AND CURBS TO AVOID SHARP EDGES.

IRRIGATION:

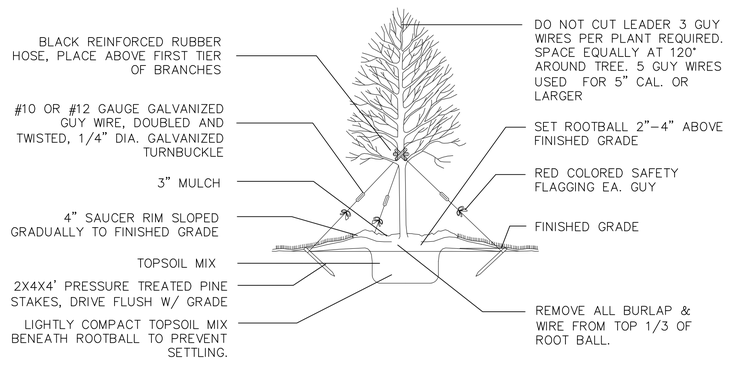
ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR. THE IRRIGATION WILL MEET THE REQUIREMENT OF THE UDC.

PLANT LIST

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	UNIT	SIZE	NOTES
*						
GROUND COVER						
CD	CYNODON DACTYLON	COMMON BURMUDA GRASS SOD	1820	SF		SOLID SOD PER INDUSTRY STANDARD
AS	TRACHELOSPERMUM	ASITIC JASMINE	165	SF		
*						
TREES AND SHRUBS						
RO	QUERCUS BUCKLEYI	TEXAS RED OAK	18	EA	4" CALIPER	SPACING PER PLAN
DW	CHILOPSIS LINEARIS	DESERT WILLOW	25	EA	4' HEIGHT	SPACING PER PLAN
AEG	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	71	EA	5 GAL	24" HEIGHT SPACED 36" O.C. MIN.
TS	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	64	EA	5 GAL	24" HEIGHT SPACED 36" O.C. MIN.

A SHRUB PLANTING DETAIL

SCALE: NONE



B TREE PLANTING DETAIL

SCALE: NONE

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LANDSCAPE PLAN

L2

Feb 13,2026 4:50pm henguy
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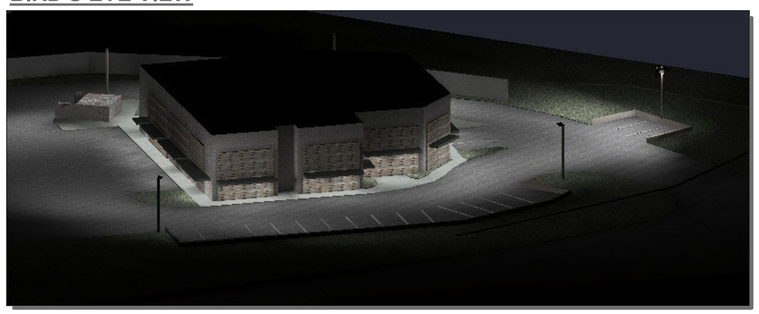
BIRD'S EYE VIEW



RENDERING FROM SOUTH-EAST

CALCULATION SUMMARY IN FOOT-CANDLES

AREA	Avg	Max	Min	Max/Min
PROPERTY LINE	0.1	0.2	0.0	N.A.
SHARED PARKING LOT	0.9	3.6	0.0	N.A.
SOUTH-WEST PARKING	2.4	9.4	0.3	31.3
NORTH- EAST PARKING	2.5	8.4	0.2	42.0

****The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle.**

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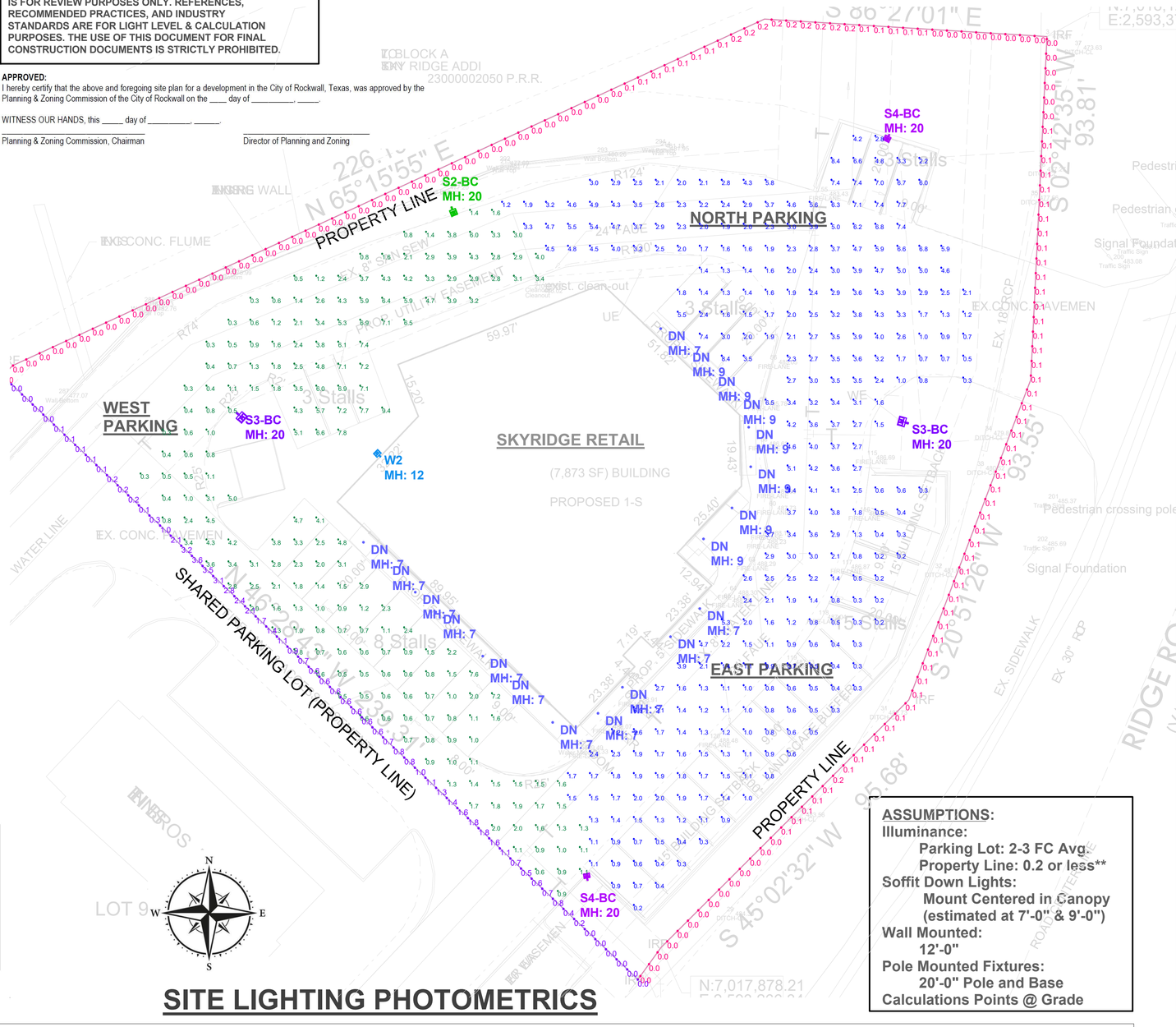

SITE LIGHTING PHOTOMETRICS

ASSUMPTIONS:
Illuminance:
Parking Lot: 2-3 FC Avg.
Property Line: 0.2 or less**
Soffit Down Lights:
Mount Centered in Canopy (estimated at 7'-0" & 9'-0")
Wall Mounted:
12'-0"
Pole Mounted Fixtures:
20'-0" Pole and Base
Calculations Points @ Grade

LIGHTING FIXTURE SCHEDULE

SYB.	TAG	QTY.	MODEL	DISCRIPTION	LLF	WATTS	LUMENS
	DN	19	NU4-RD-SW-30LM-30K-LOPRO	ALAPHABET-4 IN- ROUND-3000°K-LOW PROFILE HOUSING	0.900	26.72	2234
	S2-BC	1	VP-2-320L-235-3K7-2-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE II -BACK CONTROL	0.900	238	16185
	S3-BC	2	VP-2-320L-235-3K7-3-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE III -BACK CONTROL	0.900	238	18264
	S4-BC	2	VP-2-320L-210-3K7-4W-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE IV -BACK CONTROL	0.900	213.9	15600
	W2	1	VPW2-18L-39-3K7-2	BEACON VIPER-WALL PACK-3000°K-TYPE II OPTICS	0.900	38.8	4683

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convergence
103 E 18th Avenue
North Kansas City, MO 64116
Phone: (816) 581-6300

SKYRIDGE RETAIL
LOT 2 - 2200 RIDGE RD,
ROCKWALL, TX 75087

CALC-0242-SKYRIDGE RETAIL-ROCKWALL-TX-REV-02

DESIGNED BY:	DJT
REVISIONS	
REV-01: NEW PLAN & PL REQ.	
REV-02: ADD NEW CIVIL DWG	
-	
DATE:	3/2/2026

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

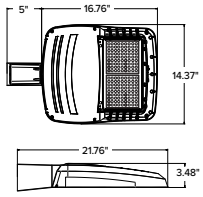


FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 IP66 DLC LISTED DLC LISTED PREMIUM ida DARK SKY APPROVED 2016 BAA TAA

SIZE 1



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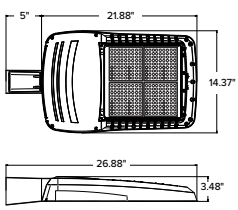

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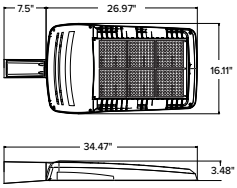
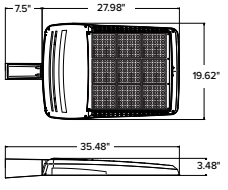


SIZE 4



CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

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BEACON
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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

–

Optic Platform	
Micro Strike	

–

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

–

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

–

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

–

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

–

Optic Rotation	
BLANK	**No Rotation**
L	Optic rotation left
R	Optic rotation right

–

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

–

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

–

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

–

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block
CD	Customer Dimming

–

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [10]
ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**ST** Strike	**1** Size 1	**36L-39** [8] 5500 lumens	**AM** monochromatic amber, 595nm	**FR** Auto Front Row	**BLANK** No Rotation	**UNV** 120-277V
			36L-55 [8] 7500 lumens	**27K8** 2700K, 80 CRI	**2** Type 2	**L** Optic rotation left	**120** 120V
			36L-85 10000 lumens	**3K7** 3000K, 70 CRI	**3** Type 3	**R** Optic rotation right	**208** 208V
			36L-105 12500 lumens	**3K8** 3000K, 80 CRI	**4F** Type 4 Forward		**240** 240V
			36L-120 14000 lumens	**3K9** 3000K, 90 CRI	**4W** Type 4 Wide		**277** 277V
		2 Size 2	**72L-115** 15000 lumens	**35K8** 3500K, 80 CRI	**5QN** Type 5 Square Narrow		**347** 347V
			72L-145 18000 lumens	**4K7** 4000K, 70 CRI	**5QW** Type 5 Square Wide		**480** 480V
			72L-180 21000 lumens	**4K8** 4000K, 80 CRI	**5QM** Type 5 Square Medium		
			72L-210 24000 lumens	**4K9** 4000K, 90 CRI	**5W** Type 5 Wide (Round)		
			72L-240 27000 lumens	**5K7** 5000K, 70 CRI	**5RW** Type 5 Rectangular		
		3 Size 3	**108L-215** [8] 27000 lumens	**5K8** 5000K, 80 CRI	**C** Corner Optic		
			108L-250 30000 lumens		**TC** Tennis Court Optic		
			108L-280 33000 lumens				
			108L-325 36000 lumens				
			108L-365 40000 lumens				
		4 Size 4	**162L-320** 40000 lumens				
			162L-365 [10] 44000 lumens				
			162L-405 48000 lumens				
			162L-445 52000 lumens				
			162L-485 55000 lumens				
			162L-545 [8] 60000 lumens				
			CLO Custom Lumen Output [1]				

–

Mounting	Color	Options
A Arm mount for square pole/flat surface	**BLT** Black Matte Textured	**F** Fusing
A_ Arm mount for round pole [3]	**BLS** Black Gloss Smooth	**E** Battery Backup [1,2,7,8,9]
ASQU Universal arm mount for square pole	**DBT** Dark Bronze Matte Textured	**2PF** Dual Power Feed
A_U Universal arm mount for round pole [3]	**DBS** Dark Bronze Gloss Smooth	**2DR** Dual Driver
AAU Adjustable arm for pole mounting (universal drill pattern)	**GTT** Graphite Matte Textured	**TE** Tooless Entry
AA_U Adjustable arm mount for round pole [3]	**LGS** Light Grey Gloss Smooth	**BC** Backlight Control
ADU Decorative upswept Arm (universal drill pattern)	**LGT** Light Grey Gloss Textured	**TB** Terminal Block
AD_U Decorative upswept arm mount for round pole [3]	**PSS** Platinum Silver Smooth	**CD** Customer Dimming
MAF Mast arm fitter for 2-3/8" OD horizontal arm	**WHT** White Matte Textured	
K Knuckle	**WHS** White Gloss Smooth	
T Trunnion	**VGT** Verde Green Textured	
WB Wall Bracket, horizontal tenon with MAF	**Color Option**	
WM Wall mount bracket with decorative upswept arm	**CC** Custom Color	
WA Wall mount bracket with adjustable arm		

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP – | – | – | – | – | – | – | – | –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-55 55W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM2-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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DATE: LOCATION:

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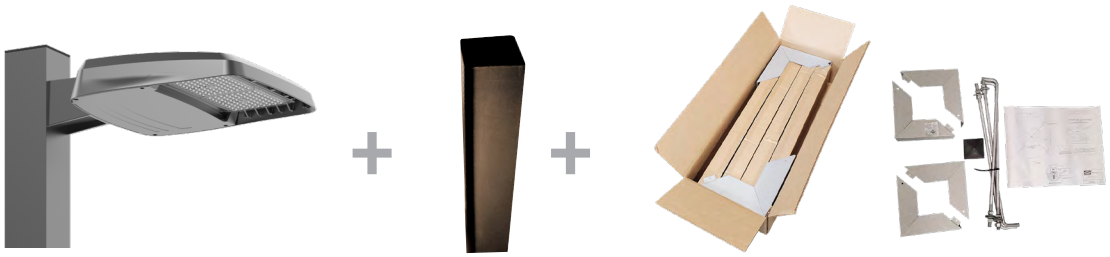
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VM14DB

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

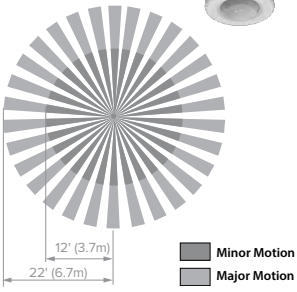
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

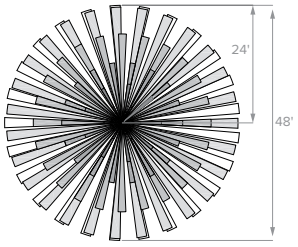
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

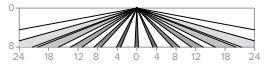
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



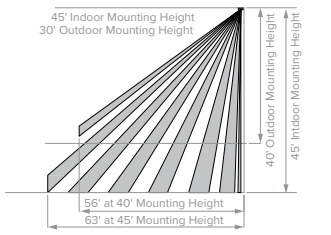
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

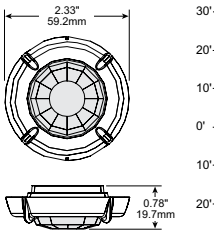
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

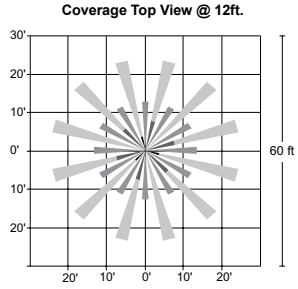
OUTDOOR LIGHTING CONTROLS OPTIONS

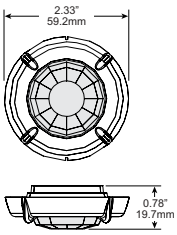
CONTROLS FUNCTIONALITY

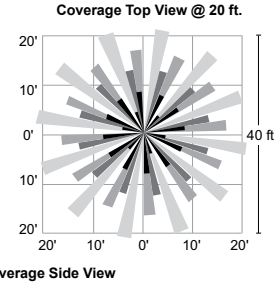
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

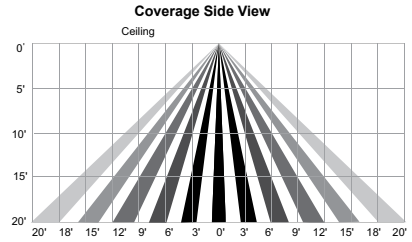
COVERAGE PATTERNS FOR SCP_F



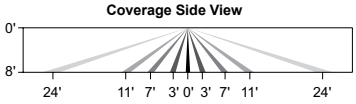


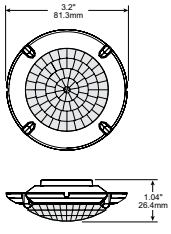


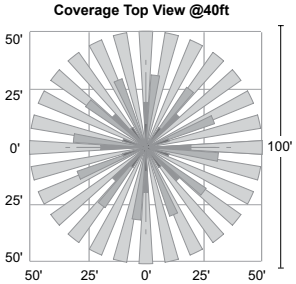


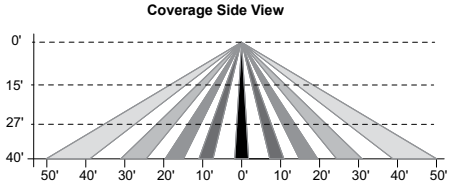


Coverage Side View









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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120								
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6
INPUT VOLTAGE (V)	CURRENT (A)								
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88

# OF LEDS	180								
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4
INPUT VOLTAGE (V)	CURRENT (A)								
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

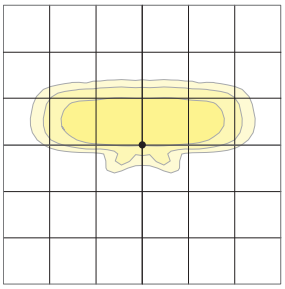
TYPE: PROJECT:

CATALOG #:

MICRO STRIKE PHOTOMETRY

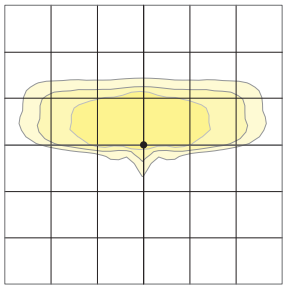
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



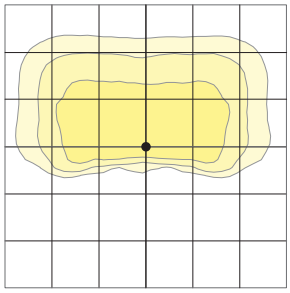
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



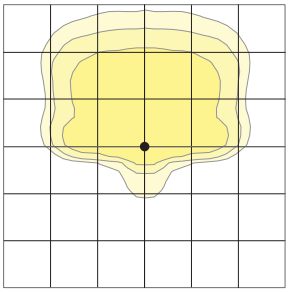
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



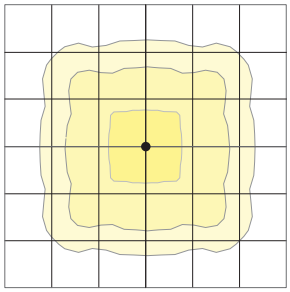
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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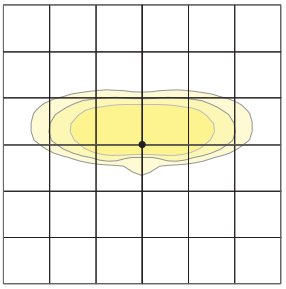
CATALOG #:

OPTIC STRIKE PHOTOMETRY

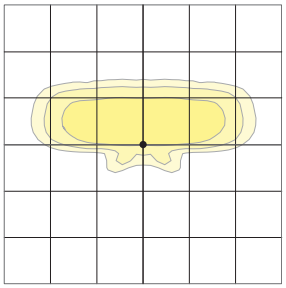
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



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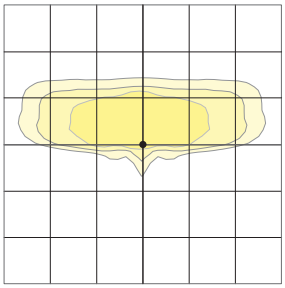
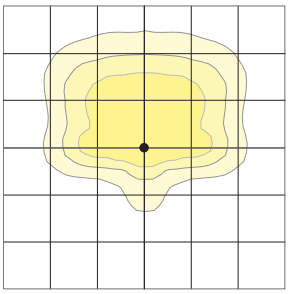
Scale: 1 inch = 20 ft

Type 3



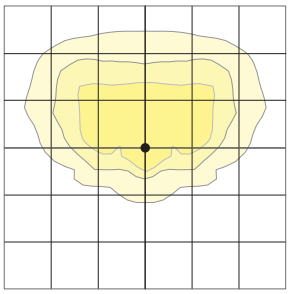
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



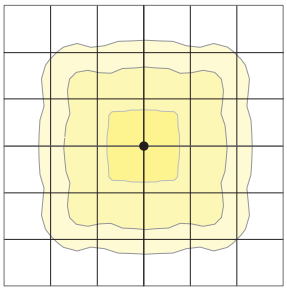
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



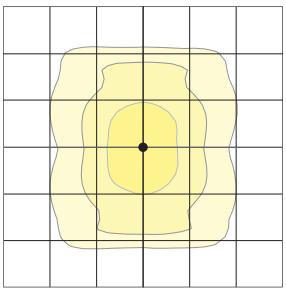
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



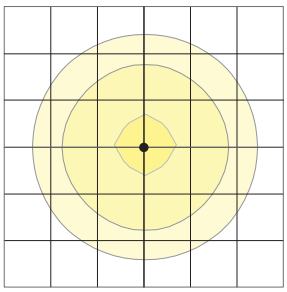
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



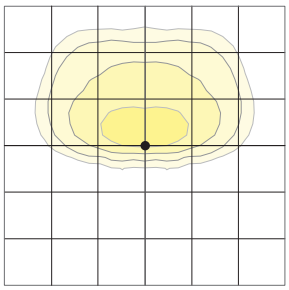
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



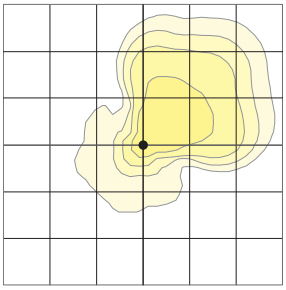
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



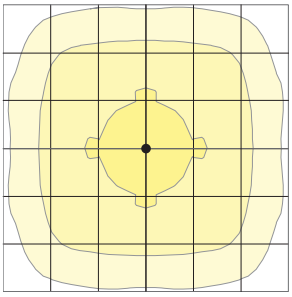
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



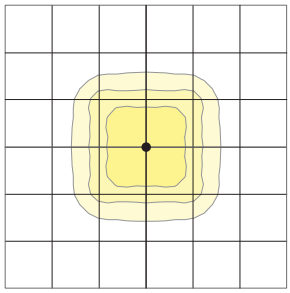
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QN



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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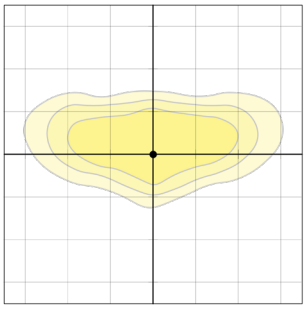
CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

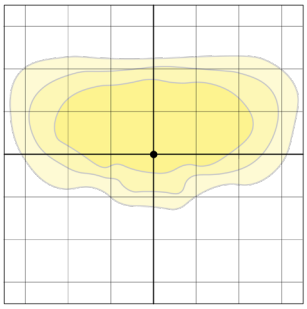
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



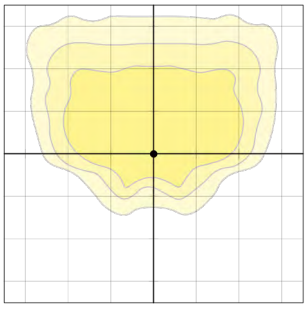
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



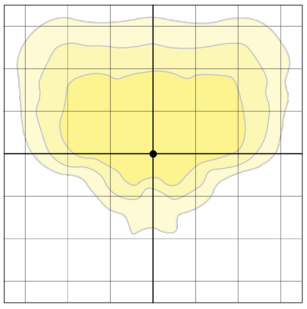
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



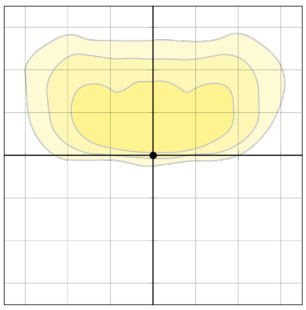
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



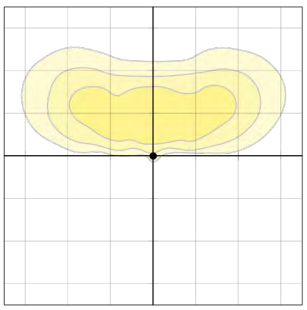
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



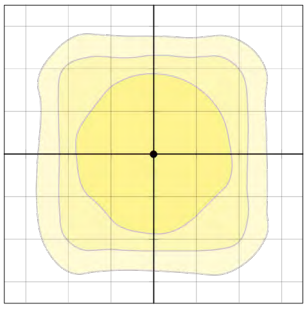
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



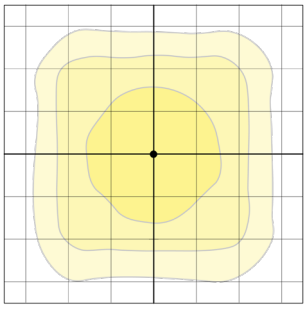
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



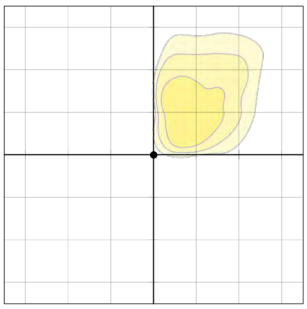
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



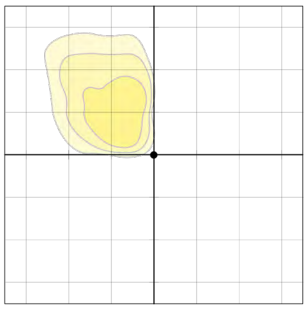
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type LCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type RCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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DATE: LOCATION:

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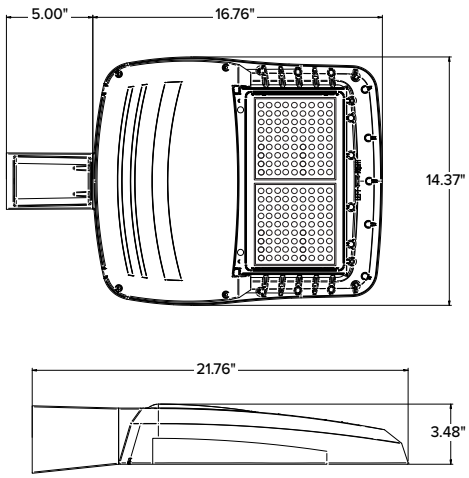
VIPER Area/Site

VIPER LUMINAIRE

DIMENSIONS

SIZE 1



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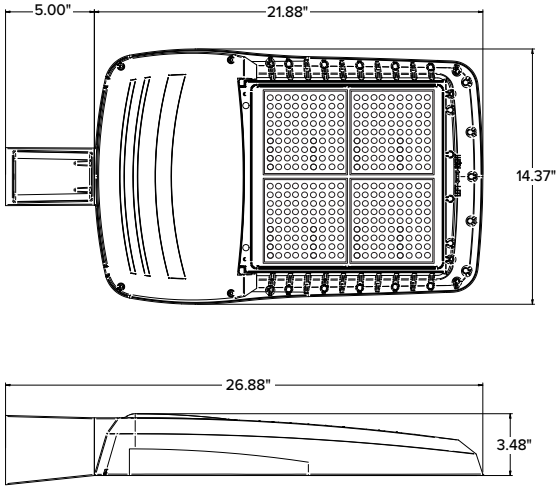

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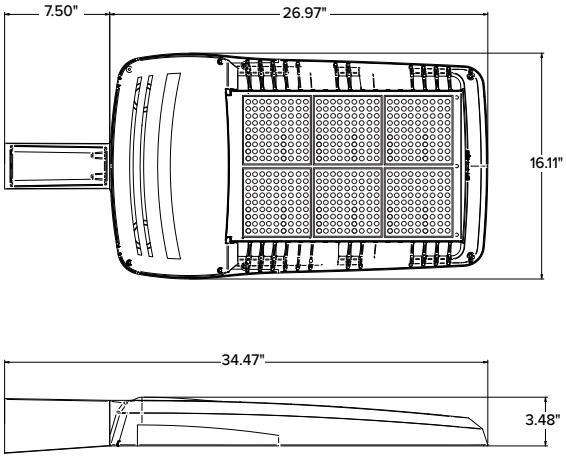

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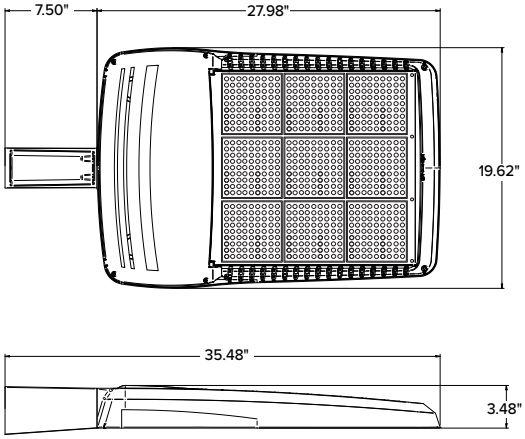

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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DATE: LOCATION:

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CATALOG #:

VIPER Area/Site

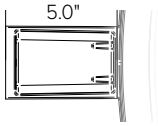
VIPER LUMINAIRE

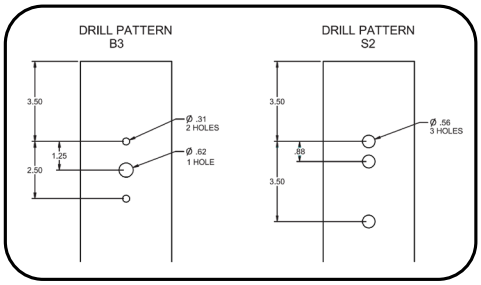
MOUNTING

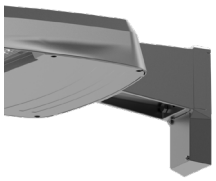


A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

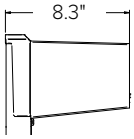


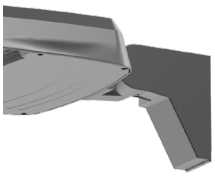




ASQU–UNIVERSAL ARM MOUNT

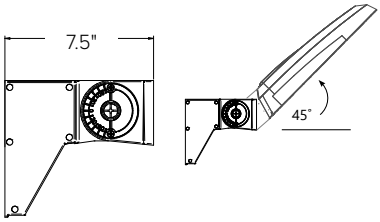
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

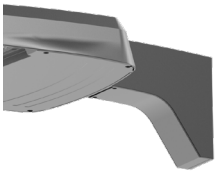




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

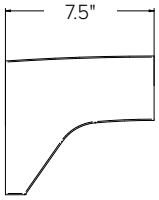
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

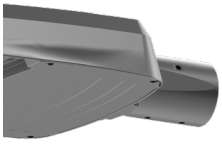




ADU–DECORATIVE UPSWEPT ARM

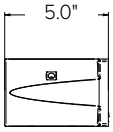
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

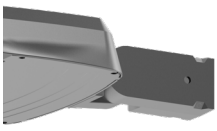




MAF–MAST ARM FITTER

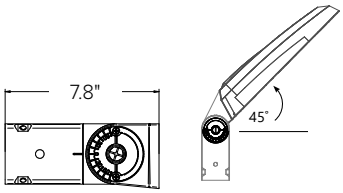
Fits 2-3/8" OD horizontal tenons.

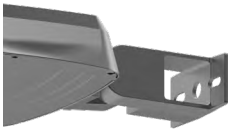




K–KNUCKLE

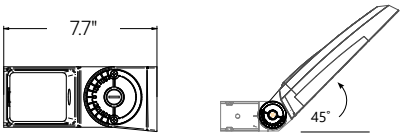
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

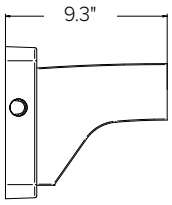
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

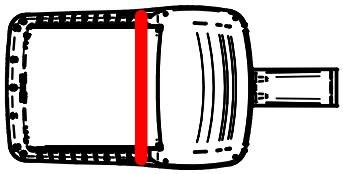
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

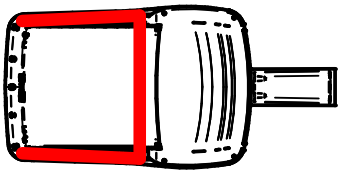
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

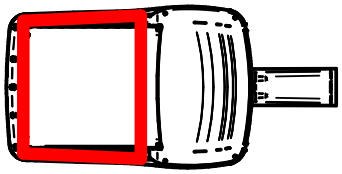
VPR2x HSS-90-B-xx



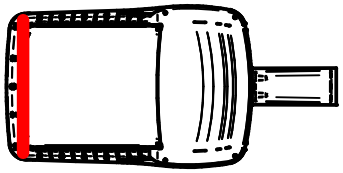
VPR2x HSS-270-BSS-xx



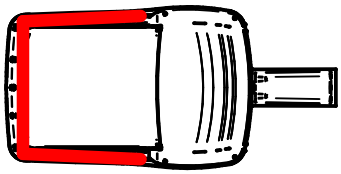
VPR2x HSS-360-xx



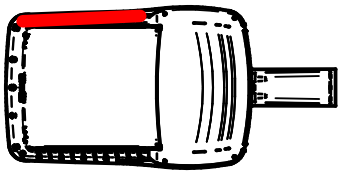
VPR2x HSS-90-F-xx



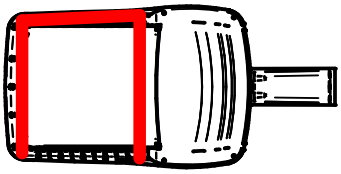
VPR2x HSS-270-FSS-xx



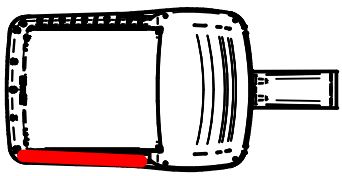
VPR2x HSS-90-S-xx



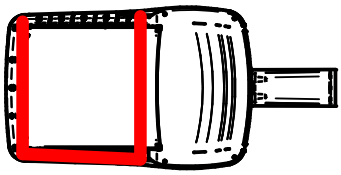
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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BEACON
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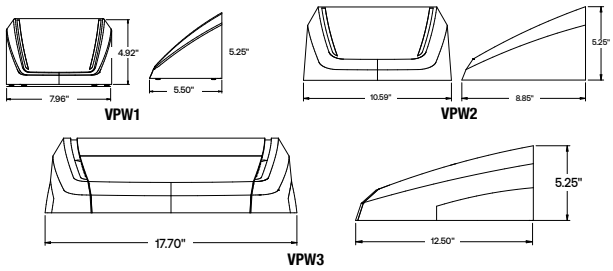
VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICRO STRIKE | OPTICS STRIKE





	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID+.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

C US BAA TAA DARKSKY APPROVED

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20˚C to 40˚C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to https://http://www.currentlighting.com/resources/americasolutions).
- DarkSky approved with 3000K CCT or warmer

WARRANTY

- 5 year limited warranty

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

Example: VPW1–24L-10–3K7–2–UNV–BLS

CATALOG #

Series		Optic Platform		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
VPW1	Viper Wall 1	**(blank)**	Microstrike	**24L-10**	1,000 Lumens	**27K8**	2700K, 80 CRI[16]	**FR**	Auto Front Row[7,15]	**UNV**	120-277V	**BLT**	Black Matte Textured
		ST	Strike	**24L-15**	2,000 Lumens	**3K7**	3000K, 70 CRI[16]	**2**	IES TYPE 2	**120**	120V	**BLS**	Black Gloss Smooth
				24L-25	3,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE 3	**208**	208V	**DBT**	Dark Bronze Matte Textured
VPW2	Viper Wall 2			**48L-15**	2,000 Lumens	**5K7**	5000K, 70 CRI	**4F**	IES TYPE 4 Forward	**240**	240V	**DBS**	Dark Bronze Gloss Smooth
				48L-20	3,000 Lumens	**3K8**	3000K, 80 CRI	**4W**	IES TYPE 4W	**277**	277V	**GTT**	Graphite Matte Textured
				48L-30	4,000 Lumens	**35K8**	3500K, 80 CRI			**347**	347V	**LGS**	Light Grey Gloss Smooth
				48L-35	5,000 Lumens	**4K8**	4000K, 80 CRI			**480**	480V	**LGT**	Light Grey Matte Textured
				48L-45	6,000 Lumens	**5K8**	5000K, 80 CRI					**PSS**	Platinum Silver Smooth
				80L-20	3,000 Lumens	**AP**	Phosphor Converted Amber[1]					**WHT**	White Matte Textured
				80L-25	4,000 Lumens							**WHS**	White Gloss Smooth
				80L-35	5,000 Lumens							**VGT**	Verde Green Textured
				80L-45	6,000 Lumens							**Color Option**	
				80L-55	7,000 Lumens							**CC**	Custom Color
				80L-65	8,000 Lumens								
				80L-70	8,500 Lumens								
				18L-25	3,000 Lumens, Strike Optics								
				18L-30	4,000 Lumens, Strike Optics								
				18L-39	4,750 Lumens, Strike Optics								
				18L-50	6,000 Lumens, Strike Optics								
				18L-60	6,500 Lumens, Strike Optics								
VPW3	Viper Wall 3			**160L-45**	7,000 Lumens								
				160L-70	10,000 Lumens								
				160L-95	12,500 Lumens								
				160L-105	15,000 Lumens								
				160L-135	17,500 Lumens								
				160L-155	20,000 Lumens								
				36L-55	7,000 Lumens, Strike Optics								
				36L-80	9,500 Lumens, Strike Optics								
				36L-100	11,500 Lumens, Strike Optics								
				36L-120	13,000 Lumens, Strike Optics								

Control Options Network[3,7,11,13]	
NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[14]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
WIR	LightGRID+ In-Fixture Module[9]
WIRSC	LightGRID+ In-Fixture Moduel with BTS occupancy[9]
Stand Alone Sensors[7,11,13]	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height[14]
Photocontrol[13]	
PC	Button Photocontrol 120-277V

Options	
F	Fusing[5,7]
E	Battery[6,7,8]
EH	Battery with Heater[6,7,8]
CS	Comfort Shield[7,10]
SP	10kA Surge Protector
2PF	Dual Power Feed[2,7,8,17]
2DR	Dual Driver[2,7,8,17]
CD	Customer Dimming[12]
DTS	Dimming Transfer Switch[7]

Notes:

1 Available with Micro Strike Optics only
2 Not available with 480V in Size 1 and Size 2
3 Networked controls cannot be combined with other control options
4 Not available with VPW1 or with 2PF or 2DR options
5 Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
6 See page 10 for detail Battery configurations
7 Not available in VPW1
8 2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
9 Not avialable in VPW1 and VPW2
10 Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
11 Not available with 2PF
12 Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
13 Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
14 NXWS12F and BTSO-12F are the only sensors available in VPW2
15 Available with Strike Optics only (18L or 36L)
16 DarkSky approved with 3000K CCT or warmer
17 Not available in Size 2 80L

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

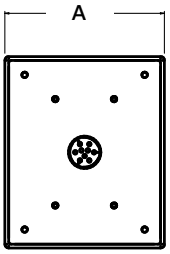
	Catalog Number	Description
☐	**WP-BB-XXX**	Back Box Accessory for conduit entry[1]
☐	**CS**	Comfort Shield[2]

Notes:

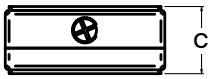
1 replace "xxx" with color option

2 Not available with Micro Strike 24L and 48L or Strike 18L and 36L

DIMENSIONS



Back Box Accessory



A	B	C
4.9" 124mm	5.9" 150mm	2.1" 53mm

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

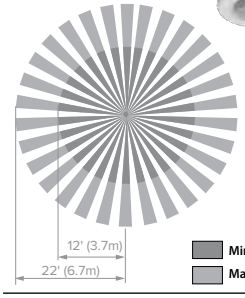
NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	Off
"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0% (Off)
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

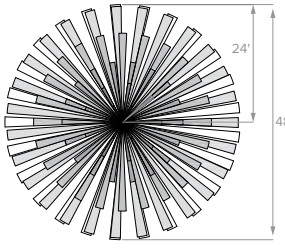
NXSMP2-OMNI

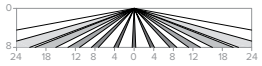




NXSMP2-LMO



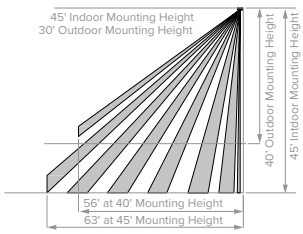




Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

NX LIGHTING CONTROLS

Apple App

Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS		
Ambient Temp.	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

PERFORMANCE DATA: MICROSTRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW1	24L	10	6.6	2	1068	141	0	0	0	1068	141	0	0	0	989	131	0	0	0
				3	1076	142	0	0	1	1076	142	0	0	1	997	131	0	0	1
				4F	1052	139	0	0	1	1052	139	0	0	1	974	129	0	0	1
				4W	1041	137	0	0	1	1041	137	0	0	1	964	127	0	0	1
		15	14	2	1993	129	1	0	0	1993	129	1	0	0	1845	119	1	0	0
				3	2008	130	1	0	1	2008	130	1	0	1	1859	120	0	0	1
				4F	1964	127	0	0	1	1964	127	0	0	1	1818	117	0	0	1
				4W	1943	125	1	0	1	1943	125	1	0	1	1799	116	0	0	1
		25	23.0	2	3055	125	1	0	1	3055	125	1	0	1	2828	116	1	0	1
				3	3078	126	1	0	1	3078	126	1	0	1	2850	117	1	0	1
				4F	3010	123	1	0	1	3010	123	1	0	1	2787	114	1	0	1
				4W	2978	122	1	0	1	2978	122	1	0	1	2757	113	1	0	1

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DATE: LOCATION:

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CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	48L	15	13.1	2	2139	145	1	0	1	2139	145	1	0	1	1981	134	1	0	1
				3	2163	146	1	0	1	2163	146	1	0	1	2003	135	1	0	1
				4F	2097	143	0	0	1	2097	143	0	0	1	1942	132	0	0	1
				4W	2101	143	1	0	1	2101	143	1	0	1	1946	132	0	0	1
		20	20.5	2	2973	141	1	0	1	2973	141	1	0	1	2753	130	1	0	1
				3	3007	142	1	0	1	3007	142	1	0	1	2784	132	1	0	1
				4F	2915	138	1	0	1	2915	138	1	0	1	2699	128	1	0	1
				4W	2921	138	1	0	1	2921	138	1	0	1	2705	128	1	0	1
		30	28.8	2	4000	137	1	0	1	4000	137	1	0	1	3704	126	1	0	1
				3	4045	138	1	0	1	4045	138	1	0	1	3745	128	1	0	1
				4F	3922	134	1	0	1	3922	134	1	0	1	3631	124	1	0	1
				4W	3930	134	1	0	2	3930	134	1	0	2	3638	124	1	0	1
		35	37.3	2	4997	134	1	0	1	4997	134	1	0	1	4627	124	1	0	1
				3	5053	135	1	0	2	5053	135	1	0	2	4679	125	1	0	1
				4F	4899	131	1	0	1	4899	131	1	0	1	4536	122	1	0	1
				4W	4909	132	1	0	2	4909	132	1	0	2	4545	122	1	0	2
		45	45.9	2	5990	127	1	0	1	5990	127	1	0	1	5546	118	1	0	1
				3	6057	128	1	0	2	6057	128	1	0	2	5608	119	1	0	2
				4F	5872	124	1	0	2	5872	124	1	0	2	5437	115	1	0	1
				4W	5884	125	1	0	2	5884	125	1	0	2	5448	115	1	0	2
	80L	20	19.4	2	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				3	3516	162	1	0	1	3516	162	1	0	1	3229	149	1	0	1
				4F	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				4W	3535	163	1	0	1	3535	163	1	0	1	3246	150	1	0	1
		25	26.7	2	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1
				3	4483	155	1	0	1	4483	155	1	0	1	4117	142	1	0	1
				4F	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1
				4W	4507	156	1	0	1	4507	156	1	0	1	4139	143	1	0	1
		35	34.2	2	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1
				3	5488	148	1	0	1	5488	148	1	0	1	5039	136	1	0	1
				4F	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1
				4W	5516	149	1	0	2	5516	149	1	0	2	5066	137	1	0	1
		45	41.7	2	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1
				3	6427	146	2	0	2	6427	146	2	0	2	5901	134	1	0	1
				4F	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1
				4W	6460	147	1	0	2	6460	147	1	0	2	5933	135	1	0	2
		55	50.6	2	7209	137	2	0	2	7209	137	2	0	2	6620	126	1	0	1
				3	7275	139	2	0	2	7275	139	2	0	2	6680	127	2	0	2
				4F	7209	137	1	0	1	7209	137	1	0	1	6620	126	1	0	1
				4W	7313	139	1	0	2	7313	139	1	0	2	6715	128	1	0	2
		65	58.3	2	7781	130	2	0	2	7781	130	2	0	2	7145	119	2	0	2
				3	7852	131	2	0	2	7852	131	2	0	2	7210	120	2	0	2
				4F	7781	130	2	0	1	7781	130	2	0	1	7145	119	1	0	1
				4W	7893	132	1	0	2	7893	132	1	0	2	7248	121	1	0	2
		70	63.5	2	8367	128	2	0	2	8367	128	2	0	2	7683	117	2	0	2
				3	8443	129	2	0	2	8443	129	2	0	2	7753	119	2	0	2
				4F	8367	128	2	0	1	8367	128	2	0	1	7683	117	2	0	1
				4W	8487	130	1	0	2	8487	130	1	0	2	7794	119	1	0	2

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	160L	45	46.2	2	7623	148	1	0	2	7623	148	1	0	2	7000	136	1	0	1
				3	7626	148	2	0	2	7626	148	2	0	2	7003	136	2	0	2
				4F	7590	147	2	0	1	7590	147	2	0	1	6970	135	1	0	1
				4W	7715	150	1	0	2	7715	150	1	0	2	7084	138	1	0	2
		70	68.3	2	10322	139	2	0	2	10322	139	2	0	2	9478	128	2	0	2
				3	10326	140	2	0	2	10326	140	2	0	2	9482	128	2	0	2
				4F	10277	139	2	0	2	10277	139	2	0	2	9437	128	2	0	2
				4W	10446	141	2	0	2	10446	141	2	0	2	9592	130	1	0	2
		95	91	2	12929	132	2	0	2	12929	132	2	0	2	11872	121	2	0	2
				3	12934	132	3	0	3	12934	132	3	0	3	11877	121	3	0	3
				4F	12873	131	2	0	2	12873	131	2	0	2	11821	120	2	0	2
				4W	13084	133	2	0	3	13084	133	2	0	3	12015	122	2	0	3
		105	106.3	2	15055	138	2	0	2	15055	138	2	0	2	13825	127	2	0	2
				3	15062	138	3	0	3	15062	138	3	0	3	13831	127	3	0	3
				4F	14991	138	2	0	2	14991	138	2	0	2	13766	127	2	0	2
				4W	15236	140	2	0	3	15236	140	2	0	3	13991	129	2	0	3
		135	134.8	2	17533	127	3	0	3	17533	127	3	0	3	16100	116	3	0	3
				3	17541	127	3	0	3	17541	127	3	0	3	16107	116	3	0	3
				4F	17457	126	2	0	2	17457	126	2	0	2	16031	116	2	0	2
				4W	17744	128	2	0	4	17744	128	2	0	4	16294	118	2	0	3
		155	158.3	2	20066	123	3	0	3	20066	123	3	0	3	18426	113	3	0	3
				3	20075	123	3	0	3	20075	123	3	0	3	18434	113	3	0	3
				4F	19980	123	3	0	3	19980	123	3	0	3	18347	113	2	0	2
				4W	20307	125	2	0	4	20307	125	2	0	4	18648	115	2	0	4

PERFORMANCE DATA: STRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	18L	25	22.6	2	3314	147	1	0	1	3298	146	1	0	G1	3171	140	1	0	1
				3	3356	148	1	0	1	3340	148	1	0	G1	3212	142	1	0	1
				4F	3367	149	0	0	1	3351	148	0	0	G1	3222	143	0	0	1
				4W	3361	149	1	0	2	3345	148	1	0	G2	3216	142	1	0	2
		30	31.3	2	4124	132	1	0	1	4104	131	1	0	G1	3946	126	1	0	1
				3	4176	133	1	0	2	4156	133	1	0	G2	3996	128	1	0	1
				4F	4189	134	1	0	1	4169	133	1	0	G1	4009	128	1	0	1
				4W	4182	134	1	0	2	4162	133	1	0	G2	4002	128	1	0	2
		39	38.8	2	4894	126	1	0	1	4870	126	1	0	G1	4683	121	1	0	1
				3	4956	128	1	0	2	4932	127	1	0	G2	4742	122	1	0	2
				4F	4972	128	1	0	2	4948	128	1	0	G2	4758	123	1	0	2
				4W	4963	128	1	0	2	4939	127	1	0	G2	4749	122	1	0	2
		50	52.6	2	6325	120	1	0	1	6295	120	1	0	G1	6052	115	1	0	1
				3	6405	122	1	0	2	6374	121	1	0	G2	6129	117	1	0	2
				4F	6426	122	1	0	2	6395	122	1	0	G2	6149	117	1	0	2
				4W	6414	122	1	0	3	6384	121	1	0	G3	6138	117	1	0	3
		60	60.4	2	6865	114	1	0	2	6832	113	1	0	G2	6569	109	1	0	2
				3	6952	115	1	0	2	6919	115	1	0	G2	6652	110	1	0	2
				4F	6974	115	1	0	2	6941	115	1	0	G2	6674	110	1	0	2
				4W	6962	115	1	0	3	6929	115	1	0	G3	6662	110	1	0	3

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PERFORMANCE DATA: STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	36L	55	63.1	2	7284	135	1	0	2	7249	134	1	0	G2	6970	129	1	0	2
				3	7376	137	1	0	2	7341	136	1	0	G2	7058	131	1	0	2
				4F	7400	137	1	0	2	7364	137	1	0	G2	7081	131	1	0	2
				4W	7387	137	1	0	3	7351	136	1	0	G3	7069	131	1	0	3
		80	77.6	2	9788	126	2	0	2	9741	126	2	0	G2	9366	121	2	0	2
				3	9912	128	1	0	3	9864	127	1	0	G3	9485	122	1	0	3
				4F	9944	128	1	0	2	9896	128	1	0	G2	9516	123	1	0	2
				4W	9926	128	1	0	3	9879	127	1	0	G3	9499	122	1	0	3
		105	108.2	2	12650	128	2	0	2	12589	127	2	0	G2	12105	122	2	0	2
				3	12810	130	2	0	3	12748	129	2	0	G3	12258	124	2	0	3
				4F	12851	130	1	0	3	12790	129	1	0	G3	12298	124	1	0	3
				4W	12829	130	2	0	3	12767	129	2	0	G3	12276	124	2	0	3
		120	120.9	2	13730	114	2	0	2	13664	113	2	0	G2	13138	109	2	0	2
				3	13904	115	2	0	3	13837	114	2	0	G3	13305	110	2	0	3
				4F	13949	115	1	0	3	13882	115	1	0	G3	13348	110	1	0	3
				4W	13924	115	2	0	4	13857	115	2	0	G4	13324	110	2	0	3

ELECTRICAL DATA: STRIKE

# OF LEDS	18L				
NOMINAL WATTAGE	25	30	39	50	60
SYSTEM POWER (W)	22.6	31.3	38.8	52.6	60.4
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.21	0.26	0.32	0.44	0.50
208	0.12	0.15	0.19	0.25	0.29
240	0.10	0.13	0.16	0.22	0.25
277	0.09	0.11	0.14	0.19	0.22
347	0.07	0.09	0.11	0.15	0.17
480	0.05	0.07	0.08	0.11	0.13

# OF LEDS	36L			
NOMINAL WATTAGE	55	80	100	120
SYSTEM POWER (W)	53.9	77.6	98.9	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)			
120	0.45	0.65	0.82	1.01
208	0.26	0.37	0.48	0.58
240	0.22	0.32	0.41	0.50
277	0.19	0.28	0.36	0.44
347	0.16	0.22	0.29	0.35
480	0.11	0.16	0.21	0.25

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ELECTRICAL DATA: MICROSTRIKE

# OF LEDS	24L		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14.0	23.0
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L				
NOMINAL WATTAGE	15	20	30	35	45
SYSTEM POWER (W)	13.1	20.5	28.8	37.3	45.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.11	0.17	0.24	0.31	0.38
208	0.06	0.10	0.14	0.18	0.22
240	0.05	0.09	0.12	0.16	0.19
277	0.05	0.07	0.10	0.13	0.17
347	0.04	0.06	0.08	0.11	0.13
480	0.03	0.04	0.06	0.08	0.10

# OF LEDS	80L						
NOMINAL WATTAGE	20	25	35	45	55	65	70
SYSTEM POWER (W)	19.4	26.7	34.2	41.7	50.6	58.3	63.5
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.16	0.22	0.29	0.35	0.42	0.49	0.53
208	0.10	0.13	0.18	0.22	0.27	0.28	0.31
240	0.08	0.12	0.15	0.19	0.24	0.24	0.26
277	0.07	0.10	0.13	0.17	0.21	0.21	0.23
347	0.06	0.08	0.11	0.13	0.16	0.17	0.18
480	0.04	0.06	0.08	0.10	0.12	0.12	0.13

# OF LEDS	160L					
NOMINAL WATTAGE	45	70	95	105	135	155
SYSTEM POWER (W)	46.2	68.3	91	106.3	134.8	158.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.39	0.57	0.76	0.89	1.12	1.32
208	0.22	0.33	0.44	0.51	0.65	0.76
240	0.19	0.28	0.38	0.44	0.56	0.66
277	0.17	0.25	0.33	0.38	0.49	0.57
347	0.13	0.20	0.26	0.31	0.39	0.46
480	0.10	0.14	0.19	0.22	0.28	0.33

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VIPER Wall

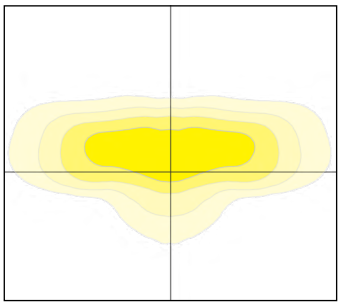
VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PHOTOMETRY

Mounting Height: 10ft

Type 2



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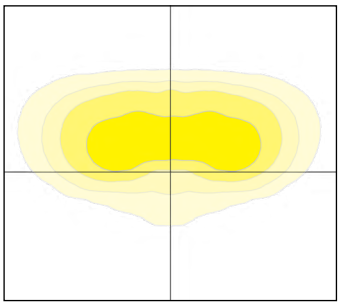

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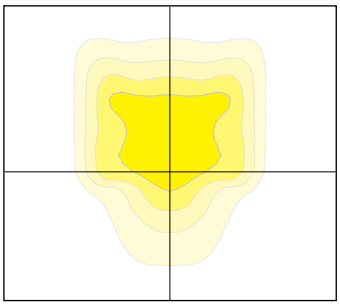

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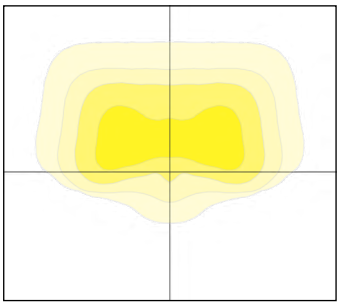
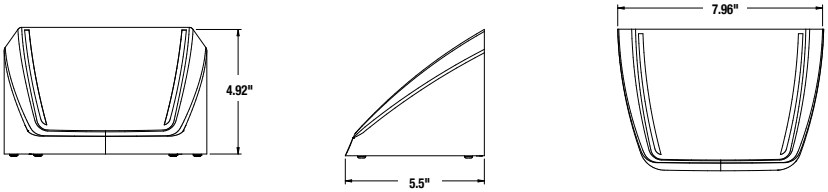


DIMENSIONS

VPW1



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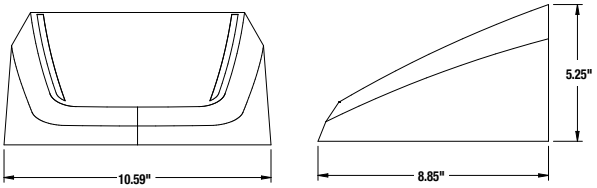
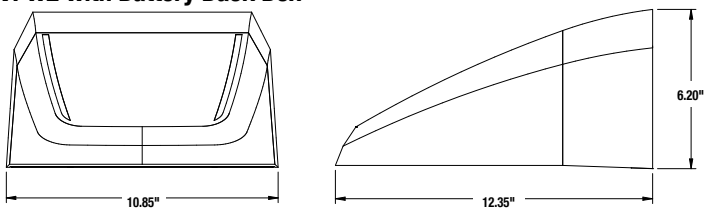
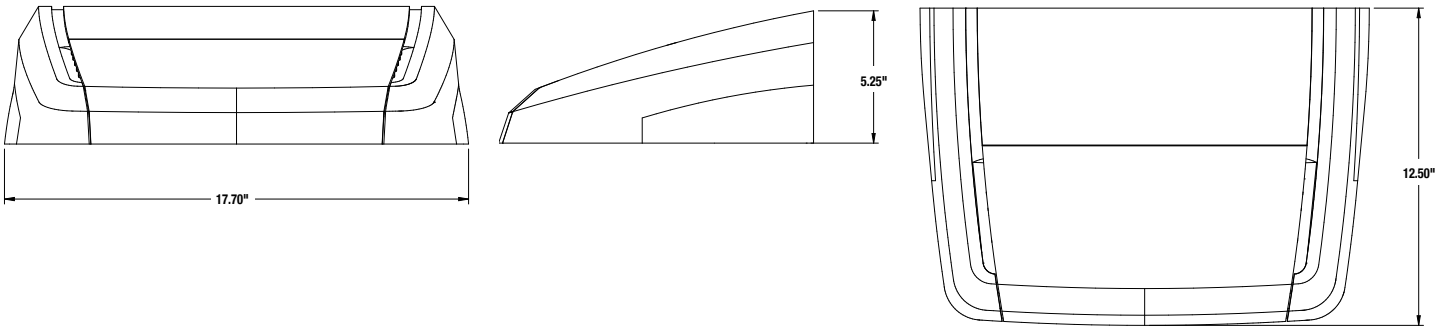


VPW2 with Battery Back Box



VPW3



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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

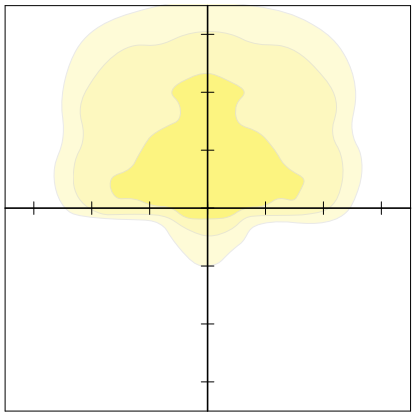
CATALOG #:

BATTERY OPTIONS & HOUSING SIZES

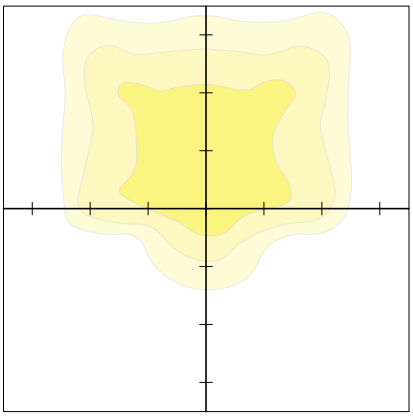
				Battery (E)		Battery with Heater (EH)	
Size	**Optics**	**# LEDs**	**Fixture Wattage**	**E (10W)**	**Housing**	**EH (13W)**	**Housing**
VPW1	Micro Strike	24L	10W	N/A	Not Available	N/A	Not Available
			15W				
			25W				
VPW2	Micro Strike	48L	15W	Y	Standard Housing	Y	Includes Integrated Back Box
			20W	Y	Standard Housing	Y	Includes Integrated Back Box
			30W	N/A	Not Available	Y	Includes Integrated Back Box
			35W	N/A	Not Available	Y	Includes Integrated Back Box
			45W	N/A	Not Available	Y	Includes Integrated Back Box
		80L	20W	N/A	Not Available	Y	Includes Integrated Back Box
			25W			Y	Includes Integrated Back Box
			35W			Y	Includes Integrated Back Box
			45W			Y	Includes Integrated Back Box
			55W			Y	Includes Integrated Back Box
			65W			Y	Includes Integrated Back Box
			70W			Y	Includes Integrated Back Box
	Strike	18L	25W	N/A	Not Available	Y	Includes Integrated Back Box
			30W			Y	Includes Integrated Back Box
			39W			Y	Includes Integrated Back Box
			50W			Y	Includes Integrated Back Box
			60W			Y	Includes Integrated Back Box
VPW3	Micro Strike	160L	45W	N/A	Not Available	Yes	Standard Housing
			70W			Yes	Standard Housing
			95W			Yes	Standard Housing
			105W			N/A	Not Available
			135W			N/A	Not Available
			155W			N/A	Not Available
	Strike	36L	55W	N/A	Not Available	Yes	Standard Housing
			80W			Yes	Standard Housing
			100W			Yes	Standard Housing
			120W			N/A	Not Available

PHOTOMETRY - BATTERY

18L BATTERY PHOTOMETRY



80L BATTERY PHOTOMETRY



Mounting Height: 12ft
Scale: 10ft

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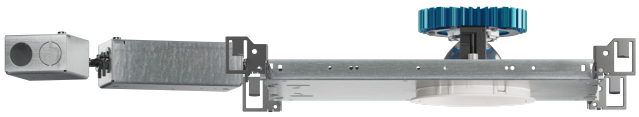
alphabet

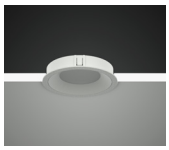
PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

NU4 LOPRO

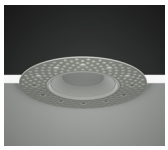
4" Round Downlight Standard White

NSF · AT airtight · DF dead-front · PR plenum rated · wet rated





Trim



Trimless



Trimless Millwork

20° - 65° BEAM (Note: Specifications are subject to change without notice)		
14mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	9W
15LM	1485LM @30K/80CRI	12W
20LM	2095LM @30K/80CRI	17W
25LM	2540LM @30K/80CRI	21W
30LM	3090LM @30K/80CRI	26W
10LM	840LM @30K/90/CRI	9W
15LM	1260LM @30K/90/CRI	12W
20LM	1780LM @30K/90/CRI	17W
25LM	2160LM @30K/90/CRI	21W
30LM	2620LM @30K/90/CRI	26W
Notes	Delivered lumens based on WH70 optic with no lens, (see page 2)	

8 - 12° BEAM (Note: Specifications are subject to change without notice)		
6mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	10W
15LM	1460LM @30K/80CRI	15W
10LM	840LM @30K/90CRI	10W
15LM	1240LM @30K/90CRI	15W
Notes	Delivered lumens based on S10 optic with no lens, (see page 2)	

FEATURES
- 3/4" bezel regress with 1/16" micro flange
- 8° - 65° optical beam control
- UGR < 19
- 110 LPW average
- Glare control, specialty optics, trim options, and custom finishes available
- Microban® antimicrobial finish available on all exposed painted surfaces

DIMMING AND CONTROLS
- 0-10V dimming to 1%
- Leading & trailing edge (Triac / ELV) dimming to 1%

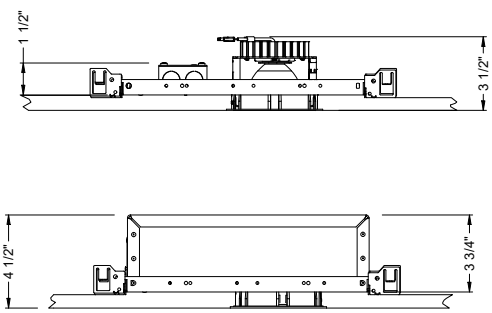
CONSTRUCTION
- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

LED
- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 66,000 hrs
- 80 CRI: SDCM = 3-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 66,000 hrs

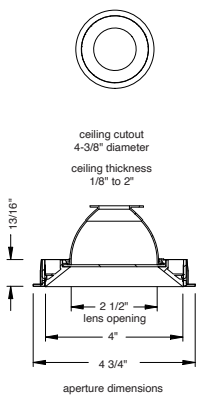
LISTING
- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- **Declare.** - LBC Red List Approved
- 5 Year Limited warranty

ELECTRICAL
- 120V-277V, 120 only Triac / ELV
- Power factor ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

FIXTURE HEIGHT

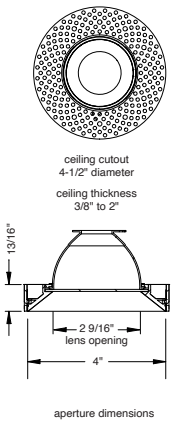


TRIMMED



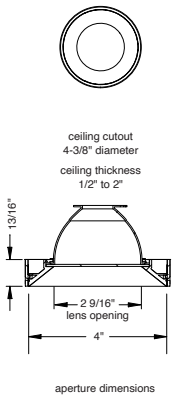
aperture dimensions

TRIMLESS



aperture dimensions

MILLWORK



aperture dimensions

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

8°- 65° BEAM ORDERING CODE

SERIES	**NU4**	NU4
TYPE	**RDLP**	round downlight lopro
	RDTLP	round downlight trimless lopro
	RDTMWLP	round downlight trimless millwork lopro
LED	**SW**	standard white
DELIVERED LUMENS	**10LM**	990 lm
	15LM	1485 lm
	20LM	2095 lm
	25LM	2540 lm
	30LM	3090 lm
	Standard Configuration: 3000K 80CRI WH70 **Calculated Delivered Lumens =** [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier]	
CCT	**27K**	2700K
	30K	3000K
	35K	3500K
	40K	4000K

CCT	2700K		3000K		3500K		4000K	
CRI	80+	90+	80+	90+	80+	90+	80+	90+
CCT MULTIPLIER FOR LUMEN OUTPUT	0.96	0.81	1.00	0.85	1.03	0.88	1.06	0.91

CRI	**80**	80 CRI	
	90	90 CRI	
OPTIC & LM MULTIPLIER SEE PAGE 5, 6	**8D**[1]	8 degrees	(1.00)
	12D[1]	12 degrees	(1.00)
	20D	20 degrees	(0.99)
	25D	25 degrees	(1.00)
	35D	35 degrees	(0.99)
	50D	50 degrees	(0.99)
	65D	65 degrees	(0.99)
BEZEL LENS SEE PAGE 3, 4	**NL**[2]	no lens	(1.00)
	CL	clear lens	(0.98)
	DL	diffused lens	(0.91)
	E[3]	elliptical beam spread	(0.92)
	HCL[4]	honeycomb louver	(0.85)
	HET	high efficiency textured lens, similar to Solite™	(0.92)
	SBL	smoothing beam lens	(0.92)
	Color lenses (amber, blue, green, red) see page 4.		
TRIM COLOR SEE PAGE 3, 4	**BK**	black	
	WH	white	
	MC	matte chrome	
	BZ	bronze	
	WT	wheat	
	CC[5]	custom color, consult factory for details	
	Antimicrobial finish, add **AM** to black, white or matte chrome i.e. BKAM.		
	Not applicable to trimless option. Do not include in trimless ordering code.		
BEZEL COLOR SEE PAGE 3, 4	**BK**	black	(0.98)
	WH	white	(1.00)
	MC	matte chrome	(0.99)
	BZ	bronze	(0.98)
	WT	wheat	(0.99)
	CC[5]	custom color, consult factory for details	
	Antimicrobial finish, add **AM** to black, white or matte chrome i.e. BKAM.		

8°- 65° BEAM ORDERING CODE

MOUNTING OPTIONS SEE PAGE 2, 8	**NC**	new construction with ceiling fitting plate
	IC[6]	insulation contact housing
	RET	retrofit, no ceiling fitting plate
VOLTAGE	**120**	120V
	UNV	120V-277V
DIMMING	**ELV1**[7]	leading & trailing edge (Triac/ELV) dimming to 1%
	DIM10	0-10V dimming to 1%
ELECTRICAL OPTIONS	**EM7**	emergency battery backup, 90 minutes at 7W to LED
	EM12	emergency battery backup, 90 minutes at 12W to LED
	EM10CA20	remote emergency battery backup, 90 minutes at 10W to LED, CA title 20

ADDITIONAL MOUNTING INFO

New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	*Extends a pair of Bar Hangers* Total Mounting Length: 29" to 48"

YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

NU4 - RDLP - SW - 20LM - 35K - 90 - 25D - NL - WH - WH - NC - UNV - DIM10 - EM7

NOTES

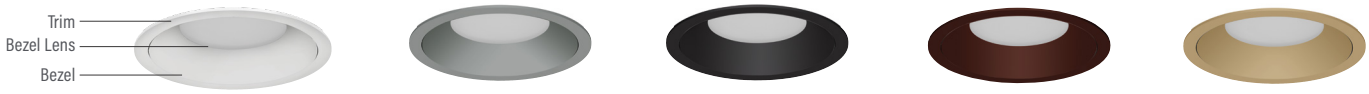
1. 8D/12D available in 10LM/15LM.
2. NL option does not meet requirements for AT/DF/WET/NSF listings. Lensing cannot be added in the field.
3. Elliptical lens not available with 8D/12D optic options. Actual beam distributions [20D= 35° x 60° , 25D= 40° x 65° , 35D= 45° x 70° , 55D= 55° x 80°]
4. HCL not available with lens.
5. Custom set up fee plus minimum quantity required per color.
6. IC not available in 30LM.
7. ELV1 (120V) not available in 10LM.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH MC BK BZ WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

REFLECTOR OPTIC ACCESSORY
Honeycomb Louver



OPTIC	BEAM ANGLE	UGR
8D	7.8	10.9
12D	11.3	23.5
20D	17.4	12.5
25D	22.2	13.9
35D	32.4	16.5
50D	44.9	13.4
65D	52	15.5

NL
No Lens



OPTIC	BEAM ANGLE	UGR
8D	7.8	14.2
12D	11.9	13.8
20D	18	13.6
25D	22.8	13.1
35D	36.2	14.5
50D	49.2	18.3
65D	64.5	18.8

CL
Clear Lens



OPTIC	BEAM ANGLE	UGR
8D	7.9	13.7
12D	12.1	13.3
20D	18	13.3
25D	22.8	12.8
35D	36.2	14.2
50D	49.2	18.1
65D	64.6	18.5

DL
Diffused Lens



OPTIC	BEAM ANGLE	UGR
20D	39.4	19.5
25D	42.4	19.8
35D	50.6	20.8
50D	56.7	21.4
65D	66.7	23.3

HET
High Efficiency Textured Lens



OPTIC	BEAM ANGLE	UGR
20D	22.5	13.8
25D	27	14
35D	38.8	15.8
50D	49.8	16.5
65D	60.4	19.5

SBL
Smoothing Beam Lens



OPTIC	BEAM ANGLE	UGR
8D	10.2	12.8
12D	13.2	12.9
20D	19.3	13
25D	24.3	13.1
35D	37.2	14.8
50D	51.2	15.6
65D	62.2	18.8

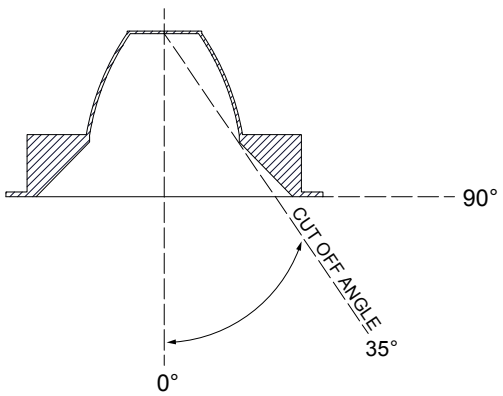
GLARE CONTROL

CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle of CL is 35 degrees;

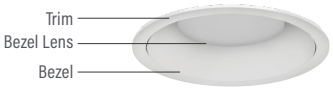


alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ

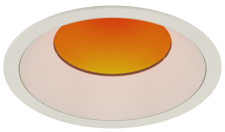


WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

AMBER



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.485	18°
25D	0.484	22°
35D	0.485	35°
50D	0.48	50°
65D	0.473	60°

AVERAGE LUMENS: 2000LM 1880 CCT

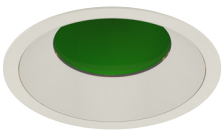
RED



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.04	18°
25D	0.04	22°
35D	0.04	35°
50D	0.04	50°
65D	0.038	60°

AVERAGE LUMENS: 168LM

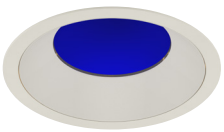
GREEN



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.202	18°
25D	0.202	22°
35D	0.204	35°
50D	0.2	50°
65D	0.196	60°

AVERAGE LUMENS: 850LM

BLUE



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.051	18°
25D	0.051	22°
35D	0.053	35°
50D	0.05	50°
65D	0.049	60°

AVERAGE LUMENS: 210LM

Add AM / BL / GR / RD to bezel lens ordering code section.
Example: NU4 - RD - SW - 10LM - 30K - 80 - 35D - **BL** - WH - WH - NC - UNV - DIM

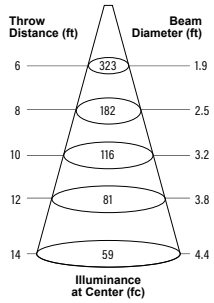
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

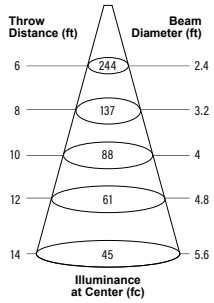
20D 18° NO LENS



WATTS: 17.2	LPW: 121.4
LUMENS: 2088	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	11622
5	10517
15	2170
25	862
35	401
45	3

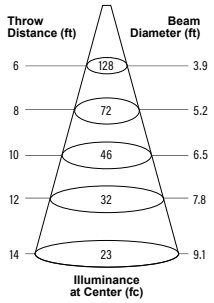
25D 23° NO LENS



WATTS: 17.2	LPW: 122.1
LUMENS: 2099	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	8779
5	7589
15	2759
25	940
35	372
45	2

35D 36° NO LENS

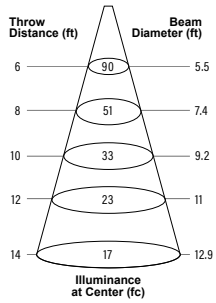


WATTS: 17.2	LPW: 120.6
LUMENS: 2074	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	4594
5	4283
15	2845
25	1317
35	435
45	10

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

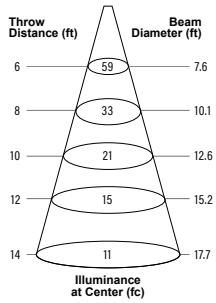
50D 49° NO LENS



WATTS: 17.2	LPW: 121.2
LUMENS: 2085	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	3253
5	3231
15	2606
25	1591
35	450
45	13

65D 65° NO LENS



WATTS: 17.2	LPW: 120.9
LUMENS: 2080	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	2103
5	2101
15	1990
25	1520
35	779
45	144

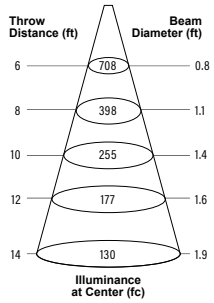
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

10LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

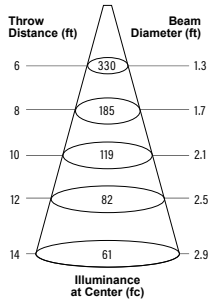
8D
7.8° NO LENS



WATTS: 10.2	LPW: 97.9
LUMENS: 998	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	25483
5	8161
15	463
25	362
35	215
45	0.5

12D
12° NO LENS



WATTS: 8.7	LPW: 115
LUMENS: 1001	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	11863
5	7515
15	660
25	371
35	192
45	0.3

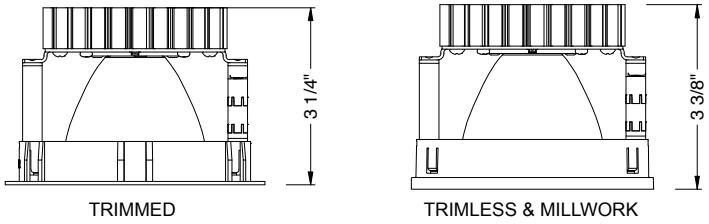
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS

FIXTURE HEIGHT

10M - 30LM CONFIGURATION

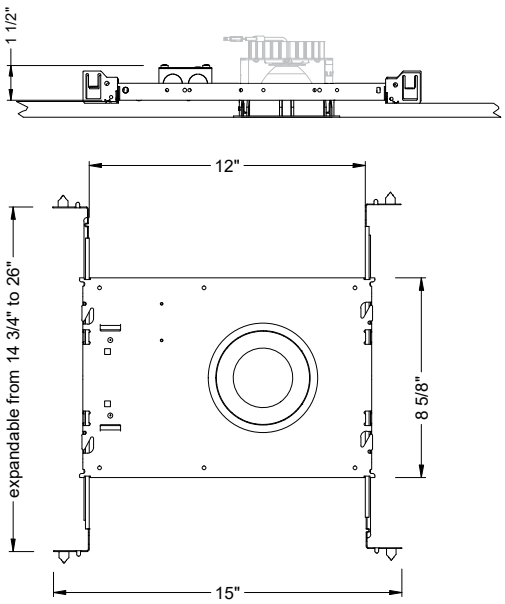


TRIMMED

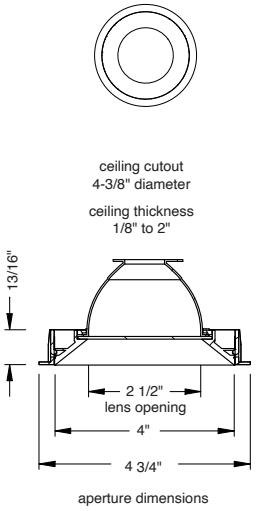
TRIMLESS & MILLWORK

NC - NEW CONSTRUCTION

TRIM

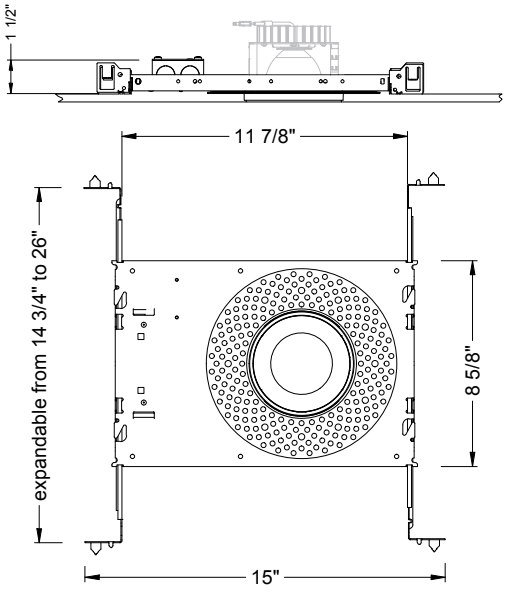


TRIM

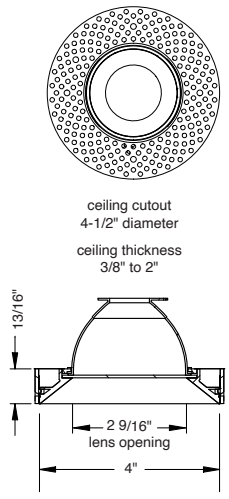


aperture dimensions

TRIMLESS

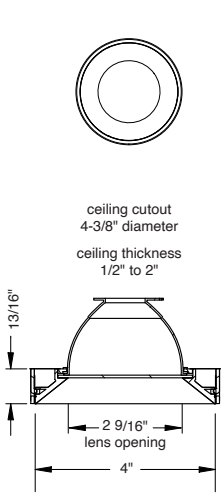


TRIMLESS



aperture dimensions

TRIMLESS/MILLWORK



aperture dimensions

100878

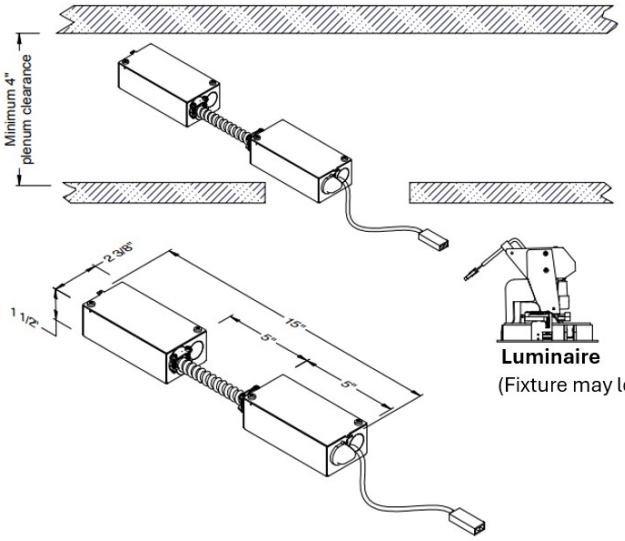
In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS (CONTINUED)

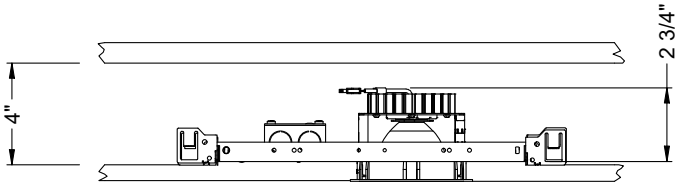
RET - RETRO
TRIM/TRIMLESS

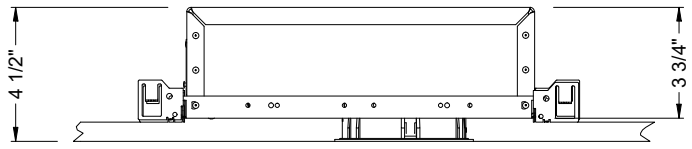


Luminaire
(Fixture may look different)

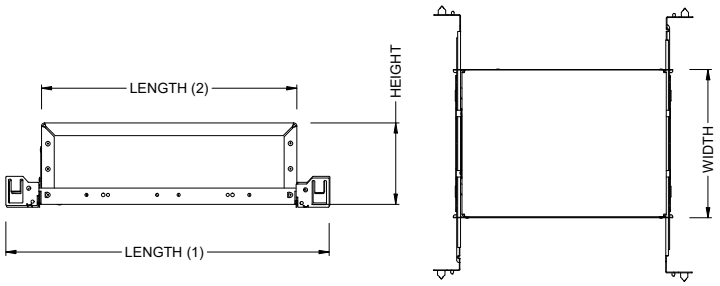
RATINGS / CERTIFICATIONS	NC	RET	IC
TYPE NON-IC	✔	✔	
TYPE IC			✔
CHICAGO PLENUM (CCEA)			
SUITABLE FOR AIR HANDLING PLENUMS	✔	✔	✔
REDUCED AIRFLOW (WITH LENS) ASTM E283	✔	✔	✔

CEILING THICKNESS	
FIXTURE TYPE	MOUNTING TYPE
	NC, IC, RET
	STANDARD CEILING THICKNESS
TRIM	1/8" to 2"
TRIMLESS	3/8" to 2"
MILLWORK (TRIMLESS)	1/2" to 2"





IC - INSULATION CONTACT HOUSING



BOX SIZE	L 1	L 2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	3 - 3/4"

BOX TYPE / LUMEN OUTPUT - NARROW BEAM (8° - 12°)	
LUMEN OUTPUT	IC
10LM	✔
15LM	✔

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (20° - 65°)	
LUMEN OUTPUT	IC
10LM	✔
15LM	✔
20LM	✔
25LM	✔
30LM	

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

BATTERY OPTIONS

EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminares.

REMOTE TEST SWITCH

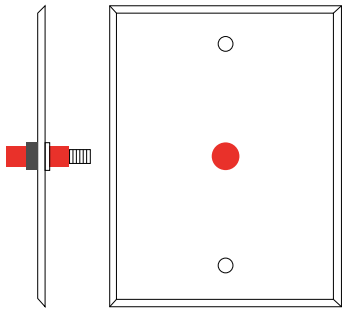
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

REMOTE LOCATION

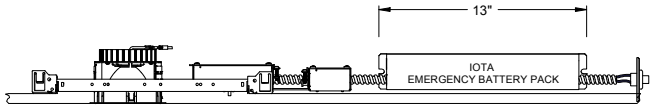
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/ Building Codes.



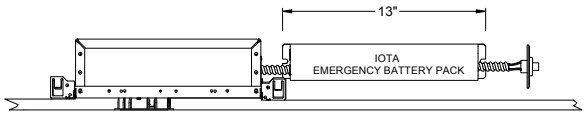
Remote Test Switch

EM MODE OUTPUT (DELIVERED LUMENS)			
LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 30LM)	700LM	1000LM	1200LM
Notes: Based on 30K, 80CRI			

NC - NEW CONSTRUCTION
WITH EM BATTERY (REMOTE TEST SWITCH)

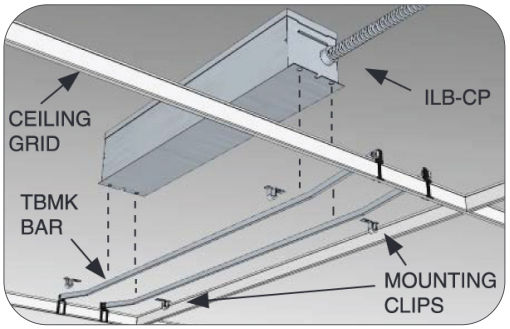


IC - INSULATION CONTACT HOUSING
WITH EM BATTERY (REMOTE TEST SWITCH)



Accessory

76066 Optional T-Grid Mounting Kit[2]



2. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Salvador Salcedo
CASE NUMBER:	SP2026-002; *Site Plan for 855 Whitmore Drive*

SUMMARY

Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District, which remains the zoning designation of the subject property today. In March of 1978, the subject property was platted establishing it as Lot 1, Block A, Municipal Industrial Park Addition. On March 19, 2007, the City Council approved a replat [*Case No. P2007-008*] that establish the subject property as Lot 8, Block A, Municipal Industrial Park Addition. On May 2, 2016, the City Council approved an additional replat [*Case No. P2016-017*] that establish the subject property as Lot 10, Block A, Municipal Industrial Park Addition. On November 14, 2023, the Planning and Zoning Commission denied a site plan request [*Case No. SP2023-032*] for an *Office/Warehouse Building* due to a recommendation of denial from the Architectural Review Board (ARB) and the failure to provide compensatory measures. On March 15, 2024 the applicant submitted a site plan request [*Case No. SP2024-006*] for a similar request, which was ultimately withdrawn on May 9, 2024. Following this withdraw, the applicant resubmitted a subsequent site plan request [*Case No. SP2024*-032] on June 14, 2024. On July 9, 2024, the Planning and Zoning Commission denied the site plan request due to the requested exception to the *Off-Street Loading Dock* screening requirements. Following this denial, the applicant submitted a new site plan request on July 18, 2025 [*Case No. SP2025-032*]. On September 30, 2025, the Planning and Zoning Commission denied this request due to the requested variances. The subject property has remained vacant since the time of annexation.

On January 16, 2025, the applicant submitted a new site plan request that addressed the previously requested variances. On February 3, 2026, the applicant requested a two (2) week extension in order to address comments. On February 25, 2026, the site plan request went to the Planning and Zoning Commission for action; however, the applicant failed to appear at the meeting, and subsequently the Planning and Zoning Commission tabled the applicant's request.

PURPOSE

On January 16, 2026, the applicant -- *Salvador Salcedo* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an *Office/Warehouse Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 1.747-acre tract of land (*i.e. Tract 24 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Beyond this is a vacant 1.83-acre tract of land (*i.e. Tract 14 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this is Phase 3 of the Park Place Subdivision,

which consists of 85 residential lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is Whitmore Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 15.7017-acre tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Following this is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.96-acre parcel of land (*i.e. Lot 11, Block A, Municipal Industrial Park Addition*) zoned Light Industrial (LI) District. Beyond this is a 3.35-acre parcel of land (*i.e. Lot 5, Block A, Municipal Industrial Park Addition*) developed with a maintenance building for Rockwall County that is zoned Light Industrial (LI) District. Following this is Whitmore Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.19-acre parcel of land (*i.e. Lot 9, Block A, Municipal Industrial Park Addition*) developed with a *Bail Bond Service* that is zoned Light Industrial (LI) District. Beyond this is T. L. Townsend Drive, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 13.368-acre parcel of land (*i.e. Lot 2, Block A, Rockwall County Law Enforcement Center Addition*) developed with the Rockwall County Detention Center, which is zoned Commercial (C) District and Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse Building* is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=19,737 SF; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X= 120.95-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=160-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=29.2-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=25.27%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (Office)* *1 Parking Space/500 SF (Light Manufacturing)* *Total: 11 Parking Spaces*	*X=11; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=44%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=56%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that nine (9) Hackberry trees of 40 caliper inches will be removed from the site during construction. According to Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Hackberry trees are non-protected trees and do not require any tree mitigation. In addition, the applicant is providing 92 caliper inches of canopy trees on site.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct an *Office/Warehouse Building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a Warehouse/Distribution Center is defined as a "… building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ..." In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as a "…(a) facility that provides executive, management, administrative, or professional services … but not involving the sale of merchandise except as incidental to a permitted use..." In this case, the applicant's request for an *Office/Warehouse Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

On May 2, 2016, the City Council approved a replat [*Case No. P2016-017*] that established a 24-foot fire lane, public access, drainage, and utility easement. This easement connected the existing constructed fire lane on the adjacent property to the west, brought it across the subject property, and onto the adjacent property to the east. This effectively set the location of the fire lane on the subject property. The proposed site plan incorporates parking between the fire lane and Whitmore Drive, which matches the design scheme of the property to the west; however, this leaves a remainder of approximately 11-feet for the required ten (10) foot utility easement and the ten (10) foot landscape buffer. In light of this, the applicant is providing a five (5) foot utility easement and requesting an exception to allow a five (5) landscape buffer along Whitmore Drive.

The proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) *Landscape Buffer*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way..." In this case, the applicant is requesting to provide a five (5) foot landscape buffer along Whitmore Drive. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. Based on the variance letter provided by the applicant, their proposed compensatory measures are [*1*] 30% landscaping in lieu of 15%, and [*2*] additional shrubs directly in front of the building and along the east property line. That being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Central District*. The *Central District* "…is composed of a wide range of land uses that vary from single-family to industrial." The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing an *Office/Warehouse Building*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On February 25, 2026, the Architectural Review Board (ARB) recommended approval of the building elevations with the following conditions, [*1*] the store front glass continue across the entire front entry tower, [*2*] the commercial doors be utilized on the front entry, [*3*] there be transom windows above the store front glass, [*4*] the canopy be raised above the new storefront, and [*5*] indicate the water table between the stone wainscot and the brick. The applicant has made the proposed changes, and the ARB will review the revised building elevations on *March 10, 2026* and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an *Office/Warehouse Building* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	855 Whitmore Dr				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	0.45	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Salvador Salcedo	☐ APPLICANT	Salvador Salcedo
CONTACT PERSON	Salvador Salcedo	CONTACT PERSON	Salvador Salcedo
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* January, 20 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* January, 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12.08.2028



City of Rockwall

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

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

GENERAL ITEMS:
- MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION
- 4% ENGINEERING INSPECTION FEES
- IMPACT FEES (WATER, SEWER, ROADWAY).
- MINIMUM EASEMENT WIDTH IS 20' FOR NEW EASEMENTS. NO STRUCTURES, INCLUDING WALLS, ALLOWED IN EASEMENTS.
- RETAINING WALLS 3' AND OVER MUST BE ENGINEERED.
- ALL RETAINING WALLS (18" OR TALLER) MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
- NO SIGNAGE IS ALLOWED WITHIN EASEMENTS OR ROW.
- TREE MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY EXISTING TREES ON SITE.
- NO STRUCTURES OR FENCES WITH EASEMENTS.
- THE SITE WILL NEED TO BE PLATTED.
- ALL UTILITIES MUST BE UNDERGROUND.
- ADDITIONAL COMMENTS MAY BE PROVIDED AT THE TIME OF ENGINEERING REVIEW.
- PROPOSED WATER AND SEWER MUSTBE SHOWN ON SITE PLAN.

DRAINAGE ITEMS:
- THE SITE HAS BEEN DETAINED FOR IN A REGIONAL DETENTION POND. MUST VERIFY CAPACITY/VOLUME AND OUTFALL.
- EXISTING FLOW PATTERNS MUST BE MAINTAINED.
- 4:1 MAXIMUM SIDE SLOPES.
- NO GRATE INLETS ALLOWED.
- DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DRAINAGE SYSTEMS.

WATER AND WASTEWATER ITEMS:
- PUBLIC SEWER TO BE 8" MINIMUM.
- COMMERCIAL SANITARY SEWER SERVICE LINE SIZE IS MINIMUM 6" AND MUST CONNECT TO AN EXISTING OR PROPOSED MANHOLE.
- ANY PUBLIC WATER LINES MUST BE A MINIMUM OF 8", LOOPED, AND MUST BE CENTERED WITHIN A 20' WIDE EASEMENT.
- ANY UTILITY CONNECTION MADE UNDERNEATH OF AN EXISTING PUBLIC ROADWAY MUST BE COMPLETED BY DRY BORE. OPENING CUTTING WILL NOT BE ALLOWED.
- ONLY ONE "USE" OFF A DEAD-END LINE (DOMESTIC, IRRIGATION, FIRE SPRINKLER, FIRE HYDRANT, ETC.)
- MIN 20' UTILITY EASEMENTS.
- WATER TO BE 10' SEPARATED FROM STORM AND SEWER LINES.
- ALL PUBLIC UTILITIES MUST BE CENTERED IN EASEMENT.

ROADWAY PAVING ITEMS:
- MUST MEET CITY DRIVEWAY SPACING REQUIREMENTS.
- ALL PARKING, STORAGE, DRIVE AISLES MUST BE REINFORCED CONCRETE. (NO ROCK, GRAVEL, OR ASPHALT ALLOWED).
- ALL PARKING TO BE 20'X9' MINIMUM. PARKING MAY NOT BE OFF A PUBLIC ROADWAY. VEHICLE MUST NOT BE REQUIRED TO BACK ONTO A PUBLIC ROADWAY, INCLUDING TRASH TRUCKS.
- NO DEAD-END PARKING ALLOWED WITHOUT AN CITY APPROVED TURNAROUND.
- DRIVE ISLES TO BE 24' WIDE.
- FIRE LANE TO BE 24' WIDE AND IN A PLATTED EASEMENT.
- FIRE LANE TO HAVE 20' MIN RADIUS IF BUILDINGS ARE LESS THAN 30' TALL. IF ANY OF THE BUILDINGS ARE 30' OR MORE, THE FIRE LANE WILL BE 30' RADIUS MINIMUM.
- PAVEMENT SPECS WILL BE REVIEWED WITH ENGINEERING PLANS.

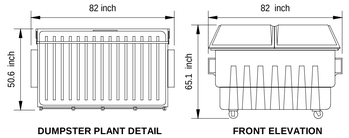
LANDSCAPING:
- NO TREES TO BE WITH 10' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITH 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PARKING REQUIREMENT SCHEDULE

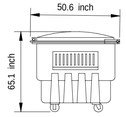
INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee[1&3]
Heavy Manufacturing	1/500 SF or 0.75/Employee[1&3]
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee[1]
Welding Repair	1/500 SF or 1/2 Employees[1]

NOTES:
1. IN THIS PROJECT NO TYPE OF GATES ARE PROPOSED
2. DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
3. AN OFF-STREET LOADING DOCK IS NOT PROPOSED AS THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE.
4. THERE WILL BE NO OUTSIDE STORAGE OR ABOVE-GROUND STORAGE TANKS.
5. ALL PUBLIC SERVICES ARE UNDERGROUND.
6. SIGNAGE IS DONE THROUGH SEPARATE PERMITS WITH THE BUILDING INSPECTIONS DEPARTMENT
7. SEPARATE FENCE PERMIT FROM THE BUILDING PLANS IS REQUIRED
8. WILL BE REQUIRED TO "CLEANOUT" DITCH TO ENSURE PROPER DRAINAGE
9. WILL BE REQUIRED TO CONSTRUCT RCP CULVERT BETWEEN TWO DRIVEWAYS ON CURB AND GUTTER ROADWAY.

NOTE:
LOCATION OF THE MOBILE GARBAGE CONTAINER WILL BE INSIDE THE BUILDING. THE GARBAGE CONTAINER WILL BE TAKEN OUTSIDE ONLY ON DAYS WHEN THE GARBAGE TRUCK PASSES BY AND CAN BE ACCESSED.



DUMPSTER PLANT DETAIL — **FRONT ELEVATION**



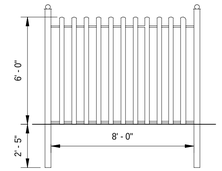
SIDE ELEVATION

FL030

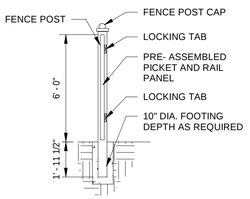
3 CUBIC YARD FEL
W 82.0"
D 50.6"
H 65.1"
LOADING RATING 1500 LBS
WEIGHT 281 LBS

MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)

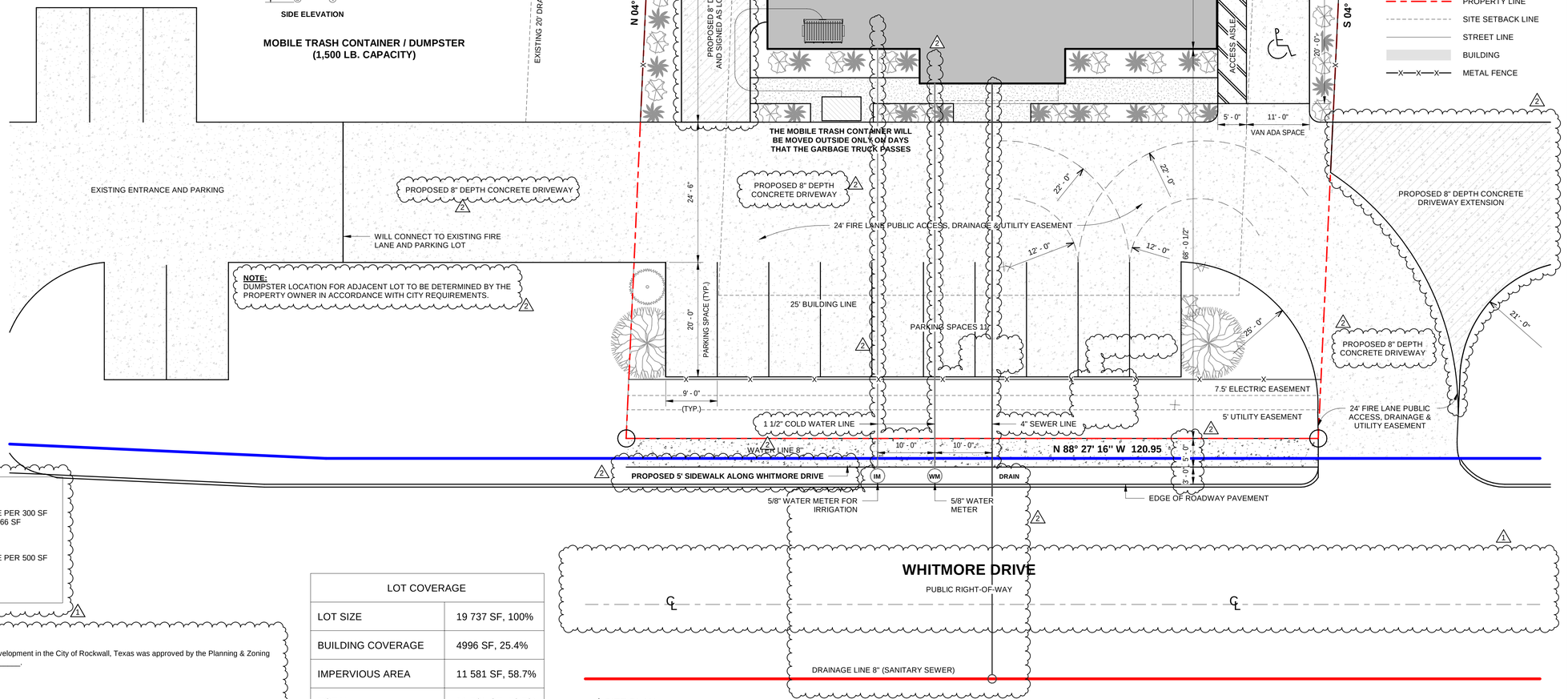
METAL IRON DETAILS



ELEVATION VIEW



CROSS SECTION VIEW



LEGEND
- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING
- METAL FENCE

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

PARKING CALCULATION

REQUIRED PARKING SPACES FOR OFFICE AREA:	1 SPACE PER 300 SF
OFFICE AREA:	366 SF
PARKING SPACES:	2
REQUIRED PARKING SPASEC FOR MANUFACTURING:	1 SPACE PER 500 SF
WORK AREA:	4263 SF
PARKING SPACES:	9
TOTAL PARKING SPACES:	**11**

LOT COVERAGE	
LOT SIZE	19 737 SF, 100%
BUILDING COVERAGE	4996 SF, 25.4%
IMPERVIOUS AREA	11 581 SF, 58.7%
TOTAL	11 581 SF, 58.7%

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman — **Director of Planning and Zoning**

1 SITE PLAN
1" = 10'-0"

CASE NUMBER: SP2026-002

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
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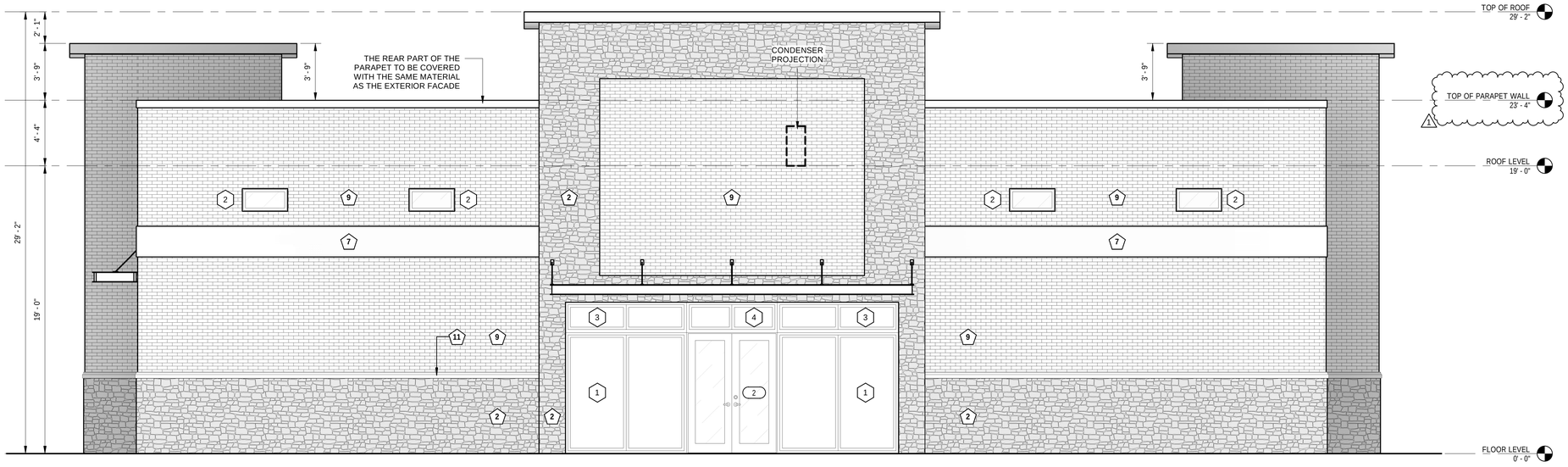
8		

DRAWING TITLE:

SITE PLAN

SCALE: As indicated

A1.01



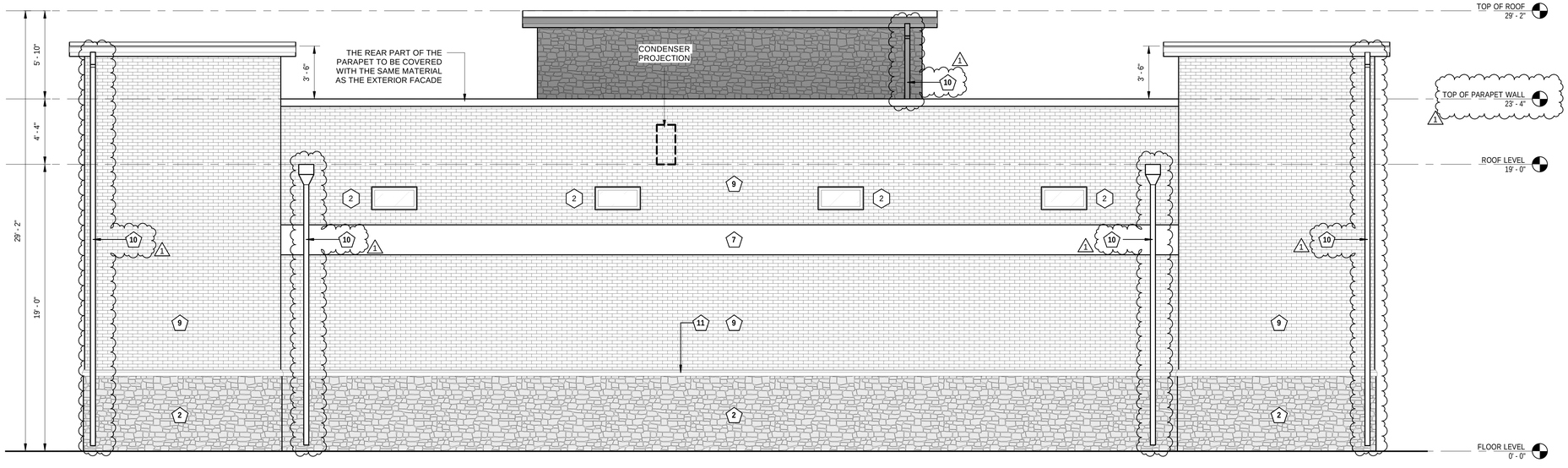
1 FRONT ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND

1. ALUMINUM SHEETS
2. STONE SMOKED LUEDERS
3. STUCCO
4. FIBER CEMENT SIDING
5. WOOD
6. GLASS
7. STANDING SEAM
8. ASPHALT SHINGLES
9. BRICK GEORGETOWN
10. DOWNSPOUT
11. WATER TABLE

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2,312 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	2,136 S.Q. F.T.	94.0 %
9	BRICKS	1,510 S.Q. F.T.	64.0 %
2	NATURAL STONE	616 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	06.0%
	TOTAL	2,312 S.Q. F.T.	100 %



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

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2128 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	2,116 S.Q. F.T.	94.0 %
9	BRICKS	1,415 S.Q. F.T.	73.0 %
2	NATURAL STONE	427 S.Q. F.T.	21.0 %
7	SECONDARY MATERIAL	159 S.Q. F.T.	06.0%
	TOTAL	2,128 S.Q. F.T.	100 %

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**

2

CASE NUMBER: SP2026-002

2

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
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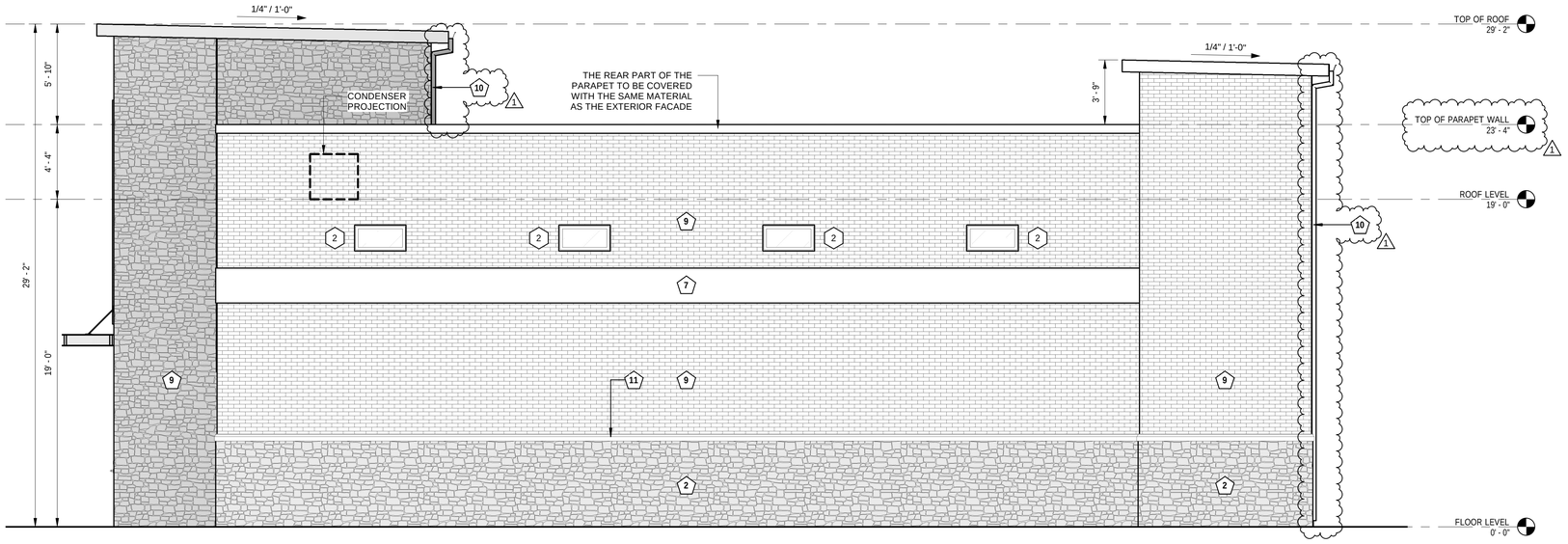
8		

DRAWING TITLE:

ELEVATIONS

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

A2.01



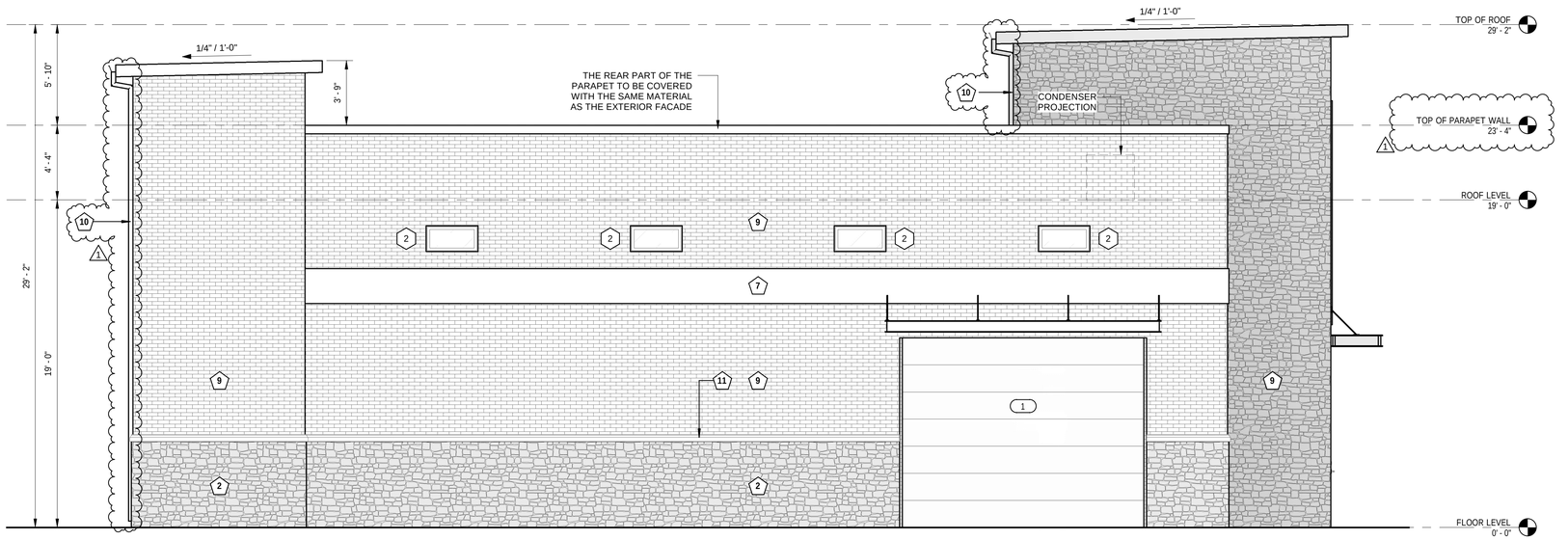
1 RIGHT ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND

1. ALUMINUM SHEETS
2. STONE SMOKED LUEDERS
3. STUCCO
4. FIBER CEMENT SIDING
5. WOOD
6. GLASS
7. STANDING SEAM
8. ASPHALT SHINGLES
9. BRICK GEORGETOWN
10. DOWNSPOUT
11. WATER TABLE

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %



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

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman **Director of Planning and Zoning**

2

2 **CASE NUMBER: SP2026-002**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
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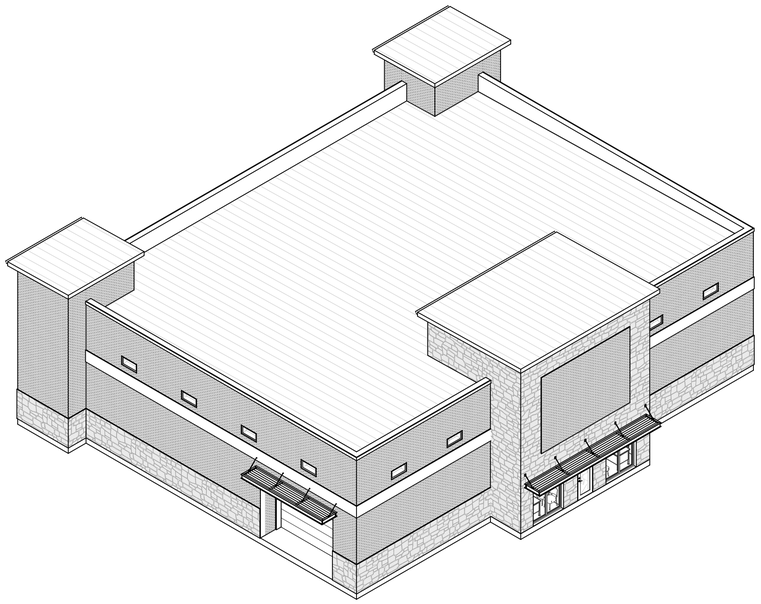
DRAWING TITLE:

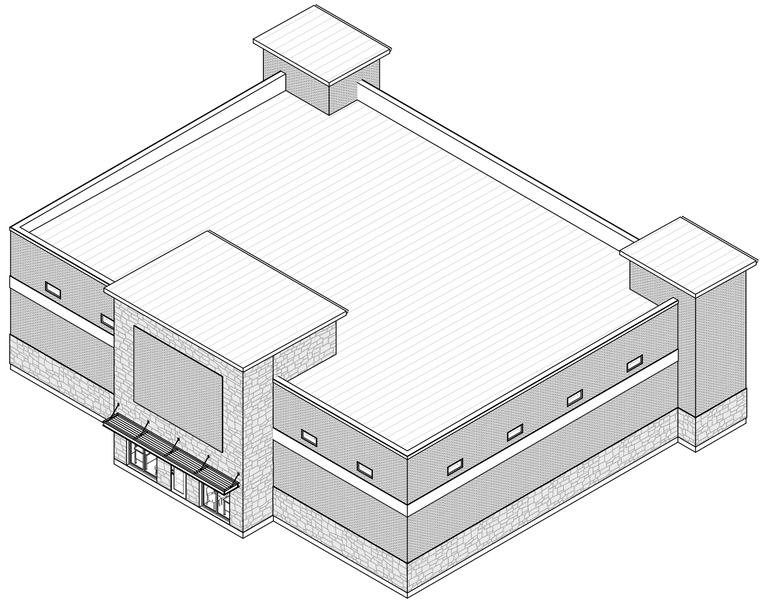
ELEVATIONS

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

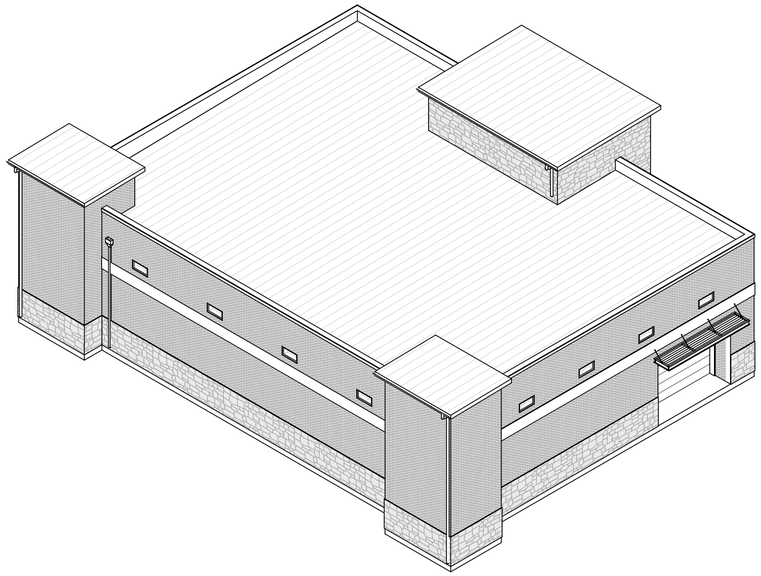
A2.02



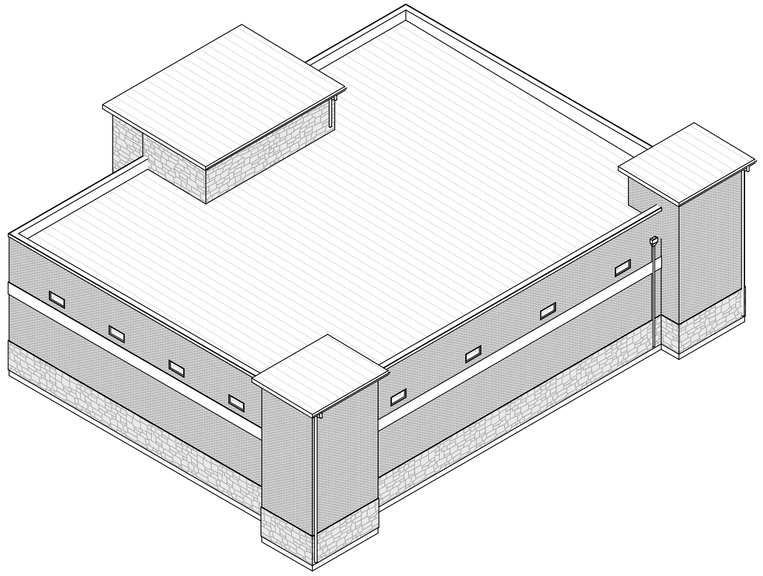
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman **Director of Planning and Zoning**

2

CASE NUMBER: SP2026-002

2

NEW BUILDING

855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
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DRAWING TITLE:

3D VIEWS

SCALE:

A10.01

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTINGA PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WTI THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETALS WITH THIS PROJECT,
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAN)
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETALED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION:
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT ANO MAINTAN SLOPES AS RECOMMENDED EY THE GEOTECHNICAL. REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRANAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE. GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING. POTENTIAL
c. THELANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WIL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOL AMENDMENTS TO BE ADDED (BASED NA SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISED.
d. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES,
e. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES,
f. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 18 Y" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AY FROM THE WALKS
g. SHOULD ANY CONFLICTS ANDIOR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT. THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OVNER.

4. ALLPLANTLOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E, MINIMUM PLANT QUANTTIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC)

a. THE LANDSCAPE CONTRACTOR 15 RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWIN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. ¡F SOME OF THE PLANTS ARE NOT AVALABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
c. THE CONTRACTOR SHALL, AT A MINIMUM. PROVIDE REPRESENTATIVE PHOTOS. OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE ONNERIOWNER'S. REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

5. THE CONTRACTOR SHALL MANTA THE LANDSCAPE IN A HEALTHY CONDITION FOR 50 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF. ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF TE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETALS FOR FURTHER REQUIREMENTS.

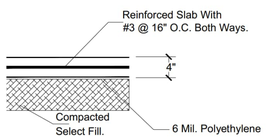
MULCHES
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

IRRIGATION CONCEPT
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR
2. THEIRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALLNON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALLIRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

CONCRETE:
(A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
(B) UP-TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
(C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.
(D) MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE CONCRETE MIX DESICN.
(E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OI 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.
(F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
(G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM. 303.5.2.4.
(H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM. 303.4.2.3 AND DETAIL ON THIS SHEET.
(I) THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (J) DEFICIENCY SHALL BE PROVED. REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED. WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADING OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

CURING:
(A) PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
(B) THE CONTRACTOR SHALL USE A WHITE PIGMENTED UQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8. AND 303.2.12.1.1



① CONCRETE DETAIL
UNSCALED

REFERENCE CONCRETE

MIX DESING	MASS PER M³	C1-270- FA10-W165
CLINKER 1: CEM1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
$^{W}/_{C}$	–	0.61
$^{W}/_{Ceq}$	–	0.60

LANDSCAPE STANDARDS

05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.

	±19,737 SQ.FT.
TOTAL SITE AREA:	2,960 SQ.FT. (15%)
LANDSCAPE AREA REQUIRED TOTAL SITE:	8,516 SQ.FT. (43%)
LANDSCAPE PROVIDED, TOTAL SITE:	
LOCATION OF LANDSCAPING:	A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT X 100% = 2,960 SQ.FT
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	3,960 SQ.FT. (46%)
MIN. SIZE OF AREAS	ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.
DETENTION BASIN:	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.
PROPOSED DETENTION BASIN:	1,500 SQ. FT.
CANOPY TREES REQUIRED:	2,960 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE
CANOPY TREES PROVIDED:	3 CANOPY TREE
ACCENT TREES REQUIRED:	2,960 SQ. FT. / 1,500 SQ. FT = 1 ACENT TREE
ACCENT TREES PROVIDED:	2 ACENT TREE
PARKING LOT LANDSCAPING	PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE [1] DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE) SHALL HAVE A MINIMUM FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING -- WHICHEVER IS GREATER -- IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL REQUIRED LANDSCAPING.
PROPOSED PARKING AREA:	2,140 SQ. FT
REQ. PARKING AREA LANDSCAPING:	60 SQ. FT. OR 200 SQ. FT.
PROPOSED PARKING LOT LANDSCAPING:	1,400 SQ. FT.
PARKING SPACES:	(1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT
TREES REQUIRED:	1 LARGE CANOPY TREE
TREES PROVIDED:	3 LARGE CANOPY TREE
05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL	INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50-FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION,
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	
4207" STREET FRONTAGE	TWO (1) CANOPY TREES
REQUIRED PLANTING:	FOUR (2) ACCENT
PROVIDED 10' BUFFER:	TREES SHALL BE PLANTED PER 100-FEET OF LINEAR
SHRUBS	FRONTAGE ALONG THE PRIMARY ROADWAY.

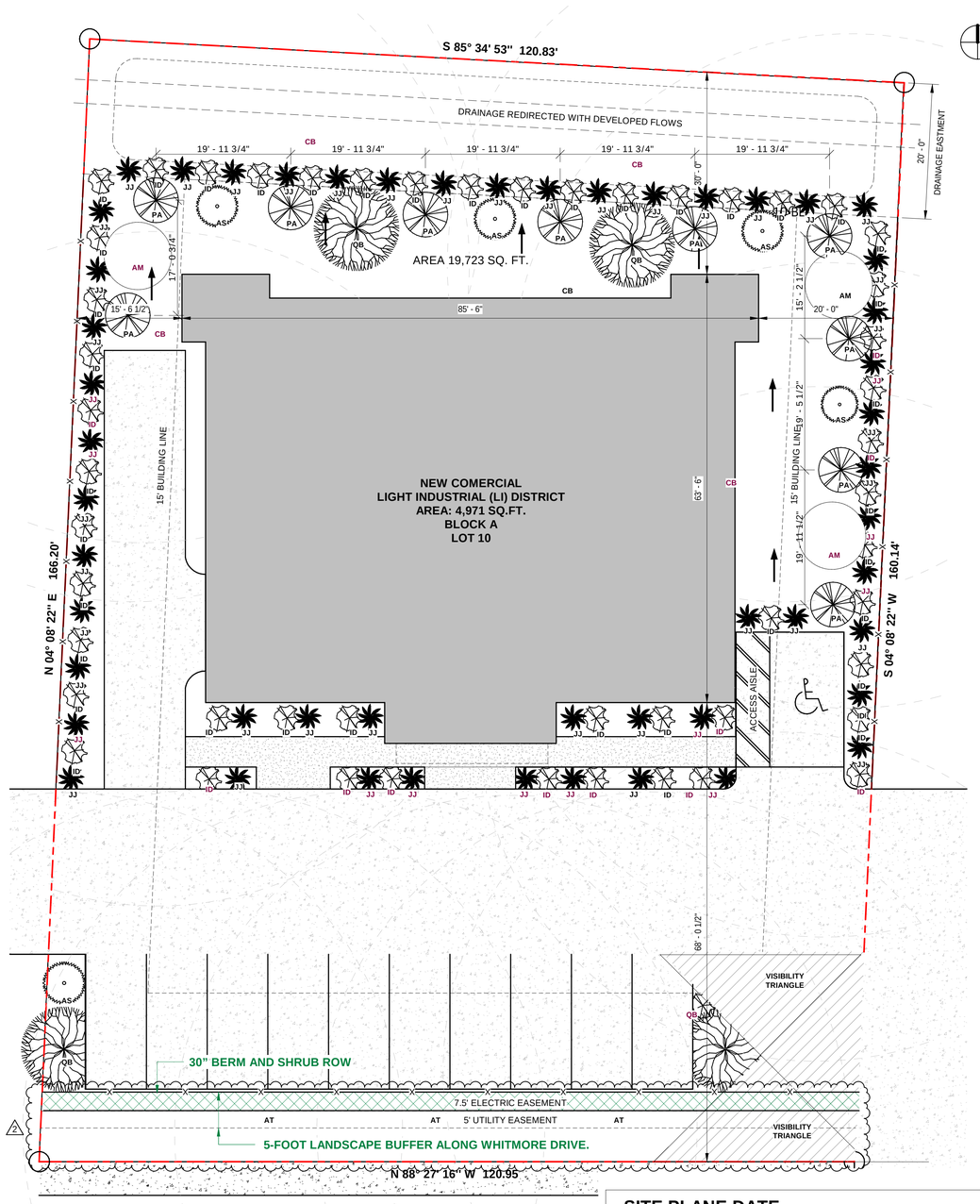
BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

PLANT SCHEDULE

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK (CANOPY TREE) 2	4" CAL	CONT.	14' MIN
AM		3	ACER SACCHARUM 'CADDO'/ CADDO MAPLE	4" CAL	CONT.	12' MIN
PA		10	PINUS ELDARICA /AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		6	ACER TRUNCATUM/ SHANTUNG MAPLE (CANOPY TREE) 2	4" CAL	CONT.	12' MIN

CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		77	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		78	JUNIPERUS SP. /JUNIPER	5 GAL.	36" OC	24" MIN

CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		



1 LANDSCAPE PLAN
1" = 10'-0"

NOTE:
THE IRRIGATION SYSTEM WILL COMPLY WITH THE REQUIREMENTS OF THE UDC.
WATER SHALL NOT BE DIRECTEO TO DRAIN ONTO ADJOINING PROPERTY

SITE PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT, (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT, (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

_____ **Planning & Zoning Commission, chairman**

_____ **Director of Planning and Zoning**

Equation for the calculation and sizing of wet ponds

For North Central Texas, the average 85th percentile annual rainfall event is 1.5 inches. Therefore, WQv is calculated using the following formula:

$$WQv = \frac{1.5\ Rv\ A\ (1.2)}{12}$$

where:
WQv = water quality protection volume (acre-feet)
Rv = volumetric runoff coefficient
A = total drainage area (acres)

IA = 200/CN - 2
where:
Ia = initial abstraction
CN = curve number

Ia/P

where:
Ia = initial abstraction
P = accumulated rainfall obtained from rainfall tables by county in the Hydrology TM Section
5.0 (inches)
Using the following equation from TR-55 for a Type II rainfall distribution, VS/Vr can be calculated.
VS/Vr = 0.682 – 1.43 (qO/qI) + 1.64 (qO/qI) 2/3- 0.804 (qO/qI)

where:
VS = required storage volume (acre-feet)
Vr = runoff volume (acre-feet)
qO = peak outflow discharge (cfs)
qI = peak inflow discharge (cfs)
The required storage volume can then be calculated by:

$$VS = \frac{(VS/Vr)(Qd)(A)\ (3.2)}{12}$$

where:
VS and Vr are defined above
Qd= the developed runoff for the design storm (inches)
A = total drainage area (acres)

CASE NUMBER: SP2026-002

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: As indicated

A5.01

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. " FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN 'AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T 'SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF 'ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND. THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT. ZONE (GR EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ONSULTANT ANDIOR CITY ARBORIST, AND IN ACCORDANCE WITH THE. DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLAGE DURING THE ENTIRE. CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY § FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC INA 'STABLE AND UPRIGHT POSITION.
6. WITHN THE CRZ.

   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
   d. CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES,IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING. SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO. PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR 'SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT 'SYSTEM OF THE TREE
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM,
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION. PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10 .THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INGH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING. CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED. THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE AWEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUGE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJAGENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:

  A. AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  B. AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  C. AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

APROVED:

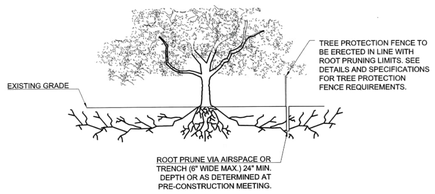
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

_____ **Planning & Zoning Commission, chairman**

_____ **Director of Planning and Zoning**

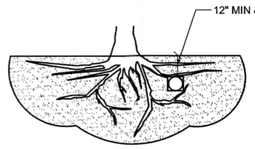
2



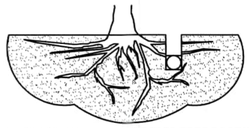
ROOT PRUNING DETAIL

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

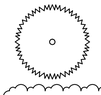


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE LEGEND

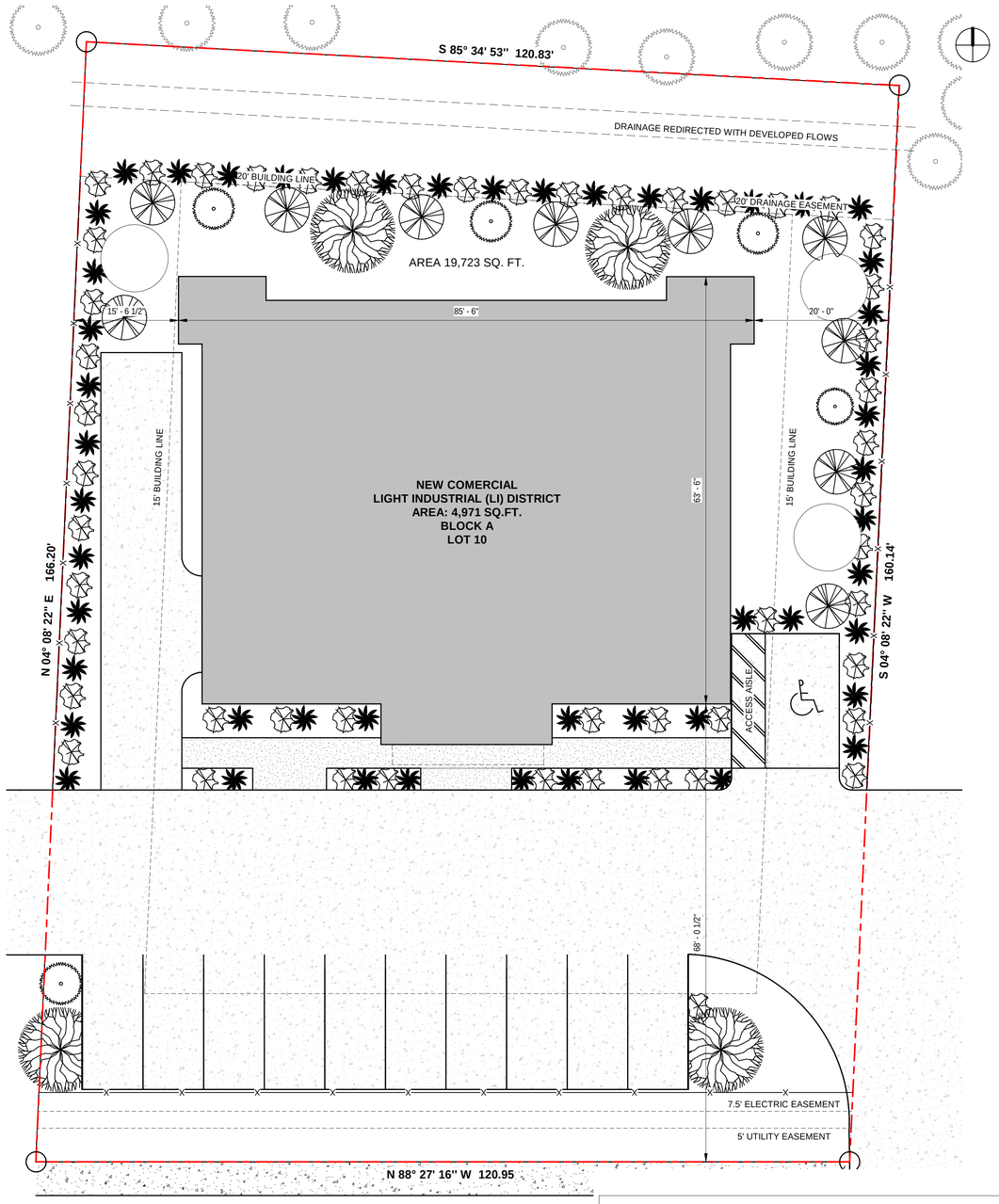


EXISTING TREE OFF SITE

TREES SCHEDULE

NUMBER	DIAMETER	SPECIE	CONDITION
001	2.5"	HACKBERRY	GOOD
002	5"	HACKBERRY	GOOD
003	6"	HACKBERRY	GOOD
004	6"	HACKBERRY	GOOD
005	4"	HACKBERRY	SIGNIFICANT LEANING
006	2.5"	HACKBERRY	GOOD
007	5"	HACKBERRY	SIGNIFICANT LEANING
008	4"	HACKBERRY	GOOD
009	9"	HACKBERRY	DEAD

2



1 TREESCAPE PLAN
1" = 10'-0"

SITE PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT, (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT, (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

2 **CASE NUMBER: SP2026-002**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
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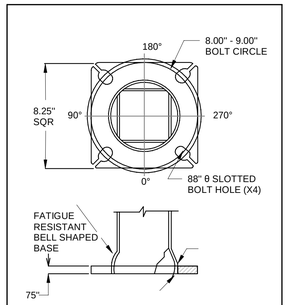
8		

DRAWING TITLE:

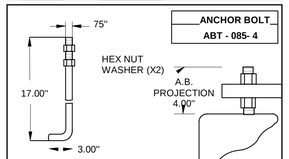
TREESCAPE PLAN

SCALE: As indicated

A6.01



DETAIL 1 BASE PLATE



ANCHOR BOLT
ABT - 085- 4

DETAIL 2 ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
3) ALL WELDING TO CONFORM TO: AWS DL1 MOST RECENT EDITION
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STELL CONSTRUCTION) QUALITY CERTIFICATION
5) PROVISIONS FOR CROUNDING LOCATED AT BASE HAND HOLE.

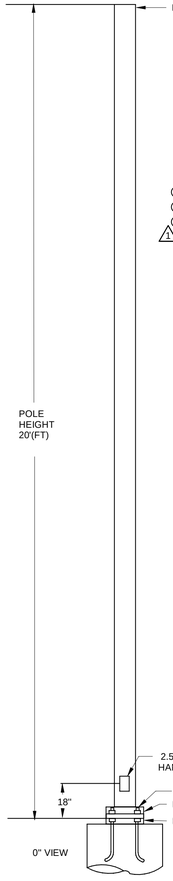
LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
SPEED (mph)	80	90	100	110	120	130	140	150
EPA FT:	9.6	6.7	4.5	3.5	2.0	0.8	---	---
WEIGHT (lbs)	240	167	150	88	50	20		

FINISH
TBD

MATERIAL DATA	
COMPONET	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A38

POLE DIMENSION DATA						
TYPE	DESING	POLE LENGTH (FT)	BASE DIA (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS- 20- 40-11- AB	20	4.00	4.00	11 - GA (.1196")	140

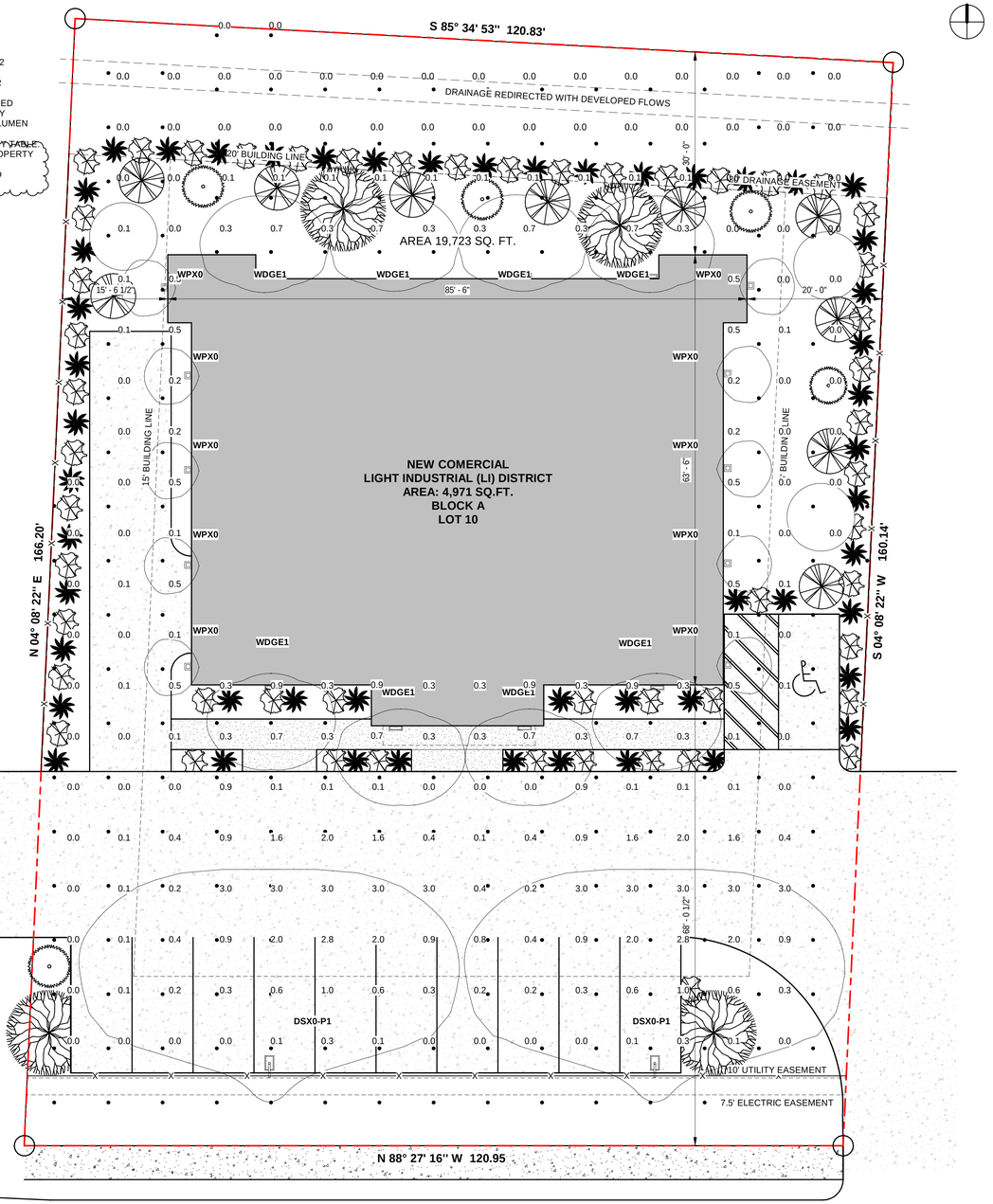
DETAIL GENERAL NOTES



NOTES:

1. SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20
2. MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH A4.02
3. LUMINAIRE DESCRIPTION DOES NOT NESSARLY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION.
4. LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY
5. FOR LUMEN OUTPUT OF SCALE LUMINAIRES, MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.
6. CALCULATION VALUES ARE AT HEIGHT INDICATED IN SUMMARY TABLE
7. LIGHT LEVELS SHALL NOT BE GREATER THAN 0.2 FC AT ALL PROPERTY LINES.
8. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND ORIENTED DOWNWARD.

1



1 SITE PHOTOMETRICS PLAN
1" = 10'-0"

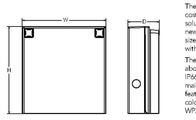
LUMINAIRE SCHEDULE

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	P	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	W	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDGE1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SWW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000



WPX0 LED
Wall Pack

Specifications
Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.9lbs



Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V – 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The Lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost effective, energy efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are available in wattages up to 70W, 100W, 200W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform side distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with the LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create warranties of any kind. All terms, limitations and exclusions are as detailed. Complete warranty terms located at www.lithonia.com/support/lithoniawarranty_terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Performance Data

Electrical Load

ALO Setting	Input Power (W)	120V (A)	208 V (A)	240 V (A)	277 V (A)
ALO 4	13.8	0.11	0.06	0.05	0.05
ALO 3	9.2	0.08	0.04	0.04	0.03
ALO 2	7.8	0.07	0.04	0.03	0.03
ALO 1	6.4	0.05	0.03	0.03	0.02

Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.93	>0.89	>0.86

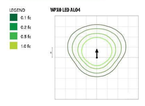
Lumen Output

ALO Setting	CCT Color Temperature	Lumen Output
ALO 4	3000K	1,591
	4000K	1,644
	5000K	1,667
ALO 3	3000K	1,164
	4000K	1,191
	5000K	1,225
ALO 2	3000K	974
	4000K	994
	5000K	1,025
ALO 1	3000K	814
	4000K	829
	5000K	859

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.013
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Switchable Features



LITHONIA LIGHTING. COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.
WPX0 LED
Rev. 10/31/22

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman

Director of Planning and Zoning

2

CASE NUMBER: SP2026-002

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
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4		
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7		
8		

DRAWING TITLE:

SITE PHOTO - METRICS & DETAILS

SCALE: As indicated

A4.01

D-Series Size 0
LED Area Luminaire

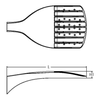


Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications



EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5cm)
Width: 14.06" (35.7cm)
Height H1: 2.26" (5.7cm)
Height H2: 7.46" (18.9cm)
Weight: 23 lbs (10.4kg)





Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED										
Series	**LEDs**	**Color temperature**[1]	**Color Rendering Index**	**Distribution**		**Voltage**	**Mounting**	
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section TBC08 only) 30K 3000K 40K 4000K 50K 5000K (this section BC80 only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare[3] T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT 120V-277V[4] HVOLT (347V-480V)[5] XVOLT (277V-480V)[5] 120 [6, 7] 208 [6, 7] 240 [6, 7] 277 [6, 7] 347 [6, 7, 8] 480 [6, 7, 8]	SPA Square pole mounting (#8 drilling, 5.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 7" min. RND pole) SPAS Square pole mounting (#5 drilling, 3.5" min. SQ pole) RPAS Round pole mounting (#5 drilling, 5" min. RND pole)[9] SPABN Square narrow pole mount (eg. 6&8 drilling, 3" min. SQ pole) WBA Wall bracket [9] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	**Shipped included** SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] **Shipped separately** EGSA External Ground Screw Lug (one screw, qty 1 included, multiples may be required) BSW Bird Spikes (field install required)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled with bi-level motion / ambient sensing, 8-40' mounting height, ambient sensor enabled at 2fc.[10, 11, 12] PIR High/low, motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11, 12] PER NEMA twist-lock receptacle only (controls ordered separately)[13] PERS Five-pin receptacle only (controls ordered separately)[13, 14]	PE5[7] Seven-pin receptacle only (controls ordered separately)[13, 14] EAD Field adjustable output[15, 16] BL30 Bi-level switched dimming, 30%[15, 16] BL50 Bi-level switched dimming, 50%[15, 16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[13] **Shipped installed** PS Photocontrol relay with 5 pin receptacle SVIM Field adjustable output[15, 16] RTR Right rotated optics[2] CCE Coastal Construction[17] WA Wet location[18] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[13] DS Dual switching[19] DSCE External Glare Shield (one/side, field install required, multiples may be required) BSCE Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	25C					40C					50C				
					4000K, 70 CRI					4000K, 70 CRI					4000K, 70 CRI				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	550	T1S	4,906	1	0	1	148	3,933	1	0	1	119	3,703	1	0	1	112
				T2M	4,927	1	0	1	149	4,779	1	0	1	145	4,495	1	0	1	136
				T3M	4,927	1	0	1	149	4,779	1	0	1	144	4,495	1	0	1	136
				T3LG	4,507	1	0	1	136	4,090	1	0	1	124	4,063	1	0	1	123
				T4M	4,660	1	0	2	141	4,661	1	0	2	141	4,557	1	0	2	138
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	2	0	2	142	4,896	2	0	2	147	4,952	2	0	2	150
				T5M	4,903	3	0	1	145	3,803	3	0	1	113	3,703	3	0	1	112
				T5LG	4,507	3	0	1	136	4,090	3	0	1	124	4,063	3	0	1	123
				T5W	4,914	2	0	1	149	4,094	2	0	1	124	3,984	2	0	1	121
				BLC3	3,344	0	0	1	101	3,495	0	0	1	106	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	109	3,670	0	0	2	111
				LCCO	3,152	0	0	2	96	3,137	0	0	2	95	3,189	0	0	1	97
				RCCO	3,154	0	0	2	96	3,137	0	0	2	95	3,189	0	0	1	97
				AFR	4,906	1	0	1	148	3,933	1	0	1	119	3,703	1	0	1	112
				T1S	5,328	1	0	1	162	4,315	1	0	1	131	4,134	1	0	1	125
				T2M	5,352	1	0	2	162	5,193	1	0	2	157	4,884	1	0	2	148
				T3M	5,352	1	0	2	162	5,193	1	0	2	157	4,884	1	0	2	148
				T3LG	4,897	1	0	1	148	4,444	1	0	1	135	4,414	1	0	1	134
				T4M	5,064	1	0	2	153	5,065	1	0	2	153	4,951	1	0	2	150
				T4LG	4,611	1	0	1	140	4,805	1	0	1	145	4,901	1	0	1	148
				TFTM	5,104	2	0	2	155	5,320	2	0	2	161	5,382	2	0	2	163
				T5M	5,328	3	0	1	162	4,315	3	0	1	131	4,134	3	0	1	125
				T5LG	4,897	3	0	1	148	4,444	3	0	1	135	4,414	3	0	1	134
				T5W	5,340	2	0	1	162	4,450	2	0	1	135	4,329	2	0	1	131
				BLC3	3,634	0	0	1	110	3,800	0	0	1	115	3,860	0	0	1	117
				BLC4	3,754	0	0	2	114	3,910	0	0	2	118	3,987	0	0	2	121
				LCCO	3,426	0	0	2	104	3,409	0	0	2	103	3,466	0	0	1	105
				RCCO	3,428	0	0	2	104	3,409	0	0	2	103	3,466	0	0	1	105
P2	42W	20	700	AFR	6,193	1	0	2	147	4,965	1	0	2	118	4,675	1	0	2	111
				T1S	6,250	2	0	2	149	5,015	2	0	2	119	4,721	2	0	2	112
				T2M	6,293	2	0	2	150	6,108	2	0	2	145	5,748	2	0	2	137
				T3M	6,293	2	0	2	150	6,108	2	0	2	145	5,748	2	0	2	137
				T3LG	5,757	2	0	2	137	5,176	2	0	2	123	5,142	2	0	2	122
				T4M	5,955	2	0	2	142	6,011	2	0	2	143	5,875	2	0	2	140
				T4LG	5,422	2	0	2	129	5,650	2	0	2	135	5,764	2	0	2	137
				TFTM	5,528	3	0	2	132	5,761	3	0	2	137	5,877	3	0	2	140
				T5M	6,266	3	0	2	149	4,472	3	0	2	106	4,356	3	0	2	104
				T5LG	5,757	3	0	2	137	5,176	3	0	2	123	5,142	3	0	2	122
				T5W	6,282	3	0	2	150	5,235	3	0	2	125	5,092	3	0	2	121
				BLC3	4,273	0	0	2	102	4,469	0	0	2	106	4,540	0	0	2	108
				BLC4	4,414	0	0	2	105	4,600	0	0	2	110	4,690	0	0	2	112
				LCCO	4,028	0	0	2	96	4,010	0	0	2	95	4,076	0	0	2	97
				RCCO	4,030	0	0	2	96	4,010	0	0	2	95	4,076	0	0	2	97
P3	69W	20	1050	AFR	8,129	1	0	2	118	6,519	1	0	2	94	6,138	1	0	2	89
				T1S	8,203	2	0	2	119	6,582	2	0	2	95	6,197	2	0	2	90
				T2M	8,263	2	0	2	120	8,019	2	0	2	116	7,545	2	0	2	109
				T3M	8,263	2	0	2	120	8,019	2	0	2	116	7,545	2	0	2	109
				T3LG	7,557	2	0	2	109	6,797	2	0	2	98	6,747	2	0	2	97
				T4M	7,818	2	0	2	113	7,890	2	0	2	114	7,712	2	0	2	111
				T4LG	7,118	2	0	2	103	7,419	2	0	2	107	7,567	2	0	2	109
				TFTM	7,258	3	0	2	105	7,562	3	0	2	109	7,716	3	0	2	111
				T5M	8,229	3	0	2	119	5,871	3	0	2	85	5,720	3	0	2	82
				T5LG	7,557	3	0	2	109	6,797	3	0	2	98	6,747	3	0	2	97
				T5W	8,248	3	0	2	119	6,873	3	0	2	99	6,684	3	0	2	96
				BLC3	5,608	0	0	2	80	5,866	0	0	2	84	5,959	0	0	2	86
				BLC4	5,794	0	0	2	83	6,038	0	0	2	87	6,154	0	0	2	88
				LCCO	5,289	0	0	2	76	5,262	0	0	2	75	5,351	0	0	2	77
				RCCO	5,292	0	0	2	76	5,262	0	0	2	75	5,351	0	0	2	77
P4	93W	20	1400	AFR	8,129	1	0	2	87	6,519	1	0	2	70	6,138	1	0	2	66
				T1S	8,203	2	0	2	88	6,582	2	0	2	71	6,197	2	0	2	67
				T2M	8,263	2	0	2	89	8,019	2	0	2	86	7,545	2	0	2	81
				T3M	8,263	2	0	2	89	8,019	2	0	2	86	7,545	2	0	2	81
				T3LG	7,557	2	0	2	81	6,797	2	0	2	73	6,747	2	0	2	72
				T4M	7,818	2	0	2	84	7,890	2	0	2	85	7,712	2	0	2	83
				T4LG	7,118	2	0	2	77	7,419	2	0	2	80	7,567	2	0	2	81
				TFTM	7,258	3	0	2	78	7,562	3	0	2	81	7,716	3	0	2	83
				T5M	8,229	3	0	2	88	5,871	3	0	2	63	5,720	3	0	2	61
				T5LG	7,557	3	0	2	81	6,797	3	0	2	73	6,747	3	0	2	72
				T5W	8,248	3	0	2	88	6,873	3	0	2	74	6,684	3	0	2	72
				BLC3	5,608	0	0	2	60	5,866	0	0	2	63	5,959	0	0	2	64
				BLC4	5,794	0	0	2	62	6,038	0	0	2	64	6,154	0	0	2	66
				LCCO	5,289	0	0	2	57	5,262	0	0	2	56	5,351	0	0	2	57
				RCCO	5,292	0	0	2	57	5,262	0	0	2	56	5,351	0	0	2	57

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	**1.00**
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platform noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
1	100%	100%
2	93%	93%
3	86%	86%
4	80%	77%
5	74%	65%
6	67%	49%
7	61%	41%
8	29%	36%
9	15%	20%
10	7%	8%

*Note. Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by table type.

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	33W	0.282	0.049	0.043	0.038	--
	42W	--	--	--	--	0.046
P2	69W	0.572	0.081	0.072	0.064	--
	93W	--	--	--	--	0.094

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	33W	0.282	0.049	0.043	0.038	--
	42W	--	--	--	--	0.046
P2	69W	0.572	0.081	0.072	0.064	--
	93W	--	--	--	--	0.094

Motion Sensor Default Settings

Option	Dim Level / Timeout / Cond	High Level / Ramp Up / Cond	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled at 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled at 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with controls options that need the 0-10V leads.
DS (not available on 2SSD)	Dimmers wired independently for 50/50 luminaire operation.	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost-effective alternative.
PERS or PERT	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for use with dusk-to-dawn or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as (EL) Elite or advanced control nodes such as SiteSW.	Pins 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when occupancy is detected.	Acuity Controls OSIO	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override and wireless connectivity via the nLight Enterprise.	nLight AIR nodes	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level driver that allows a second control circuit to switch all light engines to either 30% or 50% light output.	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit.	ALC SYDE/2	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

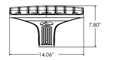
Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

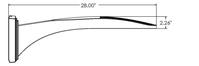
LEGEND
0.1 fc
0.5 fc
1.0 fc

Dimensions

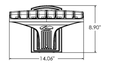


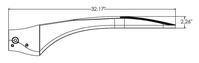
DSX0 with SPA, RPA5, SPA5, SPABN mount
Weight: 23 lbs



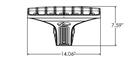


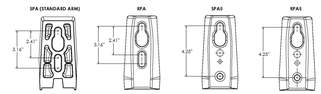
DSX0 with WBA mount
Weight: 27 lb



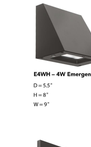


DSX0 with MA mount
Weight: 28 lb





Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup
D = 5.5"
H = 8"
W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.
D = 1.75"
H = 8"
W = 9"



AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN

FEATURES & SPECIFICATIONS

INTENDED USE
This sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing drive compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multistage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional hardware. Luminaires can be scheduled dimming with astronomic timeclock (up to 4 events per day) and with their nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and a mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

Design Lights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy American(a) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

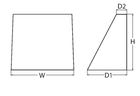
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



WDGE1 LED
Architectural Wall Sconce

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Lumenaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	6W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	16,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

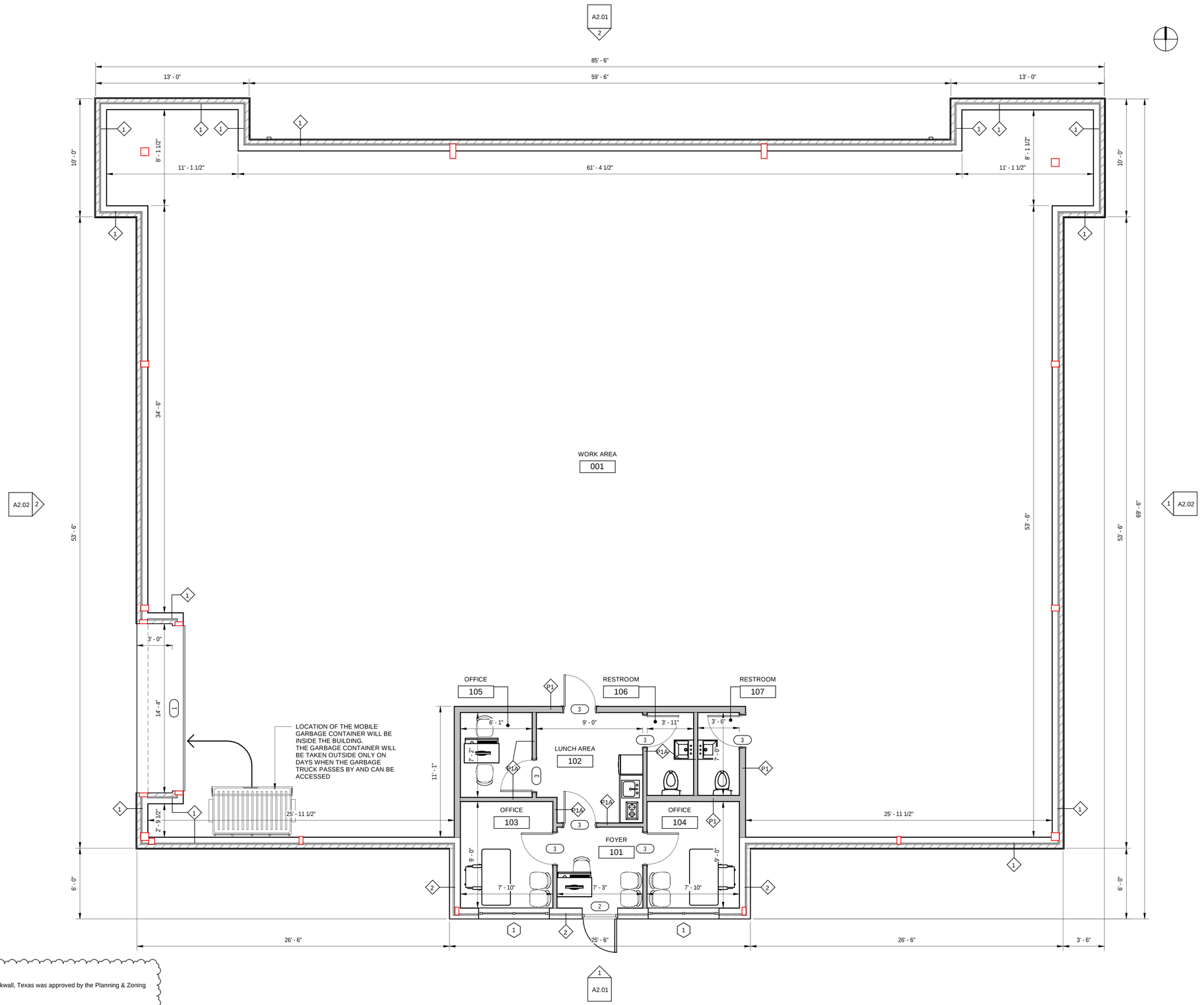
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347	**Shipped included** SRM Surface mounting bracket ICW Indirect Ceiling/Ceiling Washer bracket (ship/stamp locations only)[1] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[2]	DDBXD Dark bronze
PE[3] Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
BAA Buy American(a) Act Compliant	

Accessories

WDGEMS DDBXD — WDGE 3 Pack Added Local Pull Spacer (specify finish)
WDGEPBBW DDBXD — WDGE surface-mounted back

ROOM SCHEDULE		
Number	Name	Area
001	WORK AREA	4239 SF
101	FOYER	50 SF
102	LUNCH AREA	80 SF
103	OFFICE	70 SF
104	OFFICE	70 SF
105	OFFICE	43 SF
106	RESTROOM	27 SF
107	RESTROOM	25 SF
TOTAL AREA		4605 SF



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

APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**

CASE NUMBER: SP2026-002

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

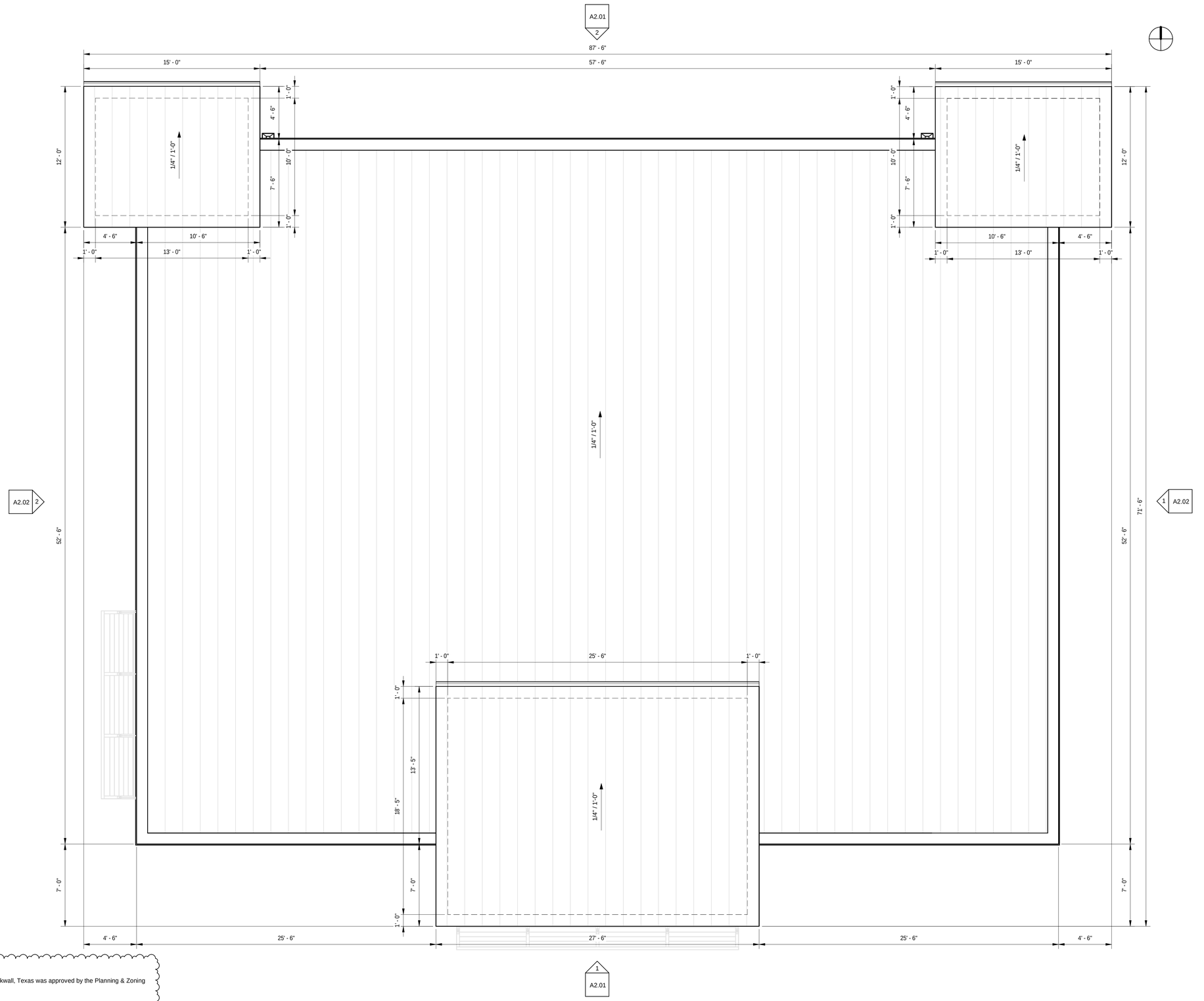
NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

FLOOR PLAN

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

A1.02



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WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**

2

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

2 **CASE NUMBER: SP2026-002**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

ROOF PLAN

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

A1.03