

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 9, 2019**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. Approval of Minutes for the March 12, 2019 Planning and Zoning Commission meeting.
2. **P2019-010 (David)**  
Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.
3. **P2019-016 (David)**  
Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

**APPOINTMENTS**

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

**PUBLIC HEARING ITEMS**

5. **P2019-013 (Korey)**  
Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.
6. **Z2019-004 (Korey)**  
Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.
7. **Z2019-005 (Ryan)**  
Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
8. **Z2019-006 (David)**  
Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as

Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

**9. Z2019-007 (David)**

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

**10. Z2019-008 (Ryan)**

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance No. 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

**ACTION ITEMS**

**11. SP2019-006 (Korey)**

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

**DISCUSSION ITEMS**

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

- ✓ P2019-006: Replat for Lots 6 & 7, Market Center East Addition [*Approved*]
- ✓ P2019-009: Replat for Lot 4, Block E, Rockwall Technology Park Addition [*Approved*]
- ✓ P2019-014: Replat for Lots 16 & 17, Alliance Addition [*Approved*]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (*2<sup>nd</sup> Reading*) [*Approved*]

**ADJOURNMENT**

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

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

**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 12, 2019**  
**6:00 P.M.**

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, and John Womble. Absent from the meeting were Commissioners Johnny Lyons, Tracey Logan and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the *January 29, 2019* Planning and Zoning Commission meeting.

2. Approval of Minutes for the February 12, 2019 Planning and Zoning Commission meeting.

3. P2019-009

Consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

4. SP2019-005

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

**Commissioner Welch made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Moeller and Logan.**

III. APPOINTMENTS

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

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

IV. PUBLIC HEARING ITEMS

6. Z2019-003

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned

62 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W.  
63 Yellow Jacket Lane, and take any action necessary.  
64

65 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is  
66 requesting the approval of a Specific Use Permit for a Private Sports Arena, Stadium, or Track  
67 on the subject property. Currently, the Rockwall Independent School District utilizes this area as  
68 an existing multi-purpose field that serves as a practice facility for various sports. According to  
69 the applicant, in order to protect vehicles and/or patrons of the commercial businesses (Rooms-  
70 To-Go, Heritage Buick-GMC, Texas Roadhouse and the future Marriott Towneplace Suites hotel)  
71 adjacent to the field, the school is requesting to construct a 40-foot fence/netting combination  
72 around the perimeter of the field. The applicant is proposing to replace the existing natural grass  
73 field with artificial turf, to utilize a ten foot tall black vinyl coated chain link fence installed one  
74 foot inside the boundaries of the practice field. The fence will be topped with 30-foot tall black  
75 netting and lights, which will be installed at the top of the poles adjacent to the north and south  
76 boundaries of the field. The proposed field will be serve as a practice field for the school's  
77 sports teams, intramural sports, physical education classes, and some other uses not identified  
78 by the applicant. According to the applicant, the field will be utilized mostly during the day;  
79 however, the applicant intends on the field being utilized, on a limited basis at night. According  
80 to the applicant, this project is a part of the Rockwall Independent School District's bond  
81 program that includes a provision for a practice facility for the softball and baseball team and  
82 granting this request will enable the field to be more functional and meet that purpose.  
83

84 Mr. Brooks further noted that according to the Unified Development Code the maximum  
85 allowable light intensity measured at the property line of any non-residentially zoned lot shall be  
86 0.2 of one footcandle and goes on to state that for planned shopping centers or other  
87 commercial developments that contain more than one lot, the Planning and Zoning Commission  
88 may consider lighting plans that result in light spillover across common lots within the same  
89 development however; in no case shall light levels exceed 0.2 of one footcandle at the property  
90 lines adjacent to the street and/or along the perimeter of the development. In this case, the  
91 photometric plan submitted by the applicant shows that the light intensity along the east and  
92 west boundaries range from 0.1 FC to 0.3 FC. Along the north and south boundaries where the  
93 lights will be installed, the light intensity range from 0.1 FC to 0.9 FC. This practice field is  
94 located toward the rear of the school away from the property lines adjacent to the street and this  
95 request does not appear to affect the light intensity levels adjacent to the street adjacent to  
96 Yellow Jacket Lane. Since the proposed lighting exceeds the maximum light intensity of 0.2 FC  
97 at the southeast property line approving this request will effectively waive the lighting  
98 requirements with regard to lighting spillover. Additionally, the Unified Development Code  
99 requires that light sources be oriented down and toward the center of the site or shielded so as  
100 not to be visible from the property line. The proposed light fixtures will be oriented toward the  
101 center of the site and partially shielded; however, due to the proposed use combined the height  
102 of the light poles, there is a possibility that the lights will be visible from the property line. Since  
103 this does not meet the requirements of the UDC, approving this request will effectively waive the  
104 lighting requirements with regard to the shielding and orientation of the lights. In this case, the  
105 proposed light fixtures will be mounted on the top of 40-foot tall light poles and oriented toward  
106 the field. Since this exceeds the maximum allowable height of 30-feet, approval of this request  
107 will effectively waive the lighting requirements with regard to the maximum allowable height of  
108 light poles within the IH-30 Overlay District. The Planning and Zoning Commission is tasked with  
109 determining if the existing buildings provide sufficient screening of the adjacent public areas, if  
110 additional screening/landscaping is required, and/or if approval of this request is warranted.  
111 Additionally should this request be approved, staff has recommended to the applicant to provide  
112 a thick vegetative screening along the adjacent property lines outside of the fence, which  
113 consists of a combination of mature trees, bushes, and tall grasses. This will require the  
114 applicants to provide staff with an updated concept plan reflecting the proposed screening.  
115 Additionally, this may require that the proposed fence is shifted inward to accommodate the  
116 additional landscaping.  
117

118 Mr. Brooks went on to share that on February 22, 2019, staff mailed notifications to 39 property  
119 owners/residents within 500-feet of the subject property and notified the Turtle Cove and  
120 Waterstone Homeowner's. Staff did not receive any notices concerning this case.  
121

122 Mr. Brooks advised the Commission that the applicant was present and available for questions  
123 as well as staff.

124 Vice-Chairman Chodun asked the applicant to come forward.

125  
126 Tim Lyssy  
127 1191 TL Townsend Drive  
128 Rockwall, TX

129  
130 Mr. Lyssy came forward and indicated he is the project manager for Rockwall ISD and provided a  
131 brief explanation of the request. He indicated he was available for questions.

132  
133 Vice-Chairman Chodun asked if the bond package restricted the use only for the high schools  
134 use. Mr. Lyssy indicated that was correct it would be strictly for the high schools practice use.  
135 Commissioner Fishman asked what the evening use of the field would involve. Mr. Lyssy  
136 indicated that it would vary throughout the year depending on the season and what sports are  
137 active.

138  
139 Commissioner Welch shared that his one concern is with the hotel that will be built adjacent to  
140 this where there may be any bleed over from the lighting that may pose a problem. Mr. Brooks  
141 indicted that the site plan for the hotel in question shows there will not be any windows on the  
142 east and west side that would face the field. Mr. Lyssy added that the lights they will be using  
143 are LED lights that will be aiming directly at the field to keep as much of the light on site as  
144 possible.

145  
146 Vice-Chairman opened up the public hearing and asked if anyone wished to speak to come  
147 forward and speak.

148  
149 Bob Wacker  
150 309 Featherstone Drive  
151 Rockwall, TX

152  
153 Mr. Wacker came forward and shared that when he moved to his home he was concerned with  
154 lighting and noise that the Williams Middle School football stadium that was located behind him  
155 may create, however neither turned out to cause a problem. He feels it will be the same case with  
156 this field therefore he is in favor of the request.

157  
158 Vice-Chairman Chodun asked if there was anyone else that wished to speak to come forward  
159 and do so, there being no one indicating such; Vice-Chairman Chodun closed the public hearing  
160 and brought the item back to the Commission for discussion or action.

161  
162 Commissioner Welch made a motion to approve Z2019-003 with staff recommendations.  
163 Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners  
164 Lyons, Logan and Moeller absent.

165  
166  
167 7. P2019-008  
168 Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio  
169 for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land  
170 identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single  
171 Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as  
172 705 Peters Colony, and take any action necessary.

173  
174 Senior Planner, Korey Brooks, gave a brief explanation of the request. The case is coming  
175 before the Commission because it is a residential replat that increases the number of lots.  
176 Originally the applicant was proposing to subdivide the tract of land into four different lots,  
177 however there were significant infrastructure costs associated with that and therefore the  
178 applicant decided to only subdivide into two lots. The case went before the Parks Board to have  
179 park fees assessed. Mr. Brooks advised the Commission that the applicant was not present  
180 however staff was available for questions.

181  
182 Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to  
183 come forward and do so, there being no one indicating such; Vice-Chairman Chodun closed the  
184 public hearing and brought the item back to the Commission for discussion or action.

185

186 Commissioner Womble made a motion to approve P2019-008 with staff recommendations.  
187 Commissioner Welch seconded the motion which passed by a vote of 4-0 with Commissioners  
188 Lyons, Logan and Moeller absent.  
189

190  
191 V. ACTION ITEMS  
192

193 8. SP2017-025

194 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of  
195 Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of  
196 land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County,  
197 Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District,  
198 addressed as 1565 Airport Road, and take any action necessary.  
199

200 Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In 2017  
201 the Architectural Review Board as well as the Planning and Zoning Commission approved a site  
202 plan for a house of worship on the subject property. While reviewing the landscape plan, site  
203 plan, treescape plan and building elevations, staff notified the applicant of the variances  
204 required for the construction of the building as proposed, specifically regarding the screening of  
205 the mechanical equipment on the roof. In response to that, it was asked of the applicant to  
206 provide a parapet wall along the rear of the building to screen the rooftop units. The applicant  
207 then provided revisions that showed a dash line which appeared to be a parapet wall screening  
208 those roof top units and commented that the roof top units would be screened by a six foot  
209 masonry wall. At that time the site plan called out roof top units and staff interpreted that to be  
210 units on the roof and that the masonry wall would be along the rear of the building screening the  
211 roof top units. However, the applicant's intent was to have ground mounted units that are  
212 screened by a wing wall. Currently the building is under construction and it was noticed that  
213 along John King the back of the building does not have parapet and it is visible from John King  
214 and FM-1141 as well as other points along John King. When that was brought to staffs attention,  
215 staff then notified the applicant that the rear of the building is missing parapet. In response the  
216 applicant requested a variance to the architectural standards for the John King Overlay District  
217 and proposed three different considerations.  
218

219 Mr. Brooks further noted that the approval of the variance being requested is discretionary to the  
220 Planning and Zoning Commission however, the Commission is not limited to approving the  
221 request as is. Additionally approval of the variance will require a super majority vote of all  
222 members present. After review, the Architectural Review Board recommended that the parapet  
223 be added along the rear of the building. If approval is granted the applicant will be required to  
224 submit new building elevations reflecting changes.  
225

226 Mr. Brooks advised the Commission that the applicant was present and available for questions  
227 as well as staff.  
228

229 Planning Director, Ryan Miller, added clarification as to the how the super majority vote is  
230 written. He shared that it requires  $\frac{3}{4}$  of the Planning and Zoning Commission present with a  
231 minimum of four voting in the affirmative. In this case it would take approval of all four  
232 Commissioners present.  
233

234 Vice-Chairman Chodun asked the applicant to come forward.  
235

236 Wayne Mershawn  
237 2313 Ridge Road  
238 Rockwall, TX  
239

240 Mr. Mershawn came forward and requested the case be tabled until the next scheduled meeting.  
241

242 Vice-Chairman Chodun brought the item back to the Commission for discussion or action.  
243

244 Commissioner Welch made a motion to table SP2017-025 until the next scheduled meeting.  
245 Commissioner Fishman seconded the motion which passed by a vote of 4-0 with  
246 Commissioners Lyons, Logan and Moeller absent.  
247

248 9. SP2019-004

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

254  
255 **Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is**  
256 **requesting approval of a site plan for a multi-phase expansion of their existing operation of a**  
257 **warehouse/manufacturing facility. This site plan is for the first phase construction of an**  
258 **approximately 78,615 square foot single story warehouse facility which will be constructed of**  
259 **tilt-up wall that will match their existing building which is located just south of and is adjacent of**  
260 **the subject property. A warehouse facility in a Light Industrial District is allowed as a by right**  
261 **land use and other than the exceptions that are being requested the site plan, landscape plan,**  
262 **treescape plan, and photometric plan are all in general conformance with the technical**  
263 **requirements that are contained within the Light Industrial District and the Unified Development**  
264 **Code.**

265  
266 **Mr. Gonzales further noted that the treescape plan provided by the applicant indicates all trees**  
267 **being removed from the site are primarily Hackberry trees, which are considered a non-**  
268 **protected tree if they are less than 11-caliper inch DBH (i.e. diameter breast height). Hackberry**  
269 **and Cedar trees that are 11-inch to 25-inch DBH are mitigated at ½ inch for each one inch**  
270 **removed 50% of the total inches removed. Additionally, there are several Bois-d-arc, Chinaberry,**  
271 **Willow, Cottonwood, and Locust trees that are considered a non-protected species and will not**  
272 **require mitigation, regardless of their size. However, the applicant has indicated a total of 7,919-**  
273 **caliper inches being removed from the entire site. Of the caliper inches being removed, 1,554.25-**  
274 **inches will require mitigation. The applicant is providing a total of 1,412 caliper inches on site**  
275 **this will result in total mitigation balance due of 142.25-caliper inches. According to the Unified**  
276 **Development Code in certain cases, the City Council upon recommendation from the Planning**  
277 **and Zoning Commission may consider an Alternative Tree Mitigation Settlement Agreement**  
278 **where, due to hardship, the applicant is unable to meet the requirements of this article or where**  
279 **it is determined that adherence to the tree mitigation requirements will create a hardship for an**  
280 **applicant. These funds will be deposited in the City’s Tree Mitigation Fund and will be used for**  
281 **planting trees in the City’s parks, medians, street right-of-ways, or other similar areas as**  
282 **determined by the Parks and Recreation Department. The applicant is requesting an Alternative**  
283 **Tree Mitigation Settlement Agreement in order to satisfy the balance. If approved by the City**  
284 **Council, a total amount of \$14,125.00 will be required to be paid into the City’s Tree Fund prior to**  
285 **the release of a Certificate of Occupancy. The applicant has provided additional screening trees**  
286 **along the western property boundary, adjacent to the Park Place Addition. The purpose of these**  
287 **plantings are to provide a three layer landscape screening system by providing two rows of**  
288 **evergreen trees, low lying screening and one row of Live Oak trees along the western property**  
289 **boundary south of the existing industrial building. North of the building, along the western**  
290 **property boundary, is an existing tree line that is currently being used as a screening buffer.**  
291 **These existing evergreens will remain and will be supplemented by a second layer of evergreen**  
292 **trees that will be planted to fill in gaps that may exist along the existing tree line. This second**  
293 **layer of evergreen trees will be spaced between Live Oak trees, which will also be incorporated**  
294 **into the screening buffer. Mr. Gonzales went on to provide the Commission the**  
295 **recommendations that the Architectural Review Board made after they reviewed the variances**  
296 **and exceptions the applicant is requesting.**

297  
298 **Mr. Gonzales advised the Commission advised the Commission that the applicant was present**  
299 **and available for questions as well as staff.**

300  
301 **Vice-Chairman Chodun asked the applicant to come forward.**

302  
303 **Bobby Pross**  
304 **Pross Design Group**  
305 **5310 Harvest Hill Road. Suite 180**  
306 **Dallas, TX**

307  
308 **Mr. Pross came forward and indicated he was available for questions. The Commission did not**  
309 **have any questions for the applicant.**

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Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve SP2019-004 with staff's conditions and Architectural Review Boards recommendations as well as the request of an Alternative Tree Mitigation Settlement Agreement by the applicant. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

VI. DISCUSSION ITEMS

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

✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1<sup>st</sup> Reading*) [*Approved*]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:57 p.m.

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

\_\_\_\_\_  
Johnny Lyons, Chairman

Attest:

\_\_\_\_\_  
Laura Morales, Planning Coordinator



# CITY OF ROCKWALL

## 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2019  
**APPLICANT:** Michael Duval; *G&A/McAdams*  
**CASE NUMBER:** P2019-010; *Lot 1, Block A, & Lot 1, Block B, Ladera Rockwall Addition*

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### SUMMARY

Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 122 lot single-family residential subdivision situated on a single lot [i.e. *Tract 1* (Lot 1, Block A = 37.80-acres)] and a commercial lot zoned for General Retail (GR) District land uses [i.e. *Tract 2* (Lot 1, Block B = 9.894-acres)]. The subject property is a total of 47.694-acres. The development was approved for an age restricted, senior living community with the single-family homes setup in a condominium regime (*i.e. single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association*). The subject property is identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122 and is located within the 205 By-Pass Overlay (205 BY-OV) and SH-66 Overlay (SH-66 OV) Districts. The purpose of the replat is to establish the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the lots (*i.e. Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition*).
- On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*.
- On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that will serve the development [Case No. MIS2018-014]. The total mitigation balance due at that time was 1,443.25 caliper-inches. Through the civil engineering process additional trees were identified for removal, increasing the total mitigation balance due to 1,726.75-caliper inches. The applicant has provided a landscape plan mitigating for all inches on site satisfying the mitigation requirements. Approval of this plat shall constitute the approval of the additional trees being removed for development of the site.
- On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land to allow the addition of 38 single-family units totaling 122 single-family units for PD-85.

- ☑ On September 17, 2018 the City Council approved a preliminary plat [P2017-068] for 122 single-family residential lots within Planned Development District 85 (PD-85).
- ☑ On April 2, 2019, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:
  - 1) The construction of a ten (10) foot concrete trail along the east side of John King Boulevard, and a five (5) foot concrete sidewalk along north side of SH-66.
  - 2) Cash-in-lieu of land fees are required in the amount of \$61,854.00 [i.e. 122 Lots @ \$507.00 per lot]. These fees are due at the time of final plat and are subject to change.
  - 3) Pro-rata equipment fees are required in the amount of \$63,806.00 [i.e. 122 Lots @ \$523.00 per lot]. These fees are due at the time of final plat and are subject to change.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

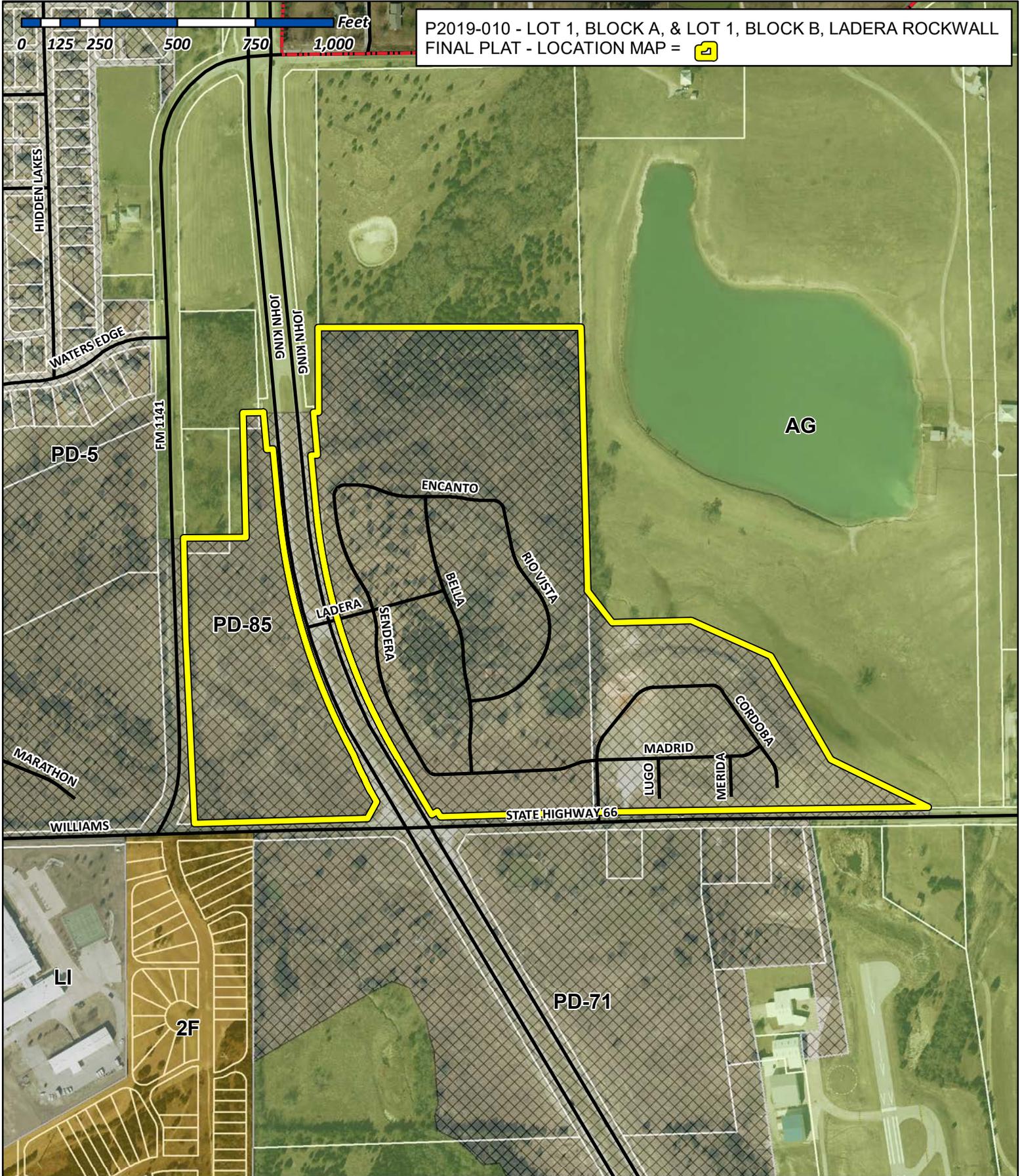
### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1 Block A, and Lot 1, Block B, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

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



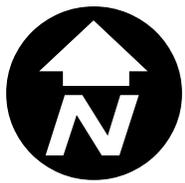
P2019-010 - LOT 1, BLOCK A, & LOT 1, BLOCK B, LADERA ROCKWALL  
 FINAL PLAT - LOCATION MAP =

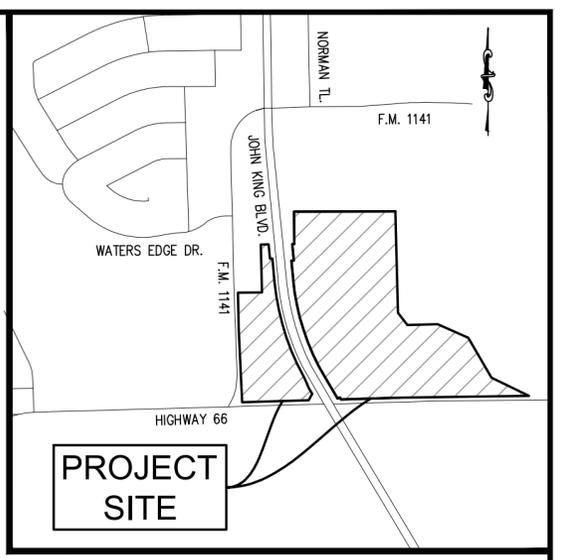
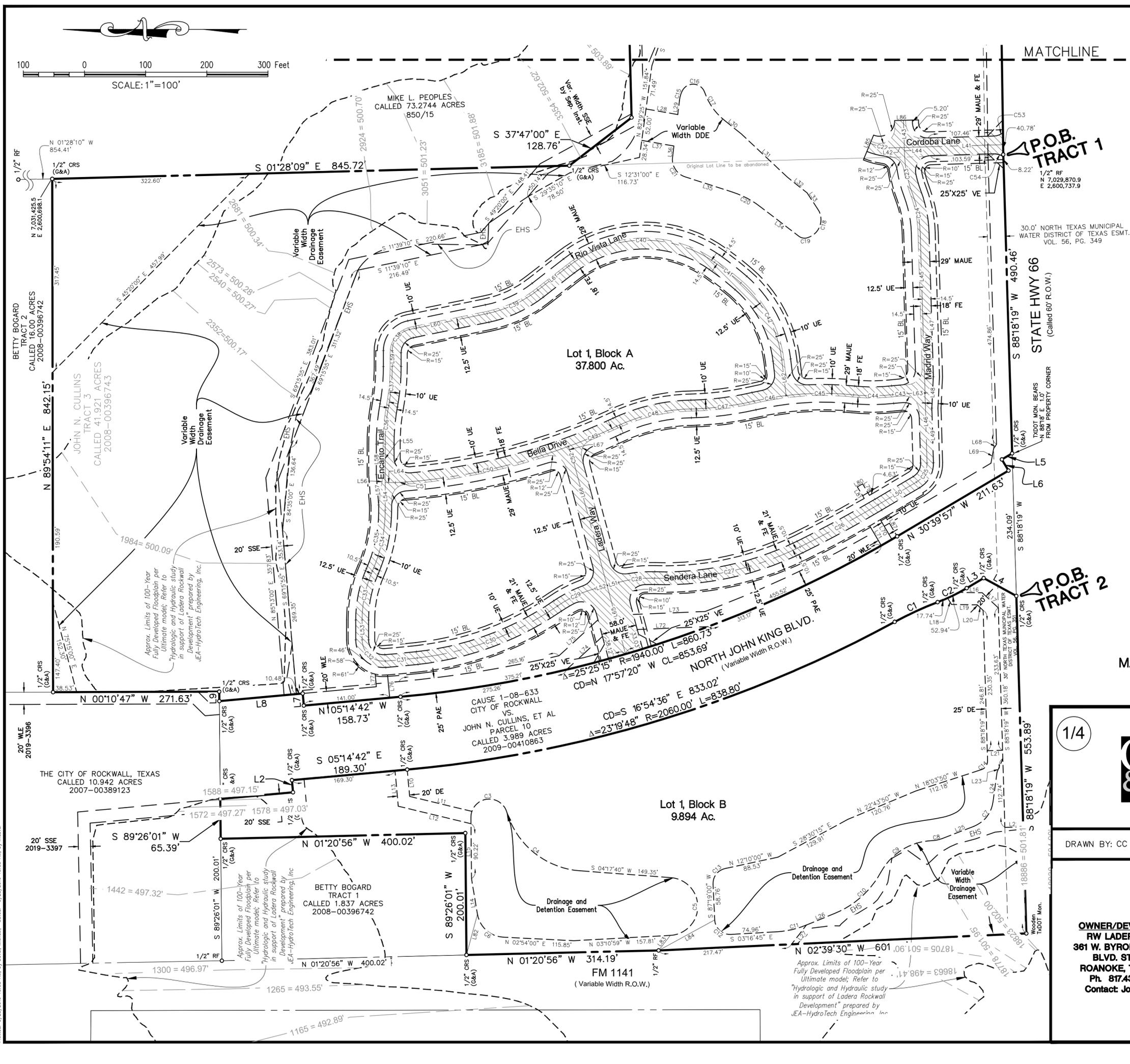
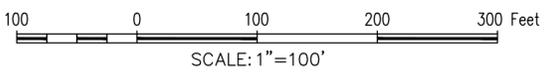


# City of Rockwall

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

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





**PROJECT SITE**

**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VF = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 1, Block A &**  
**Lot 1, Block B**  
**LADERA ROCKWALL**  
**47.694 Acres**  
**Zoned: PD-85**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

1/4

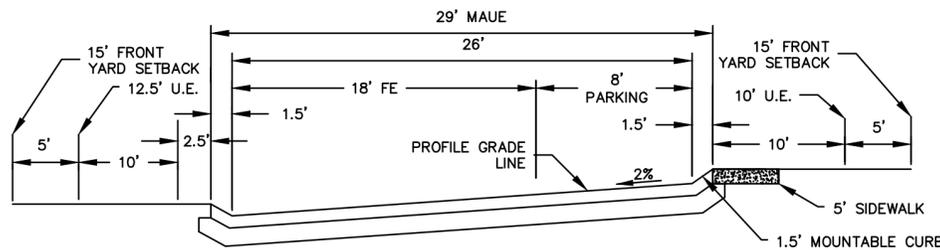
The John R. McAdams Company, Inc.  
 (DBA, G&A | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012  
 TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Delin**

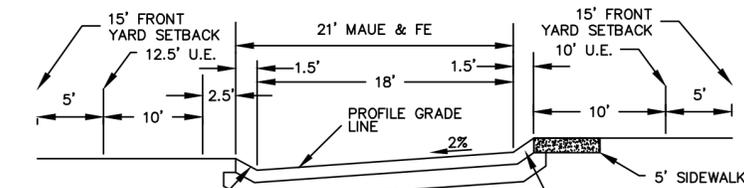
**Case No. P2019-010**

File: Z:\2017\17191\Drawings\1p & const\plans\17191 FP BASE  
 Plotted: 3/28/2019 10:36 AM by David, Michael; Saved: 3/28/2019 10:33 AM by mcadams



**PROPOSED STREET SECTION (NTS)**

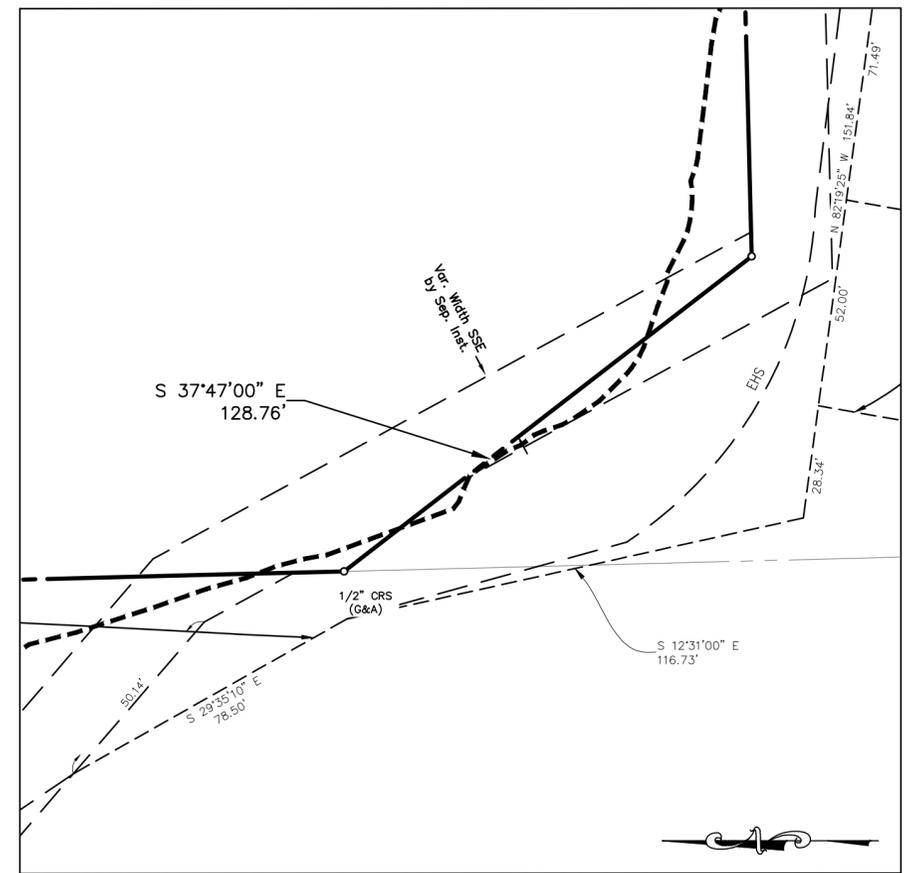
\*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



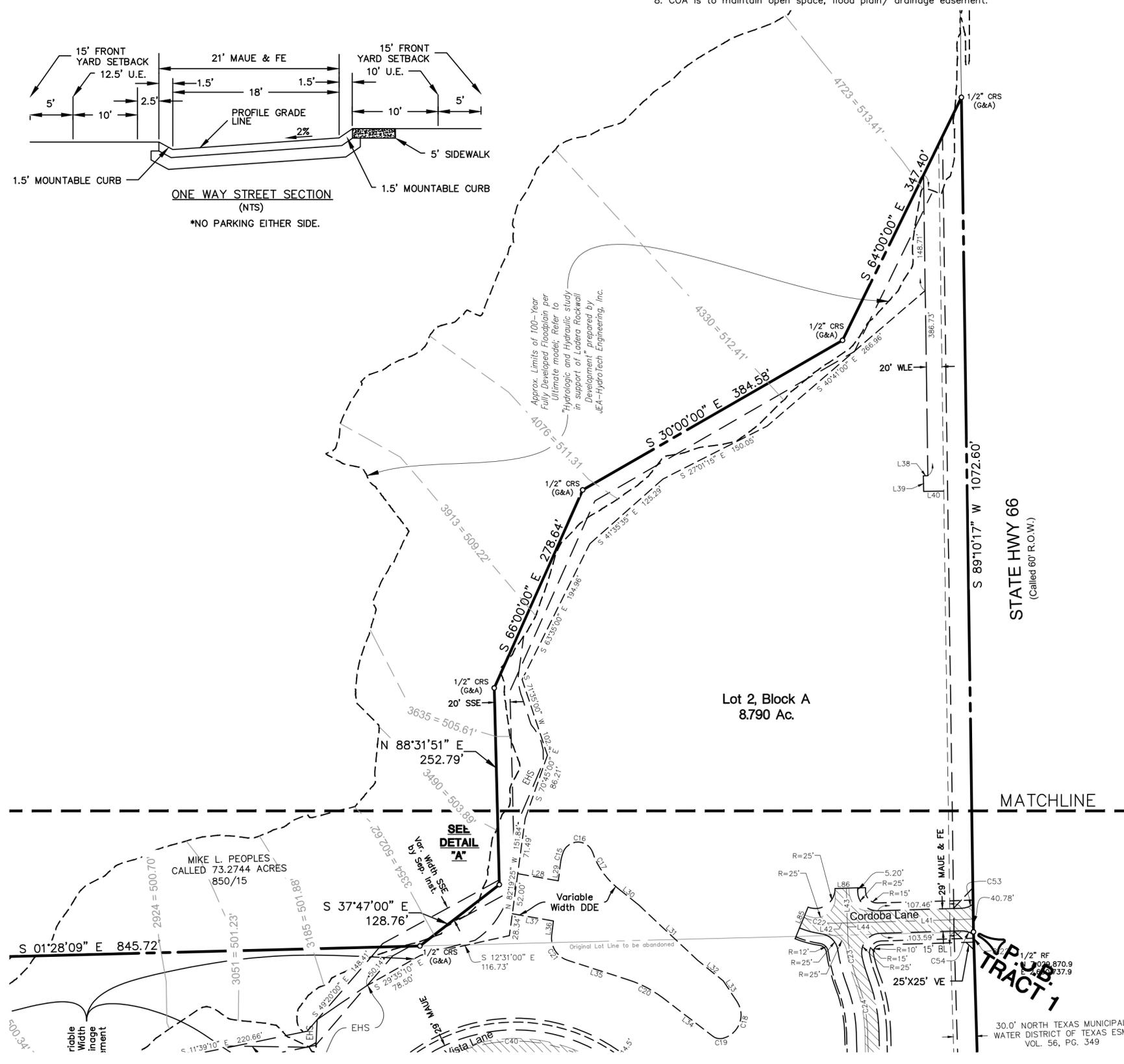
**ONE WAY STREET SECTION (NTS)**

\*NO PARKING EITHER SIDE.

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
  - All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
  - Refer to Typical Street Section for fire lane information.
  - COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
  - COA is to maintain open space, flood plain/ drainage easement.



**DETAIL "A"**  
Scale: 1"=30'



**FINAL PLAT**  
 Lot 1 & 2, Block A &  
 Lot 1, Block B  
**LADERA ROCKWALL**  
 47.694 Acres  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

2/4

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Case No. P2019-010

File: Z:\2017\17191\Drawings\1p & const\plans\17191 FP BASE  
 Plotted: 3/28/2019 10:39 AM by David, Michael; Sheet: 3/28/2019 10:33 AM by mcadav

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1, BLOCK A
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public

Table with 12 columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Contains 24 rows of survey data.

Table with 10 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD, CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 28 rows of curve data.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

W. Thad Murley III
Texas Registration No. 5802

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85

in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4

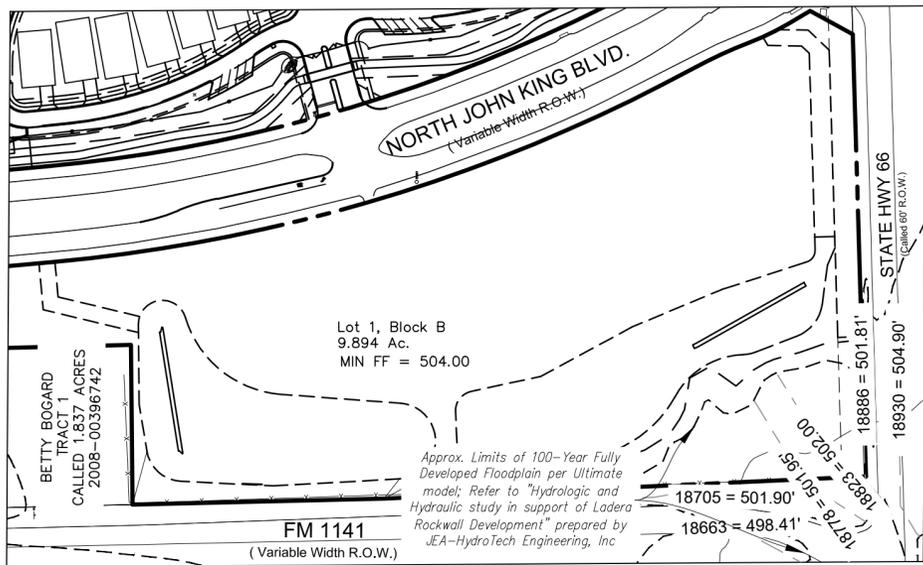


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DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

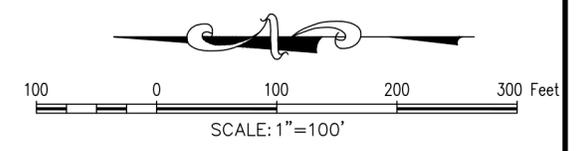
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE. 104
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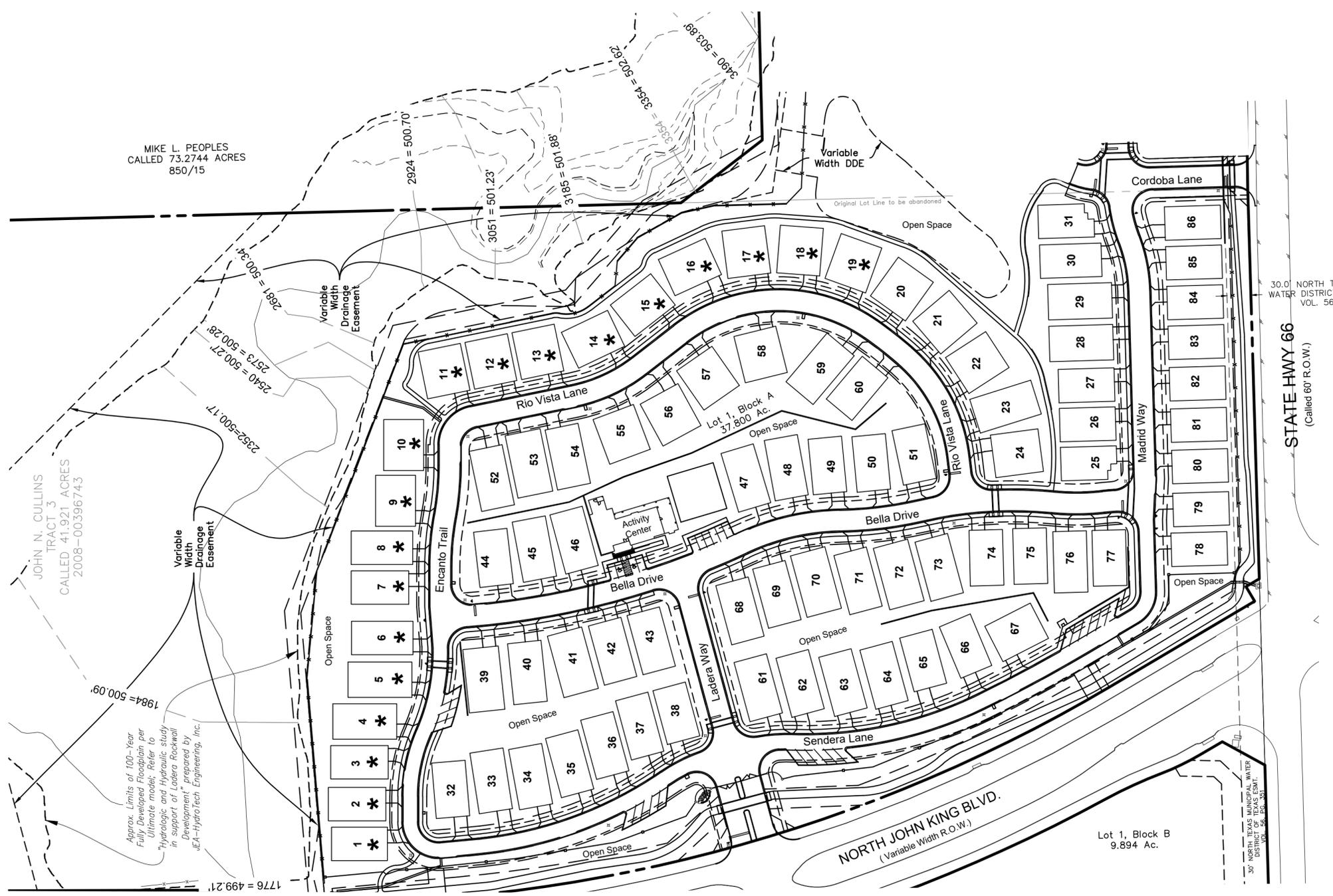


Lot 1, Block A  
Scale: 1"=150"

UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00
Lot 1, B	502.00	504.00



- GENERAL NOTE:
- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
  - OPEN SPACES TO BE MAINTAINED BY COA.



**UNIT EXHIBIT**  
**Lot 1, Block A &**  
**Lot 1, Block B**  
**LADERA ROCKWALL**  
**47.694 Acres**  
**Zoned: PD-85**  
 in the  
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**CITY OF ROCKWALL**  
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DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

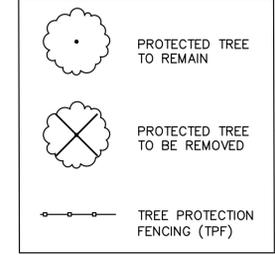
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Delin**

Case No. P2019-010

File: Z:\2017\17191\Drawings\1p & const\plans\Sheets\17191 UNIT Plotset: 3/28/2019 10:39 AM, by David, Michael, Saved: 3/27/2019 2:24 PM, by mdaval

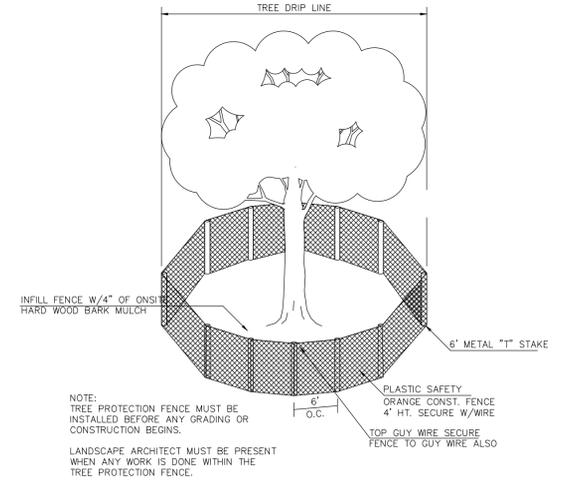
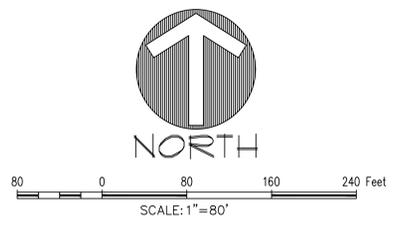


**LEGEND**



**TREE PRUNING, REMOVAL AND PROTECTION MEASURES**

- A. QUALITY ASSURANCE
  - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
  - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
  - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
  - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
  - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned to:
    - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
    - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - (iv) Reduce and weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
  - 4) No more than 20 percent of live foliage shall be removed from any tree.
  - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
  - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
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**TREE PROTECTION**

MITIGATION TOTALS:

NORTHWEST: 472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST: 53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL: 1200.5	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST: 0	
<b>TOTAL: 1726.75 inches</b>	
<b>TOTAL PROPOSED MITIGATION: 1,727 inches</b>	

File: J:\17191\17191\17191.dwg, PLOT & SEND: 3/13/2019 9:08 AM, by: [redacted]  
 Plotted: 3/13/2019 9:08 AM, by: [redacted]

The John R. McAdams  
 Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-406-8776 Fax  
 201 Oaklawn Road  
 Roanoke, Texas 76262  
 940-240-1012  
 TBP#: 19762 TBPIS: 1018440  
 www.mcadams.com

**LADERA ROCKWALL PHASE 1**  
**LADERA ROCKWALL**  
**Lot 1, Block A**  
**47,694 Acres**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**TREE SURVEY - CENTRAL**

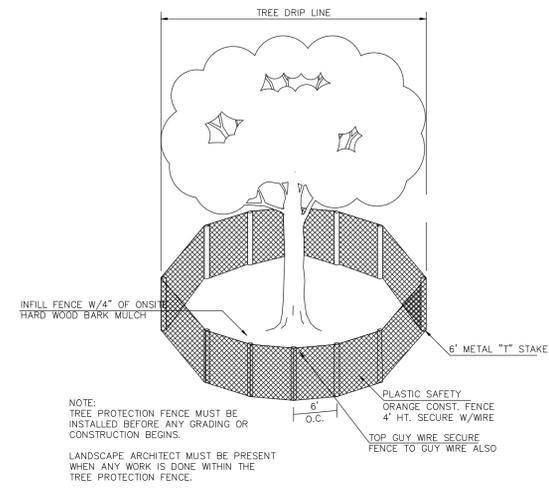
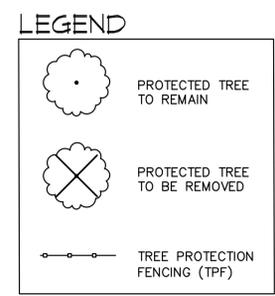
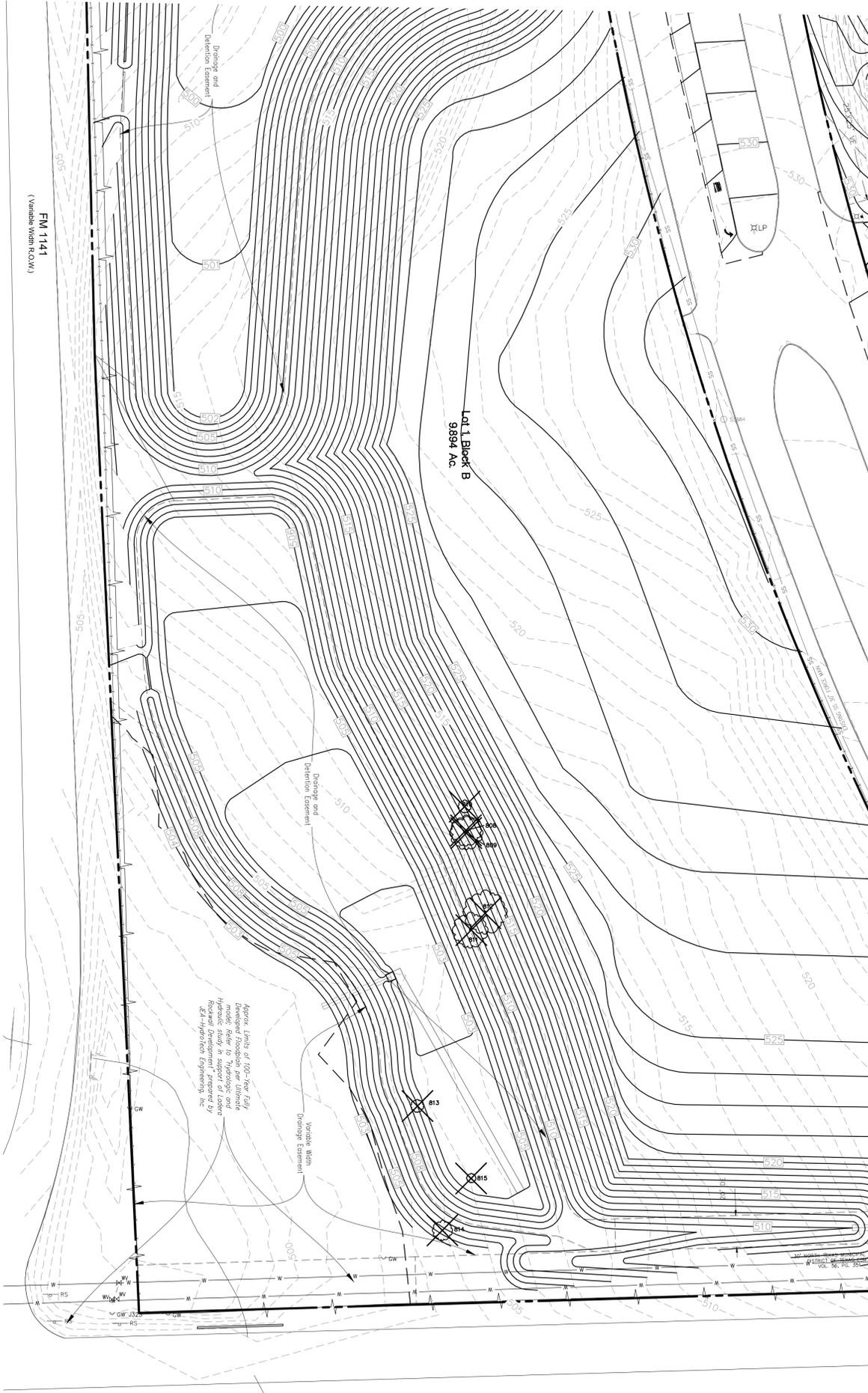
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 Scale: 1"=80'  
 Revisions:  
 04/23/2018  
 07/16/2018  
 09/06/2018  
 01/28/2019  
 02/11/2019  
 03/11/2019 Signed

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**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Dellin**

**17191**  
**T1.0**

**LADERA ROCKWALL PHASE 1**





### TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5
812	18.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9.25
809	14	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7
808	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5
810	5.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	Yes	5.5
813	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5
815	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4
814	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5
<b>MITIGATION INCHES:</b>						<b>53.75</b>

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111 Hillside Drive  
Lewisville, Texas 75057  
972-406-8770 Fax  
201 Community Center  
Roanoke, Texas 76202  
940-240-1012  
TBP#: 19762 TBPIS: 10184440  
www.madamsco.com

**LADERA ROCKWALL PHASE 1**  
LADERA ROCKWALL  
Lot 1, Block A  
47.694 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

## TREE SURVEY - SOUTHWEST

Drawn By: VC  
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Scale: 1"=40'

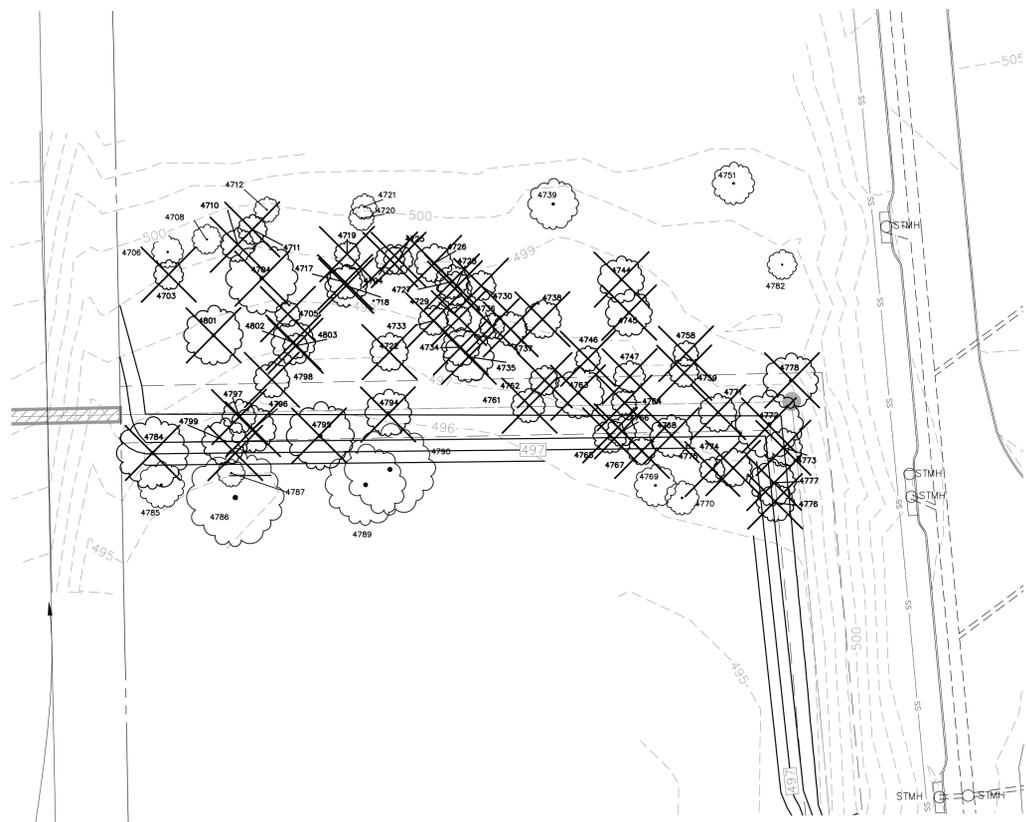
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
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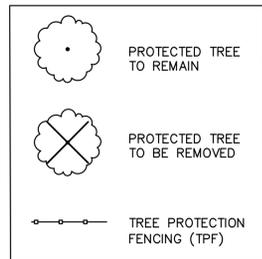
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**T1.2**

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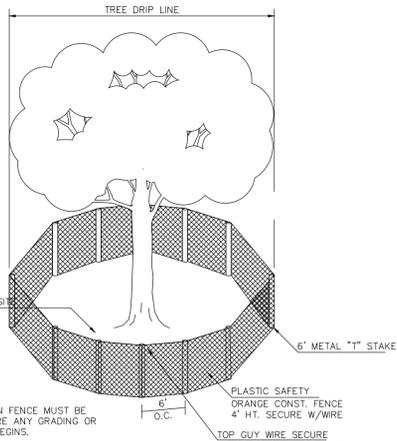
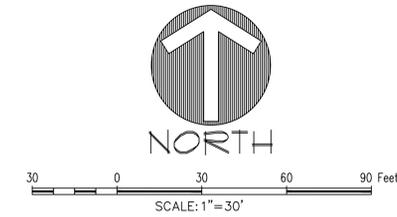


**LEGEND**



**TREE CHART**

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	6	
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	NO		
4770	8	HICKORY	<i>Carya texana</i>	YES	NO		
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	14	
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10.5	
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
				MITIGATION INCHES:		472.5	



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  - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
  - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
  - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
  - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

**TREE PROTECTION**

The John R. McAdams Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-406-8776 Fax  
 201 Columbia Street  
 Roanoke, Texas 76262  
 940-240-1012  
 TBP#E: 19762 TBP#S: 10164440  
 www.mcadamsco.com

**LADERA ROCKWALL PHASE 1**  
**LADERA ROCKWALL**  
**Lot 1, Block A**  
**47.694 Acres**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**TREE SURVEY - NORTHWEST**

3/13/2019

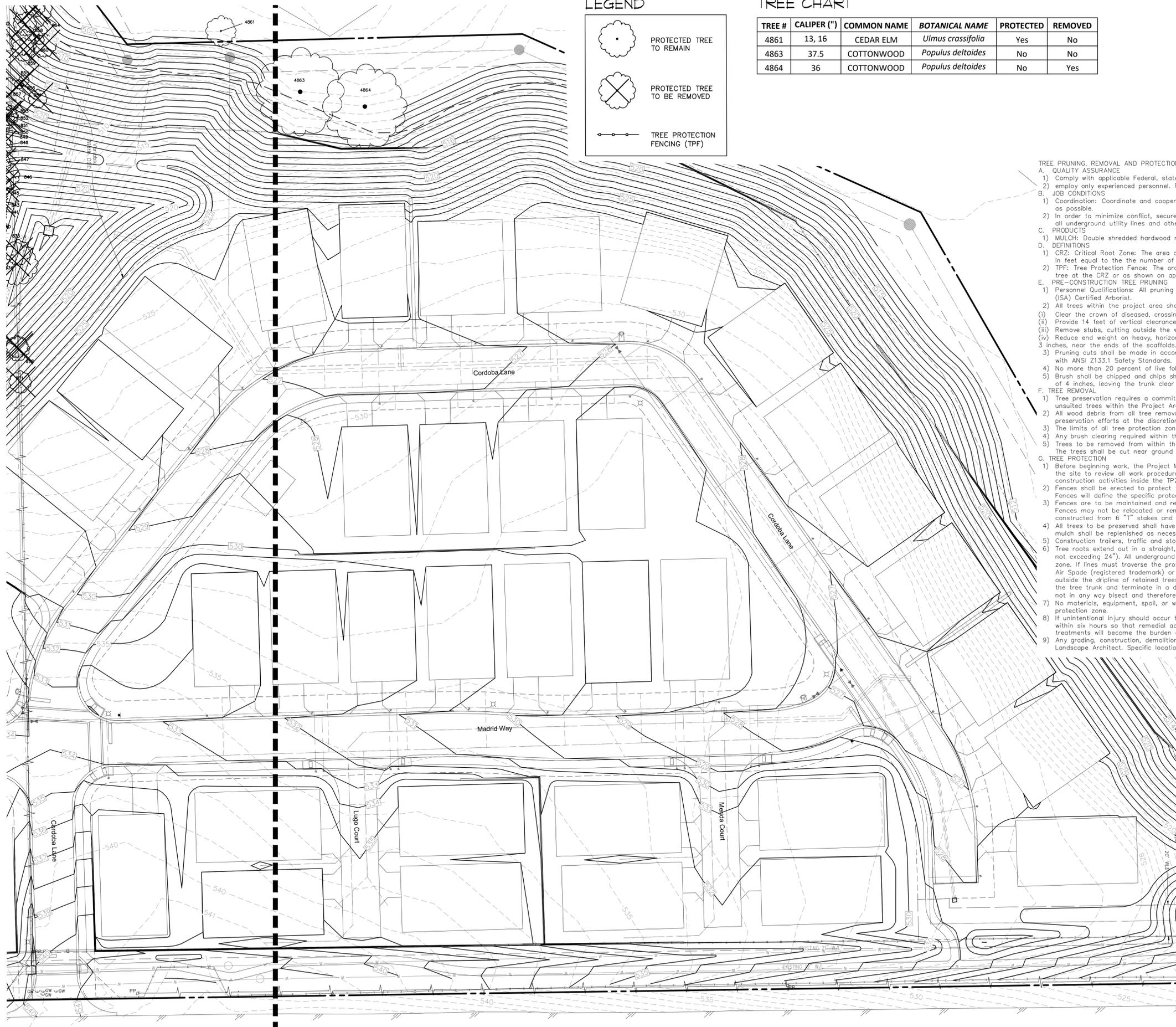
Drawn By:	VC
Date:	02/23/2018
Scale:	1" = 30'
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/17/2019 Signed

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dell

**17191**

**T1.3**

File: J:\17191\17191.dwg (P&E) & Acad. Revise (Dwg) (3/13/2019) 3:04 AM, by wjerry  
 Plotted: 3/13/2019 9:08 AM, by wjerry, Cpl. Sheet: 3/13/2019 9:04 AM, by wjerry

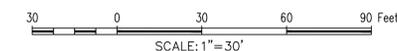


**LEGEND**

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)

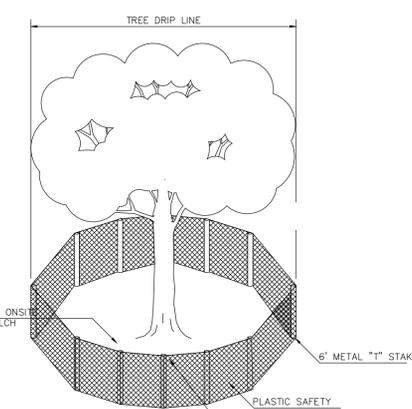
**TREE CHART**

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No
4863	37.5	COTTONWOOD	<i>Populus deltoides</i>	No	No
4864	36	COTTONWOOD	<i>Populus deltoides</i>	No	Yes



**TREE PRUNING, REMOVAL AND PROTECTION MEASURES**

- A. QUALITY ASSURANCE
  - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
  - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
  - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
  - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
  - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned:
    - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
    - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
  - 4) No more than 20 percent of live foliage shall be removed from any tree.
  - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
  - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuitable trees within the Project Area.
  - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
  - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
  - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
  - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
  - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
  - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
  - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Irrigation lines may be constructed from 6 "T" stakes and orange web fence material.
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  - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



NOTE:  
 TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.  
 LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

INSTALL FENCE W/4" OR ONST HARD WOOD BARK MULCH

6" METAL "T" STAKE

PLASTIC SAFETY ORANGE CONST. FENCE 4' HT. SECURE W/WIRE

TOP GUY WIRE SECURE FENCE TO GUY WIRE ALSO

**TREE PROTECTION**

**OWNER/DEVELOPER**  
 RW LADERA, LLC.  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dahn

The John R. McAdams Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-436-8776 Fax  
 201 Century Oaks  
 Roanoke, Texas 76262  
 940-240-1012  
 TBP#: 19762 TBPIS: 10194440  
 www.mcadamsco.com

**LADERA ROCKWALL PHASE 1**  
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 Lot 1, Block A  
 47.694 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**TREE SURVEY - SOUTHEAST**



Drawn By: VC  
 Date: 02/23/2018  
 Scale: 1" = 30'

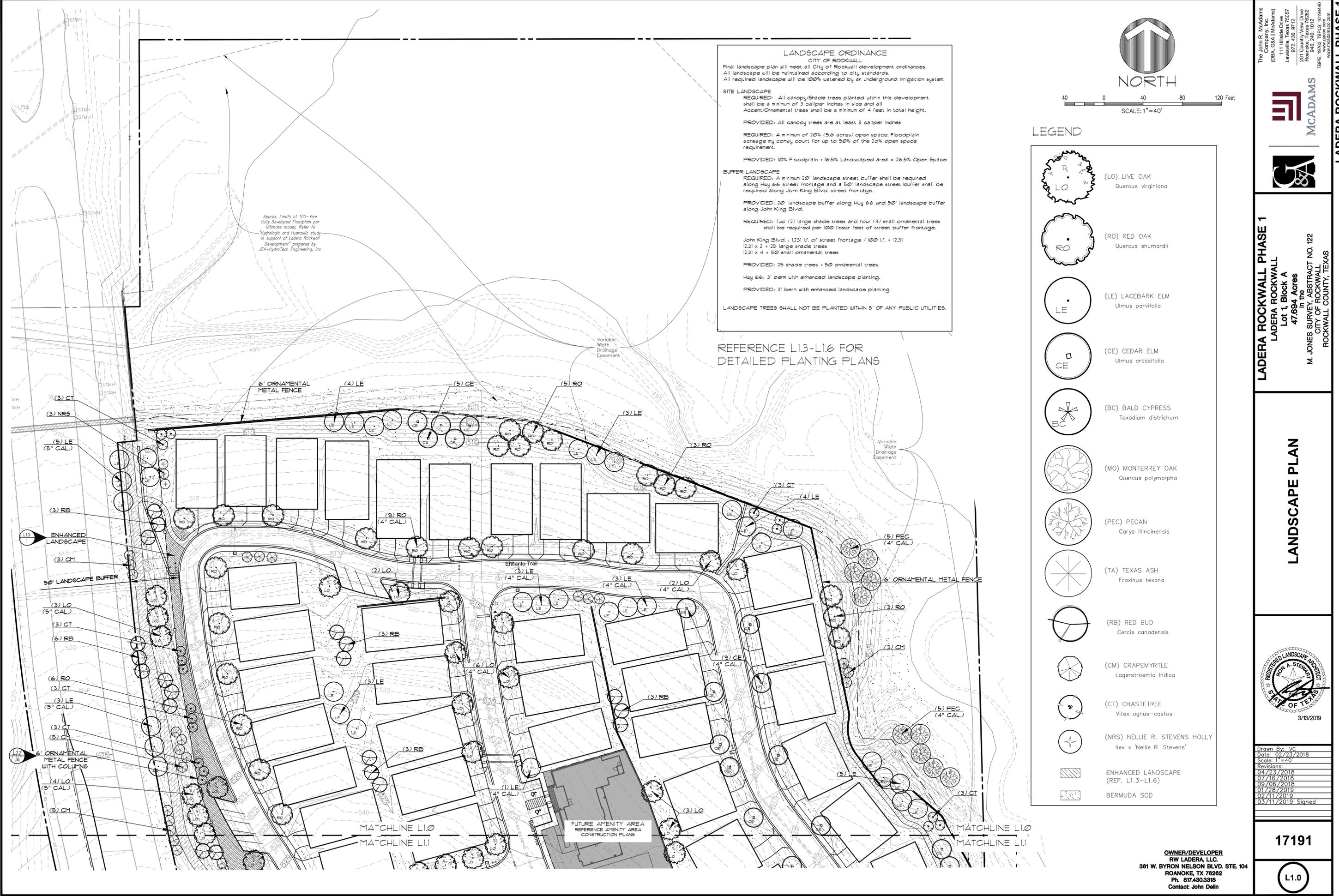
Revisions:

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07/16/2018	
09/06/2018	
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02/11/2019	
03/11/2019	Signed

**17191**

**T1.4**

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**LANDSCAPE ORDINANCE**  
 CITY OF ROCKWALL  
 Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

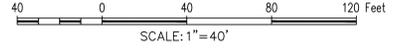
**SITE LANDSCAPE**  
**REQUIRED:** All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.  
**PROVIDED:** All canopy trees are at least 3 caliper inches

**REQUIRED:** A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.  
**PROVIDED:** 10% Floodplain + 16.5% Landscaped area + 26.5% Open Space

**BUFFER LANDSCAPE**  
**REQUIRED:** A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.  
**PROVIDED:** 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

**REQUIRED:** Two (2) large shade trees and four (4) small ornamental trees shall be required per 100' linear feet of street frontage.  
 John King Blvd. = 1231 lf. of street frontage / 100 lf. = 12.31  
 12.31 x 2 = 25 large shade trees  
 12.31 x 4 = 50 small ornamental trees  
**PROVIDED:** 25 shade trees + 50 ornamental trees  
 Hwy 66: 3' berm with enhanced landscape planting.  
**PROVIDED:** 3' berm with enhanced landscape planting.

**LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.**



**LEGEND**

- (LO) LIVE OAK  
Quercus virginiana
- (RO) RED OAK  
Quercus shumardii
- (LE) LACEBARK ELM  
Ulmus parvifolia
- (CE) CEDAR ELM  
Ulmus crassifolia
- (BC) BALD CYPRESS  
Taxodium distichum
- (MO) MONTERREY OAK  
Quercus polymorpha
- (PEC) PECAN  
Carya illinoensis
- (TA) TEXAS ASH  
Fraxinus texana
- (RB) RED BUD  
Cercis canadensis
- (CM) CRAPEMYRTLE  
Lagerstroemia indica
- (CT) CHASTETREE  
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY  
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.3-L1.6)
- BERMUDA SOD

REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS

The John R. McAdams Company, Inc.  
 (DBA GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-456-8778 Fax  
 291 Commerce Center  
 Roanoke, Texas 76262  
 940.240.1012  
 TBP#: 19762 TBPIS: 10164440  
 www.mcadamsco.com

**MCADAMS**

**LADERA ROCKWALL PHASE 1**  
**LADERA ROCKWALL**  
**Lot 1, Block A**  
**47.694 Acres**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**LANDSCAPE PLAN**

**REGISTERED LANDSCAPE ARCHITECT**  
**JOHN A. STEWART**  
**STATE OF TEXAS**  
 3/13/2019

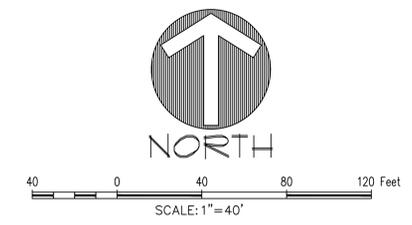
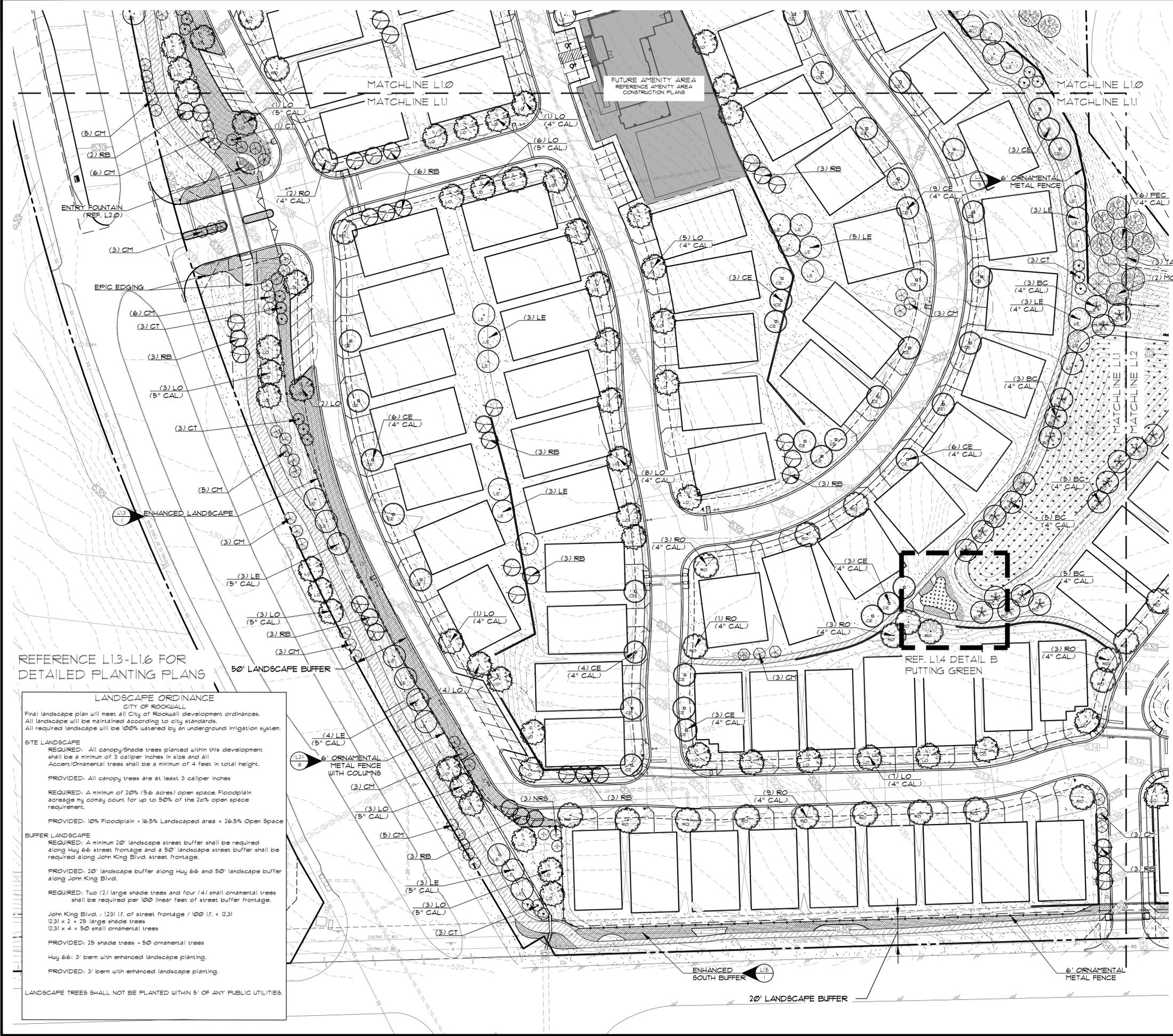
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Scale: 1"=40'
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

**17191**

**L1.0**

**OWNER/DEVELOPER**  
**RW LADERA, LLC**  
 361 W. BYRON NELSON BLVD. STE. 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

File: L1.0 (17191) (Landscape) (P) & Road (Rockwall) (D) (17191).DWG  
 Printed: 3/13/2019 8:58 AM by Wiley, C. Date: 3/13/2019 8:48 AM by Wiley, C.



**LEGEND**

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	(RO) RED OAK <i>Quercus shumardii</i>
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	(NRS) NELLIE R. STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>
	ENHANCED LANDSCAPE (REF. L1.3-L1.6)
	BERMUDA SOD
	NATIVE AMERICAN SEED
	COMPANY DRAINFIELD SEED MIX

**REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS**

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CITY OF ROCKWALL

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940-240-1012  
TBP#E: 19762 TBP#L: 10184440  
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47,694 Acres  
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ROCKWALL COUNTY, TEXAS

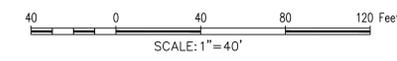
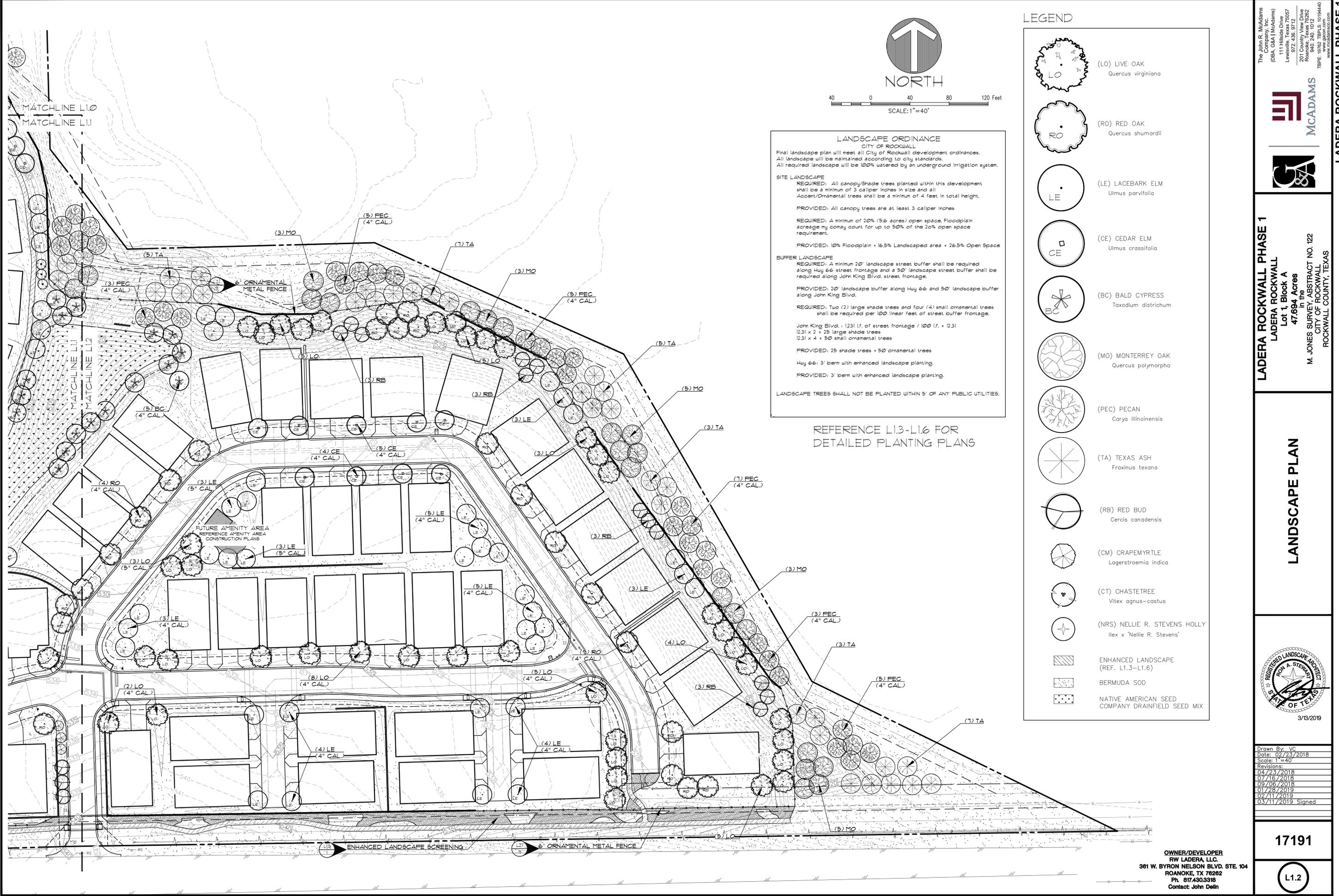
**LANDSCAPE PLAN**

Drawn By:	VC
Date:	02/23/2018
Scale:	1"=40'
Revisions:	
	04/23/2018
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	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

**17191**

**L1.1**

**OWNER/DEVELOPER**  
RW LADERA, LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin



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REFERENCE L1.3-L1.6 FOR  
DETAILED PLANTING PLANS

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(REF. L1.3-L1.6)
- BERMUDA SOD
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COMPANY DRAINFIELD SEED MIX

**LADERA ROCKWALL PHASE 1**  
LADERA ROCKWALL  
Lot 1, Block A  
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CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLAN**

**LADERA ROCKWALL PHASE 1**

The John R. McAdams Company, Inc.  
(DBA: GSA | McAdams)  
111 Hillside Drive  
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972-406-8775  
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TBPE: 19762 TBPLS: 10194440  
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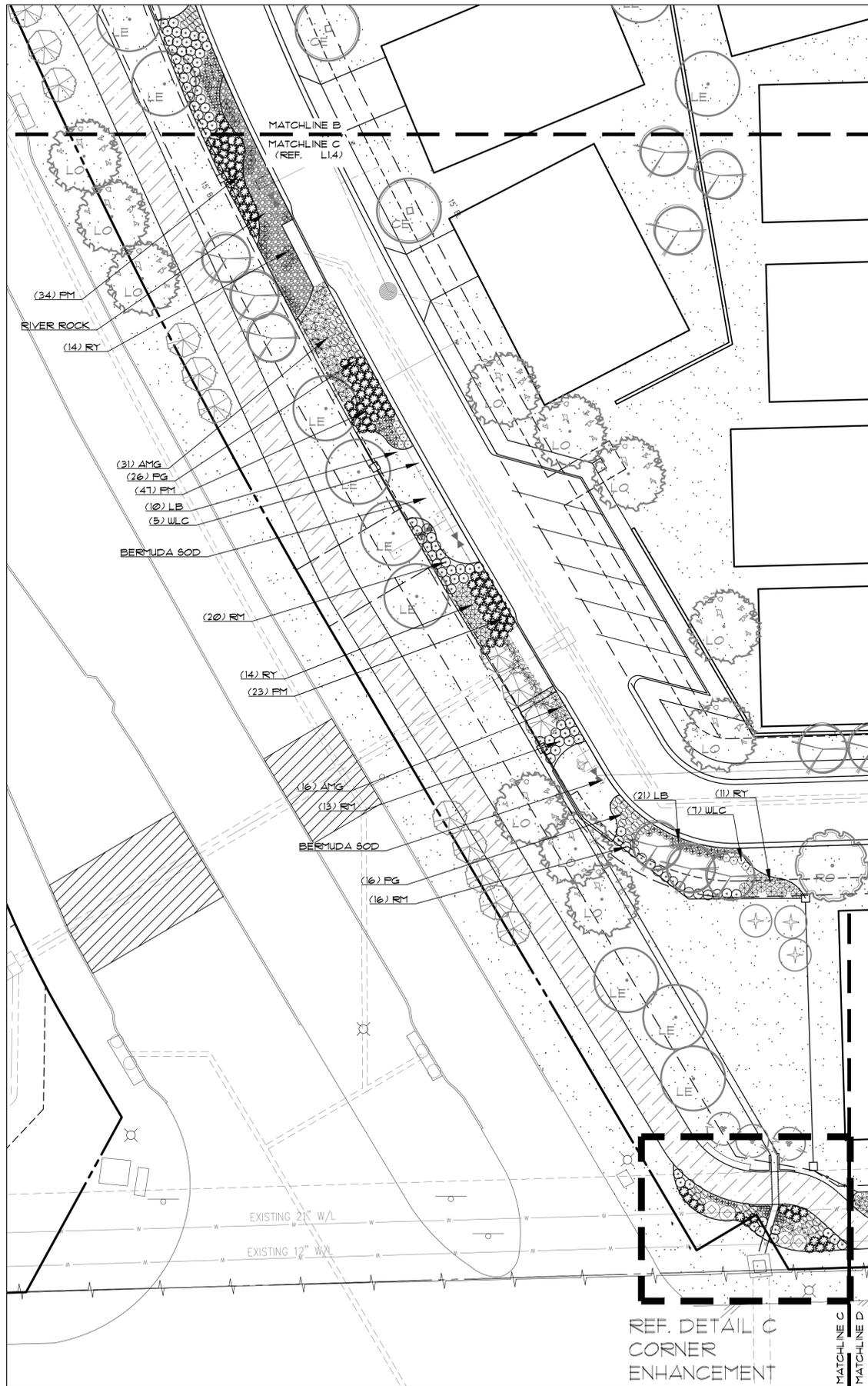
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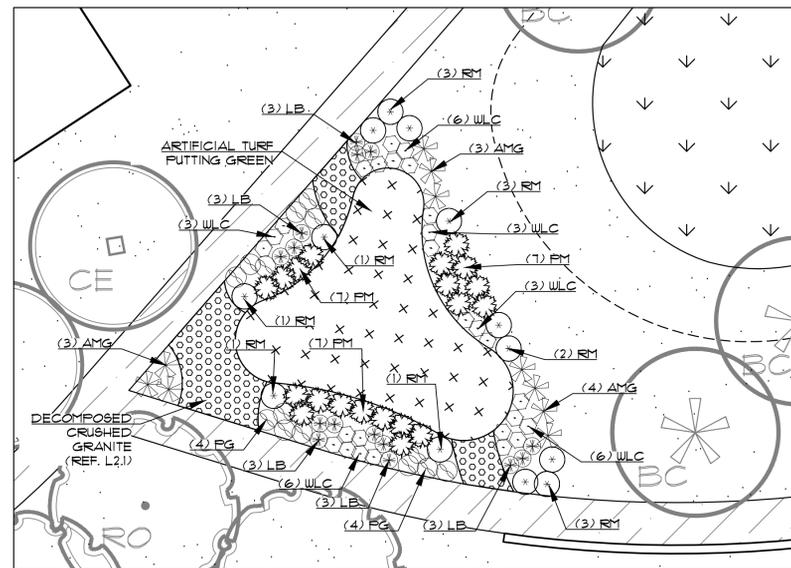
**17191**

L1.2

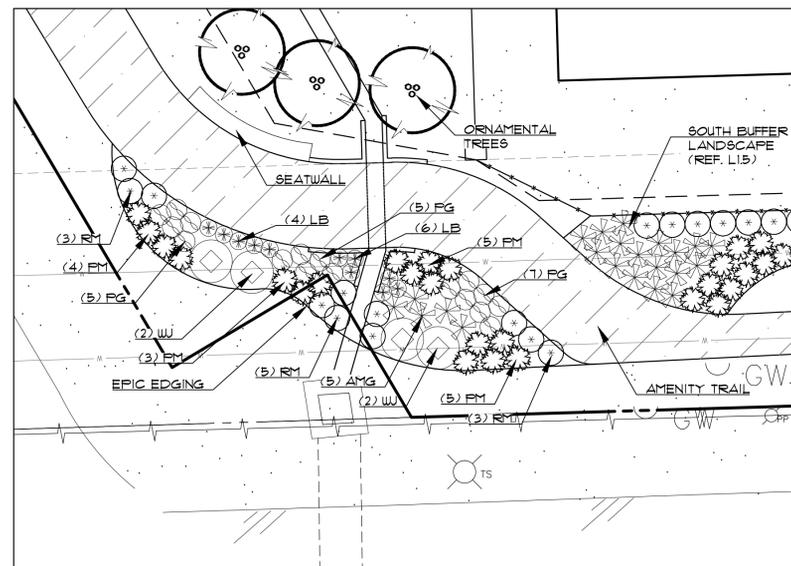




**1. DETAIL A**  
SCALE: 1"=20'



**2. DETAIL B PUTTING GREEN**  
SCALE: 1"=10'



**3. DETAIL C CORNER ENHANCEMENT**  
SCALE: 1"=10'



**LEGEND**

	(YH) YAUPON HOLLY <i>Ilex vomitoria</i>
	(WJ) WINTER JASMINE <i>Jasminum nudiflorum</i>
	(RM) ROSEMARY <i>Rosmarinus officinalis</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Rhaphiolepis indica</i>
	(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>
	(PM) PINK MUHLY <i>Muhlenbergi capillaris</i>
	(RY) RED YUCCA <i>Hesperaloe parvifolia</i>
	(WLC) WALKER'S LOW CATMINT <i>Nepeta x faassenii 'Walker's Low'</i>
	(PG) PINK GAURA <i>Gaura lindheimeri 'Siskiyou Pink'</i>
	(LB) LITTLE BLUESTEM <i>Schizachyrium scoparium 'Prairie Blues'</i>
	(DL) DAYLILLY <i>Hemerocallis sp.</i>
	SEASONAL COLOR
	BERMUDA SOD
	RIVER ROCK MULCH
	DECOMPOSED CRUSHED GRANITE
	ARTIFICIAL TURF

**LADERA ROCKWALL PHASE 1**  
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M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**LANDSCAPE DETAILS**

**LADERA ROCKWALL PHASE 1**  
LADERA ROCKWALL  
Lot 1, Block A  
47,694 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**17191**

**L1.4**

**OWNER/DEVELOPER**  
RW LADERA, LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

**REGISTERED LANDSCAPE ARCHITECT**  
JOHN A. STEWART  
STATE OF TEXAS  
3/13/2019

Drawn By: VC  
Date: 02/23/2018  
Scale:  
Revisions:  
04/23/2018  
07/16/2018  
09/06/2018  
01/28/2019  
02/11/2019  
03/11/2019 Signed

The John R. McAdams Company, Inc. (DBA GSA | McAdams) 111 Hillside Drive Lewisville, Texas 75057 972-456-8776 Fax: 972-456-8775 Email: info@mcadams.com Website: www.mcadams.com





# PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
31	LIVE OAK	Quercus virginiana	5" cal.	10'-12'	Per Plan	Single Trunk
24	LACEBARK ELM	Ulmus parvifolia	5" cal.	10'-12'	Per Plan	Single Trunk
45	LIVE OAK	Quercus virginiana	4" cal.	10'-12'	Per Plan	Single Trunk
48	RED OAK	Quercus shumardii	4" cal.	10'-12'	Per Plan	Single Trunk
34	LACEBARK ELM	Ulmus parvifolia	4" cal.	10'-12'	Per Plan	Single Trunk
45	CEDAR ELM	Ulmus crassifolia	4" cal.	10'-12'	Per Plan	Single Trunk
21	BALD CYPRESS	Taxodium distichum	4" cal.	10'-12'	Per Plan	Single Trunk
44	PECAN	Carya illinoensis	4" cal.	10'-12'	Per Plan	Single Trunk
31	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
17	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
39	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
21	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
33	TEXAS ASH	Fraxinus texana	3" cal.	10'-12'	Per Plan	Single Trunk
62	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
69	CRAPMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multitrunk
33	CHASTE TREE	Vitex agrus-castus	30gal.	7'-8'	Per Plan	Multitrunk
6	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
7	YAUPON HOLLY	Ilex vomitoria	30gal.	7'-8'	Per Plan	Full
18	WINTER JASMINE	Jasminum nudiflorum	5gal.	3'-0"	Per Plan	Full
446	ROSEMARY	Rosmarinus officinalis	3gal.	24"	Per Plan	Full
236	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	3gal.	24"	Per Plan	Full
660	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	Per Plan	Full
738	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	Per Plan	Full
144	RED YUCCA	Hesperaloe parvifolia	3gal.	24"	Per Plan	Full
107	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	Per Plan	Full
269	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	Per Plan	Full
377	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	Per Plan	Full
337	DAYLILY	Hemerocallis	1 gal.	12"	Per Plan	Evergreen
525	SEASONAL COLOR		4" pot		Per Plan	Full
92 lbs	DRAINFIELD SEED MIX					

Total Mitigation Required\*: 1726.75 in  
 Total Mitigation Provided: 1727 in  
 \*Ref. T1.0 TREE SURVEY

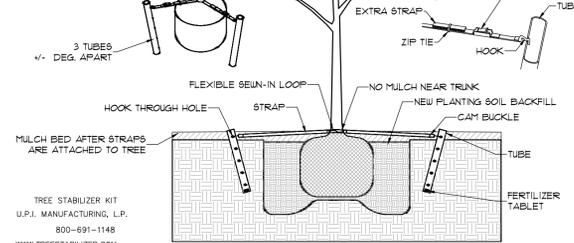
### LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

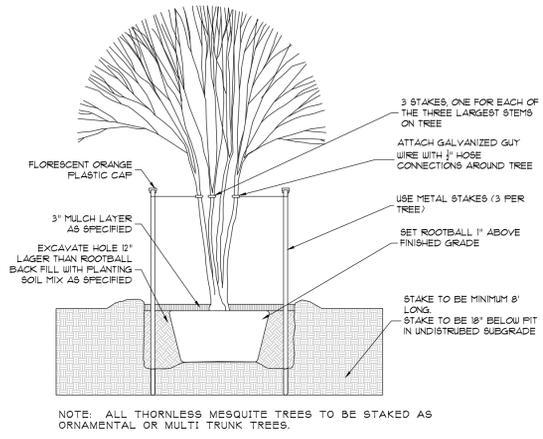
### SPECIFICATIONS:

TSK 20  
 3- 20' PERFORATED SCH. 40 PVC TUBES  
 3- 6" HARNESSES WITH SEW-IN LOOP  
 3- CAM BUCKLES W/ HOOK  
 3- ZIP TIES  
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

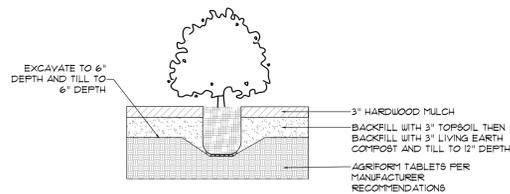
TSK 36  
 3- 36" PERFORATED SCH. 40 PVC TUBES  
 3- 6" HARNESSES WITH SEW-IN LOOP  
 3- CAM BUCKLES W/ HOOK  
 3- ZIP TIES  
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



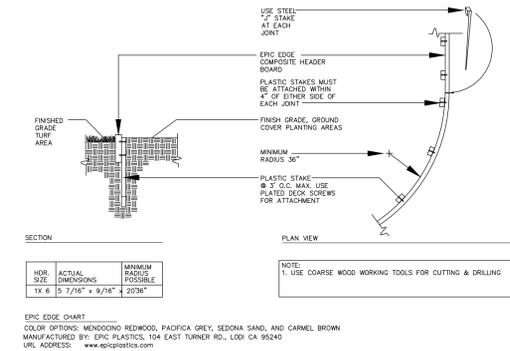
2. TREE STAKING  
 NOT TO SCALE



3. ORNAMENTAL TREE STAKING  
 NOT TO SCALE



4. SHRUB DETAIL  
 NOT TO SCALE



5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210  
 NOT TO SCALE

The John R. McAdams Company, Inc.  
 (DBA GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-496-8776 Fax  
 201 Columbia Texas 71292  
 940.240.1012  
 TBP#E: 19762 TBP#L: 0194440  
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1  
 LADERA ROCKWALL  
 Lot 1, Block A  
 47.694 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
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LANDSCAPE DETAILS

3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
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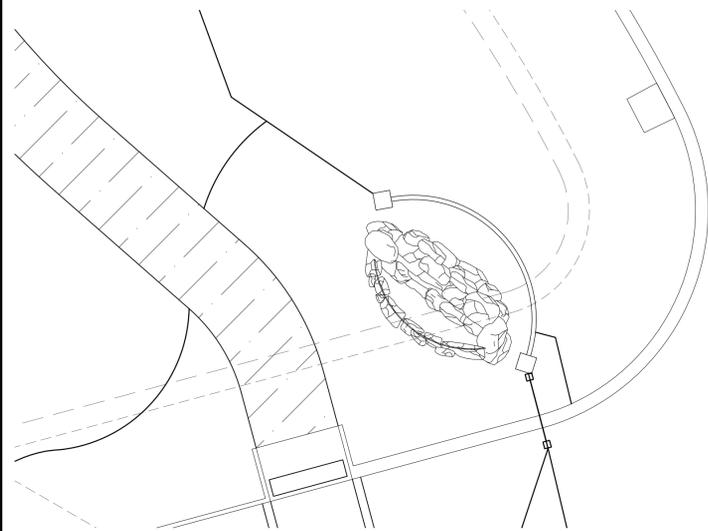
17191

OWNER/DEVELOPER  
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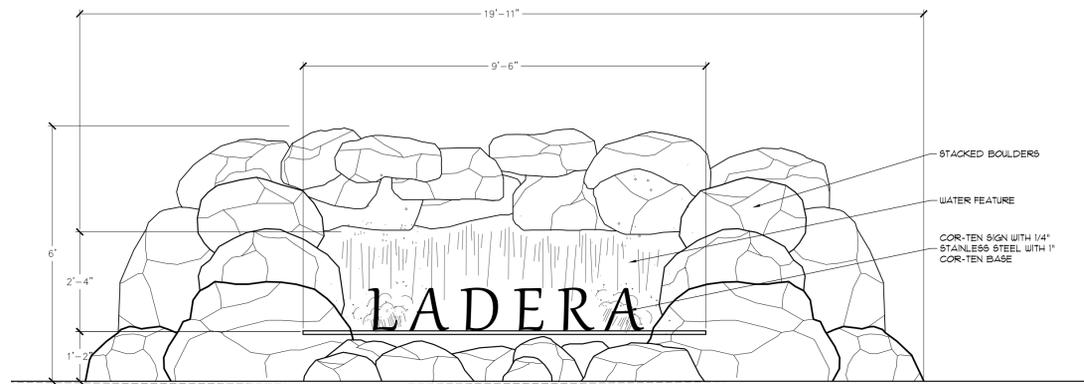
L1.7

Plot: J:\2018\17191\17191.dwg & Acad Plot(Dwg) (2018) 15:08:15  
 Plotmed: 3/13/2019 8:58 AM by Viny, Cnc. Sheet: 3/13/2019 8:49 AM, by viny

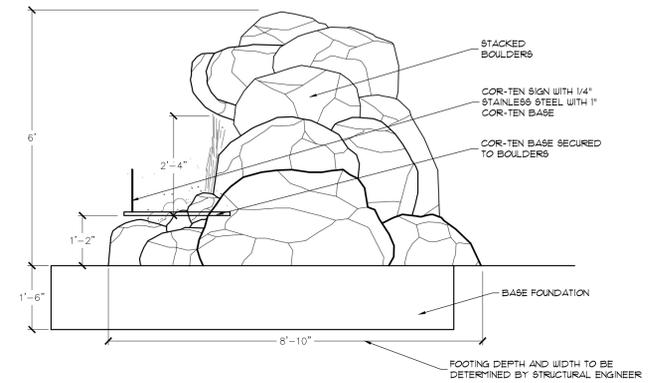




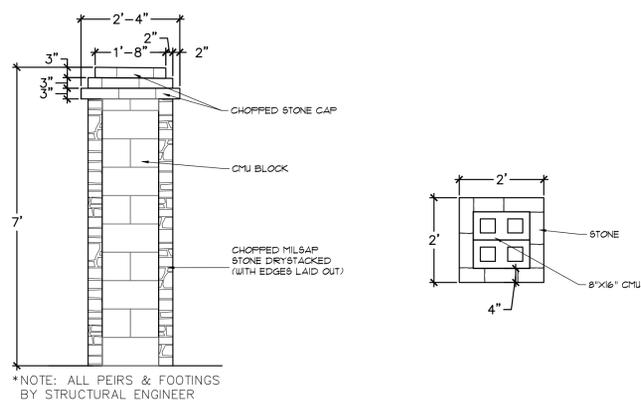
**1. ENTRY FOUNTAIN**  
1"=10'



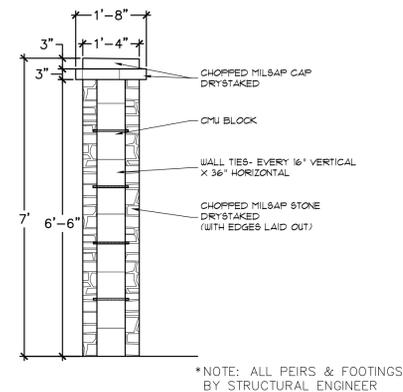
**2. ENTRY FOUNTAIN DETAIL A**  
1/2"=1'



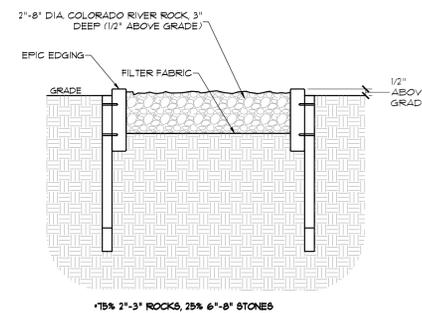
**3. ENTRY FOUNTAIN DETAIL B**  
1/2"=1'



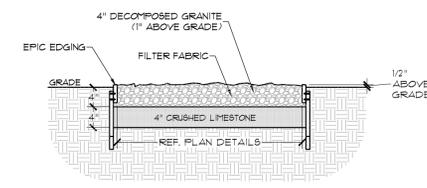
**4. STONE COLUMN DETAIL**  
1/2"=1'



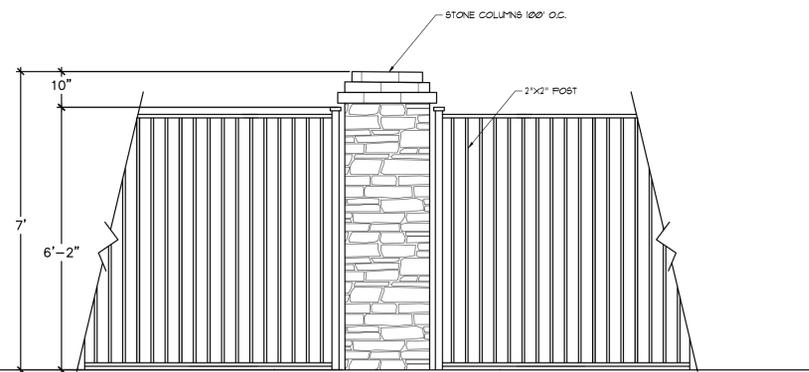
**5. STONE WALL DETAIL**  
1/2"=1'



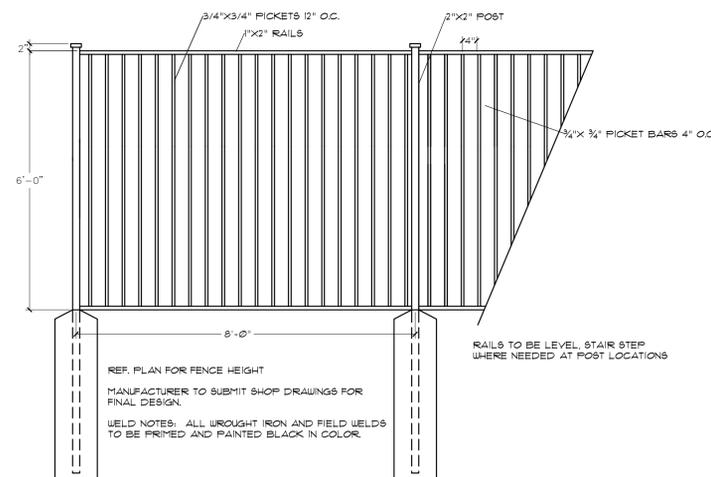
**6. RIVER ROCK DRY CREEK**  
NTS



**7. DECOMP. GRANITE PATHWAY**  
3/4"=1'



**8. STONE COLUMN & 6' ORNAMENTAL METAL FENCE - ELEVATION**  
1/2"=1'



**9. 6' ORNAMENTAL METAL FENCE**  
1/2"=1'

File: J:\17191\17191\17191.dwg & Acad Plot: 17191.dwg  
 Plotted: 3/13/2019 8:58 AM by: Vicky, Cui, S. Date: 3/13/2019 8:48 AM by: vicky



# 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:** April 9, 2019  
**APPLICANT:** Kevin Patel; *Triangle Engineering*  
**CASE NUMBER:** P2019-016; *Lot 2, Cain Properties No. 1 Addition*

---

### SUMMARY

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat a 1.233-acre parcel of land (*i.e. Lot 1-R, Cain Properties No. 1 Addition*) located within the SH-66 Overlay (SH-66 OV) District. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, and utility easements*) in order to develop the lot as Lot 2, Cain Properties No. 1 Addition.
- On August 20, 2018, the City Council approved S-194 [*Ordinance No. 18-34*] allowing a *Craft Brewery* on the subject property.
- On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for the purpose of constructing an approximately 11,931 SF *Craft Brewery (i.e. Siren Rock Brewery)* on the subject property.
- That portion of property belonging to the State of Texas (*i.e. TxDOT right-of-way*) and depicted as being within the boundary of the subject property is required to be purchased. This has been included as a condition of approval of the plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Cain Properties No. 1 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The portion of the property that currently exists as Texas Department of Transportation (TXDOT) right-of-way will need to be purchased prior to filing of the final plat for the subject property. A copy of the deed will be required to be submitted once the sales transaction has been completed; and,
- (3) 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.

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2019-016	<b>Owner</b> CAIN, FAMILY PARTNERSHIP LTD	<b>Applied</b> 3/28/2019	<b>LM</b>
<b>Project Name</b> Siren Rock Brewery	<b>Applicant</b> KEVIN PATEL	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> FINAL		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 310 S GOLIAD ST		<b>City, State Zip</b> ROCKWALL, TX 75087	
 <b>Subdivision</b> CAIN PROPERTIES PH 1 (REPLAT)		<b>Tract</b> 1R	<b>Block</b> <b>Lot No</b> 1R <b>Parcel No</b> 3200-0000-001R-00-0R
		<b>General Plan</b>	
		<b>Zoning</b>	

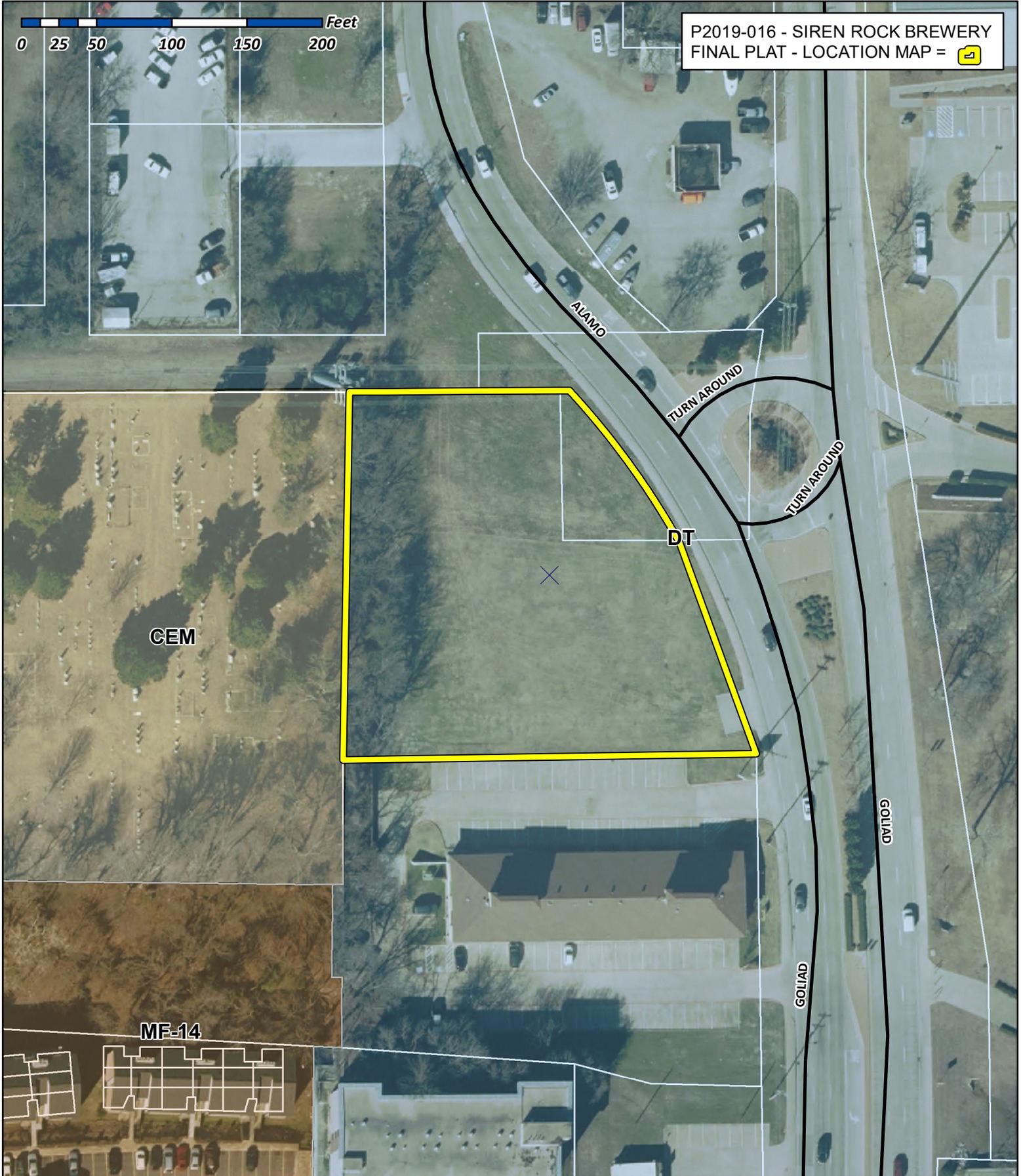
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/28/2019	4/4/2019	3/29/2019	1	APPROVED	
ENGINEERING	Sarah Hager	3/28/2019	4/4/2019	4/3/2019	6	COMMENTS	(4/3/2019 10:50 AM SH) No trees within 5' of utilities. Treescape plan will need to be revised. Plat is disapproved until the purchase of the TXDOT property is complete. Engineering plans can't be released until this time as well.
FIRE	Ariana Hargrove	3/28/2019	4/4/2019	4/2/2019	5	APPROVED	
GIS	Lance Singleton	3/28/2019	4/4/2019				
PLANNING	David Gonzales	3/28/2019	4/4/2019	4/1/2019	4	COMMENTS	See comments

Comments on Next Page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 04.01.2019						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday April 16, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:</p> <ol style="list-style-type: none"> <li>The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document</li> <li>Provide a label indicating "Case No. P2019-016" on the lower right corner on all pages of the revised final plat submittal</li> <li>Correct Title Block to read as follows:  Final Plat  Lot 2 Cain, Properties No. 1  being a replat of Lot 1- R, Cain Properties No. 1  An Addition to the City of Rockwall, Rockwall County, Texas  B.F. Boydston Survey Abstract No. 14</li> <li>The access is public. Relabel firelane as "24-ft Firelane, Public Access, &amp; Utility Easement."</li> <li>Will there be any right-of-way dedication? If so, indicate the amount in acres on the plat and hatch the area to better delineate</li> <li>Did you purchase that portion of the property from TxDOT where required for development? The portion of the property that currently exists in Texas Department of Transportation(TXDOT) right-of-way will need to be purchased prior to filing of the final plat.</li> <li>Indicate and label the proper alignment for both N Alamo &amp; Goliad Street.</li> <li>Notary Certificate not necessary for a surveyor if stamped by the surveyor.</li> </ol> <p>Landscape Plan:</p> <ol style="list-style-type: none"> <li>OK as submitted</li> </ol> <p>Irrigation Plan:</p> <ol style="list-style-type: none"> <li>Not Reviewed. Submit with building permit for review.</li> </ol> <p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **</p> <p>Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Planning - Consent Agenda: April 9, 2019 (Tuesday at 6:00p.m.)</p> <p>City Council - Consent Agenda: April 15, 2019 (Monday at 6:00 p.m.)</p>						
PLANNING	David Gonzales	4/5/2019	4/12/2019	4/5/2019		COMMENTS

0 25 50 100 150 200 Feet

P2019-016 - SIREN ROCK BREWERY  
FINAL PLAT - LOCATION MAP = 

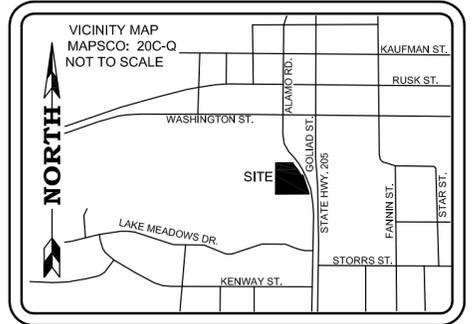
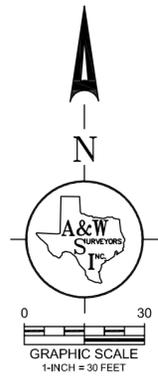


# City of Rockwall

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

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





BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.  
BILLY W. PEOPLES  
INST. NO. 2017000005610  
O.P.R.R.C.T.

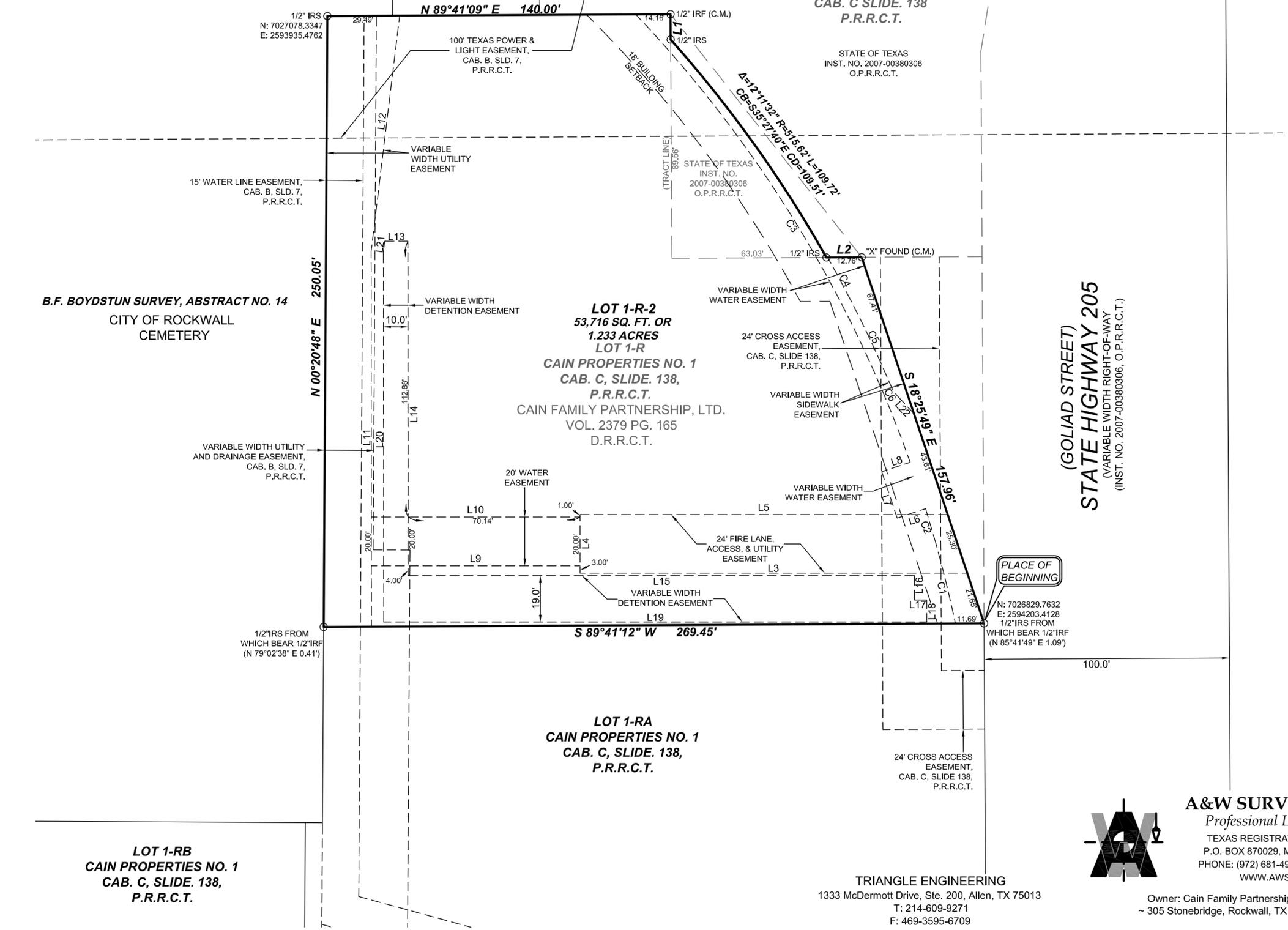
LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

LOT 1-R-2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 1-R  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.  
CAIN FAMILY PARTNERSHIP, LTD.  
VOL. 2379 PG. 165  
D.R.R.C.T.

LOT 1-RA  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31\"E	L12	97.15'	N06°52'14\"E
L2	14.40'	N89°40'29\"E	L13	9.46'	N90°00'00\"E
L3	158.00'	N90°00'00\"W	L14	136.88'	S00°02'39\"E
L4	24.00'	N00°00'00\"E	L15	206.61'	N90°00'00\"E
L5	150.00'	N90°00'00\"E	L16	10.00'	S00°00'00\"E
L6	12.20'	S71°34'11\"W	L17	4.97'	N90°00'00\"E
L7	20.00'	N18°25'49\"W	L18	9.00'	S00°00'00\"E
L8	12.23'	N71°34'11\"E	L19	221.57'	N90°00'00\"W
L9	85.13'	N90°00'00\"W	L20	151.45'	N00°02'39\"W
L10	85.14'	S90°00'00\"E	L21	4.47'	N06°52'14\"E
L11	153.65'	N00°02'39\"W	L22	9.14'	S43°27'56\"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07\"	517.46'	33.89'	N13°42'37\"W	33.88'
C2	1°37'36\"	517.46'	14.69'	N16°23'59\"W	14.69'
C3	23°57'30\"	517.46'	216.38'	N31°24'25\"W	214.80'
C4	2°02'41\"	521.46'	18.61'	N28°22'31\"W	18.61'
C5	4°23'02\"	521.46'	39.90'	N25°09'39\"W	39.89'
C6	20°29'47\"	16.00'	5.72'	S33°13'02\"E	5.69'

- GENERAL NOTES
- Any structure new or existing may not extend across new property lines.
  - The purpose of this plat is to define easements conditional to new development.
  - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2\" iron rod with a yellow plastic cap stamped \"RPLS 5310\" set
SQ. FT.	square feet

(GOLIAD STREET)  
STATE HIGHWAY 205  
(VARIABLE WIDTH RIGHT-OF-WAY  
(INST. NO. 2007-00380306, O.P.R.R.C.T.))

PLACE OF BEGINNING  
N: 7026829.7632  
E: 2594203.4128  
1/2\" IRF FROM WHICH BEAR 1/2\" IRF (N 85°41'49\" E 1.09')

TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
T: 214-609-9271  
F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com



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

Owner: Cain Family Partnership, LTD.  
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised:  
\"A professional company operating in your best interest\"

PAGE 1 OF 2  
**REPLAT**  
**LOT 1-R-2**  
**CAIN PROPERTIES NO. 1**  
1.223 ACRES OF LAND  
BEING A PLAT OF LOT 1-R,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. \_\_\_\_\_

OWNER'S CERTIFICATE

WHEREAS Cain Family Partnership, LTD.is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of said Replat of Cain Properties No. 1;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 1-R;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Cain Family Partnership, LTD., acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as LOT 1-R-2, CAIN PROPERTIES NO. 1 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Cain Family Partnership, LTD. have been notified and signed this plat.

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

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

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

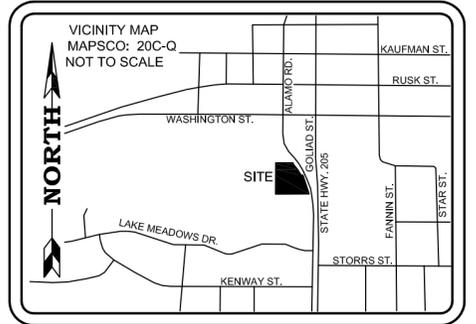
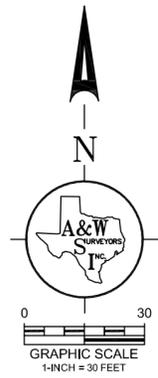
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer



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

Owner: Cain Family Partnership, LTD. ~ 305 Stonebridge, Rockwall, TX 75089 ~



BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.  
BILLY W. PEOPLES  
INST. NO. 2017000005610  
O.P.R.R.C.T.

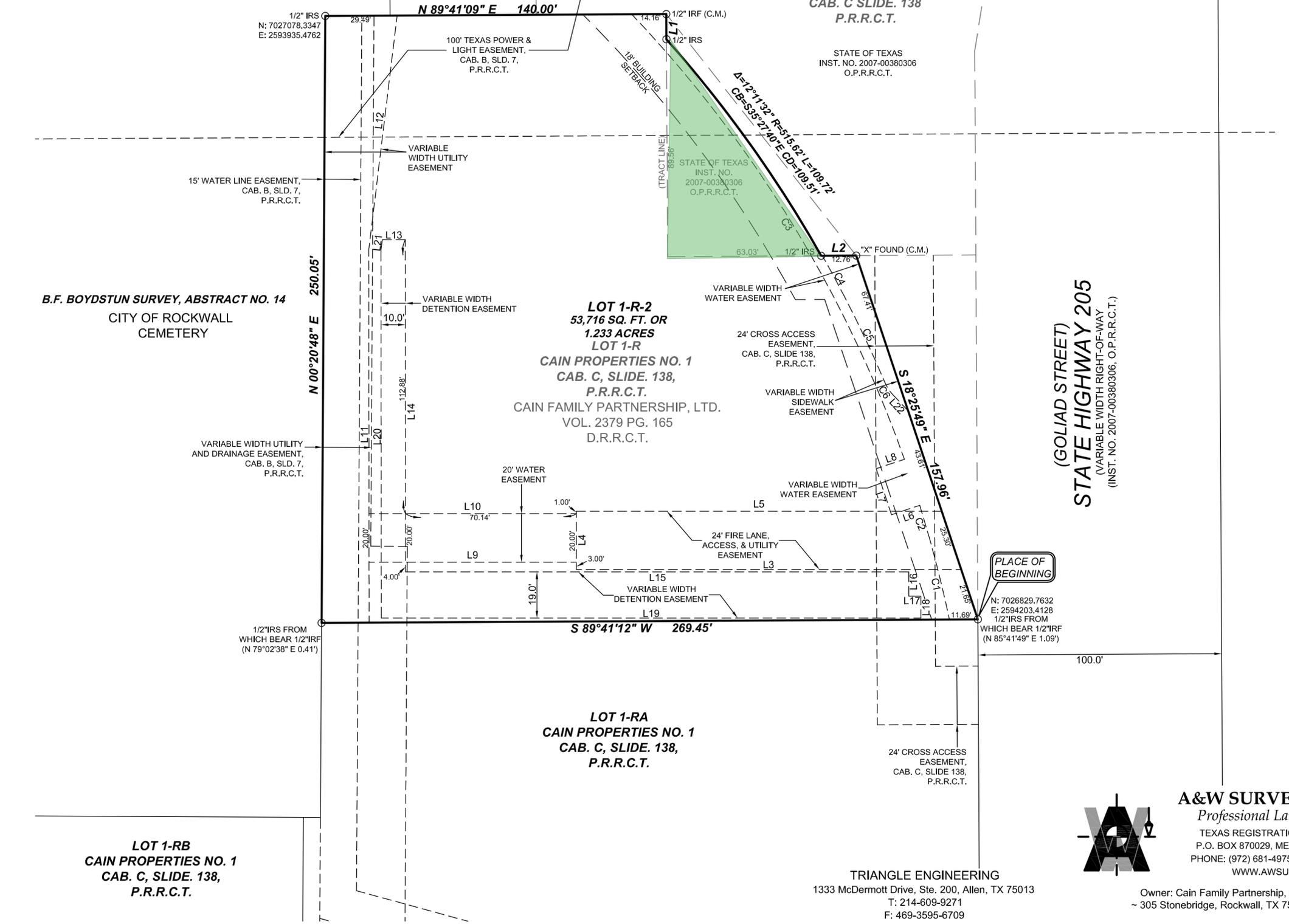
LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

LOT 1-R-2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 1-R  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.  
CAIN FAMILY PARTNERSHIP, LTD.  
VOL. 2379 PG. 165  
D.R.R.C.T.

LOT 1-RA  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

- GENERAL NOTES
- Any structure new or existing may not extend across new property lines.
  - The purpose of this plat is to define easements conditional to new development.
  - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
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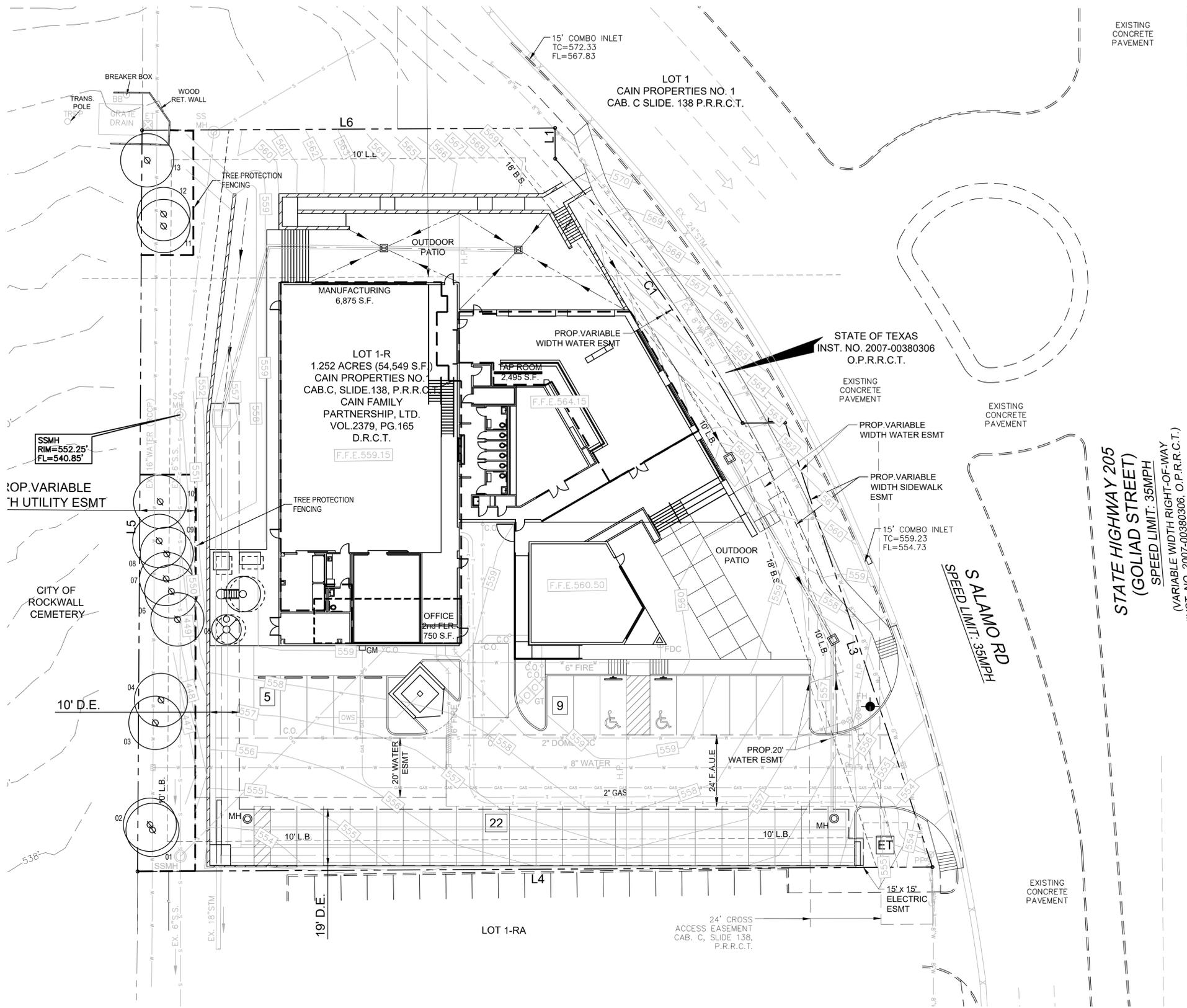


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Owner: Cain Family Partnership, LTD.  
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised:  
"A professional company operating in your best interest"

PAGE 1 OF 2  
**REPLAT**  
**LOT 1-R-2**  
**CAIN PROPERTIES NO. 1**  
1.223 ACRES OF LAND  
BEING A PLAT OF LOT 1-R,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. \_\_\_\_\_



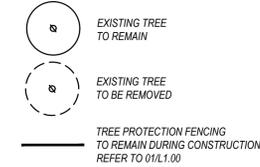
**EXISTING TREE NOTES**

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

**TREE SURVEY FIELD DATA**

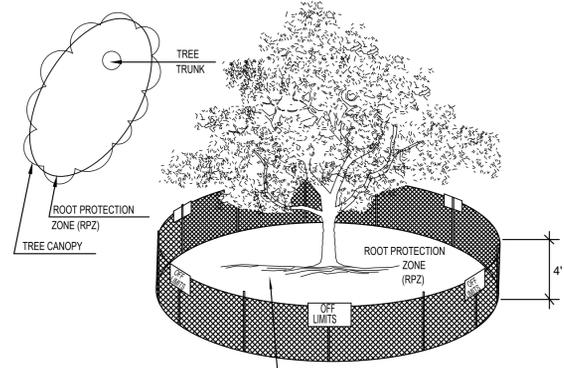
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
1	20	ELM	TO REMAIN
2	14	ELM	TO REMAIN
3	14	HACKBERRY	TO REMAIN
4	20	ELM	TO REMAIN
5	14	HACKBERRY	TO REMAIN
6	16	HACKBERRY	TO REMAIN
7	6	HACKBERRY	TO REMAIN
8	10	ELM	TO REMAIN
9	12	HACKBERRY	TO REMAIN
10	12	ELM	TO REMAIN
11	14	HACKBERRY	TO REMAIN
12	6	HACKBERRY	TO REMAIN
13	6	HACKBERRY	TO REMAIN

**EXISTING TREE LEGEND**



NO TREES TO BE REMOVED FROM THE SITE

NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE



**01 TREE PROTECTION FENCE A**  
NOT TO SCALE

NOTE: FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

**01 TREE PRESERVATION PLAN**  
SCALE 1"=20'-0"



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



**SIREN ROCK BREWING CO.**

ROCKWALL, TEXAS

CASE# SP2018-038

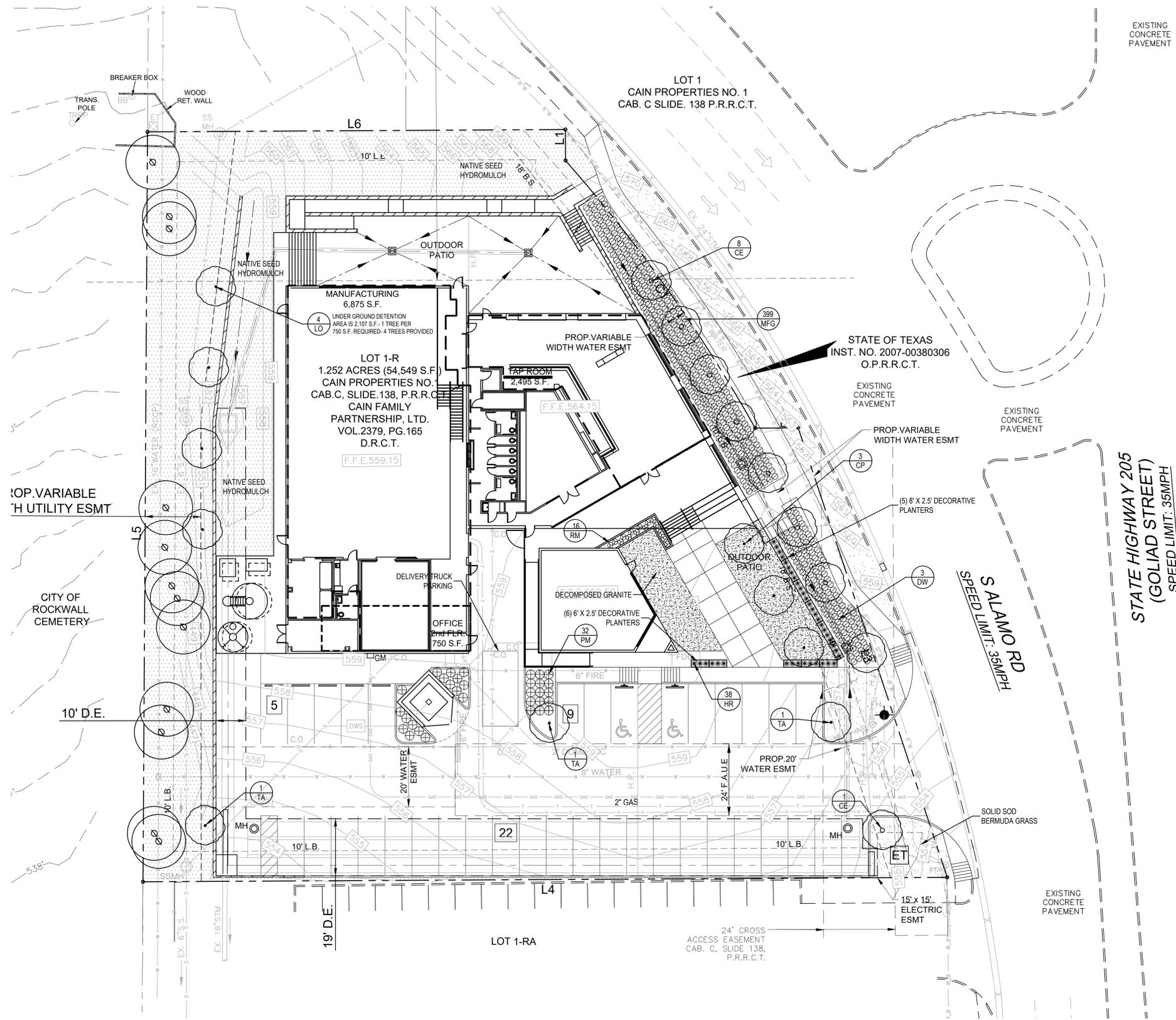
ISSUE:  
FOR APPROVAL 01.09.2019  
CITY COMMENTS 02.12.2019

DATE:  
03.26.2019

SHEET NAME:  
TREE PRESERVATION PLAN

SHEET NUMBER:

**L.1**



**GENERAL LAWN NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**SOLID SOD NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CP	3	Chinese Pistache	<i>Chinese pistache</i>	5" cal.	B&B, 15' ht., 6' spread, 6' clear trunk
DW	3	Desert Willow	<i>Chilopsis linearis</i>	8' ht.	container 3 or 5 trucks, tree form
LO	4	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
TA	3	Texas Ash	<i>Fraxinus albicans</i>	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
HR	38	Horestail Reed	<i>Equisetum hyemale</i>	3 gal.	container full, well rooted
MFG	399	Mexican Feather Grass	<i>Nassella tenuissima</i>	3 gal.	container full, well rooted
PM	32	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
RM	16	Prostrate Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	3 gal.	container, 12" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

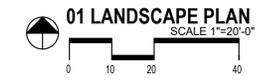
CASE# SP2018-038  
ISSUE:  
FOR APPROVAL 01.09.2019  
CITY COMMENTS 02.13.2019  
CITY COMMENTS 03.26.2019

DATE:  
03.26.2019

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

L.2



**SECTION 02900 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

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

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

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

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  2. All planting areas shall receive a two (2") inch layer of specified mulch.
  3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

**JOB CONDITIONS**

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

**1.7 QUALITY ASSURANCE**

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

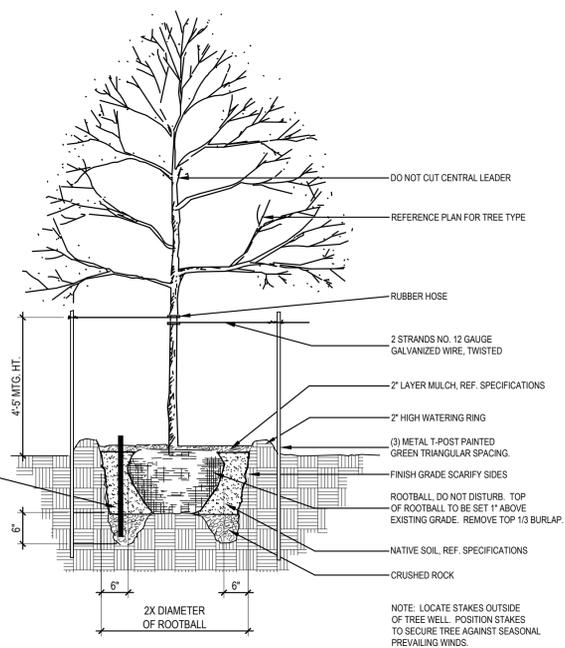
**2.2 SOIL PREPARATION MATERIALS**

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

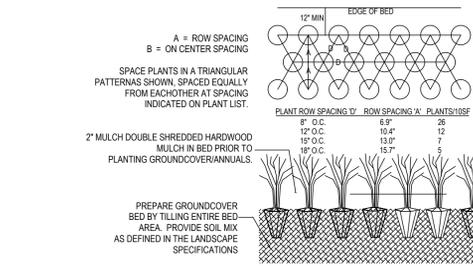
**PART 2 - PRODUCTS**

**2.1 PLANTS**

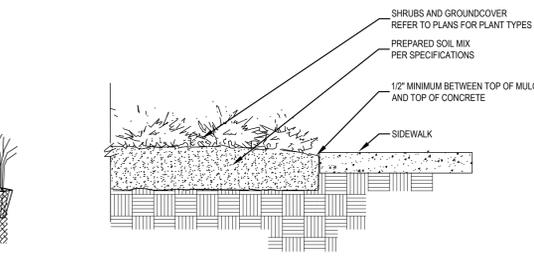
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



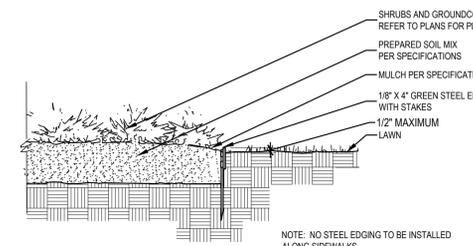
**01 TREE PLANTING DETAIL**  
NOT TO SCALE



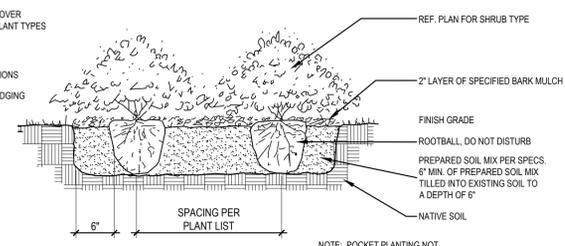
**02 GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



**03 SIDEWALK / MULCH DETAIL**  
no steel along sidewalks  
NOT TO SCALE



**04 STEEL EDGING DETAIL**  
NOT TO SCALE



**05 SHRUB PLANTING DETAIL**  
NOT TO SCALE

**3.3 CLEANUP AND ACCEPTANCE**

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

END OF SECTION

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



03.26.2019

**SIREN ROCK BREWING CO.**  
ROCKWALL, TEXAS

CASE# SP2018-038

ISSUE:  
FOR APPROVAL 01.09.2019

DATE:  
03.26.2019

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

**L.3**



# 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:** April 9, 2019  
**APPLICANT:** Dean Cathey; *Dean Cathey Custom Homes, Inc.*  
**CASE NUMBER:** P2019-013; *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition*) into three (3) parcels of land (*i.e. Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*) in order to construct a single-family home on Lot 5.
- On April 2, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
  - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 5. This will need to be paid at time of final plat; and
  - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$499.00 for Lot 5 to be paid at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### NOTIFICATIONS

On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property in accordance with the requirements stipulated by the Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*, staff would propose the following conditions of approval:

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



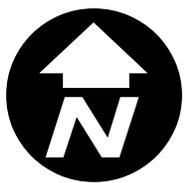
P2019-013 - LOTS 3, 4 & 5, RICHARD HARRIS SUBDIVISION NO. 3  
REPLAT - LOCATION MAP =



# City of Rockwall

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





CURRENT RESIDENT  
201 S CLARK ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
206 S CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
207 S NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
208 S CLARK ST  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
210 S CLARK ST  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
213 S CLARK ST  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

CURRENT 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

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following:

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

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

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

\_\_\_\_\_  
RICHARD HARRIS  
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires:

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission      Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_.

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

FINAL PLAT

# RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2  
BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 3  
0.57 ACRES OR 25,036 S.F.  
( 3 LOTS )  
B.F. BOYDSTUN SURVEY, A-14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊙	TELEVISION CABLE RIDER
⊗	GAS METER
⊕	PHONE RIDER
⊖	FIRE HYDRANT
⊚	POWER POLE
⊛	1/2" IRON ROD FOUND CORNER
⊜	ELEC. BOX
⊝	ELEC. METER
⊞	ELEC. SURFACE JUNCTION BOX
⊟	NO. 10 LIGHT POLE
⊠	AS. CORN.
⊡	PROPR. MARK
—X—	EASEMENT LINE
—	BOUNDARY LINE

OWNER:  
RIJU LTD PARTNERSHIP  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

## H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE MARCH 14, 2019  
SCALE 1" = 30' FILE # 20190075RP  
CLIENT RIJU, LTD



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Korey Brooks, *Senior Planner*  
**CC:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** April 9, 2019  
**SUBJECT:** Z2019-004; *SUP for Guest Quarters*

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The applicant has provided staff with a letter requesting to withdraw *Case No. Z2019-004*. The applicant has made proposed revisions to the guest quarters that include incorporating the guest quarters with the main structure and cladding the structure with the same materials as the primary structure (*i.e. hardie board and stone*). With that being said, the revised request does not require a Specific Use Permit (SUP). Staff should note that the Planning and Zoning Commission has discretion on whether to accept or deny the applicant's request to withdraw the zoning case. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

**From:** [Sandie Wood](#)  
**To:** [Brooks, Korey](#)  
**Subject:** Withdraw the SUP  
**Date:** Friday, April 05, 2019 4:05:57 PM

---

Hi Korey,

I am requesting to withdraw this case because I am modifying the plans...”

I would still like you to send me all the emails that were sent to you regarding the SUP.

Thanks,  
Sandie Wood  
04.05.19

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2019  
**APPLICANT:** Kent Donahue, *Donahue Development Corporation*  
**CASE NUMBER:** Z2019-005; *Zoning Change (AG to PD) for Heritage Park*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

### **BACKGROUND**

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27*. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, an ~61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

### **PURPOSE**

On March 15, 2019, the applicant -- *Kent Donahue of Donahue Development Corporation* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 545-lot residential subdivision that will incorporate lots that range in size from 60' x 120' (*i.e. 7,200 SF minimum*) to 70' x 130' (*i.e. 9,100 SF minimum*), and have approximately 94.00-acres of open space and public parkland. The Planned Development District would be subject to Single-Family 7 (SF-7) District land uses and development standards (*unless specifically indicated in the Planned Development District ordinance*). In conjunction with this zoning request, the applicant has also submitted a petition for a Public Improvement District (PID), which the City Council will hold a public hearing for on April 15, 2019 prior to the public hearing for this zoning case.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located between FM-549, SH-205 (S. Goliad Street), Travis Lane, and Wylie Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest

Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

**South:** Directly south of the subject property are the corporate limits of the City of Rockwall, and the corporate limits of the City of McLendon-Chisholm. Beyond this are two (2) vacant tracts of land situated within the City of McLendon-Chisholm and its Extraterritorial Jurisdiction (ETJ).

**East:** Directly east of the subject property is SH-205 (*S. Goliad Street*), which is identified as a TXDOT4D (*Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).

**West:** Directly west of the subject property is Travis Lane, which is identified as an R2U (*residential, two [2] lane, undivided roadways*) on the City's Master Thoroughfare Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will consist of 545 single-family residential lots that will be broken down into two (2) lot types (*i.e. 60' x 120' & 70' x 130'*). Specifically, the development will incorporate 323, 60' x 120' (*i.e. 7,200 SF*) lots and 222, 70' x 130' (*i.e. 9,100 SF*) lots, and have an overall average lot size of 7,973.94 SF. The proposed minimum area of each dwelling unit (*i.e. air-conditioned space*) will vary based on the lot size and range from a minimum of 2,000 SF to 2,300 SF. The proposed housing product will exceed the City's minimum masonry and anti-monotony requirements, and will allow both *traditional swing (i.e. j-swing)* and *front entry garages (i.e. setback a minimum of ten [10] feet from the front façade of the primary structure)*. The overall proposed density for the development will be 2.10 dwelling units per acre.

In addition to the 545 residential lots, the concept plan also depicts the incorporation of a ~94.00-acre public park with trails. Approximately 39.00-acres of this area will be situated within the floodplain. Located within the remaining ~55.00-acres of parkland (*i.e. the area outside of the floodplain*) is a pond that is shaped like the State of Texas. The applicant is proposing to create a unique amenity around that pond that will break down the area adjacent to the pond into small areas representing the various ecoregions for the State of Texas (*i.e. Hills & Highlands, Prairies & Plains, Coastal Waters, and Woods & Streams*). The ecoregions will incorporate hardscape and landscape features that are reflective of these areas, and integrate amenities and play structures (*e.g. kayak launch, playground equipment, pavilions, etc.*) into each small area plan to increase the utility of the public park. It should also be noted that the applicant will incorporate parking areas to support the regional park.

Another proposal by the applicant was to construct *Gateway Monumentation Signage* adjacent to the City's corporate boundaries on SH-205 (*S. Goliad Street*). In response to this proposal staff has included images of the monumentation signage that was approved for the SH-66 entryway (*approved with Case No. SP2018-001*), and included the statement that "(t)he proposed signage shall be similar to or better than the City's existing gateway monumentation signage ..." This will be reviewed by the Architectural Review Board for recommendation to the Planning and Zoning Commission as part of the PD Site Plan; however, the City Council shall have the final approval authority for the proposed signage. Based on the applicant's request for a Public Improvement District (PID) staff has required that if the applicant's request is approved the park/trail system and gateway monumentation signage shall be constructed with the first phase of the development.

The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single Family 7 (SF-7) District unless specifically called out in the Planned

Development District ordinance. A summary of the proposed development standards for each lot type is as follows:

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>
<i>Minimum Lot Width <sup>(1)</sup></i>	60'	70'
<i>Minimum Lot Depth</i>	120'	130'
<i>Minimum Lot Area</i>	7,200 SF	9,100 SF
<i>Minimum Front Yard Setback <sup>(2) &amp; (5)</sup></i>	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup></i>	10'	10'
<i>Minimum Length of Driveway Pavement</i>	20'	20'
<i>Maximum Height <sup>(3)</sup></i>	36'	36'
<i>Minimum Rear Yard Setback <sup>(4)</sup></i>	20'	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF	2,300 SF
<i>Maximum Lot Coverage</i>	65%	65%

General Notes:

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: As measured from the rear yard property line.
- <sup>5</sup>: Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

**INFRASTRUCTURE**

Based on the applicant’s concept plan and proposed density, the following infrastructure is required to be constructed to provide adequate public services to the proposed development:

Water Improvements: The Water Distribution Master Plan indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (SH-205), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane.

Wastewater Improvements: The Wastewater Collection System Master Plan shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- *including appurtenances* -- to the ultimate capacity of lift stations #1 & #2 along FM-3097. In addition, the applicant will be required to pay a \$432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.

Roadways: According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street. The applicant only has a small adjacency to the roadway and has the option of [1] constructing 24-feet of the roadway or [2] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Travis Lane and Cullins Road, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street.

In addition, the applicant will be required to perform a Traffic Impact Analysis (TIA) for the Texas Department of Transportation (TXDOT), a wetlands study for the existing ponds, and a FEMA flood study.

## **CONFORMANCE WITH THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ The Engineering Department's *Standards of Design and Construction* Manual stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete ..."; however, the code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)
- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street."

In lieu of alleyways, the applicant is proposing to allow both *traditional swing* and *recessed front entry* garages. All *recessed front entry* garages shall be required to be setback a minimum of ten (10) feet from the front façade of the primary structure. As a compensatory measure for not meeting the required 20-foot setback stipulated by the UDC for *recessed front entry garages*, the applicant is requiring that all garage doors be required to incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative*) and all driveways be constructed with ornamental stamped concrete and/or brick pavers. Staff has incorporated this language into the draft ordinance. By approving the proposed case, the City Council would be waiving these requirements.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of 2.10 units per acre, and is proposing to build an ~55.00-acre regional park with an additional ~39.00-acres of public trails and open space. The proposed amenities do appear to justify the requested density; however, the density in this case remains a discretionary decision for the City Council.

Additionally, staff has reviewed the plan against the policies and guidelines contained in the OURHometown Vision 2040 Comprehensive Plan, and has made the following recommendations to the applicant concerning how the *Concept Plan* could be changed to better conform with the Comprehensive Plan:

- (1) Increase the size of the lots adjacent to FM-549 and SH-205. According to the Comprehensive Plan, neighborhoods should be designed, "utilizing the Housing Tree Model (*i.e. a method of laying out single family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision*)."
- (2) Locate the 60' x 120' lot product adjacent to the park land and open spaces in lieu of constructing the 70' x 130' lot product adjacent to these areas. According to the Comprehensive Plan,

“(r)esidential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.” (CH. 8; Sec. 2.02; 1-4 | Page 8-2)

- (3) Mix the 60’ x 120’ and 70’ x 130’ lot product as opposed to creating homogenous pods or cluster of one (1) lot type. According to the Comprehensive Plan, “(d)velopment should be encourage to provide a mixture of lot sizes throughout each phase to ensure that the maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.” (CH. 8; Sec. 2.02; 1-5 | Page 8-2)
- (4) Change the side-yard setbacks for all lots from five (5) feet to six (6) feet. According to the Comprehensive Plan, residential lots should incorporate “... a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home.” (CH. 8; Sec. 2.03; 3-4 | Page 8-4)

The applicant has stated that based on his research, he does not feel that adhering to the above recommendations will add value to the project, and has chosen to leave the concept plan as originally submitted. The approval of the applicant’s request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses remains a discretionary decision for the City Council.

## **NOTIFICATIONS**

On March 25, 2019, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner’s Associations (HOA), which is the only HOA/Neighborhood Organization that is 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 the following opposition to this case:

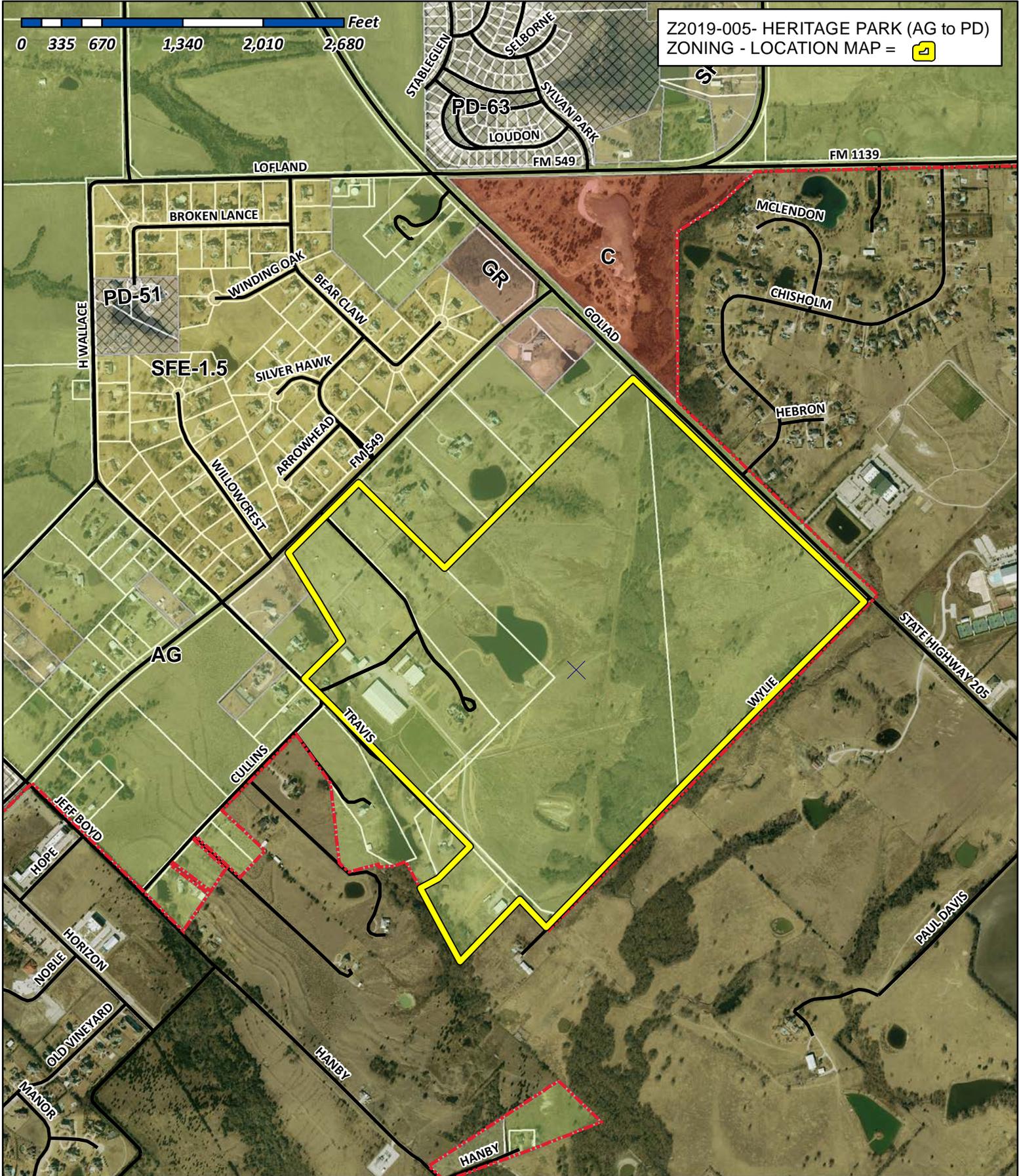
- (1) Nine (9) notices or emails from eight (8) property owners that are City of Rockwall residents inside the notification area.
- (2) Five (5) emails from City of Rockwall residents outside of the notification area.
- (3) Four (4) emails from Rockwall County residents in the City of Rockwall’s Extraterritorial Jurisdiction (ETJ).
- (4) Nine (9) emails from residents in Rockwall County in McLendon-Chisholm’s Extraterritorial Jurisdiction (ETJ).
- (5) Two (2) emails from residents of the City of Heath.
- (6) One (1) email from a resident in Rockwall County in the City of Wylie.
- (7) One (1) email from a resident in Garland.

Despite the opposition -- *and the Planning and Zoning Commission’s pending recommendation for this case* --, the City Council will be required to have  $\frac{3}{4}$ -majority vote to approve the case due to a minimum 20% of the land area within 200-feet of the subject property being in opposition to the applicant’s request. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), “(w)henever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council.” Staff has included a *For & Against Map* in the attached packet for the Planning and Zoning Commission’s review.

## **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 to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- (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.



# City of Rockwall

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

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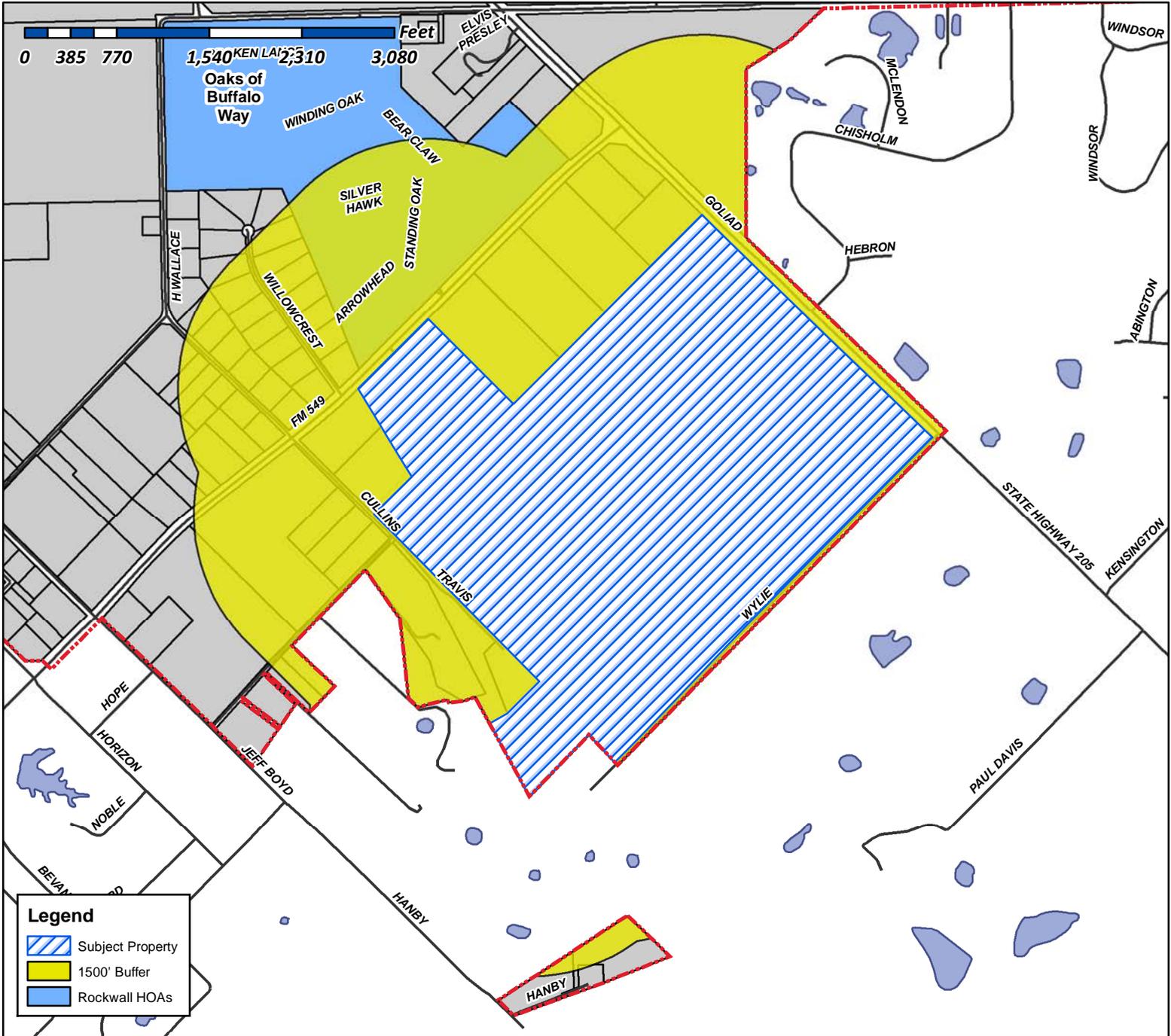




# City of Rockwall

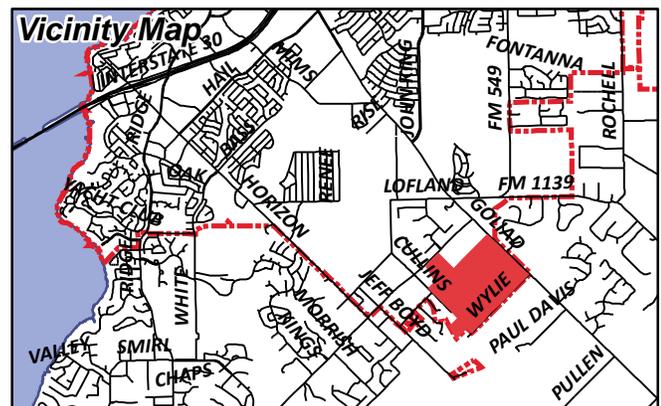
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**Case Number:** Z2019-005  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** SWC of FM-549 & SH-205

**Date Created:** 3/15/2019  
**For Questions on this Case Call (972) 771-7745**



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, March 22, 2019 2:17:00 PM  
**Attachments:** [PUBLIC NOTICE.PDF](#)  
[HOA Notification Map \(03.15.2019\).pdf](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

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

**Z2019-005- Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.**

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

Sincerely,

*Laura Morales*

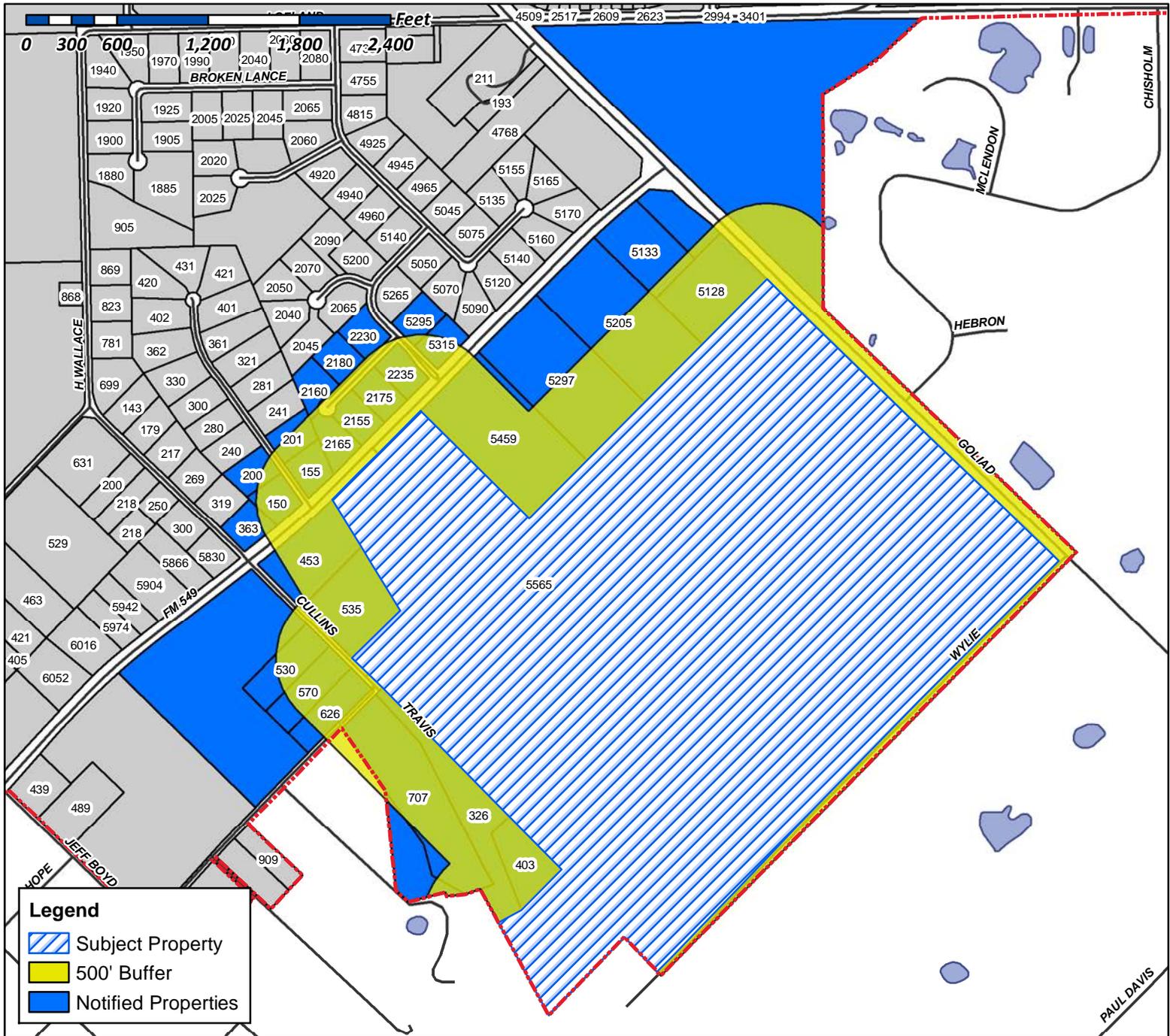
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



# City of Rockwall

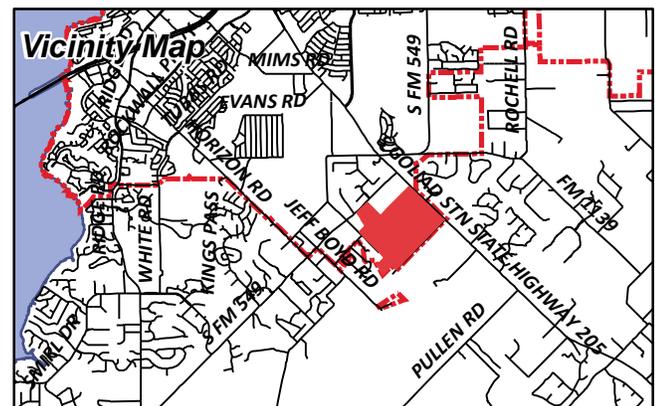
Planning & Zoning Department  
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**Case Number:** Z2019-005  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** SWC of FM-549 & SH-205

**Date Created:** 3/15/2019  
 For Questions on this Case Call (972) 771-7745



ROCKWALL HIGHGATE LTD  
C/O SCOTT ASBURY  
13155 NOEL RD # 900  
DALLAS, TX 75240

RANEY GARY T  
150 WILLOWCREST DRIVE  
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES  
HADDOCK FAMILY LIVING TRUST  
155 WILLOWCREST  
ROCKWALL, TX 75032

CONFIDENTIAL  
200 WILLOWCREST  
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY  
ANN BEAR-MUELLER  
201 WILLOWCREST LN  
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA  
2155 ARROWHEAD CT  
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R  
2160 ARROWHEAD COURT  
ROCKWALL, TX 75032

FLEMING KATHI  
2165 ARROWHEAD CT  
ROCKWALL, TX 75032

BURZAI EDWARD C & MARCIA Y  
2175 ARROWHEAD CT  
ROCKWALL, TX 75032

GREEN JACKIE & TAMI  
2180 ARROWHEAD CT  
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L  
2230 ARROWHEAD CT  
ROCKWALL, TX 75032

JOHNSON BILLY RAY & JENNIFER REINHARDT  
2235 ARROWHEAD CT  
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC  
2701 SUNSET RIDGE SUITE 607  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

CURRENT RESIDENT  
326 CULLINS RD  
ROCKWALL, TX 75032

LEE SHERRIE  
363 CULLINS RD  
ROCKWALL, TX 75032

TRAVIS ALAN D  
403 TRAVIS LN  
ROCKWALL, TX 75032

TRAVIS ALAN D  
403 TRAVIS LN  
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETТА JEAN  
453 CULLINS RD  
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &  
NASREEN ZEB  
5128 S STATE HIGHWAY 205  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5133 S FM549  
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G  
5205 S FM 549  
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA  
5295 STANDING OAK LN  
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA  
5297 SOUTH FM 549  
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL  
530 CULLINS RD  
ROCKWALL, TX 75032

RENTA LARRY J & VICKI  
5315 STANDING OAK LN  
ROCKWALL, TX 75032

WILSON BRET A & LESLIE  
535 CULLINS RD  
ROCKWALL, TX 75032

BARRICK CODY ANDREW  
5459 S. FM 549  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5565 S FM549  
ROCKWALL, TX 75032

WESTRUP CAROLE LYNN  
570 CULLINS RD  
ROCKWALL, TX 75032

POPE TONY W & KARREN L  
626 E CULLINS ROAD  
ROCKWALL, TX 75032

BYRD GARY ETUX  
707 CULLINS RD  
ROCKWALL, TX 75032

## Miller, Ryan

---

**From:** hjhaddock@classicnet.net  
**Sent:** Monday, April 1, 2019 11:06 AM  
**To:** Miller, Ryan  
**Subject:** Heritage Park Rezoning Request  
**Attachments:** Zoning Commission - April , 2019.docx; Planning Commission Statement.doc

Ryan: As we discussed this morning, I have included a list of questions that I have developed after reviewing the documents submitted by the applicant. Those questions do not imply in any way my endorsement of this request but are only for consideration by the Board.

I have also attached additional comments that I would like to present to the Board on April 6.

This project is unacceptable as proposed for our neighborhood. Thanks for your consideration. Please confirm your receipt of this e-mail,

Howard and Joan Haddock



Virus-free. [www.avg.com](http://www.avg.com)

Planning and Zoning Presentation  
Highgate LTD  
Case Z2019-005  
Rezoning Request for Heritage Park  
April, 2019

My name is Howard Haddock.

My wife Joan and I live at 155 Willowcrest which is directly across HWY - 549 from the proposed development.

It has been almost 8 years ago to the day that we stood before this board in response to a similar request for developing this property by changing the zoning from Agriculture to Planned Development

The current proposal is almost identical to that submitted in 2011.

After retiring, we looked for over two years to find a suitable location so that we could be closer to some of our grandchildren.

Our criteria for finding a new home were narrowed down to our present location based on the neighborhood, the quality of the homes and the large single dwelling homes on spacious lots in a rural setting.

Part of that decision was the fact that we felt that City and County Government were proactive, forward thinking and fully aware of the special place that was Rockwall.

Further we saw a Planning Board that was willing to protect Rockwall residences and the future for our area. It is a bright future as long as we maintain our standards.

We have looked at the change request, the details of this proposal and are very disappointed, in fact stunned that we again need to come before this board to raise our objection to this plan. Attached to this statement is a specific list of questions and concerns that should be considered by this board before rendering its decision.

We recognize and support growth and economic opportunities for Rockwall and encourage others to join our community. However, that welcome should be consistent with our existing community standards and neighborhood values already in place.

As you look at the fact that we will be adding 545 homes on postage stamp lots of 60 and 70 feet with depth of 120 or 130 feet and homes in the 2000 to 2300 square foot range that is clearly not consistent with current standards or expectations. Placing 2.1 homes/acre is a far cry from existing conditions in the area.

Furthermore looking at the roads and access to these homes creates a massive traffic situation as we project adding close to 1000 cars to the area. One of those entry/exit points is on the just completed upgrade to SH-549 directly across from our location.

If you look at the current traffic on SH- 549 and SH-205 during the morning and dinner time hours you will find traffic backed up at the intersection by

between ¼ mile and ½ miles on both roads. It is unacceptable now! Can you imagine the conditions when this project is completed? Add to that the significantly increased travel of school busses throughout the day as students travel between Heath high schools and the newly opened Academy and you will find the traffic conditions totally unsatisfactory.

However above and beyond the obvious issues of traffic, schools, property values and safety, the overriding issue to be considered must be the future of Rockwall and Rockwall County. What type of City do we want to be as we compete here in North Texas. So far, we are a destination location because of our standards, values and our quality of life. That would dramatically change were this project to go forward.

We urge the board to reject this project as proposed. While doing so we recognize that Rockwall will grow and if this property is to be developed, it should meet the current standards in lot size, home square footages a real estate value. Certainly the current residence and the city should welcome growth consistent with our core values.

If this property is to be developed lets do so with the values that are consistent with current standards. This proposal is clearly not!

Howard and Joan Haddock  
155 Willowcrest  
Rockwall, Texas.

**Specific Questions**  
**Heritage Park**  
**April, 2019**

- Has there been a traffic study done to determine the impact on our roads and highway safety?
- Looking at the types of homes existing in the area, how could such a proposal even be considered?
- Do you consider frontal garages to be consistent with the area?
- Home orientation on these lots including setbacks should be consistent with the current area standards. Are they?
- Fencing regulations being proposed do not appear to be well enough defined to meet area expectations. Need more specifics.
- What would be the configuration on those houses immediately adjacent to SH-549. Will the set back from the highway be enough to meet current area standards?
- What landscaping enhancements are being considered so as to not detract from the current area?
- City services like sewer will be required. Do you plan to provide those services to existing neighborhoods?
- Has there been any consideration to installing a full line of trees to shield the neighborhood from the street?
- The parks and trial concept masquerades (or allows) for the tract home concept. Is that a proper standard to circumvent the zoning regulations.
- Are non brick homes acceptable in the area?

## Miller, Ryan

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**From:** Planning  
**Sent:** Wednesday, April 3, 2019 1:59 PM  
**To:** Miller, Ryan  
**Subject:** FW: Case No. Z2019-005: Heritage Park

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**From:** bret@wilsoninvestmentservices.com [mailto:bret@wilsoninvestmentservices.com]  
**Sent:** Wednesday, April 3, 2019 12:23 PM  
**To:** Planning  
**Subject:** Case No. Z2019-005: Heritage Park

We are Bret and Leslie Wilson and we live at 535 Cullins Road. As one of the homeowners that is adjacent to this property, my wife and I oppose this zoning change.

The immediate area surrounding Highgate Ranch was developed before the City of Rockwall annexed it into the city limits, so the houses were built on a minimum of 1.5 acre and up to 10 acre lot sizes. This includes all the homes that border the ranch, the homes on FM 549 from Hwy 205 to Horizon Road, The Oaks of Buffalo Way, Willowcrest, Long Branch, and the houses along Cullins Road. The SF-7 designation does not conform to the already existing lot sizes in the immediate area. This does not promote the welfare of the community in the immediate vicinity of the ranch, nor is it a compatible use of the land (with 60 to 70 foot lots) when compared to all of its neighbors.

I recognize that eventually this property will be developed. We are simply asking that it be developed in a way that is compatible with its neighbors. The current plan that the developer is proposing shows a lack of respect for the already existing homeowners in this area. Please vote no on this zoning change proposal.

Thank you.

Bret A Wilson



A Registered Investment Advisory Firm

[www.wilsoninvestmentservices.com](http://www.wilsoninvestmentservices.com)

Office Address:  
535 Cullins Road  
Rockwall, TX 75032  
Mailing Address:  
3021 Ridge Road Ste. A37  
Rockwall, TX 75032  
972-772-9599

## Miller, Ryan

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**From:** Planning  
**Sent:** Thursday, April 4, 2019 11:11 AM  
**To:** Miller, Ryan  
**Subject:** FW: Case 22019-005: Heritage Park

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**From:** Bretta Price [mailto:[bprice@keatax.com](mailto:bprice@keatax.com)]  
**Sent:** Thursday, April 4, 2019 11:01 AM  
**To:** Planning  
**Subject:** Case 22019-005: Heritage Park

Dear Mr. Miller,

I would like to relay my opposition to the zoning request for Case 22019-005: Heritage Park. We are located at 453 Cullins Road, Rockwall TX 75032. Our property is 5.5 acres and backs up to the current equestrian facility.

We need to keep the integrity of the houses that are already established in the area. The Oaks of Buffalo Way and Willowcrest have 1.5 to 3 Acre lots per house. I propose we stay with something in that range.

If you have further questions or would like to discuss, please contact me at 214-476-4745.

Sincerely,

Bretta Price  
453 Cullins Rd.  
Rockwall TX 75032



### BRETТА PRICE

KE Andrews

 469.298.1594

 469.298.1595

 [bprice@keatax.com](mailto:bprice@keatax.com)

 [www.keatax.com](http://www.keatax.com)



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-005: Heritage Park**

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and 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, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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 **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-005: Heritage Park**

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.

My husband and I are opposed to his request as it does not use the land in conformity with the City's original plan for this area. We live on 3 acres. Our neighbors across the street both have 6 acres. Neighbors along 549 are on 12 acres. Putting cookie cutter homes in 60'-70' lots will ruin this area.

Name: Leslie + Daryl Hope

Address: 530 Cullins Rd.

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

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

## Miller, Ryan

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**From:** Planning  
**Sent:** Thursday, April 4, 2019 11:09 AM  
**To:** Miller, Ryan  
**Subject:** FW: Case No. Z2019-005: Heritage Park

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**From:** Leslie Wilson [mailto:leslieporterwilson@gmail.com]  
**Sent:** Thursday, April 4, 2019 10:38 AM  
**To:** Planning  
**Cc:** Leslie Wilson  
**Subject:** Re: Case No. Z2019-005: Heritage Park

I'm Leslie Wilson. I've lived at 535 Cullins Road for 22 years. We back up to Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2019-005: Heritage Park.

I am OPPOSED to the zoning change request because of the density of the homes.

The other homes/subdivisions in the area—The Oaks of Buffalo Way, Willowcrest Estates, Cullins Road (north and south of FM 549), Jeff Boyd Circle, Longbranch, Wallace Road, etc. are all much larger lots and homes. We realize this property is more likely than not going to be developed (even though we've enjoyed it as AG for two decades), but we think it should be more in keeping with the other development in the area, which is not small homes on small lots, as projected in the SF7 proposed designation.

Additional reasons:

- There's not enough infrastructure (particularly in terms of roads—SH 205 and FM 549) for this many homes and the resulting traffic.
- There's not enough room at Pullen and Springer (and Cain and RHHS) for students to attend school without increases to already-crowded classroom size.
- I also don't think the City of Rockwall should work with Kent Donahue, Donahue Development Corporation. He did such a poor job with the Bayview Project in Rowlett, and I don't think he brings integrity or the best interest of Rockwall.

Thanks for letting me voice my opposition. I definitely plan to attend the P & Z meeting on Tuesday night.

Kind regards,  
Leslie Wilson

## Miller, Ryan

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**From:** Planning  
**Sent:** Thursday, April 4, 2019 1:31 PM  
**To:** Miller, Ryan  
**Subject:** FW: Opose Z2019-005 Heritage Park

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**From:** Ward Fam [mailto:jprrij@charter.net]  
**Sent:** Thursday, April 4, 2019 12:43 PM  
**To:** Planning  
**Subject:** Opose Z2019-005 Heritage Park

I oppose Z2019-005 Heritage Park. There is no way the current roads can handle this much traffic. I live in the Oaks Of Buffalo Way and it takes me sometimes 20 minutes to get into my neighborhood from sitting at the light on 205 with miles of traffic. Try driving down 205 in the mornings or in the afternoons. It is ridiculous how many lights I sit at due to traffic. Some days it backs up to Hacienda Car Wash.

I heard that this is the same company that left Rowlett in such a big mess and now is in a lawsuit with the city of Rowlett. Now Rowlett is paying for those tacky apartments that will be falling apart in a matter of years. Not a very good business decision for Rockwall. If you want more growth get some good builders in here and build another Kings Bridge . We want big houses on these lots not small ones that will bring down our home values.

Thank you,  
Pam Ward  
4920 Bear Claw Lane  
Rockwall, TX 75032

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Planning  
**Sent:** Thursday, April 4, 2019 11:10 AM  
**To:** Miller, Ryan  
**Subject:** FW: New neighborhood

-----Original Message-----

From: Ron Twedell [mailto:txlawn@charter.net]  
Sent: Thursday, April 4, 2019 10:50 AM  
To: Planning <planning@rockwall.com>  
Subject: New neighborhood

We would like to state that we are totally against the proposed neighborhood south of 549 & west of 205 This message is from Ron Twedell. I'm sending this to represent the Oaks of Buffalo Way Beighborhood Which is 53 home owners

Sent from my iPhone

## Miller, Ryan

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**From:** Planning  
**Sent:** Thursday, April 4, 2019 3:05 PM  
**To:** Miller, Ryan  
**Subject:** FW: Case no. Z2019-005: Heritage Park

**From:** Carole Westrup [mailto:clwestrup@gmail.com]  
**Sent:** Thursday, April 4, 2019 3:04 PM  
**To:** Planning  
**Subject:** Case no. Z2019-005: Heritage Park

Dear Ryan Miller,

My name is Carole Westrup and I own the property at 570 Cullins Rd, Rockwall, TX 75032. I received the notice regarding the request to re-zone the property located off of 549 that extends from Cullins/Travis to Goliad/205.

I strongly OPPOSE the request to re-zone this property from agricultural use to planned development.

The area surrounding the target property is still one of the few areas of Rockwall that maintains a semblance of country atmosphere and space. As you are probably aware, the current homes and neighborhoods within the buffer area are mostly 3,000 sqft homes with lot sizes that start at 1.5 acres. A planned development of homes with any lot size less than 1.5 acres would negatively impact the value and marketability of all of the homes in the buffer area and destroy the equine country atmosphere we currently enjoy.

Lastly, is this the same developer that was responsible for the "Cabo-inspired lagoon" and destination type of development promised to our neighbors in Rowlett? I think we know what is happening with that project.... This is not the right time, developer or proposal for this property or our community.

Please feel free to contact me by phone or email if you have any questions.

Sincerely,  
Carole Westrup

[clwestrup@gmail.com](mailto:clwestrup@gmail.com)

972-365-0181

# CITY OF WYLIE

**Miller, Ryan**

---

**From:** Jami Scoggins Smith <jscoggins1977@gmail.com>  
**Sent:** Thursday, April 4, 2019 3:38 PM  
**To:** Miller, Ryan  
**Subject:** Kent Donahue/ Highgate Ranch rezone

I am writing in hopes that this email will suffice as a strong "PLEASE DON'T!!!" from a resident of Rockwall County when considering to approve this home development. The roads are overcrowded already and Rockwall county is becoming an traffic MESS with dangerous roadways. Please do not approve this, please.

Thanks you,  
Jami Scoggins  
214-497-4441

# MCLENDON-CHISHOLM

**Miller, Ryan**

---

**From:** Planning  
**Sent:** Thursday, April 4, 2019 4:33 PM  
**To:** Miller, Ryan  
**Subject:** FW: Rezoning

-----Original Message-----

**From:** THOMAS HRITZ [mailto:hritz@hritz.com]  
**Sent:** Thursday, April 4, 2019 3:53 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Rezoning

I am sending this email to strongly protest the imminent rezoning. The infrastructure(roads) is totally inadequate for a development of this size. Anyone who lives south of this rezoning will be impacted mightily by the increased traffic. Keep the size of the lots closer to one acre like most other homes in the area. I am. It trying to stop progress but to protest the bottleneck that would occur on the 205 if this rezoning for small lots is allowed.

Thomas Hritz  
Tom@hritz.com

Sent from my iPad

# ROCKWALL COUNTY

**Miller, Ryan**

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**From:** Aaron Bruning <aaron.bruning@aon.com>  
**Sent:** Thursday, April 4, 2019 8:41 PM  
**To:** Planning  
**Subject:** Reference Case No. Z2019-005: Heritage Park. OPPOSITION

Mr. Ryan Miller,

I am a homeowner per my address and information below. I am located directly adjacent to this proposed development on the Hwy 205 side.

I am OPPOSED to this development as the homes are too tiny which will devalue our property values and because there is insufficient roadways aka Hwy 205 to handle more traffic. Hwy 205 is in terrible condition and cannot keep up with the growth feeding traffic into it. Our traffic backs up for over a mile now at traffic lights during peak times. This roadway over congestion and roadway which is only a two lane roadway without drive-able shoulders creates a significant emergency response risk for getting fire, EMT and other emergency services access to us in the time of emergencies. We have already been experiencing these delays with the increases in traffic accidents and fatalities as one example. There are other large developments in the immediate vicinity and region feeding our roads an ever growing traffic load already hence our access from emergency services is of an utmost concern from this development and a heavy concentration of homes and highway traffic it will add.

Please DO NOT allow this development to proceed. Thank you.

Sincerely,

**Aaron Bruning**  
**2002 Chisholm Trail (Longbranch subdivision)**  
**Rockwall, TX 75032**  
**214-675-7229 mobile phone**

## Miller, Ryan

---

**From:** Cris T <ozzie2400@gmail.com>  
**Sent:** Thursday, April 4, 2019 9:53 PM  
**To:** Planning  
**Subject:** Heritage Park

Aztlan Torres  
1470 Madison Dr.  
Rockwall, Texas 75032

Case number z2019-005: Heritage Park

I am opposed to the request. It will make an already poor traffic situation much worse on 205 and even I30. Rockwall is known for beautiful neighborhoods, not fast tracked housing developments with homes on top of one another. Leave that for Frisco and Fate. I moved here for a more quiet, small town feel.

Sincerely,  
Aztlan Torres

# CITY OF HEATH

## Miller, Ryan

---

**From:** Bruce Wilder <bdwilder@sbcglobal.net>  
**Sent:** Thursday, April 4, 2019 9:12 PM  
**To:** Miller, Ryan  
**Subject:** Heritage Park z2019-005

I am opposed to the sale and rezoning of the property. All homes should be like others in the area on 1-3 acres. In addition, the developer is Kent Donahue, the dishonest developer from the waterfront development on I-30 and Dalrock in Rowlett!!!

Brenda Wilder  
2 Cove Creek Court  
Heath, TX 75032  
Sent from my iPhone

## Miller, Ryan

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**From:** Cody Barrick <barrickca@gmail.com>  
**Sent:** Thursday, April 4, 2019 9:16 PM  
**To:** Planning  
**Subject:** z2019-005 Heritage Park

Mr. Ryan Miller,

My name is Cody Barrick. My wife, Amy Barrick, and I reside at:

5459 S. FM 549  
Rockwall, TX 75032

We would like to register our OPPOSITION to the Z2019-005 Heritage Park proposal.

The proposed density of the homes and lot sizes is wholly inconsistent with the area. The area currently has homes with 2-5 acre lots. Heritage Parks proposal will decrease home values in the area and wholly changes the aesthetic of the immediate community. The density will overburden the two lane roads on 205 and FM549. The traffic at the light at 205 and 549 already backs up terribly in all directions during the mornings and afternoons.

The proposal impacts my property very directly and very negatively. While we can concede that the property may be developed one day, it should be done so in a manner that is consistent with the area - custom to semi-custom homes on multi-acre lots. The recent developments along 549 towards Heath are a good example.

It is also my understanding that the developer is the same developer that is being sued by the city of Rowlett for the Bayside fiasco.

I pray that the concerns of the community directly impacted by this proposal will be heeded.

Thank you,  
Cody Barrick

Sent from my iPhone

## Miller, Ryan

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**From:** David Schoen <david.l.schoen@gmail.com>  
**Sent:** Friday, April 5, 2019 7:27 AM  
**To:** Miller, Ryan  
**Subject:** Z2019-005

Mr Miller,

I'm writing this email to formally express opposition to this zoning request.

As a Rockwallian who lives off of 205 ( 2844 Deer ridge drive - Hickory Ridge ) this development will add to the daily traffic tomfoolery that occurs on south 205 when the road goes from 3 lanes into one. Traffic is already bad, only to get worse with this development.

I know 205 is not a city problem, but a Txdot problem. This does not alleviate the issue but the road **must** be widened first.

I plan on attending the planning & zoning meeting on 4-9 to verbally express my opposition.

Just FYI, there is a considerable opposition to this development and expect to have a decently full meeting to discuss this matter.

Looking forward to the meeting.

Best regards,

David

David Schoen  
817-913-0036

## Miller, Ryan

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**From:** Guy White <whiteguysf@hotmail.com>  
**Sent:** Thursday, April 4, 2019 8:54 PM  
**To:** Planning  
**Subject:** Case Number - Z2019-005 Heritage Park

Mr. Miller,

My name is Guy White, I reside at 5711 Yacht Club Dr at Chandlers Landing in Rockwall.

I'm sending this email because of my concern over the recent proposed zoning plan (ref Z2019-005).

My overall concern is that I purchased my house in this area for the explicit purpose of avoiding overpopulated areas (such as the Dallas proper area) as well as benefitting from better school districts and not fighting increased traffic.

This proposal is contradictory to everything that I moved to Rockwall for.

Allow me to explain my position.

1) By creating a housing development which accommodates over 500 houses equals an increase in total population.

This can be looked at as a great thing since it brings more tax dollars and revenue to an area; however, what this also equals is overpopulated schools, roads and facilities/amenities in the local area as well. The housing itself, depending on prices, will encourage a certain type of resident. I'm not saying that anyone has to be at a certain social status to live in Rockwall, but we would see an increase in the commuter population which will equal an increase in the transient population which could lead to increases in crime, accidents and strain on public services.

2) By creating this housing development, you are encroaching on natural resources of which Rockwall has only certain amounts.

When I was stationed in Hawaii there was one simple truth about land...they weren't making anymore of it. This does not necessarily hold true for the great state of Texas but it does hold true for Rockwall county. As I'm sure you are aware, Rockwall county is the smallest county in the state and therefore contains only limited amounts of land. This development is in total contradiction to land conservation within the county.

I get it, this development equals jobs and equals money for the investors involved. Heres a better idea, if you want to invest in the Rockwall area, there are many local businesses and companies that could benefit from investors. Have you considered land in or around Forney?

I've never been a person to stop the flow of progress but in this case I feel it is my place to speak my peace on this matter.

Rockwall is a very up and coming city but in the opinion of this citizen, I don't believe that it would benefit from a housing development with over 500 homes living on top of one another.

Please take these thoughts into consideration and please feel free to contact me with any questions regarding this email.

Thank you,

Guy White

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** hollyco812 <hollyco812@aol.com>  
**Sent:** Thursday, April 4, 2019 9:44 PM  
**To:** Planning  
**Subject:** C/O Ryan Miller

I am 100% opposed to the proposed development on 205 and 549. Reference number Z2019-005.

The road infrastructure isnt ready for added construction traffic. And it will not be ready in the near future for the ridiculous amount of homes wanting to be shoved in there.

What happened to the 1 acre homes? There is a desire for that kind of living. The old say, "if you build it, they will come", still rings true. Please stop allowing cookie cutter homes being crammed into this beautiful town. Space, large green yards, beautiful homes, MORE BUSINESS; that is what is needed.

Thank you for your time.

-Holly Belt  
10 Windsor Drive  
Rockwall 75032

Sent via the Samsung Galaxy S8, an AT&T 4G LTE smartphone

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Ray Newcomb <borborigmi@yahoo.com>  
**Sent:** Thursday, April 4, 2019 9:05 PM  
**To:** Planning; Miller, Ryan  
**Subject:** Case Z2019-005: Heritage Park

Mr Miller,

Please note our opposition to this request.

Current traffic on 205 into Rockwall in the morning rush hour is almost a nightmare. I'm unsure of infrastructure requirements, but it appears this is going to be a high-density development - and I doubt the needed infrastructure will be in place prior to completion of the development. Usable obviously, but probably less than ideal.

Suggestion to have appropriate parties spend an hour or two some weekday morning to watch the traffic flow. It's obviously somewhat worse when school is in session, but just totally unpleasant at all 'rush hour' times. Spend another couple of hours between 5 and 7pm weekdays. See how long it takes to get from John King past the 549 intersection.

Imagine the traffic issues that emergency vehicles would have to contend with in the event of major accidents, property fires, or medical situations.

Certain comments have been stated about the developer being out of his element (or in over his head) with references to the public issues that Rowlett is having with their master planned development at Bayside. It's unknown how accurate those references are. But anyone that has voting input towards approval should ask for and obtain the answer.

It's also been stated the developer has indicated sales prices of 400-500k for these homes. It would really be interesting to see how that figure was arrived at. Just does not seem plausible to me based on the minimal acreage per home. I'm not a realtor, but compare that figure to others in the vicinity that actually have some land - not just 60-70' lot lines. Smelling the fish yet?

Do some real homework before approving developments that are detrimental to those of us that will have to live with poor decisions, or suffer property loss of value.

We're sure that a lot of folks will attend the next open sessions for discussion on the matter to voice opposition.

We're just putting this in writing. Although we are not in the city limits, there will be many voting taxpayers watching.

Ramon and Joyce Newcomb  
2217 McClendon Dr  
Rockwall, Tx 75032

972.771.6015

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Ramirez, Tammy <Tammy.Ramirez@Avnet.com>  
**Sent:** Thursday, April 4, 2019 9:11 PM  
**To:** Planning  
**Subject:** Reference case # Z2018-005: Heritage Park

**Importance:** High

Tammy & Joel Ramirez  
2044 Chisholm Trail  
Rockwall, Tx. 75032

We are opposed to this subdivision zoning request due to the high volume of traffic on 205 and 549. We live in Longbranch community and currently have a hard time getting in and out of our neighborhood.

**Tammy Ramirez**  
[tammy.ramirez@avnet.com](mailto:tammy.ramirez@avnet.com)  
Senior Account Manager



3101 East President George Bush Hwy  
Suite 250  
Richardson, Tx. 75082  
O 214.553.6860  
M 972.567.3621  
F 214.553.6836  
[avnet.com](http://avnet.com)

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Thomas Cosby <tcosby12@me.com>  
**Sent:** Friday, April 5, 2019 6:50 AM  
**To:** Planning  
**Subject:** Reference Case No. Z2019-005: Heritage Park. OPPOSITION

Mr. Ryan Miller,

I am a homeowner at 2025 Chisholm Trail, which is located directly across from the proposed neighborhood. I am OPPOSED to developing this neighborhood at this time, because the city/county does not have the infrastructure to support it. Highway 205 and Highway 549 are heavily overloaded many hours of the day with traffic backups that last for over a mile. The highways also does not have shoulders, so this impedes emergency vehicles from being able to respond in a timely manner.

I have also been told that the developer has defaulted on other engagements that have resulted in lawsuits.

Please DO NOT allow the development of this neighborhood to proceed until the infrastructure is in place to support it.

Sincerely,  
Thomas Cosby  
2025 Chisholm Trail  
Rockwall, TX. 75032  
214-240-7479

# ROCKWALL COUNTY

**Miller, Ryan**

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**From:** Ed Kohorst <edkohorst@valueworksinc.com>  
**Sent:** Friday, April 5, 2019 10:10 AM  
**To:** Miller, Ryan  
**Subject:** Proposed development on 549, 205, Cullins Road and Wylie lane

Dear Mr. Miller,

I am writing to express our opposition to the proposed housing development to what is currently Black Star properties bordering 549, 205, Cullins Road and Wylie Lane.

Viewing the drawings of the proposed development it appears that this acreage will be saturated with what looks to be high density HUD style homes.

As I am sure you know, the existing homes in this area are generally valued at a range of \$800k up to \$1,000,000. And the addition of 545 low income homes will greatly impact the value of neighboring properties.

Not only will property values suffer but the quality of our schools and the amenities we enjoy will deteriorate as the infrastructure struggles to accommodate additional mass.

When we purchased our property in 1995, the covenants required that any additional properties be at a minimum of 12 acres.

Now we see individual lots for 60 and 70ft., a violation of that requirement.

I appreciate your taking the time to read our objection. And we will be present at the April 9<sup>th</sup> meeting.

Thanks.  
Sincerely,  
Ed Kohorst

Ed Kohorst  
Principal  
Value Works, Inc.

831 Cullins Road  
Rockwall, Texas 75032  
[edkohorst@valueworksinc.com](mailto:edkohorst@valueworksinc.com)  
[www.valueworksinc.com](http://www.valueworksinc.com)



# CITY OF HEATH

**Miller, Ryan**

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**From:** Planning  
**Sent:** Friday, April 5, 2019 8:33 AM  
**To:** Miller, Ryan  
**Subject:** FW: Opposed to Z2019-005

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**From:** MartyAllen [mailto:martyallen0902@gmail.com]  
**Sent:** Friday, April 5, 2019 8:21 AM  
**To:** Planning  
**Subject:** Opposed to Z2019-005

To Ryan Miller  
Rockwall Planning and Zoning

From: John and Marty Allen  
100 Skyline Circle, Heath 75032

Re: Case No. Z2019-005

We are opposed to the development of Case No. Z2019-005 for the following reasons:

1. It does not follow the guidelines for density set out for the area
2. The developer does not have a good track record (i.e. Bayview catastrophe)
3. Infrastructure is not set up to handle the number of people this development would bring.

Sent from [Mail](#) for Windows 10

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Rob & Detra Scheele <scheele4@gmail.com>  
**Sent:** Friday, April 5, 2019 10:34 AM  
**To:** Planning  
**Subject:** Case No. Z2019-005: Heritage Park (opposition)

Hello,

I would like to share that I am OPPOSED to the above referenced case that P&Z will be considering next Tuesday. My opposition is based on the following:

- Development inconsistent with the surrounding areas
- Inadequate support services and infrastructure to accommodate this dense of population

Thank you for your service and dedication to our community and assistance in helping all of us ensure that Rockwall continues to be a desirable place to live.

Regards,  
Rob Scheele  
2200 Chisholm Trail  
Rockwall, TX 75032

## Miller, Ryan

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**From:** Planning  
**Sent:** Friday, April 5, 2019 8:29 AM  
**To:** Miller, Ryan  
**Subject:** FW: Case No. Z2019-005: Heritage Park  
**Attachments:** Opposition Form.pdf

**Importance:** High

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**From:** Scott Blackwood [mailto:glentech@netportusa.com]  
**Sent:** Friday, April 5, 2019 8:25 AM  
**To:** Planning  
**Subject:** Case No. Z2019-005: Heritage Park  
**Importance:** High

Dear Sirs:

My opposition to your Notice of Zoning Change, Case Z2019-005 (Heritage Park), is attached.

Thank you.  
Scott Blackwood  
5205 South FM 549  
Rockwall, TX 75032  
972-768-4835

Sent from [Mail](#) for Windows 10

# CITY OF GARLAND

**Miller, Ryan**

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**From:** Cynthia Jansky <cbacon@frontier.com>  
**Sent:** Friday, April 5, 2019 11:51 AM  
**To:** Planning; Miller, Ryan  
**Subject:** Case No. Z2019-005: Heritage Park

Cynthia Bacon  
1713 Charleston Drive  
Garland, TX 75040

Case No. Z2019-005: Heritage Park

OPPOSED to the request and subsequent over crowding of the area - its not in keeping with the development in the area and not enough room on surrounding roads for the additional traffic it would generate.

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Taylor Bearden <bearden.taylor@yahoo.com>  
**Sent:** Friday, April 5, 2019 12:05 PM  
**To:** Miller, Ryan  
**Subject:** No to New development of 550 houses

Dear Mr. Miller:

As a resident of Longbranch, which is directly across from the proposed development I strongly disagree with adding 550 in such a small area.

There have been many wrecks at this spot on 205 with the turn-ins and the hill.

Please let me know where I need to oppose this.

Thank you.

Taylor Kannady

[Sent from Yahoo Mail on Android](#)

Case No. Z2019-005: Heritage Park

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.

The tiny houses are going to have a big impact on the value of our house. We strongly condemn this action, not favorable for any of us

Name:

Dr & Mrs Dr Mohiddin A. ZEB

Address:

5128 - S. 205 Rockwell 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

# ROCKWALL COUNTY

To Whom It May Concern:

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

Case No. Z2019-005: Heritage Park

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development: District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and 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, 4/9/2019 at 6:00 p.m., and the City Council will hold a public hearing on Monday, 4/15/2019 at 6:00 p.m. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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 4/15/2019 to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2019-005: Heritage Park

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: Jerry + Sherry Woods  
Address: 863 Cullins Road  
Rockwall, TX

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 owner of the property...

① The lot sizes are too small they need to be at least an acre lot size. The houses around the ranch development are all on "over an acre" lot. Most are 6 acre up lots.

② The traffic congestion on all 3 roads - Hwy 549, Hwy 205, and Cullins Rd. (over)

# ROCKWALL COUNTY

**Miller, Ryan**

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**From:** Planning  
**Sent:** Friday, April 5, 2019 1:01 PM  
**To:** Miller, Ryan  
**Subject:** FW: Ryan Miller/ Proposed 205/549 site

-----Original Message-----

From: Amy White [mailto:crafta29@yahoo.com]  
Sent: Friday, April 5, 2019 11:55 AM  
To: Planning <planning@rockwall.com>  
Subject: Ryan Miller/ Proposed 205/549 site

Dear Mr. Miller,

I will keep this short and to the point, please please do not give into the notion that the building of 500+ houses is remotely a logical idea, this is detrimental to this area!! We all moved to this side of town to get away from the “cookie cutter” homes and infrastructure that goes with it!!! I could go on and on but until you come drive my kids to and from school every morning and see the traffic nightmares that already exist maybe they will realize what a mistake it would be, we will have enough to deal with when they begin to widen the 205!!! Keep this area green!!!!

Amy White

Sent from my iPhone

## Miller, Ryan

---

**From:** Planning  
**Sent:** Friday, April 5, 2019 2:17 PM  
**To:** Miller, Ryan  
**Subject:** FW: OPPOSING Case No Z2019-005 Heritage Park

-----Original Message-----

From: Debbie Wilhelm [mailto:debbiewilhelm25@yahoo.com]  
Sent: Friday, April 5, 2019 12:01 PM  
To: Planning <planning@rockwall.com>  
Subject: OPPOSING Case No Z2019-005 Heritage Park

I am writing to say that I oppose Case No Z2019-2005 Heritage Park for a few reasons:

First and perhaps most importantly, this builder/developer has already proven to not keep his word, to not be trustworthy and to not build what is best for a city/community! Even though this proposal looks nothing like the Bayside mess in Rowlett... We still don't need to take any risks such as that with our beloved city!!

In addition, there is no place for a SF7 in that area!! It is already entirely too congested and unable to handle it's current flow of traffic. But, even if that were to be rectified, the development in that area should stay true to what is already there... acreage lots! I would love to see it stand in 1+ acre lots, but absolutely no less than .5acre lots.

We have something extremely special in/about Rockwall... let us keep it that way as we go forward and continue to develop. Let us not lose sight of this beautiful city and over build/overpopulate.... especially with a builder/developer who has already proven himself to not do what is best for a community.

Thank you for listening to your citizens!

Debbie Wilhelm  
Fathom Realty  
214-598-7953

# ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

**Miller, Ryan**

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**From:** Planning  
**Sent:** Friday, April 5, 2019 2:18 PM  
**To:** Miller, Ryan  
**Subject:** FW: Case No. Z2019-005 Heritage Park

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**From:** Margaret Kannady [mailto:deraldkannady@yahoo.com]  
**Sent:** Friday, April 5, 2019 12:25 PM  
**To:** Planning  
**Subject:** RE: Case No. Z2019-005 Heritage Park

Attn: Ryan Miller, Director of Planning

Dear Mr. Miller:

My name is Derald W. Kannady and I live at 2109 Chisholm Trail in Rockwall. I moved to this location in April of 1996.

I would like to offer my strong opposition to Case No. Z2019-005, Heritage Park. The lot sizes of this development do not conform to the surrounding developments (1-5 acre lots) which will tremendously decrease my property value. I moved to Rockwall from Garland in 1996 to get away from these types of neighborhoods. Research shows that homes this size typically become rental properties after being sold and purchased twice, which I do not think is a good thing for any of the residents in this area.

Sincerely,  
Derald W. Kannady

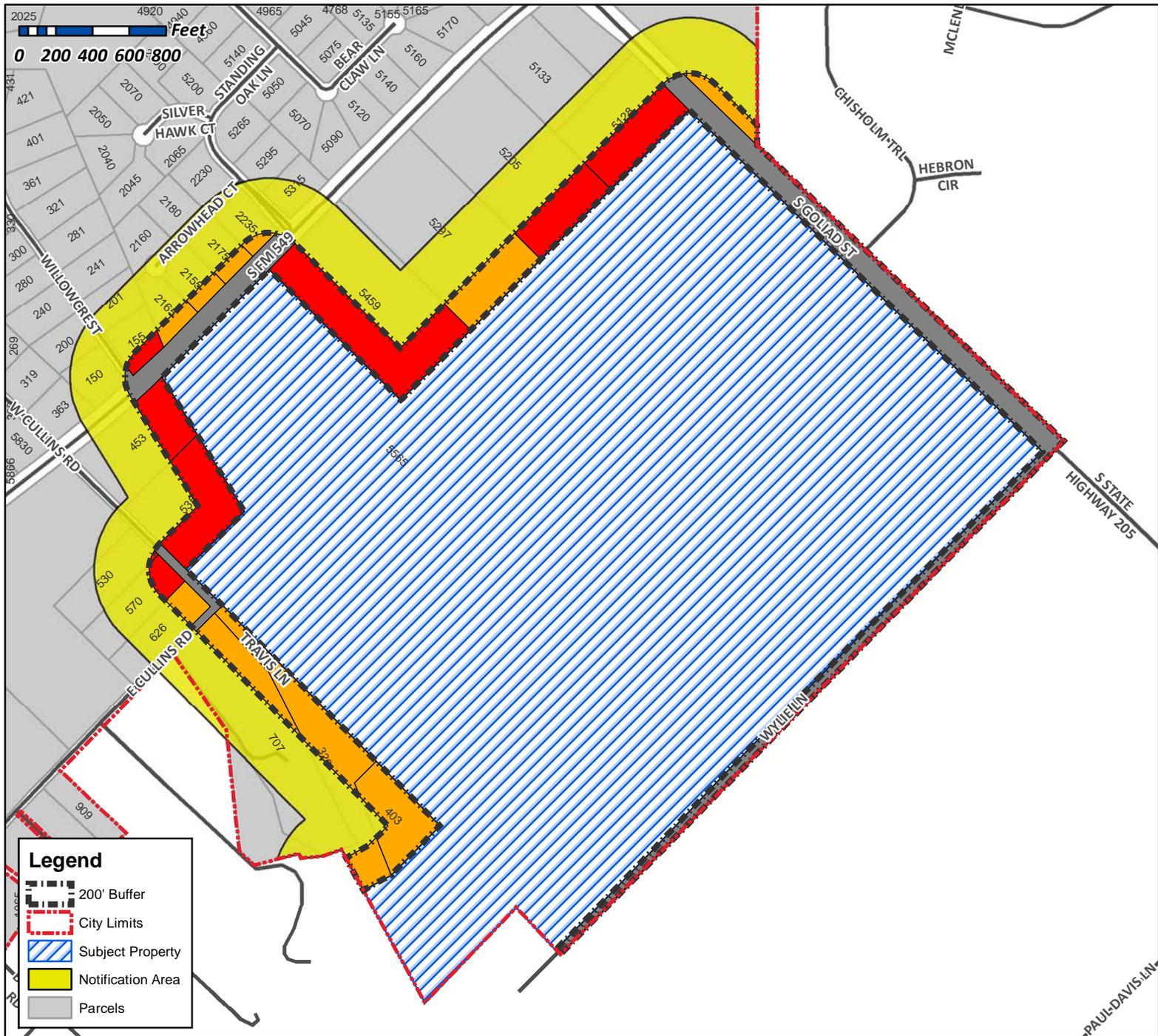
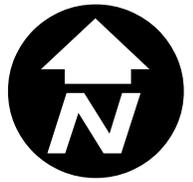
Sent from [Mail](#) for Windows 10



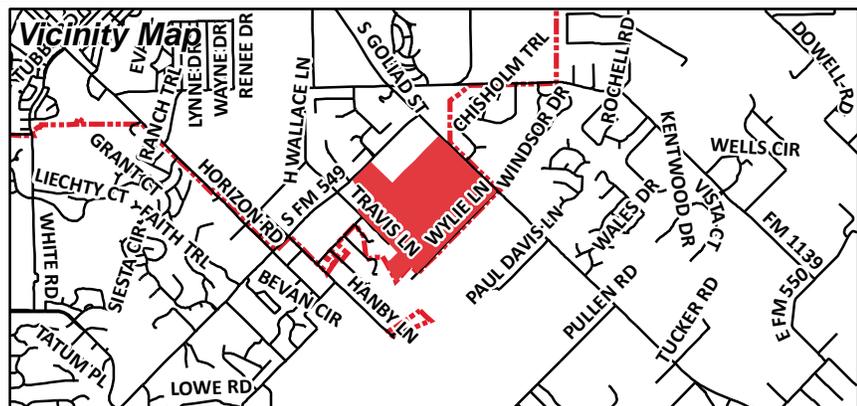
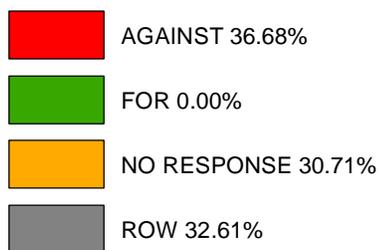
# City of Rockwall

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.



## Z2019-005 - HERITAGE PARK (AG to PD)



**Date Created: 4/5/2019**

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



Civil Engineering  
Surveying  
Water Resources Management  
Construction Management  
Environmental Consulting  
Land Planning

March 15, 2019

City of Rockwall  
Planning Department  
385 S Goliad  
Rockwall, TX 75087

RE: Proposed +/-545 Lot Residential PD & Regional Park  
Located @ South Corner of FM 549 & SH 205

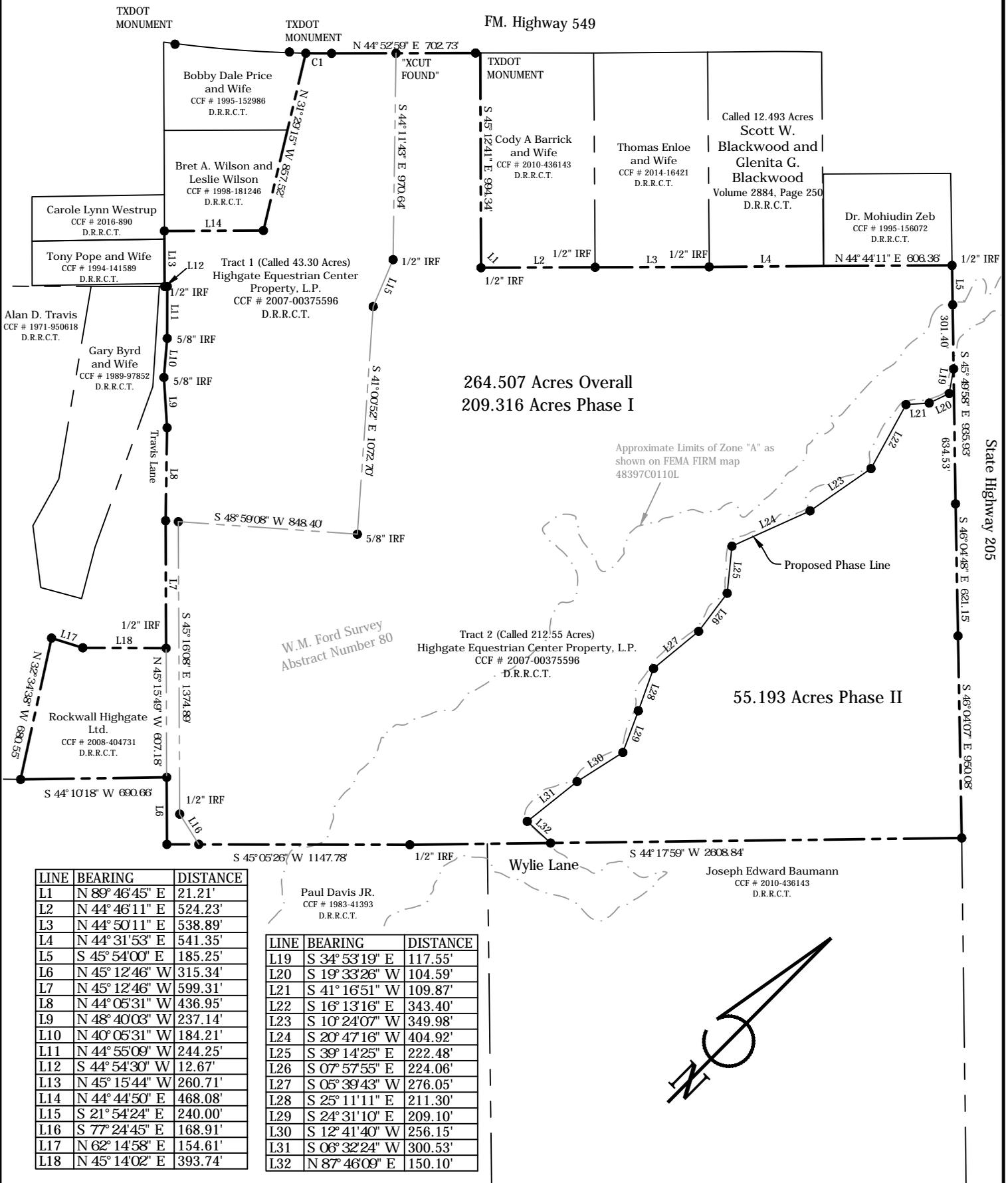
Dear Staff,

The subject development will consist of +/-545 single family lots and a +/-94 Acre Regional Park located on a 264.5 acre tract. The Concept Plan included with this submittal is representative of our vision of the development. Our team is currently working with the City's Parks Department on general programming for the Regional Park to identify a yearly maintenance budget as requested by Council. The proposed Park area within the flood plain is currently accessible via existing equestrian trails paralleling the creek. Please feel free to contact us if you have any questions regarding our project or application.

Thank you,

  
Brian Bridgewater, P.E.  
Manhard Consulting

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1° 12' 21"	N 45° 17' 37" E	121.99'



**EXHIBIT SHOWING**  
**264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.**

Project Number: 180164      Date: February 18, 2019  
 Revised Date:  
 Revision Notes:

Sheet 1 of 4



SCALE : 1" = 600'



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044  
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
 TBPLS Firm Registration # 10158200      TBPE Firm Registration # 17968

## LEGAL DESCRIPTION (OVERALL)

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 2 of 4



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044

Ph. 817-937-2655, [jdeal@realsearch.org](mailto:jdeal@realsearch.org), [www.realsearch.org](http://www.realsearch.org)

"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

TBPLS Firm Registration # 10158200

TBPE Firm Registration # 17968

## LEGAL DESCRIPTION (PHASE I)

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said called 43.30 acre tract, being on the northwest line of Wylie Lane;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to a point for corner;

THENCE Southwesterly, departing said West right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along said North line, a distance of 665.41 feet, to a point for corner;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said North line, a distance of 1147.78 feet, to the POINT OF BEGINNING, and containing 209.316 acres of land, more or less.

Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 3 of 4



### REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044

Ph. 817-937-2655, [jdeal@realsearch.org](mailto:jdeal@realsearch.org), [www.realsearch.org](http://www.realsearch.org)

"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

TBPLS Firm Registration # 10158200

TBPE Firm Registration # 17968



## LEGAL DESCRIPTION (PHASE II)

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

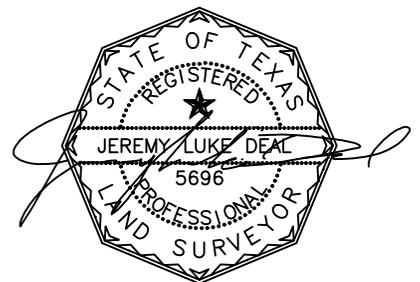
Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 4 of 4



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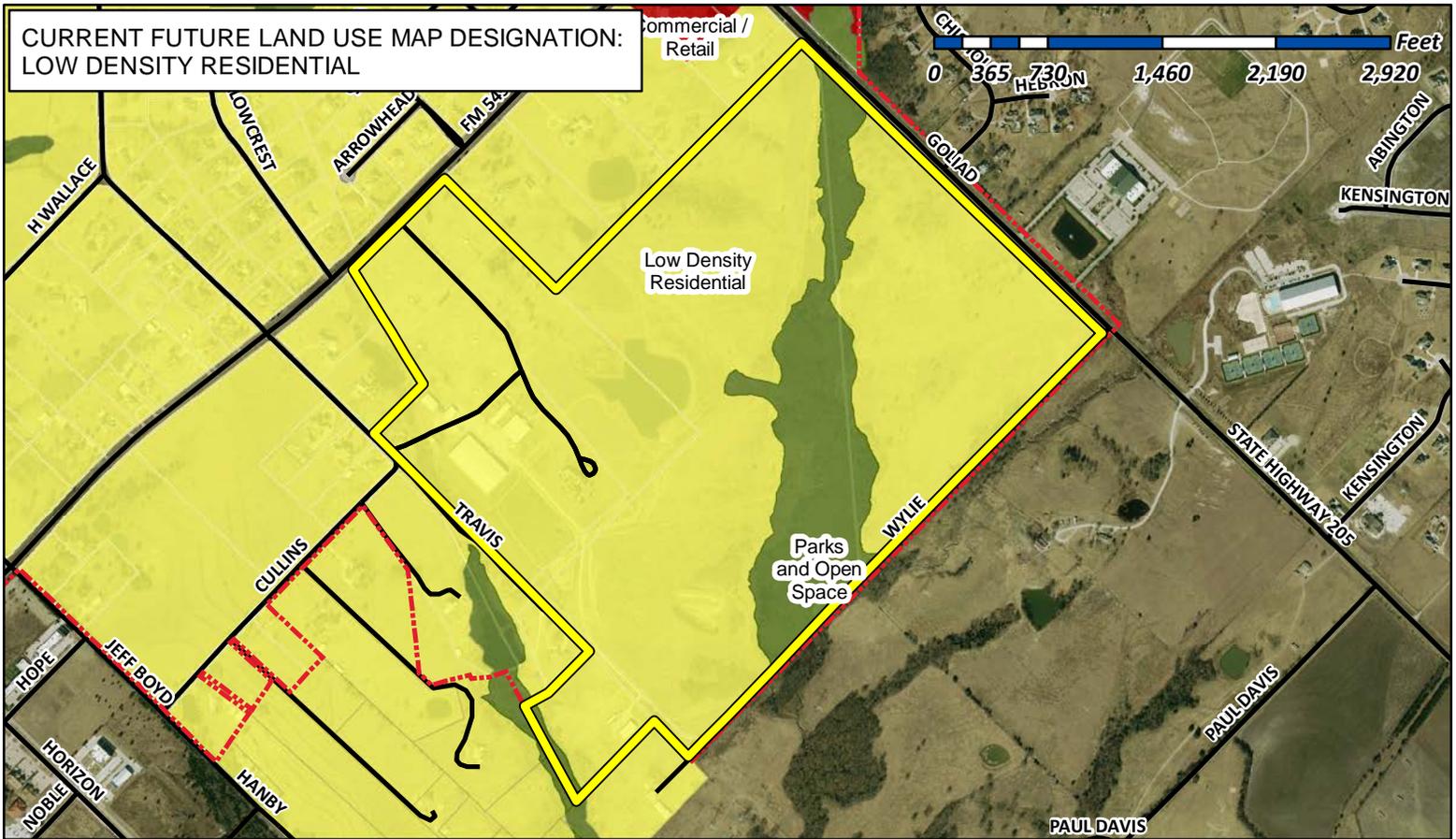
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

TBPLS Firm Registration # 10158200

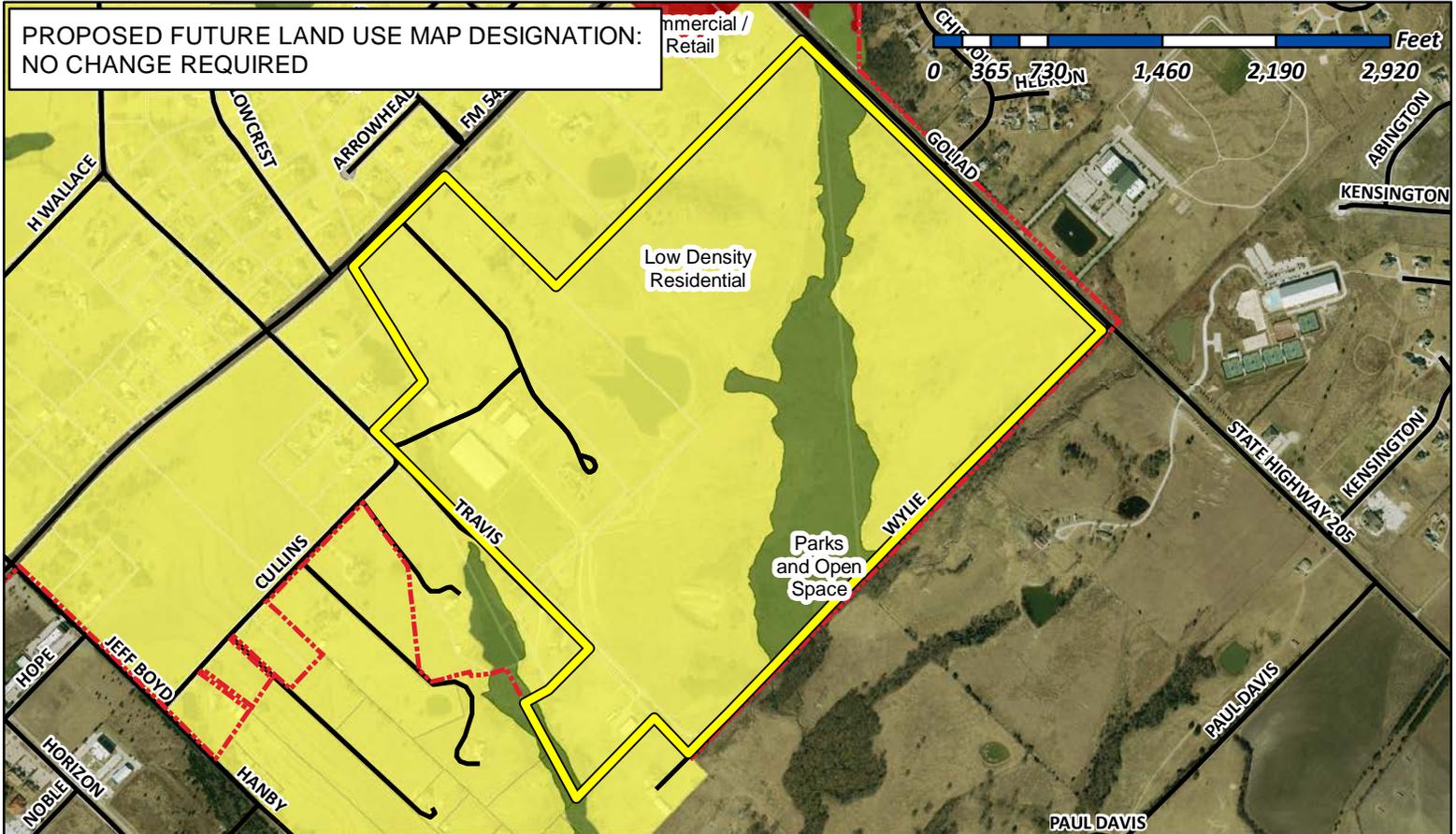
TBPE Firm Registration # 17968



CURRENT FUTURE LAND USE MAP DESIGNATION:  
LOW DENSITY RESIDENTIAL



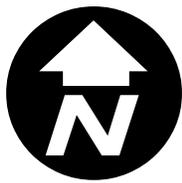
PROPOSED FUTURE LAND USE MAP DESIGNATION:  
NO CHANGE REQUIRED



## City of Rockwall

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



# 18 SOUTHWEST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

## DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2 **Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3 **Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4 **Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



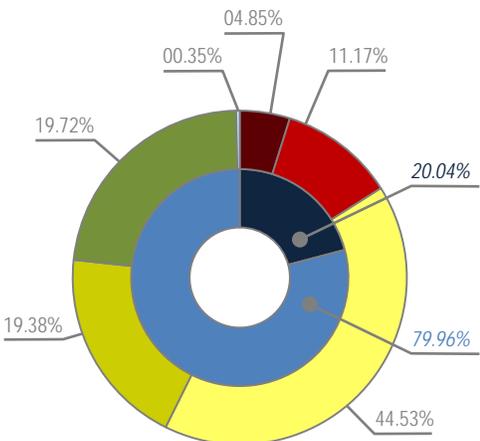
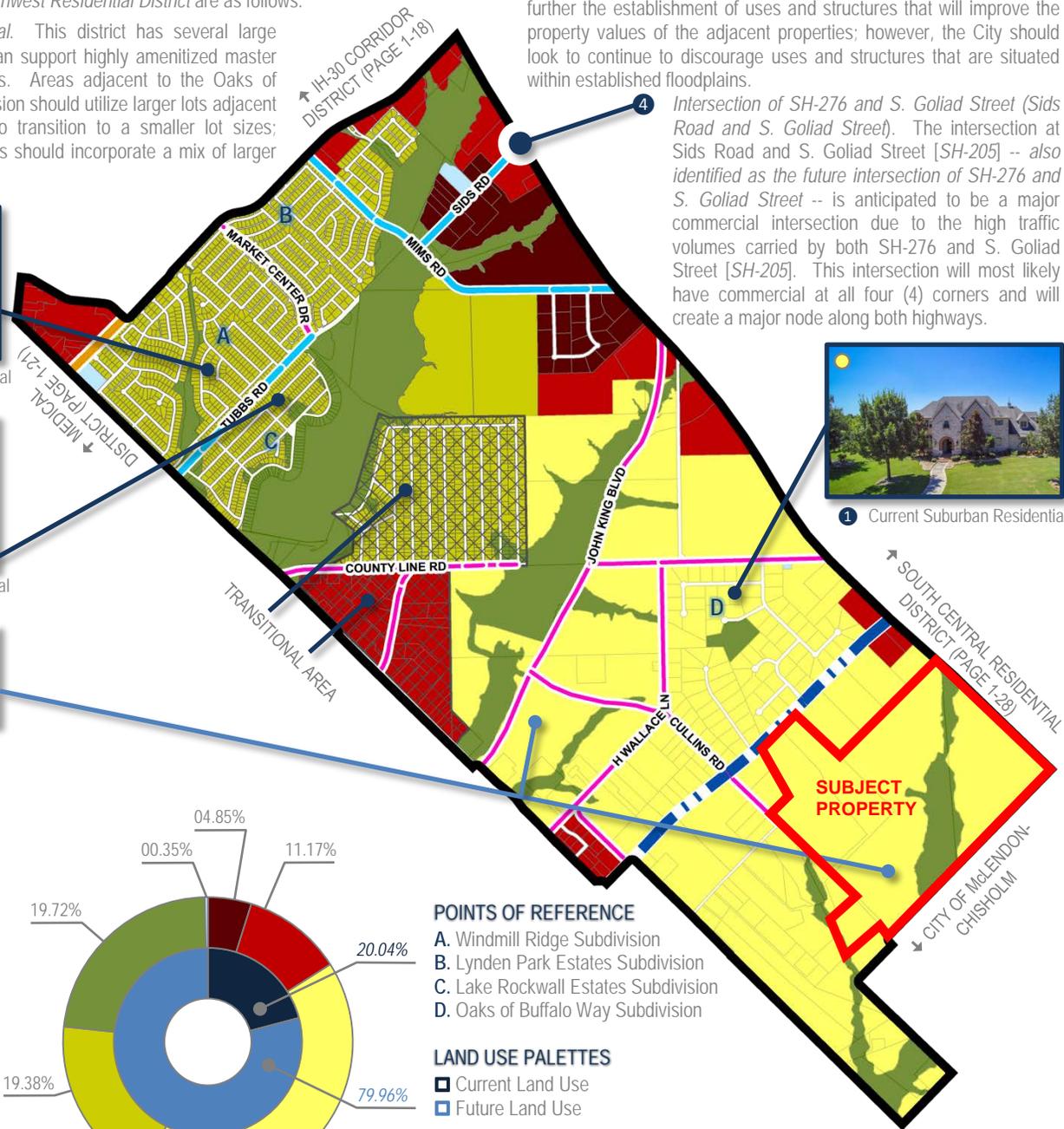
1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



### POINTS OF REFERENCE

- A. Windmill Ridge Subdivision
- B. Lynden Park Estates Subdivision
- C. Lake Rockwall Estates Subdivision
- D. Oaks of Buffalo Way Subdivision

### LAND USE PALETTES

- Current Land Use
- Future Land Use

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

BUILD OUT	4,251
% OF ROCKWALL	10.95%
	10.34%
	12.49%
CURRENT	2,190
	188
	7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%
MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	

# FISCAL IMPACT ANALYSIS TOOL

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

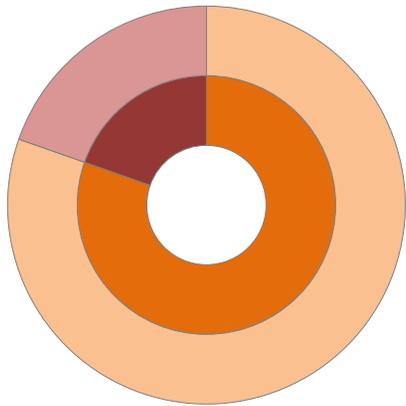
**CASE NO.:** Z2019-005  
**CASE NAME:** Zoning Change (AG to PD) for Heritage Park

## ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,358,226,434.86	77.06%	-	0.00%	273,314,119.09	5.08%	80%	67%	-10.06%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	22.94%	-	0.00%	-	0.00%	20%	33%	-10.06%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,655,616,023.09	100.00%			273,314,119.09	5.08%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 6,037,174,143.09								

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



## FUTURE LAND USE MAP

## ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
<b>BENCHMARKS</b>				
Residential Value	\$ 7,453,690.00	\$ 159,668,944.44	\$ 273,314,119.09	\$ 113,645,174.65
Non-Residential Value	\$ -	\$ -	\$ -	\$ -
Residential Acreage	264.51	264.51	264.51	-
Non-Residential Acreage	-	-	-	-
<b>ANNUAL REVENUES</b>				
Residential Revenues	\$ 29,971.29	\$ 642,405.12	\$ 1,106,099.73	\$ 463,694.61
Non-Residential Revenues	\$ -	\$ -	\$ -	\$ -
Direct Sales Tax Increase	\$ 28,561.94	\$ -	\$ -	\$ -
Indirect Sales Tax Increase	\$ -	\$ 89,426.38	\$ 243,463.32	\$ 154,036.94
Total Revenues	\$ 58,533.22	\$ 731,831.50	\$ 1,349,563.05	\$ 617,731.54
<b>ANNUAL EXPENDITURES</b>				
Cost of Community Service for Residential	\$ -	\$ (1,438,287.51)	\$ (3,584,932.10)	\$ (2,146,644.59)
Cost of Community Service for Non-Residential	\$ -	\$ -	\$ -	\$ -
Total Estimated Expenditures	\$ -	\$ (1,438,287.51)	\$ (3,584,932.10)	\$ (2,146,644.59)
<b>EST. ANN. COST/REVENUES</b>				
	\$ 58,533.22	\$ (706,456.01)	\$ (2,235,369.06)	\$ (1,528,913.05)
<b>OTHER BENCHMARKS</b>				
Additional Citizens Added to Population		614	1,531	917
Estimated Non-Resident Consumers in City		-	-	-

**NOTES:** The subject property has an agricultural exemption, which would heavily reduce the current estimated annual cost/revenues. It should also be pointed out that the model will always show residential property as running a deficit due to the community cost of service associated with residential land uses.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kent Donahue of Donahue Development Corporation on behalf of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [50.00-Acres], 17-14 [26.452-Acres], 17-15 [134.33-Acres], 17-16 [43.60-Acres], & 40-8 [8.79-Acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] 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. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Public Park* on the *Subject Property* shall generally be in accordance with the *Public Park Concept Plan*, 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 4.** That development of the *Subject Property* shall generally be in accordance with the *Density and 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 5.** That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 6.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan*. An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and an *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 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*), 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 6<sup>TH</sup> DAY OF MAY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 15, 2019

2<sup>nd</sup> Reading: May 6, 2019

**Exhibit 'B':**  
*Legal Description and Survey*

*BEING* a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

*BEGINNING* at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;  
*THENCE* South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

*THENCE* South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

*THENCE* North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

*THENCE* South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

*THENCE* North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

*THENCE* North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

*THENCE* North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

*THENCE* North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

*THENCE* Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;  
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;  
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;  
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;  
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

**Exhibit 'B':**  
*Legal Description and Survey*

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

*THENCE* North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

*THENCE* South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

*THENCE* South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

*THENCE* North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

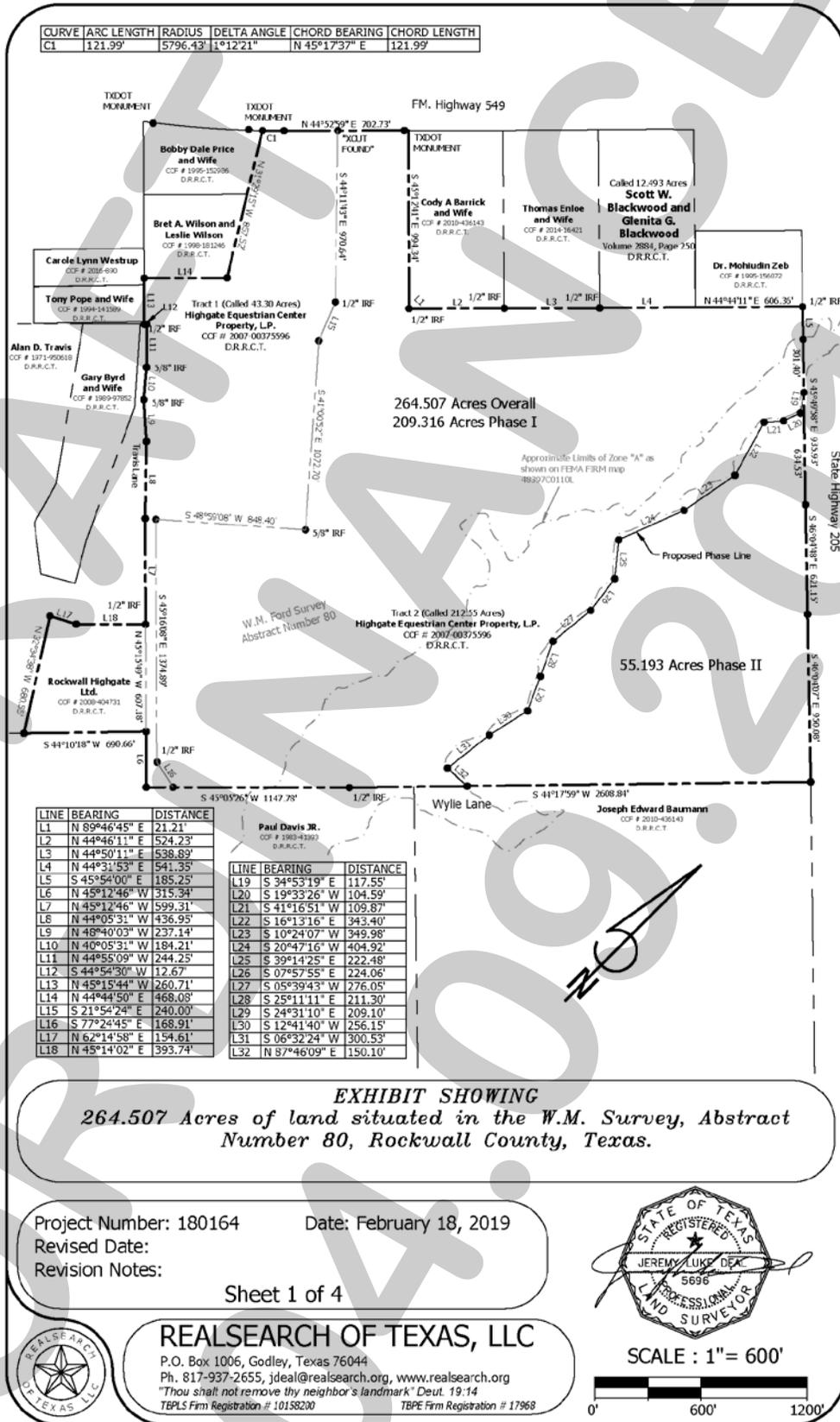
*THENCE* South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

*THENCE* South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

*THENCE* South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

# Exhibit 'B': Legal Description and Survey

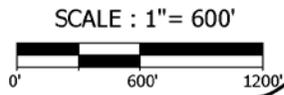
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'



**EXHIBIT SHOWING**  
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164      Date: February 18, 2019  
 Revised Date:  
 Revision Notes:  
 Sheet 1 of 4

**REALSEARCH OF TEXAS, LLC**  
 P.O. Box 1006, Godley, Texas 76044  
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
 TBPLS Firm Registration # 10158200      TBPE Firm Registration # 17968



**Exhibit 'B':  
Legal Description and Survey**

**LEGAL DESCRIPTION (OVERALL)**

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 660.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 104.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 469.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2084, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 2 of 4



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044

Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org

"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

TBPLS Firm Registration # 10158200

TBPE Firm Registration # 17968

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**Exhibit 'B':  
Legal Description and Survey**

**LEGAL DESCRIPTION (PHASE I)**

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said called 43.30 acre tract, being on the northwest line of Wylie Lane;  
and THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;  
and THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;  
and THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;  
and THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;  
and THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane,  
and THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:  
    North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;  
    North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;  
    North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;  
    North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;  
    North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;  
    South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;  
    North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;  
and THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;  
and North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;  
and THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;  
and THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;  
and THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;  
and THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;  
and THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;  
and THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2834, Page 250, Deed Records, Rockwall County, Texas;  
and THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 341.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;  
and THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;  
and THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;  
and THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to a point for corner;  
and THENCE Southwesterly, departing said West right-of-way line and over and across said called 212.55 acre tract, the following calls:  
    South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;  
    South 19 Degrees 38 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;  
    South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;  
    South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;  
    South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;  
    South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;  
    South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;  
    South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;  
    South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;  
    South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;  
    South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;  
    South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;  
    South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;  
    North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;  
and THENCE South 44 Degrees 17 Minutes 59 Seconds West, along said North line, a distance of 665.41 feet, to a point for corner;  
and THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said North line, a distance of 1147.78 feet, to the POINT OF BEGINNING, and containing 209.316 acres of land, more or less.

Project Number: 180164  
Revised Date:  
Revision Notes:

Date: February 18, 2019

Sheet 3 of 4



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044  
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
*"Thou shalt not remove thy neighbor's landmark" Deut. 19:14*  
TBPLS Firm Registration #: 10158200      TBPE Firm Registration #: 17968



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**Exhibit 'B':  
Legal Description and Survey**

**LEGAL DESCRIPTION (PHASE II)**

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mahiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

Project Number: 180164  
Revised Date:  
Revision Notes:

Date: February 18, 2019

Sheet 4 of 4



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044  
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
TBPLS Firm Registration #: 10158200 TBPE Firm Registration #: 17968



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**Exhibit 'C':  
Concept Plan**

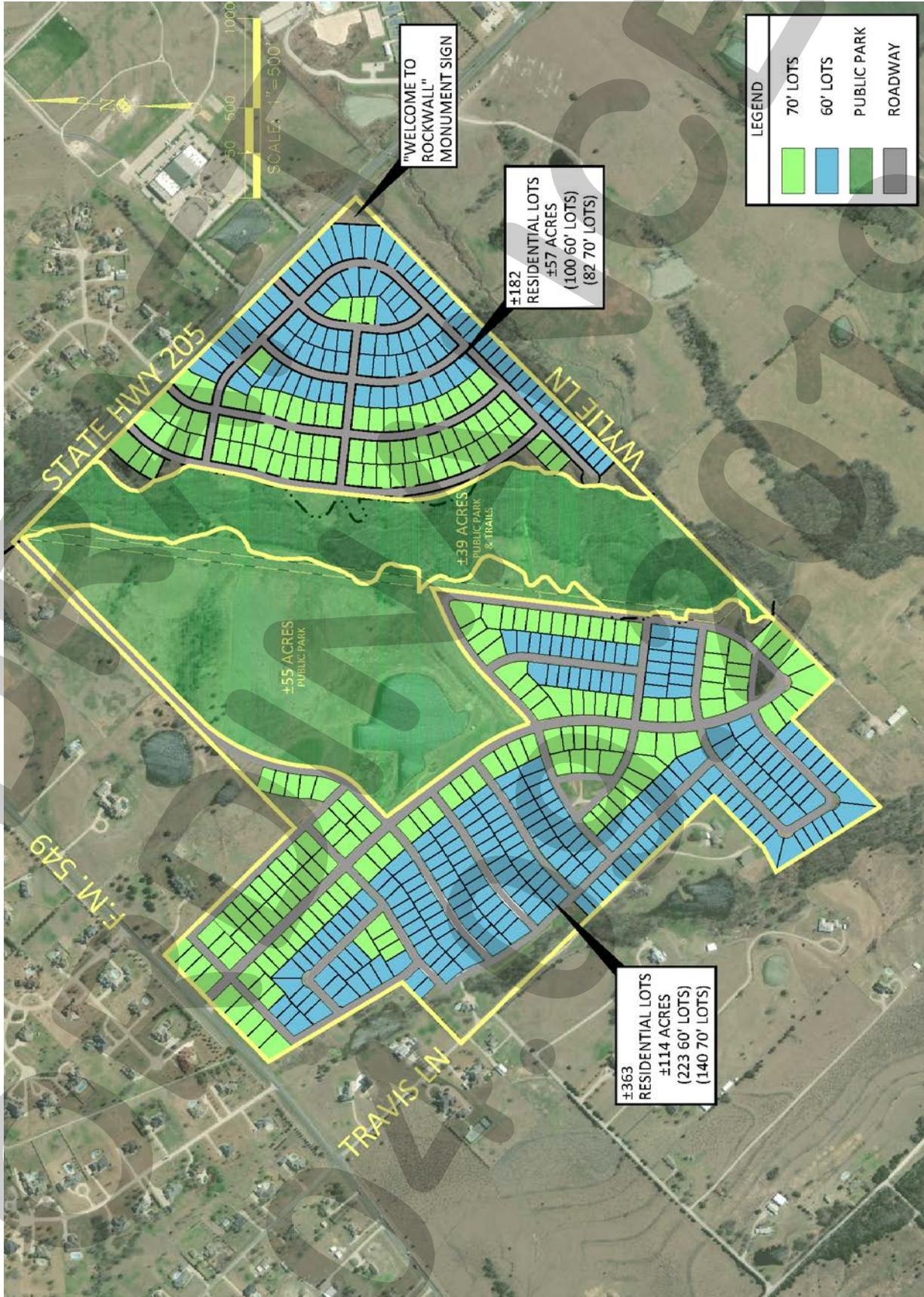


Exhibit 'D':  
Public Park Concept Plan



HERITAGE PARK / PARK MASTER PLAN

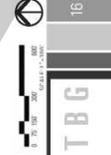


Exhibit 'D':  
Public Park Concept Plan



**Exhibit 'E':  
Density and Development Standards**

**Density and Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	60' x 120'	7,200 SF	323	59.27%
B	70' x 130'	9,100 SF	222	40.73%
<i>Maximum Permitted Units:</i>			545	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.10 dwelling units per gross acre of land; however, in no case should the proposed development exceed 545 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B
<i>Minimum Lot Width</i> <sup>(1)</sup>	60'	70'
<i>Minimum Lot Depth</i>	120'	130'
<i>Minimum Lot Area</i>	7,200 SF	9,100 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	10'	10'
<i>Minimum Length of Driveway Pavement</i>	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	20'	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF	2,300 SF
<i>Maximum Lot Coverage</i>	65%	65%

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

4. *Building Standards.* All development shall adhere to the following building standards:

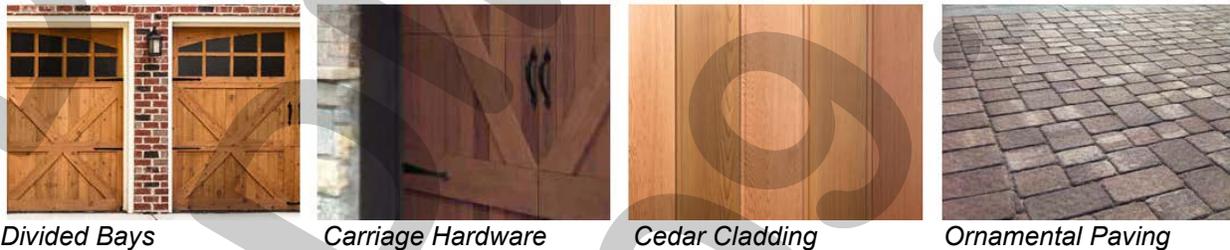
(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%, with front façades being 100% masonry. For the

**Exhibit 'E':**  
*Density and Development Standards*

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a *comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a *comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible from any major thoroughfare (i.e. *John King Boulevard* and *Horizon Road* on Exhibit 'B' of this ordinance).

- (b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
  
- (c) *Garage Orientation.* Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a flat, front entry configuration (i.e. *even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a second garage door facing the street that is behind the front façade of the primary structure. Garages configured in a flat, front entry configuration shall be setback a minimum of ten (10) feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [examples of acceptable garage configurations are depicted in Figures 1 & 2]. In addition, all driveways must be constructed with ornamental stamped concreted and/or brick pavers. All garage configurations not conforming to this section shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

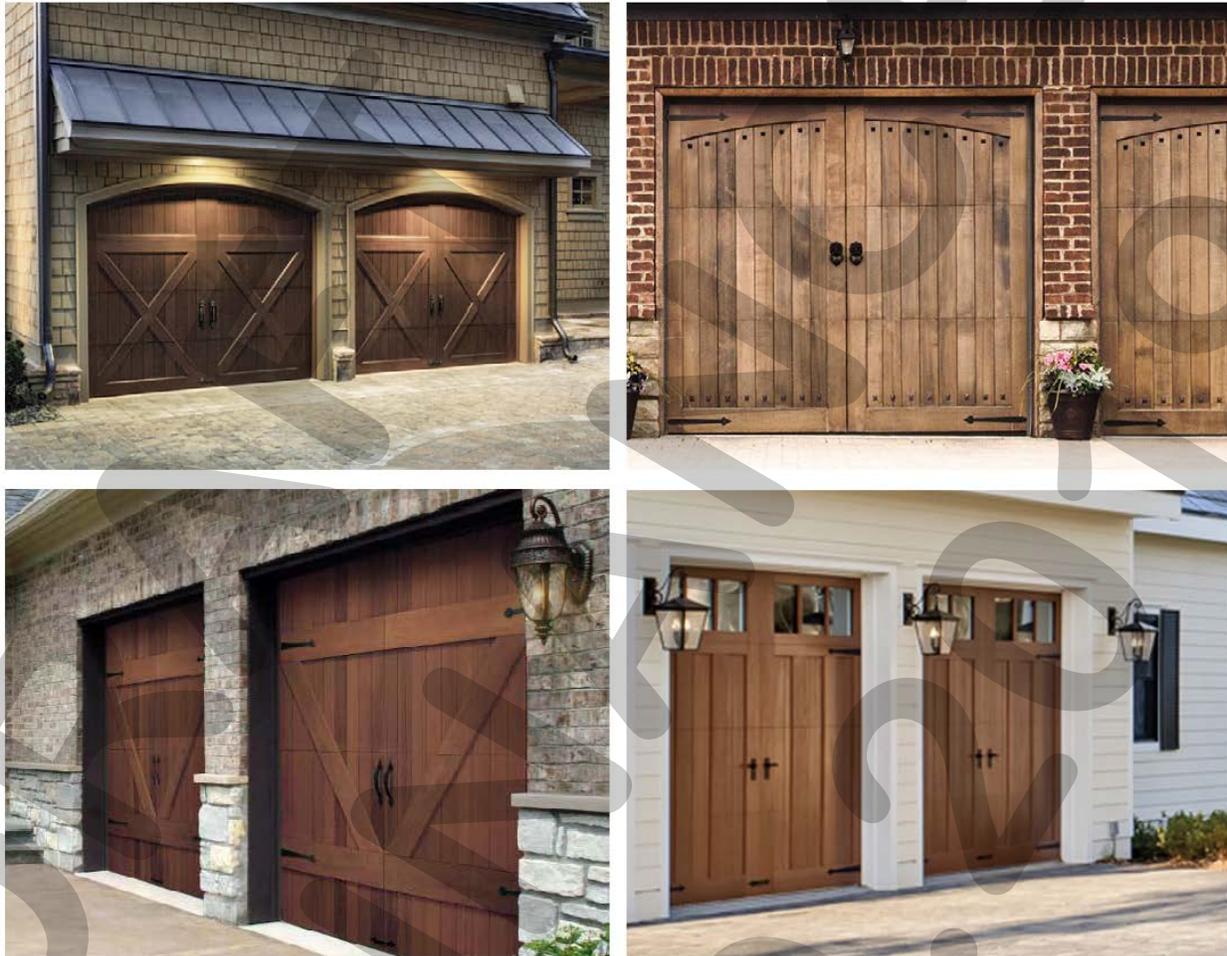
Figure 1. Examples of Upgraded Finishes



*Continued on Next Page ...*

**Exhibit 'E':  
Density and Development Standards**

*Figure 2. Examples of Acceptable Garage Enhancements*



5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

***Table 3 : Anti-Monotony Matrix***

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	60' x 120'	(1), (2), (3)
B	70' x 130'	(1), (2), (3)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or SH-205 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

**Exhibit 'E':**  
*Density and Development Standards*

- (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) **Front Yard Fences.** Front yard fences shall be prohibited.

**Exhibit 'E':**  
*Density and Development Standards*

- (b) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters.
- (c) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways (*i.e. SH-205, FM-549 and Wylie Lane*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) *Corner Lots.* Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

**7. Landscape and Hardscape Standards.**

- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless specifically provided below. The following tree species are approved for planting within this subdivision:
  - (a) *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allen Elm, Chinese Pistachio, Shumard Oak, Sycamore, Live Oak and Burr Oak.
  - (b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
- (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
  - (a) *Landscape Buffer and Sidewalks (FM-549).* A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
  - (b) *Landscape Buffer and Sidewalks (SH-205).* A minimum of a 30-foot landscape buffer shall be provided along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or

**Exhibit 'E':**  
*Density and Development Standards*

shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

- (c) *Landscape Buffers (All Other Roadways)*. A minimum of a 10-foot landscape buffer shall be provided along roadways (*outside of and beyond any required right-of-way dedication*), and shall incorporate one (1) canopy tree per 50-feet of linear frontage.
- (3) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
8. *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
9. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
10. *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
11. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
12. *Open Space*. The development shall consist of a minimum of 30% open space (*or a minimum of 79.353-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).

**Exhibit 'E':**  
*Density and Development Standards*

13. *Public Park.* The proposed ~94.00-acre public park shall generally conform to the *Public Park Concept Plan* depicted in *Exhibit 'D'* of this ordinance. This park shall be constructed with the first phase of the proposed development.
14. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
15. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
16. *Gateway Monumentation Signage.* Permanent City of Rockwall gateway monumentation signage shall be constructed at the southwest corner of the subject property as indicated on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. The design for the signage shall be submitted with the *PD Site Plan*. The Architectural Review Board (ARB) shall review the proposed signage and make recommendations to the Planning and Zoning Commission, which shall consider the signage for recommendation to the City Council in conjunction with the *PD Site Plan*. The City Council shall have final approval authority for the proposed gateway monumentation signage. The proposed signage shall be similar to or better than the City's existing gateway monumentation signage, which is depicted in *Figures 5 & 6* below. The signage shall be required to be constructed with the first phase of the development.

Figure 5. Example of the City's Existing Gateway Monumentation Signage



**Exhibit 'E':**  
*Density and Development Standards*

*Figure 6. Example of the City's Existing Gateway Monumentation Signage*



17. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2019  
**APPLICANT:** Mark Pross of Pross Design Group  
**CASE NUMBER:** Z2019-006; *SUP for a Structure Exceeding 60-Feet in Height (SPR)*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

### **BACKGROUND**

The subject property is a 42.61-acre tract of land located at the terminus of Aluminum Plant Road, which is located at the southwest quadrant of the intersection of East Washington Street and Airport Road. The property was annexed on February 7, 1983 by *Ordinance No. 83-06*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983. In January 2019, the applicant, Carolina Molina of Alvaplast US, Inc. (SPR Packaging), requested approval of a site plan for the purpose of expanding SPR's existing operations. This request was for the first phase of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission approved the requested site plan [*Case No. SP2019-004*] for Phase 1 for the purpose of constructing an approximately 78,615 SF single-story, warehouse facility (*i.e. SPR Packaging*) on an 11.3736-acre portion of the subject property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion Corporation's existing structures located on the west side of the subject property (*i.e. 8.97-acre portion*).

### **PURPOSE**

The applicant, Mark Pross of Pross Design Group, has submitted a request for a Specific Use Permit (SUP) to allow for structures exceeding 60-feet in height to be located within a Light Industrial (LI) District. The applicant is requesting to allow for a maximum overall height of 100-feet for structures (*i.e. high bay extruders*) that will be located in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan (*i.e. Exhibit 'B'*) contained in the draft SUP ordinance. This area will house the high bay extruders necessary for SPR's business operations. The applicant has stated to staff that SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of certain plastics require additional height to process, and SPR has set a maximum height of 100-feet from grade for these structures.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest quadrant of the intersection of E. Washington Street and Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is Aluminum Plant Road, which provides access to the existing business (*i.e. Columbia Extrusion*) and Airport Road. Beyond Aluminum Plant Road and north of the subject property is a 7.497-acre vacant tract of land that is owned by the Rockwall Community Playhouse. Beyond this property is the Children's Academy Center, which is owned by the Soroptimist Children's Home and is situated on a 2.093-acre tract of land. Adjacent to these tracts and northeast of the subject property is Planned Development District 87 (PD-87), which includes commercial, light industrial and townhome land uses. Adjacent to PD-87 is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is the existing SPR Packaging facility, which is situated on a 10.1893-acre parcel of land identified as *Lot 2, Block A, SPR Packaging Addition*. Adjacent to and west of the SPR Packaging facility is an 8.971-acre (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) vacant parcel of land. Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the Leon Tuttle Athletic Complex (*i.e. Lot 2, Rockwall Service Center & Park Addition*). Adjacent to Leon Tuttle Athletic Complex is the City of Rockwall Service Center (*i.e. Lot 1, Rockwall Service Center & Park Addition*). Both of these properties are zoned Light Industrial (LI) District and have adjacency to the following roadways: E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond these properties, and west of the subject property, are *Phases 2 & 3 of the Park Place Subdivision*, which contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

## **CHARACTERISTICS OF THE REQUEST**

The construction for all of the buildings will be composed of tilt-up wall construction, matching their existing building located just south of and adjacent to the subject property. The area's extending above the tilt-up wall construction, which enclose the high bay extruders will have pre-finished metal panels. These metal panels will have a height of not more than 100-feet. The applicant has provided conceptual building elevations and a phasing plan indicating uniformity with each phase being planned. These elevations will require a recommendation by the Architectural Review Board (ARB) prior to being considered by the Planning and Zoning Commission during the site plan review.

Due to the height of the structures being requested, the applicant submitted a screening plan with the site plan for Phase 1 (*i.e. Case No. SP2019-004*) showing the incorporation of a thick vegetative screen being incorporated adjacent to the north and west property lines. The applicant has provided staff with this same landscape screening plan, which has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of the development per this ordinance. Additionally, the applicant has provided a line of site study that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington Street, and the Park Place neighborhood. Photographs were also included indicating superimposed structures and their visibility based on direction and topography of these areas. A development plan submitted by the applicant indicates an area where the maximum height of

structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west property boundary (*i.e. Park Place Addition*) and 132-feet from Industrial Road. It should be known that within a Light Industrial (LI) District, the rear yard setback for a structure adjacent to a residential district is a minimum of 20-ft + ½ of the building height greater than 36-feet [*i.e. 20-ft + (60-ft – 36-ft = 24-ft/2)*]. This means the minimum rear setback in this case would be 32-feet from the west property line.

### **CONFORMANCE WITH THE CITY'S CODES**

Subsection 5.01, *General Industrial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that “(a)ll structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03.” Based on this, the maximum height for any structure within a *Light Industrial (LI) District* is 60-feet; however, a “(b)uildings height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.” The applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5, which will house the high bay extruders processed with this SUP.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that are adjacent to or directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and has been included as a condition of approval in the draft SUP ordinance.

### **STAFF ANALYSIS**

When analyzing the applicant’s request (*i.e. structures exceeding 60-feet in height*), and given the need for the additional height required for the high bay extruders, the applicant has provided staff with a landscape screening plan and line of sight study that attempts to mitigate the visual impact of the proposed structures. The applicant has also provided a development plan assuring that the 100-foot tall structures will not be closer than 500-feet from the existing or future home sites within the Park Place Subdivision. Additionally, and with the exception of PD-59 (*i.e. Park Place Addition*) and a vacant 1.945-acre tract of land zoned Agricultural (AG) District located at the intersection of E. Washington Street and Airport Road, the surrounding properties adjacent to the subject property are zoned Light Industrial (LI) District. With this being said, a request for a Specific Use Permit (SUP) is discretionary for the City Council. The Planning and Zoning Commission is tasked with considering if this request will adversely affect the neighboring properties, and provide a recommendation to the City Council.

### **NOTIFICATIONS**

On March 29, 2019, staff mailed 99 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Park Place Homeowner’s Associations (HOA’s), which is the only HOA located 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 UDC. At the time this case memo was drafted staff had received four (4) notices [*two (2) from SPR*] & one (1) email in favor of, and two (2) notices & two (2) emails opposing the applicant’s request.

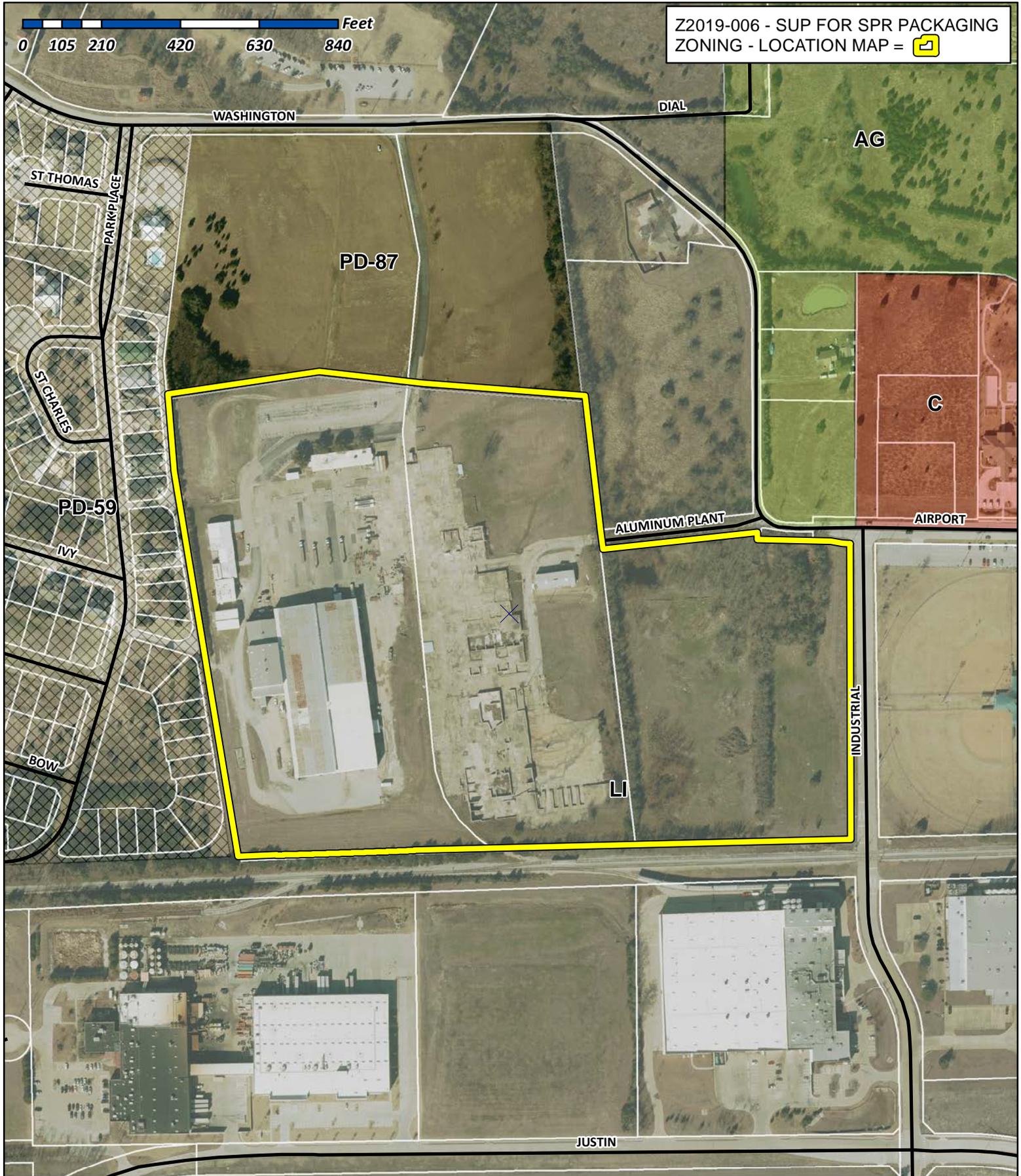
## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to allow structures to exceed 60-feet in height within the Light Industrial (LI) District, 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 summarized as follows:
  - a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft SUP ordinance; and,
  - b) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of the draft SUP ordinance; and,
  - c) The building elevations depicted in *Exhibit 'C'* of the draft SUP ordinance are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), reviewed by the Architectural Review Board, and approved by the Planning and Zoning Commission [*and City Council if applicable*]; and,
  - d) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of the draft SUP ordinance; and,
  - e) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of the draft SUP ordinance and shall be constructed with Phase 1 of the development; and,
- (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.



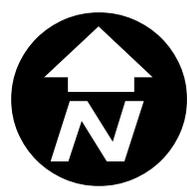
Z2019-006 - SUP FOR SPR PACKAGING  
ZONING - LOCATION MAP =



# City of Rockwall

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

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

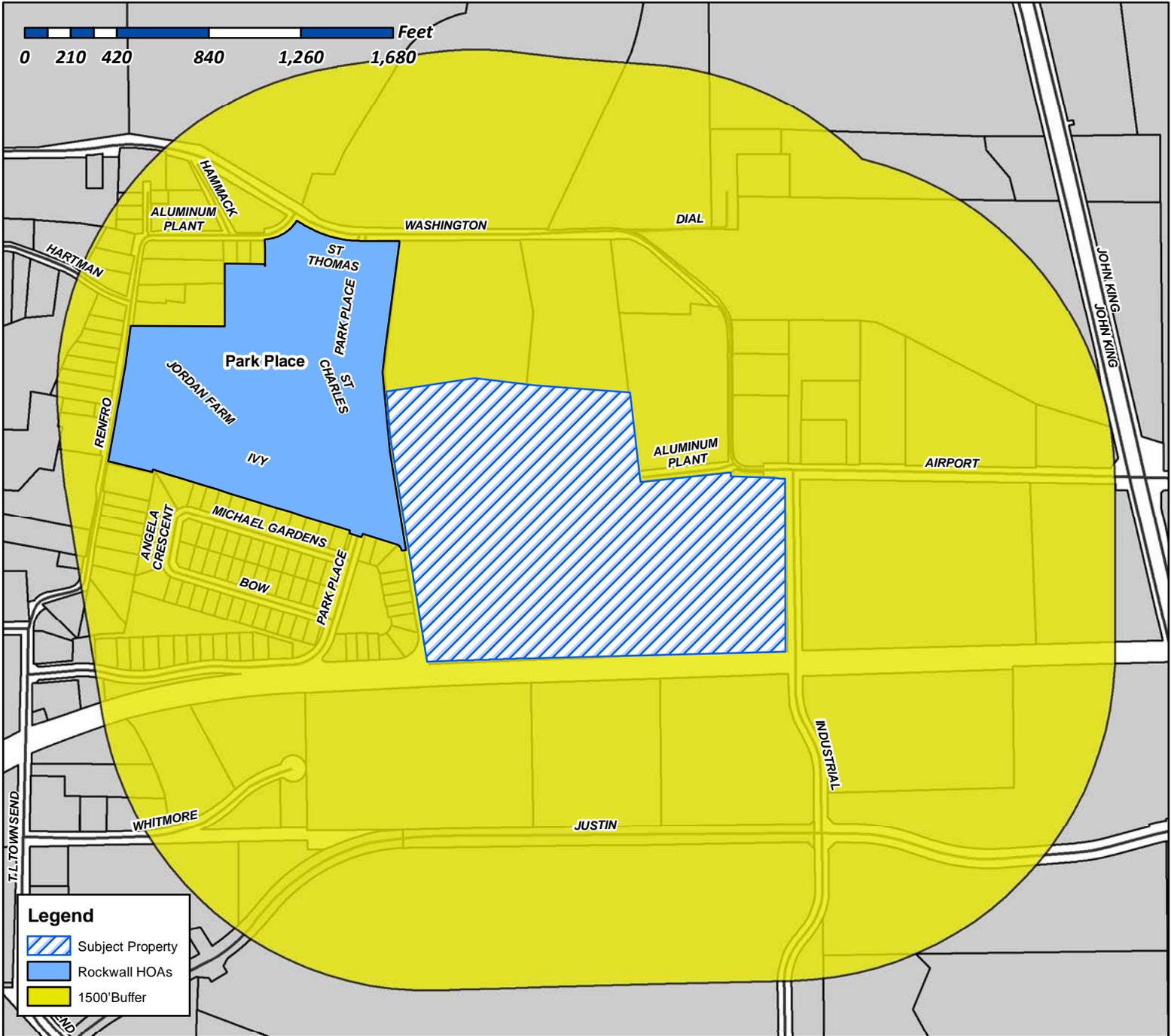




# City of Rockwall

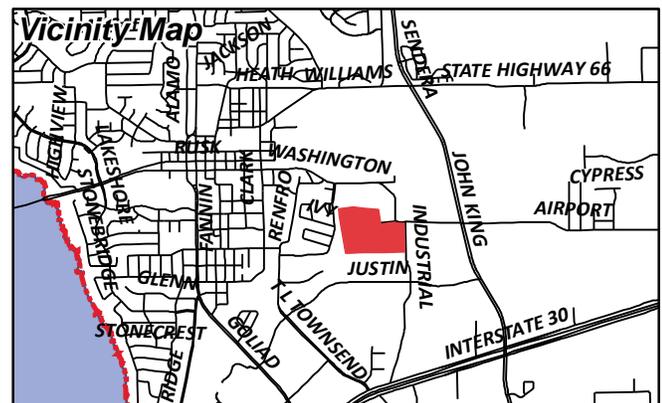
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-006  
**Case Name:** SUP for SPR Packaging  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** SW Corner of Industrial Blvd. and Airport Road

**Date Created:** 3/18/2019  
**For Questions on this Case Call** (972) 771-7745



## Gonzales, David

---

**From:** Morales, Laura  
**Sent:** Friday, March 22, 2019 2:20 PM  
**To:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Attachments:** PUBLIC NOTICE.PDF; HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

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

**Z2019-006- Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.**

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

Sincerely,

*Laura Morales*

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



CURRENT RESIDENT  
1001 ST CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 ST CHARLES CT  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1007 ST. CHARLES CT  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1007 ST. CHARLES CT  
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA  
1008 SAINT CHARLES CT  
ROCKWALL, TX 75087

PODINA HERB AND LAURA  
1014 SAINT CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1015 ST CHARLES CT  
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A  
1020 SAINT CHARLES CT  
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB  
1021 IVY LN  
ROCKWALL, TX 75087

FECHT JARED W & JULIE  
1026 IVY LN  
ROCKWALL, TX 75087

YOUNG PHIL & KATHY  
1026 SAINT CHARLES COURT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1027 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1031 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1032 IVY LN  
ROCKWALL, TX 75087

FIELDS SHAY AND JONI  
1032 ST CHARLES COURT  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
1034 ST THOMAS CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1035 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1036 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1038 ST THOMAS CT  
ROCKWALL, TX 75087

ALMQUIST DANA  
1038 IVY LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 MICHAEL GARDENS  
ROCKWALL, TX 75087

KRAEMER TERESA A  
1039 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1040 MICHAEL GARDENS  
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA  
1040 SAINT CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1041 BOW ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1042 BOW ST  
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD  
1042 SAINT THOMAS CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1043 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1044 MICHAEL GARDENS  
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD  
1044 IVY LN  
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY  
1044 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1045 BOW ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1045 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1046 BOW ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1046 ST THOMAS CT  
ROCKWALL, TX 75087

VRANA MARK AND  
1046 SAINT CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1047 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1048 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1049 BOW ST  
ROCKWALL, TX 75087

CONFIDENTIAL  
1050 IVY LANE  
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC  
1125 WATERSIDE CIR  
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC  
1125 WATERSIDE CIR  
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC  
1125 WATERSIDE CIR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1200 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1200 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1250 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1350 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1435 E WASHINGTON ST  
ROCKWALL, TX 75087

ALVAPLAST US INC  
1480 JUSTIN RD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1525 AIRPORT RD  
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L  
1725 SHEFFIELD DR  
GARLAND, TX 75040

LAKEVIEW SUMMIT PROPERTIES LLC  
1870 HILLCROFT DR  
ROCKWALL, TX 75087

P & P ENTERPRISES  
230 MYERS RD  
HEATH, TX 75032

SHERMAN JOCELYN D  
233 WILLINGHAM DR  
COPPELL, TX 75019

COLUMBIA EXTRUSION CORP  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

LAKES REGIONAL MHMR CENTER  
400 AIRPORT RD  
TERRELL, TX 75160

BARRON GARY S AND DELL S  
405 PARK PLACE BLVD  
ROCKWALL, TX 75087

JONES KENNETH AND CINDY  
411 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE  
417 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARGROVE ADRIANA  
423 PARK PLACE BOULEVARD  
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J  
501 PARK PLACE BLVD  
ROCKWALL, TX 75087

CONFIDENTIAL  
507 PARK PLACE BLVD  
ROCKWALL, TX 75087

GARCIA MELISSA P AND  
513 PARK PLACE BLVD  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
5205 S FM 549  
ROCKWALL, TX 75032

MOORE CONNIE JO  
523 PARK PLACE BLVD  
ROCKWALL, TX 75087

EMERT BLAKE AND HANNAH  
535 PARK PLACE BLVD  
ROCKWALL, TX 75087

HENRY PATRICIA A  
541 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
547 PARK PLACE BLVD  
ROCKWALL, TX 75087

BAYS JACOB M  
5602 YACHT CLUB DR.  
ROCKWALL, TX 75032

DUKE JERI L  
5911 PINEY BIRCH COURT  
KINGWOOD, TX 77345

CURRENT RESIDENT  
601 PARK PLACE BLVD  
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H  
607 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
613 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
700 INDUSTRIAL  
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY  
700 INDIAN SPRINGS DR STE 100  
LANCASTER, PA 17601

CURRENT RESIDENT  
701 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
707 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
713 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
719 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
725 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
731 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
737 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
743 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
749 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
755 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
761 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
767 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
773 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
779 PARK PLACE BLVD  
ROCKWALL, TX 75087

BENEDETTO MATT  
907 W HOLIDAY RD  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
930/1250 JUSTIN RD  
ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K  
995 ST CHARLES CT  
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL  
PO BOX 372  
ROCKWALL, TX 75087



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-006: SUP for SPR Packaging**

*Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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 **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-006: SUP for SPR Packaging**

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name input.

Address:

Grey bar for Address input.

**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

Case No. Z2019-006: SUP for SPR Packaging

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.

We think they will be good neighbors.

Only concern is the proposed height.

If they (SPR) could find way to reduce height there would be no reservations at all.

Name: They are the known vs. the unknown which could be worse  
David + Christine David therefore we vote in favor.

Address: 1020 St Charles Ct

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.

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Case No. Z2019-006: SUP for SPR Packaging

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.

We are concerned about the height of building and the visual, but we are in favor of supporting the request. We are in favor, because of the SRP Packaging has agreed to take to minimize the impact of the look of their buildings. They also seem to care about the neighborhood.

Name: Towson, Danny Rollins

Address: 1008 SALT CHUBS CT. ROCKWALL

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.

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# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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**David Gonzales**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



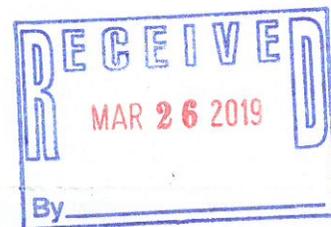
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[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-006: SUP for SPR Packaging**

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.



- Addition to tax base
- Additional jobs
- Good use of land (vs. alternatives possibly)

Name: *Marcus McKee (SPR Packaging)*  
Address: *1480 Justin Rd Rockwall, TX 75087*

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**NOTICE OF PUBLIC HEARING  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

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

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

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



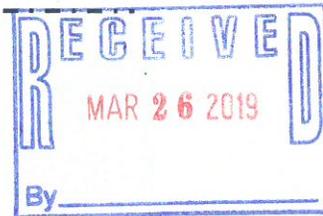
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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-006: SUP for SPR Packaging**

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.



- Addition to tax base.
- Additional jobs
- Good use of land (w/ alternatives possible)

Name: SANTOYO DIAZ (Alvaplast US Inc @ Alvaplast US Development Llc)  
Address: 1480 JUSTIN ROAD, ROCKWALL TX 75087.

**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

## Gonzales, David

---

**From:** Planning  
**Sent:** Thursday, March 28, 2019 9:34 AM  
**To:** Gonzales, David  
**Subject:** FW: SPR SUP

---

**From:** Rick Johnson [REDACTED]  
**Sent:** Thursday, March 28, 2019 9:03 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** SPR SUP

Dear Mayor Pruitt, Council Members and Planning and Zoning,

As a HOA member of Park Place, Board of Director for the REDC, City of Rockwall ARB member, Vice President of the CASA Board of Directors and a citizen of Rockwall I hereby whole heartedly approve SPR's SUP to build to 100ft if necessary. I have resided in Park Place for 8 years now and was always concerned about what could possibly be built next door to our wonderful community. Having a great understanding of all of this due to my job and community involvement I have spoken with Park Place neighbors, SPR, and the city to have a complete understanding that SPR plans to do everything in their power to not effect Park Place in a negative way. I feel it is very important to both Park Place and Rockwall to see the big picture and the future of this project.

Feel free to contact me with any questions you may have.

Sincerely,

Rick Johnson

**Rick Johnson**, REALTOR  
Director of Business Development





# RE/MAX

## *Landmark*

Recognized Respected Recommended

Office 972-771-7575

Cell 214-883-3807



The Texas Real Estate Commission requires all license holders to provide the [Information About Brokerage Services](#) to prospective clients.

[CONSUMER PROTECTION NOTICE](#)



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-006: SUP for SPR Packaging**

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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 **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-006: SUP for SPR Packaging**

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.

*Oppose due to the insightlessness in view of our charming neighborhood. They could move further down 30' - Thank you*

Name: *Joe & Anita Jackson*  
Address: *1032 Ivy Lane - Rockwall, Tx 75087*

**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



**NOTICE OF PUBLIC HEARING  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-006: SUP for SPR Packaging**

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.

We do NOT!! want this!!  
100% against this!!  
They can dig down 60 FT if they need it  
that bad

Name:

Matt Benedetto

Address:

1027 Fuy lane

**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

## Gonzales, David

---

**From:** Planning  
**Sent:** Thursday, March 28, 2019 10:38 AM  
**To:** Gonzales, David  
**Subject:** FW: Herb Podina 1014 Saint Charles Ct

---

**From:** Herb Podina (via Google Docs) [REDACTED]  
**Sent:** Wednesday, March 27, 2019 10:49 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Herb Podina 1014 Saint Charles Ct

Herb Podina has shared a link to the following document:



[Herb Podina 1014 Saint Charles Ct](#)



For the up coming P & Z hearing of SPR PACKAGING 4/9/19 and City Council hearing 4/15/19 .

[Open in Docs](#)

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



Herb Podina 1014 Saint Charles Ct. Rockwall.

We moved to Rockwall 15 years ago and we've lived 2 of those years in Park Place ... which is next to the proposed SPR building sight.

We moved from Rowlett because their idea of restrictions and regulations were not up to our standards. We got tired of seeing privacy fences ,which did not match, along main roads and poorly developed industrial parks.

Rockwall had a better plan which was clear to see.

SPR is asking for an SUP to put up a building to exceed the 60 ft height limit by 40 ft for a TOTAL OF 100 FT.

Oh I'm sure they are going to sing a good song as to how they intend to dress it up .... but let's face some real facts.

When SPR purchased the first lot and built on it .... I find it hard to believe they didn't have a plan to include the next group of buildings they are now proposing.

A 100 ft tall building on one of the highest points in Rockwall, can not be hidden by trees and shrubs unless you're talking about putting 2000 year old REDWOODS or west coast SEQUOIA Trees.

If they try to compare it to the County Courthouse , the Trend building , or the Stadium .... They are comparing apples to oranges. What I mean is ..... The Courthouse is a true Rockwall landmark that speaks for itself when you look at it. The Trend Building also speaks for itself with it's great architecture and unmistakable presence as a professional building. And I've had out of town friends marvel at the incredible Stadium we have. All three of these are seen from I-30 and everyone knows exactly what they are. If SPR builds this monster of a building , it will dwarf all three of these and people will be asking WHAT IS THAT ! I'll tell them it's Rockwall's new landmark.

Rockwall is so fortunate to have Harry Myers Park and there isn't another like it for miles. I invite everyone to walk it and imagine a 100 ft tall building sitting to the south , towering over SPR'S existing structure.

There is a wonderful ball park across the street which it will tower over as well. I am asking the board to REFUSE the SUP regarding this structure.

With this being said ..... We are adamantly against the SUP of 100 ft proposed by SPR.

## Gonzales, David

---

**From:** Planning  
**Sent:** Tuesday, April 2, 2019 8:12 AM  
**To:** Gonzales, David  
**Subject:** FW: Case No. Z2019-006 SUP for SPR Packaging  
  
**Expires:** Thursday, April 11, 2019 12:00 AM

---

**From:** Michael Rasmussen [REDACTED]  
**Sent:** Monday, April 1, 2019 10:12 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No. Z2019-006 SUP for SPR Packaging

Case No. Z2019-006 SUP for SPR Packaging

I am opposed to the request for the reasons listed below:

- 1) I live directly behind the development on Park Place Blvd. I always knew we could have some structure up to 60 feet but never 100
- 2) Although the 100 foot request is for a structure further south of my home it still appears that any building impacting Park Place II or the new III will impact my property values.
- 3) I recognize the current SPR facility has a SUP at 72 feet? I don't feel anything taller should even be considered without some restrictions. I don't understand why we have to allow even taller ones just North and closer to our development.
  - a) In light of the fact that this development has multiple phases, any allowed variance should be restricted to only the current phase as far east as possible. (with all truck traffic exiting east)
  - b) Future phases that build further west should have restrictions to stay at the current 60 foot allowance or be tied to additional review/approval
  - c) Trees and landscaping noted in initial proposal (2 layers) should have irrigation and continued site maintenance to ensure they grow fast vs. suffering potential drought years.

Michael and Delila Rasmussen  
507 Park Place Blvd  
Rockwall TX 75087

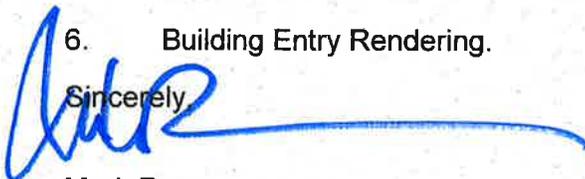
**SPECIAL USE PERMIT DESIGN REQUEST NARRATIVE  
SPR NORTH PHASE 2**

On behalf of SPR Packaging, we are representing the Owner in the design of the new facility, SPR Packaging North, which will be north of their current facility at 1480 Justin Road. As you are aware, SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of plastic requires height to process the film and depending on the width of the film, technology improvements and number of layers, that height may vary. In order to be able to accommodate new equipment that will allow SPR Packaging to compete in new markets and expand their business, a maximum height of 100 feet above finish floor in a specific area of the property is required. This exceeds the current allowable height for buildings by 40', therefore the Owner requests a variance to allow the 100' maximum. This variance would apply to the Phase 2 portion of the building, as well as future expansion phases within the extrusion area defined in the site drawings. SPR Packaging had previously received a Special Use Permit for the 75' high extruder section for their existing building on Justin Road. See Elevations and Site Plan.

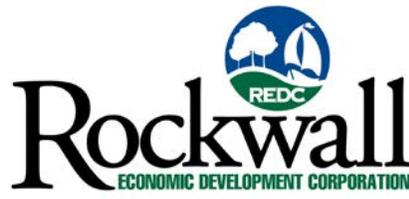
Based on initial Zoning Commission concerns, I have provided additional Exhibits for consideration.

1. As part of the Phase 1 Building project, the Owner is willing to provide screening from the far west property line abutting the adjacent residential use and the commercial zone to the north. We propose to add fast growing, tall, screening trees to close the open gap between the southeast corner of the residential property and well past the existing aluminum Warehouse, which is to be renovated in the future, and extend it to cover the north fence line.
2. A visual impact study was conducted to evaluate estimated building visibility from the most significant points of view. See 'Line of Site' Exhibits.
3. Elevation drawings showing the requested height of the extruder roof to 100' maximum.
4. Architectural Site Plan.
5. Site drawing showing Extrusion area limited to 500 feet away from Park Place Neighborhood and future development, 132 feet away from Industrial Road and 500 feet from south property line.
6. Building Entry Rendering.

Sincerely,

  
Mark Pross  
President

Attachment: Line of Site Exhibits  
Revised Site and Elevation Drawings



March 22, 2019

City of Rockwall  
Chairman Jonathan Lyons and the Planning and Zoning Commission  
385 South Goliad  
Rockwall, Texas 75087

Re: SPR Packaging

Planning and Zoning Commission members,

I am writing on behalf of the Rockwall Economic Development Corporation to enlist your support for the request by SPR Packaging to allow the company to build up to 100-foot tall production structures near their current Justin Road facility. As you may be aware, SPR requires the ability to build to this height in order to vertically extrude plastic necessary for certain products the company plans to manufacture in Rockwall. While SPR's current and future development site is zoned for such use, a Specific Use Permit (SUP) will be required for the company to exceed 60 feet in building height. This SUP is currently planned for discussion and consideration by the Planning and Zoning Commission on March 26 and April 9 and with the City Council on April 15 and May 6.

SPR has conducted business in Rockwall since 2008. While they have always been a strong employer and contributor to the local tax base, the opportunity for an unparalleled economic impact began taking shape after the company was acquired by the Spanish company, Armando Alvarez Group (AAG), in 2014. AAG leaders quickly saw SPR as a company primed for growth in industrial and agricultural plastics, and bought in to Rockwall as a community that could facilitate that growth. In early 2018, SPR entered into an agreement with the REDC on an expansion project that could add up to \$48.4 million in additional taxable value to their current facility. Now, the company's proposed initial development on 42 acres acquired to the north will result in an additional \$48.7 million in estimated tax value. AAG leaders have stated that they hope to make SPR and Rockwall the North and South American headquarters for their company. At full buildout on the entire 52-acre campus, SPR could conservatively build over 700,000 square feet with a taxable value of \$200 million.

It is important to put the \$200 million figure in context, as it is three times greater than any existing taxpayer within Rockwall. A \$200 million taxable value, using 2018 tax rates, would generate \$800,000 annually for the City of Rockwall, as well as \$650,000 for Rockwall County and \$2,800,000 for Rockwall ISD. If \$200 million in taxable value was removed from the tax rolls in 2018, a collective tax increase of 5 cents (\$0.05 per \$100 of taxable value) would have to be implemented for all taxing jurisdictions to account for the loss of revenue. With Rockwall's median housing value estimated at \$225,000, a \$0.05 tax increase would cost an average Rockwall family an additional \$112 annually in taxes. As such, it is not hyperbole to say that Rockwall residents have a significant financial stake in this decision.

Fortunately, SPR does not want to leave Rockwall. The company has a strong desire to continue their growth plans in our community. However, that will change if the SUP is not approved.

SPR officials recently met with residents of the adjacent Park Place subdivision, some who have expressed concern regarding the visual impact of the tallest production facilities. The company assured residents that any of the tall structures will be placed at least 500 feet from the Park Place property line. They also demonstrated their line of sight drawings – completed by a licensed architect – showing the lack of visual impact in Park Place, and the minimal impact at other area locations. SPR also discussed their willingness to excavate if more than 100 feet of height clearance is needed, as well as how they will plant additional trees for screening and limit west-side operations to regular business hours to avoid being a nuisance for the nearby residents.

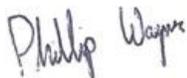
Fundamentally, the REDC understands the importance of beautiful neighborhoods and values the relative peace and quiet that contributes to a high quality of life in Rockwall. As residents ourselves, we enjoy the same characteristics that have made Rockwall a wonderful bedroom community for thousands. We also understand the importance of a balanced community that allows for a mix of both residential and business development. We believe that without that broad and diversified tax base, residential taxes will increase and/or the quality of vital public services will decline. This is the key reason why the REDC was approved by the Rockwall voters in 1995. The public understood that without a strong commercial presence, Rockwall suffers. This fact remains true today.

The value of SPR Packaging to Rockwall, and the future value of the company as the North and South American headquarters for the Armando Alvarez Group, cannot be overstated. Still, even with the tremendous economic impact, the REDC would struggle to support a company that posed negative environmental implications on the community we know and love. That is not the case with SPR.

SPR's expansion represents the type of mindful and responsible industrial growth that the REDC envisioned when it was created more than 23 years ago. For that reason, the REDC unequivocally supports the SPR Packaging expansion and the corresponding SUP application that is essential for their business. We respectfully ask that both the City Council and Planning and Zoning approve the SUP.

If you have any questions, please do not hesitate to contact me at 972.772.0025 or 785.423.5842.

Sincerely,

A handwritten signature in blue ink that reads "Phillip Wagner". The signature is written in a cursive, slightly slanted style.

Phil Wagner  
President  
Rockwall Economic Development Corporation

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**1** AERIAL PERSPECTIVE SITE PLAN  
SCALE: N.T.S.

BT/MS  
04/15/15  
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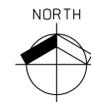
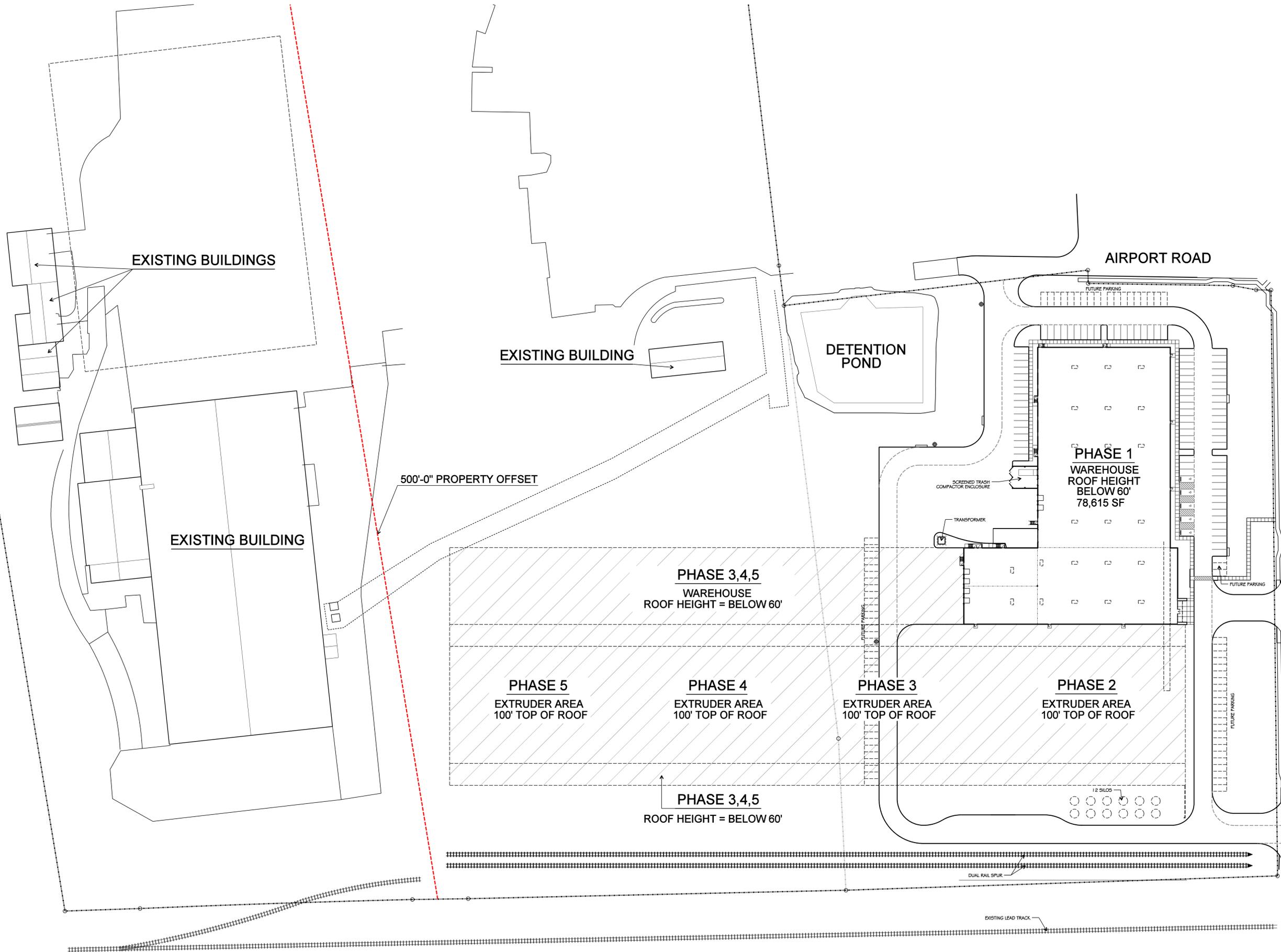
drawn:	SF	
checked:	MARK W. PROSS	
date:		
#	DATE	DESCRIPTION



**pross design group, incorporated**  
0310 Harvest Hill Road, Suite 100, Dallas, Texas 75220 972/759-1400

**SPR**  
PACKAGING  
SPR NORTH  
ROCKWALL, TEXAS

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SITE PLAN

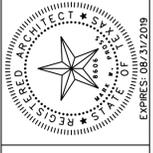


**1 SITE PLAN**  
SCALE: 1"=60'-0"

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1850  
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**SPR**  
PACKAGING  
SPR NORTH  
ROCKWALL, TEXAS

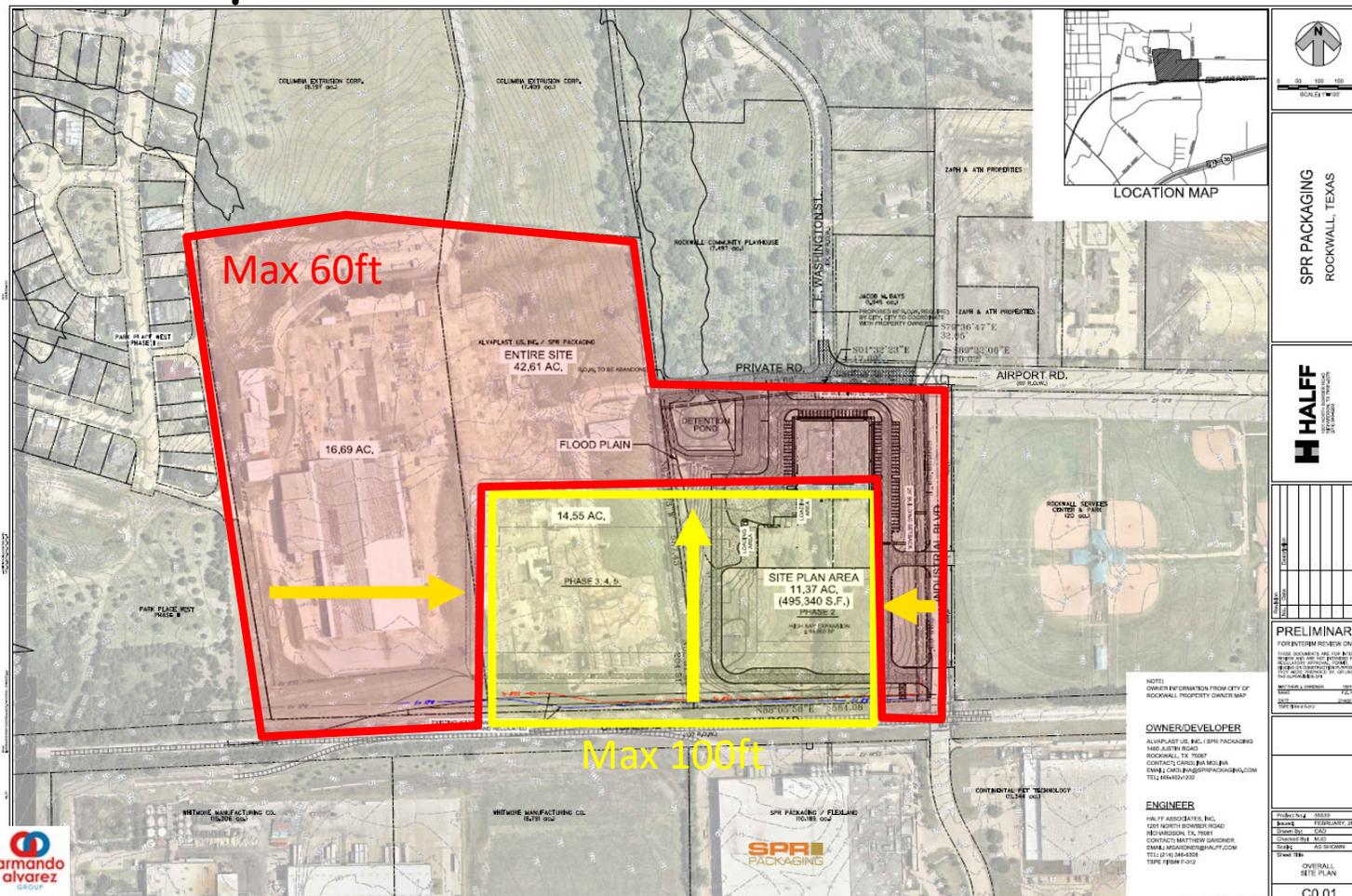
**pross design group, incorporated**  
2610 Harvest Hill Road, Suite 100, Dallas, Texas 75228 972/758-1400



#	DATE	DESCRIPTION

Drawn:  
S. Becked  
Checked:  
**MARY W. PROSS**  
Date:  
03/15/2019

# Development Plan



Area where we will apply the SUP (documented in application)

- 500 ft off west property line
- 132 feet off east property line
- Within 500 ft of south property line towards the north



SPR PACKAGING  
ROCKWALL, TEXAS



PRELIMINARY  
FOR INTERIM REVIEW ONLY

OWNER/DEVELOPER  
ALPINE STATE, INC. SPR PACKAGING  
4400 JACOB ROAD  
ROCKWALL, TX 75087  
CONTACT: CAROL PUA BAU  
EMAIL: CAROL.PUA@SPRPACKAGING.COM  
TEL: 469.850.2332

ENGINEER  
HALFF ASSOCIATES, INC.  
1201 NORTH KENNEDY BOULEVARD  
IRVING, TEXAS 75038  
CONTACT: MATTHEW GARDNER  
EMAIL: MGARDNER@HALFF.COM  
TEL: (972) 246-8338  
TYPE: FROM PLAT

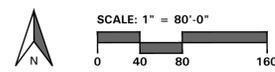
DATE	DESCRIPTION
02/01/2018	ISSUED FOR INTERIM REVIEW
01/15/2018	REVISION 1: AS SHOWN
01/15/2018	REVISION 2: AS SHOWN
01/15/2018	REVISION 3: AS SHOWN
01/15/2018	REVISION 4: AS SHOWN
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01/15/2018	REVISION 100: AS SHOWN

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**OVERALL LANDSCAPE PLAN**



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

job no  
 sheet  
**L1.00**

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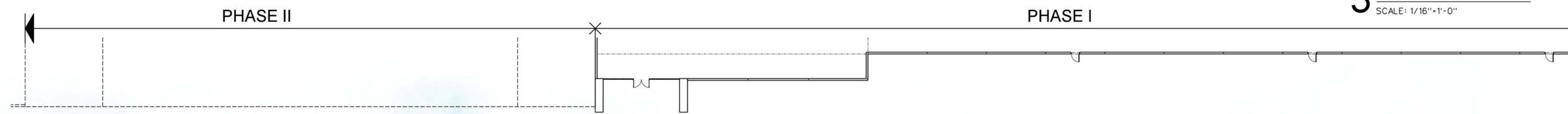
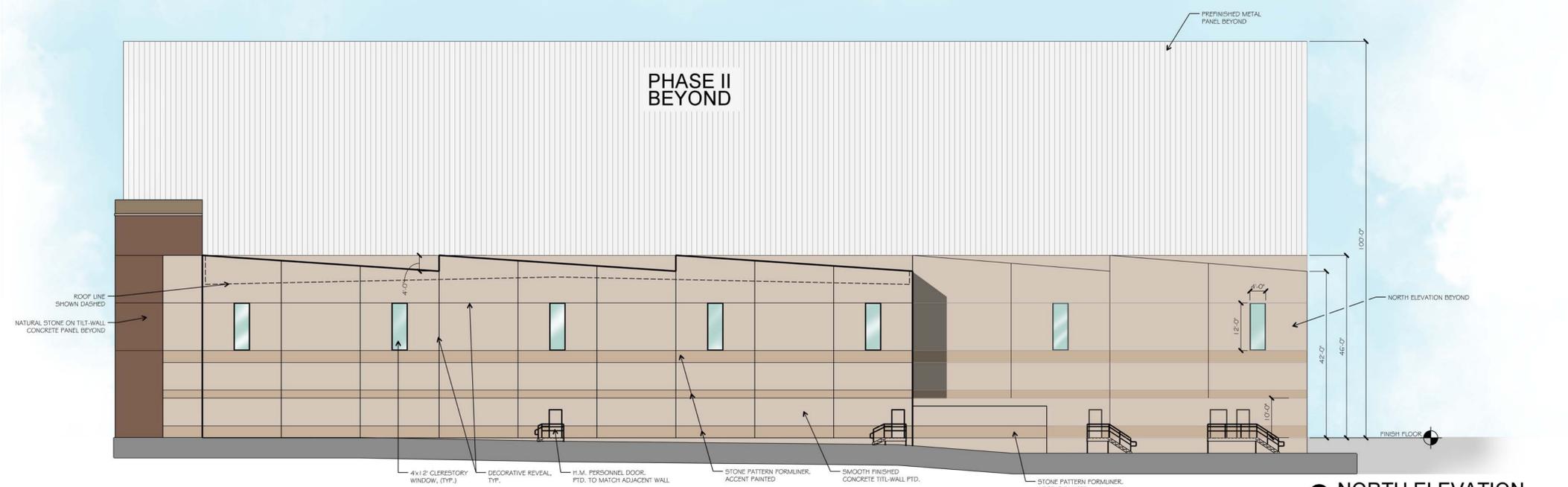
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**03.04.19**  
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 Kari Ann Haug  
 TX Registered Landscape Architect #2246

pross design group, incorporated  
 6010 Harvest Hill Road, Suite 160, Dallas, Texas 75246 972.726.1400

**SPR**  
 PACKAGING  
 SPR NORTH  
 ROCKWALL, TEXAS



PAINT SCHEME LEGEND				
A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	13,651 FT²	29,029 FT²	37,516 FT²	36,610 FT²
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,186 FT²	28,669 FT²	35,301 FT²	34,912 FT²
3. DOORS AND WINDOWS	463 FT²	360 FT²	2,217 FT²	1,698 FT²
4. METAL	0 FT²	16,872 FT²	6,561 FT²	6,506 FT²
5. PRIMARY MASONRY TOTALS	13,186 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)

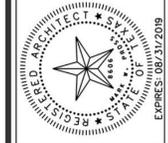


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drawn:  
checked:  
MARK W. PROSS  
date:  
03/13/2019

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**pross design group, incorporated**  
2810 Harkness Hill Road, Suite 100, Dallas, Texas 75229, 972/789-1400

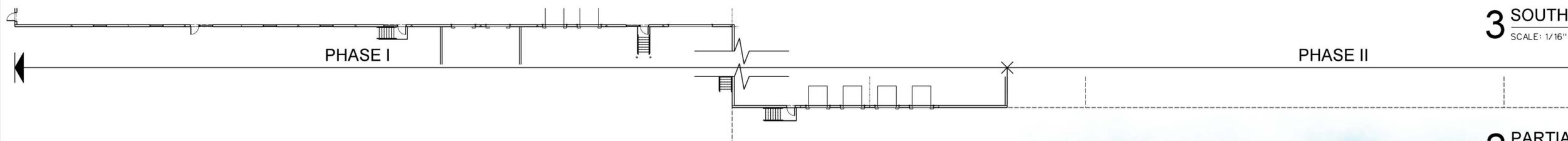
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ROCKWALL, TEXAS

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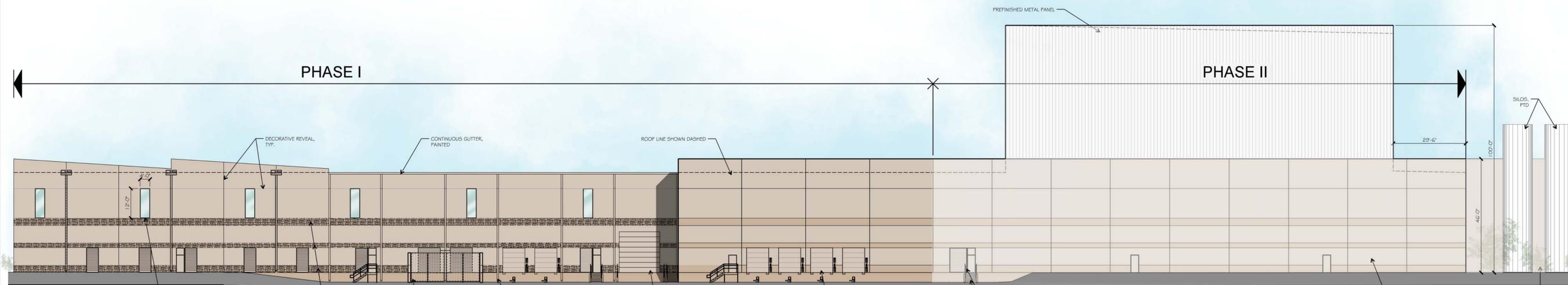
PAINT SCHEME LEGEND				
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FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	13,651 FT <sup>2</sup>	29,029 FT <sup>2</sup>	37,516 FT <sup>2</sup>	36,610 FT <sup>2</sup>
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,186 FT <sup>2</sup>	28,669 FT <sup>2</sup>	35,301 FT <sup>2</sup>	34,912 FT <sup>2</sup>
3. DOORS AND WINDOWS	463 FT <sup>2</sup>	360 FT <sup>2</sup>	2,217 FT <sup>2</sup>	1,698 FT <sup>2</sup>
4. METAL	0 FT <sup>2</sup>	16,872 FT <sup>2</sup>	6,561 FT <sup>2</sup>	6,506 FT <sup>2</sup>
5. PRIMARY MASONRY TOTALS	13,186 FT <sup>2</sup> 100% OF (2.)	11,797 FT <sup>2</sup> 41% OF (2.)	26,740 FT <sup>2</sup> 76% OF (2.)	26,406 FT <sup>2</sup> 76% OF (2.)



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

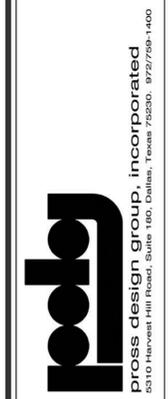
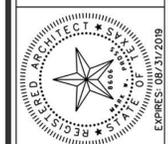


**2 PARTIAL FLOOR PLAN**  
SCALE: 1/20"=1'-0"



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

#	DATE	DESCRIPTION



FACADE MATERIAL CALCULATIONS					PAINT SCHEME LEGEND	
	NORTH	SOUTH	EAST	WEST		
1. TOTAL FACADE SQ. FT.	13,651 FT²	29,029 FT²	37,518 FT²	36,610 FT²	A - BASE COLOR SHERWIN WILLIAMS - SW9095 TOUCH OF SAND	
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,188 FT²	28,669 FT²	35,301 FT²	34,912 FT²		
3. DOORS AND WINDOWS	463 FT²	360 FT²	2,217 FT²	1,698 FT²		
4. METAL	0 FT²	16,872 FT²	8,561 FT²	8,506 FT²		
5. PRIMARY MASONRY TOTALS	13,188 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)	B - ACCENT COLOR 01 SHERWIN WILLIAMS - SW 7518 BEACH HOUSE	
					C - ACCENT COLOR 02 SHERWIN WILLIAMS - SW 7550 RESORT TAN	

drawn:  
checked:  
MARK W. PROSS  
date:  
03/13/2019

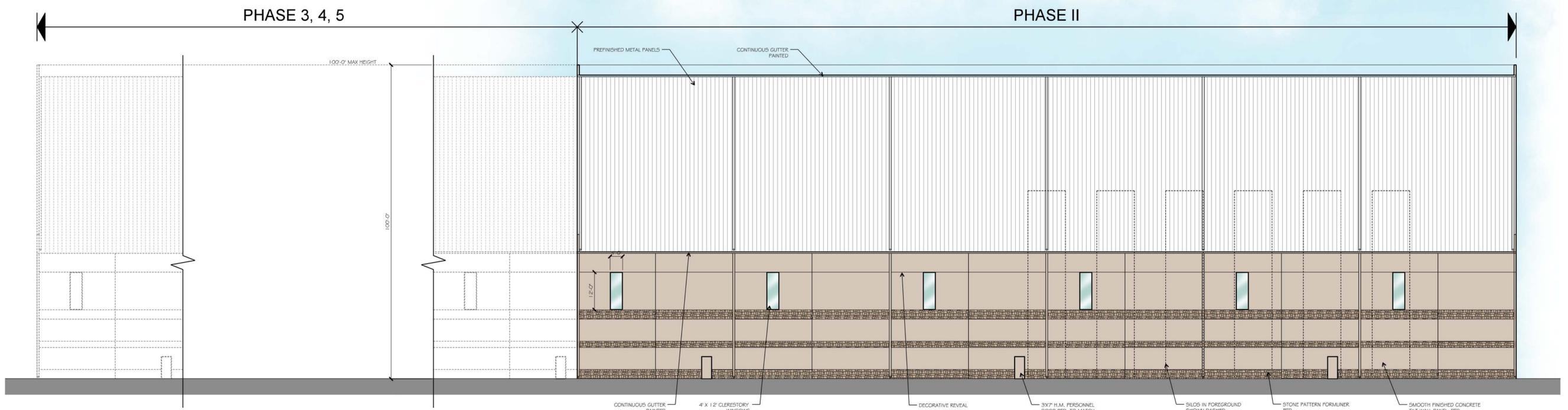
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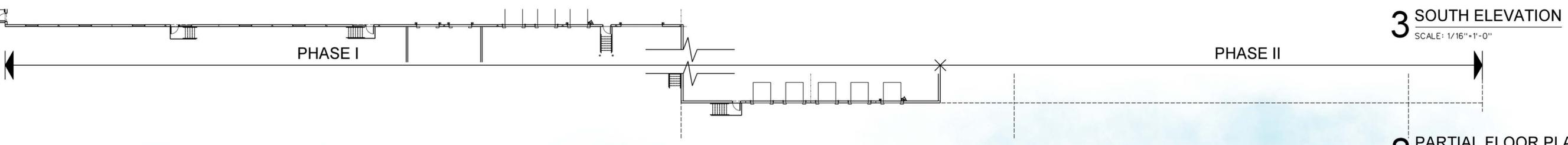
**pross design group, incorporated**  
2810 Harkness Hill Road, Suite 100, Dallas, Texas 75228, 972/728-1400

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SPR NORTH  
ROCKWALL, TEXAS

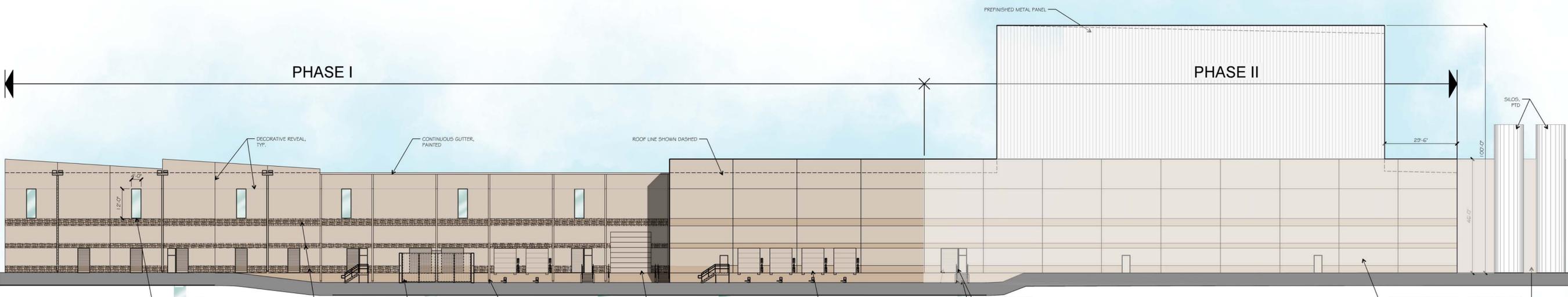
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1850  
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**3 SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"



**2 PARTIAL FLOOR PLAN**  
SCALE: 1/20"=1'-0"



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





**VIEW 01**  
PHASES 1,2



**VIEW 01**  
**PHASES 3,4,5**



**VIEW 02**  
**PHASES (ALL)**



**VIEW 03**  
**PHASES 3,4,5**



**VIEW 04**  
**PHASES 1,2**



**VIEW 04**  
**PHASES 3,4,5**



**VIEW 05**  
**PHASES (ALL)**

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING STRUCTURES THAT EXCEED 60-FEET IN HEIGHT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, ON A 42.61-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 7 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 (11.3736-ACRES); TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29 (8.197-ACRES); AND LOT 1-01, BLOCK 1, INDALLOY ADDITION (14.53-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) to allow for structures that will exceed 60-feet in height within the *Light Industrial (LI) District* on an 42.61-acre tract of land, identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned *Light Industrial (LI) District*, generally located at the terminus of Aluminum Plant Road, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing structures that will exceed 60-feet in height within the *Light Industrial (LI) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*, and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 5.01, Light Industrial (LI) District*, and *Section 7.03, Non-Residential District Development*

*Standards, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38]* as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office/ warehouse/manufacturing facility that exceeds 60-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of this ordinance; and,
- 3) The building elevations depicted in *Exhibit 'C'* are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), review by the Architectural Review Board, and approval by the Planning and Zoning Commission [*and City Council if applicable*]; and,
- 4) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of this ordinance; and,
- 5) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of this ordinance and shall be constructed with Phase 1 of the development.

## 2.2 COMPLIANCE

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

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

**Section 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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MAY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 15, 2019

2<sup>nd</sup> Reading: May 6, 2019

**Exhibit 'A':**  
*Legal Description*

**BEING** A 42.6035 ACRE PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; SAID 42.6035 ACRE TRACT BEING ALL OF 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 20150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING PART OF 98.319 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COLUMBIA EXTRUSION CORPORATION, DATED DECEMBER 22, 1988 AND RECORDED IN VOLUME 444, PAGE 102 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID 42.6035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND THE EAST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 788.63 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

**THENCE** SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT, FOR A DISTANCE OF 584.08 FEET TO THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID 98.319 ACRE TRACT DESCRIBED IN DEED TO COLUMBIA EXTRUSION CORPORATION;

**THENCE** SOUTH 88° 32' 20" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND PASSING APPROXIMATELY AT A DISTANCE OF 332.77 FEET THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A TOTAL DISTANCE OF 578.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21774.77 FEET WITH A CENTRAL ANGLE OF 00° 58' 11" AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

**THENCE** SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR AN ARC DISTANCE OF 368.52 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88° 04' 12" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 101.65 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 09° 24' 49" WEST DEPARTING THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 1039.14 FEET TO A POINT FOR CORNER IN THE EAST BOUNDARY LINE OF PARK PLACE WEST II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET "G", SLIDE 100 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

**THENCE** NORTH 04° 52' 54" WEST ALONG THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 207.14 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 81° 27' 00" EAST LEAVING THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 408.12 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 83° 23' 14" EAST AND PASSING AT A DISTANCE OF 216.91 FEET THE WEST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ON FOR A TOTAL DISTANCE OF 274.94 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 85° 37' 16" EAST FOR A DISTANCE OF 435.64 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE AND RECORDED IN VOLUME 4239, PAGE 203 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

**THENCE** SOUTH 06° 42' 50" EAST ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF SAID 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE, FOR A DISTANCE OF 360.89 FEET TO A POINT FOR CORNER AT THE END OF A 50' WIDE STREET DEDICATION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BY DEED RECORDED IN VOLUME 67, PAGE 116 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

**THENCE** SOUTH 06° 22' 45" EAST CONTINUING ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION FOR A DISTANCE OF 50.93 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID

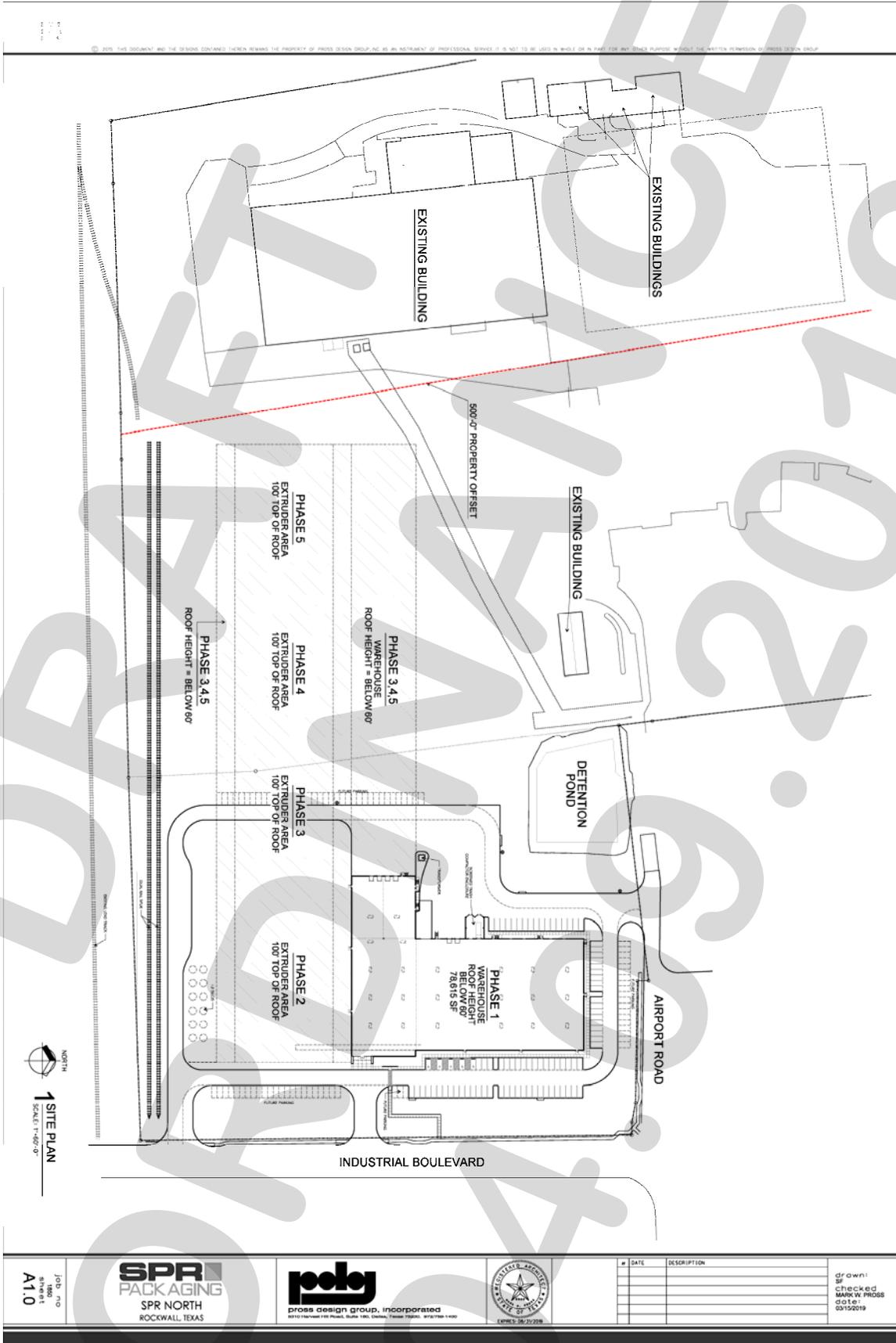
**Exhibit 'A':**  
*Legal Description*

AIRPORT ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFORESAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

**THENCE** DEPARTING THE WEST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5);

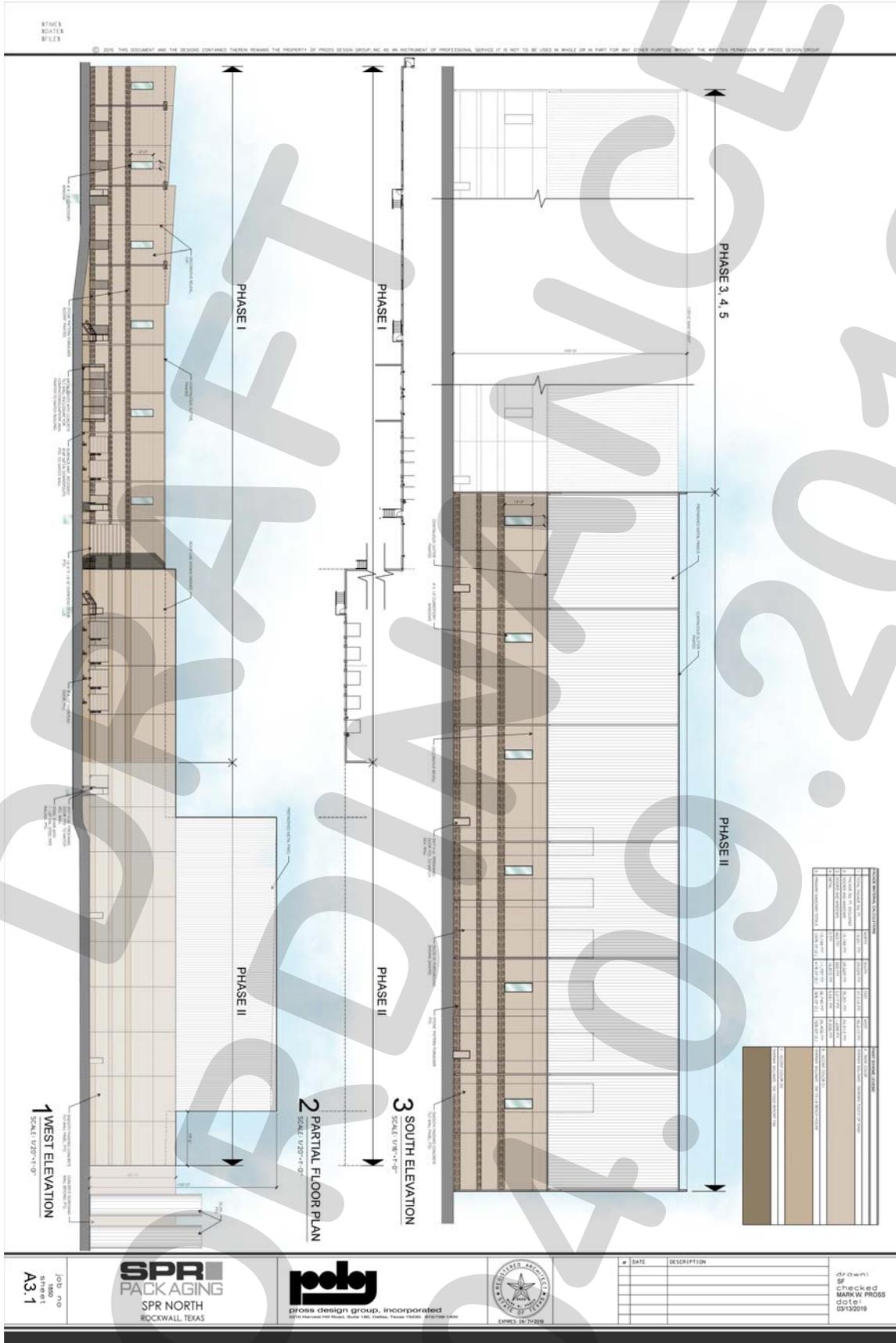
1. NORTH 83° 53' 38" EAST FOR A DISTANCE OF 413.66 FEET TO A POINT FOR CORNER;
2. SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A POINT FOR CORNER;
3. SOUTH 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A POINT FOR CORNER;
4. SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A POINT FOR CORNER;
5. SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.6035 ACRES OF LAND, MORE OR LESS.

# Exhibit 'B': Conceptual Site Plan



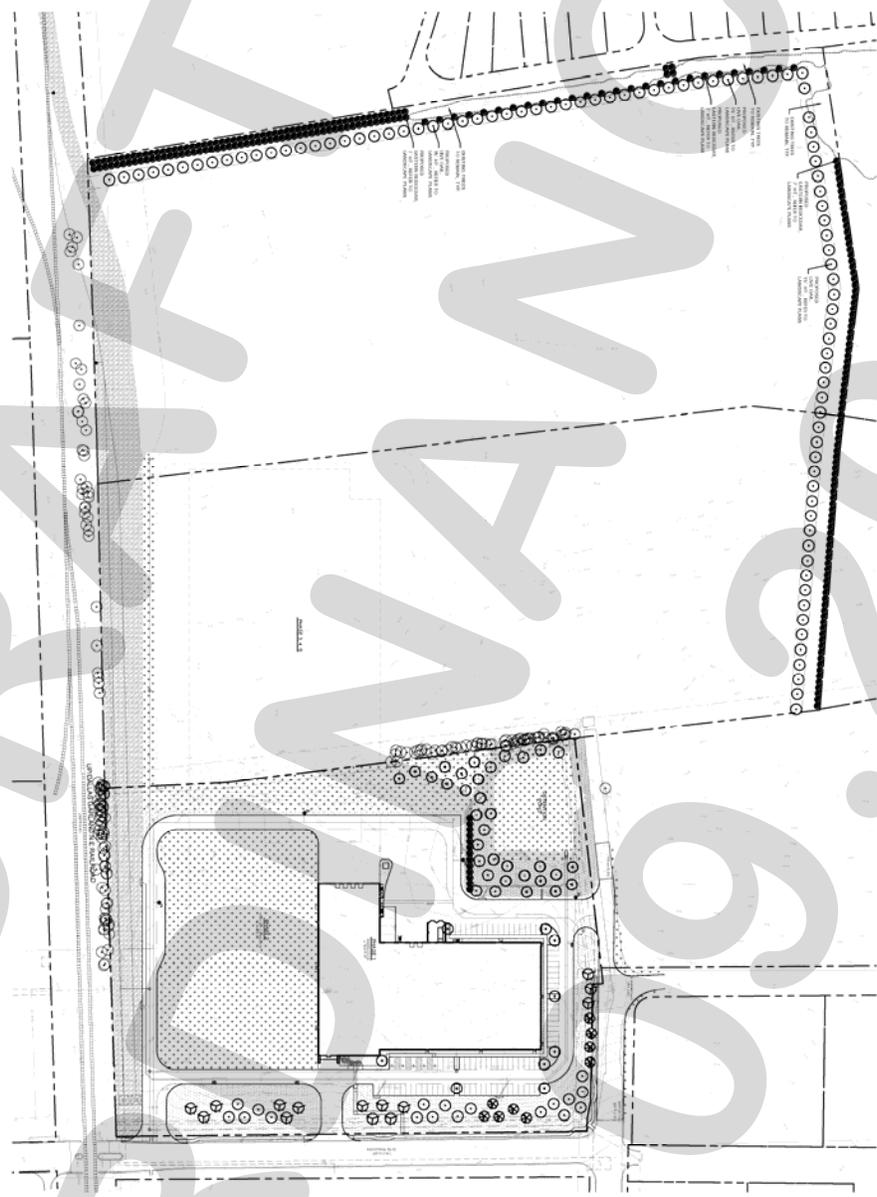
Job no. 1800 1 A1.0	 SPR NORTH ROCKWALL, TEXAS	 prody prody design group, incorporated <small>8010 Fairway Hill Road, Suite 100, Dallas, Texas 75246, 972-388-1100</small>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	DESCRIPTION																drawn: checked: MARK W PROSS date: 03/15/2019
#	DATE	DESCRIPTION																					

**Exhibit 'C':**  
**Concept Building Elevation Phasing Plan**



# Exhibit 'D': Landscape Screening Plan

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 SCALE: 1" = 80'-0"  
  
  
**BELLE FIRMS**  
 4245 North Central City  
 Suite 501  
 Dallas, Texas 75205  
 214.880.7762 office

job no sheet <b>L1.00</b>	 <b>SPR NORTH</b> ROCKWALL, TEXAS	 <b>pross design group, incorporated</b> <small>3301 Marwood Rd. Suite 100, Rockwall, Texas 75087</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>02</td> <td>02/14/19</td> <td>CITY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	02	02/14/19	CITY COMMENTS													drawn: MAY checked: KAH date: 07/15/19
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02	02/14/19	CITY COMMENTS																				



# 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:** April 9, 2019  
**APPLICANT:** Ruben Garcia and Brandon Mullins of *Hemisphere Brewing Company*  
**CASE NUMBER:** Z2019-007; *SUP for Commercial Amusement/Recreation (Outdoor)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

### **BACKGROUND**

The subject property is a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition. The subject property is situated within the IH-30 Overlay (IH-30 OV) District and addressed as 2015 Kristy Lane. The property was annexed on May 5, 1980 by *Ordinance No. 80-06*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983. Currently, the property is being used as a brewery (*i.e. Hemisphere Brewing Company*), which is a by-right land use within the Light Industrial (LI) District. Hemisphere Brewing Company obtained their Certificate of Occupancy (CO) on November 17, 2014.

### **PURPOSE**

The applicants, Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit (SUP) to allow a *Commercial Amusement/Recreation (Outdoor)* land use in conjunction with an existing craft/microbrewery located within a Light Industrial (LI) District. The applicant is requesting to operate an outdoor entertainment area that includes a stage and seating areas. This will be located at the rear of the property and will be enclosed by an eight (8)-foot wooden fence.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 2015 Kristy Lane. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property are three (3) businesses (*i.e. Rite Co. Collision, Asnet, Inc., & Multi-Metal & MFG Co., Inc.*) on a 3.77-acres of land that front IH-30. All of these properties are zoned Light Industrial (LI) District. Beyond these properties is IH-30.

**South:** Directly south of the subject property is a business (*i.e. Excel Metal Finishing*) addressed as 2065 Kristy Lane, which is situated a one (1)-acre parcel of land. This property is zoned Light Industrial (LI) District.

**East:** Directly east of the subject property is a 3.543-acre parcel of land that is vacant. This property is zoned Light Industrial (LI) District.

West: Directly west of the subject property are two (2) businesses (*i.e. Rockwall Mini Storage & Bodin Concrete*) on 4.0681-acres of land. Both of these properties are zoned Light Industrial (LI) District.

### **CHARACTERISTICS OF THE REQUEST**

The applicants have stated that they would like the opportunity to expand their operations by including an outdoor stage and Biergarten venue for the purpose of incorporating live entertainment, charity events, special events (*i.e. corporate events, birthday parties, weddings, etc.*) and social gatherings into their existing operations. Due to the hours of operation as regulated for a brewery by the Texas Alcoholic Beverage Commission (TABC), the applicants would be able to host these events during the hours of 8:00 a.m. – 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday. Additionally, the applicants have provided a concept plan for the *Commercial Amusement/Recreation (Outdoor)* use [*i.e. outdoor venue*], which shows that the *Commercial Amusement/Recreation (Outdoor)* area will be located at the rear of the facility. The concept plan indicates the location of the outdoor stage area, proposed seating areas, and an eight (8)-foot high wood fence that will enclose this area.

### **CONFORMANCE WITH THE CITY'S CODES**

According to Section 1.1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *Commercial Amusement/Recreation (Outdoor)* land use requires approval of a Specific Use Permit (SUP) in a Light Industrial (LI) District. Staff has included language providing for the expiration of the SUP should the land use designation change (*i.e. other than a craft brewery*). This has been included as a condition of approval.

According to Section 2.1.5.2, *Recreation, Entertainment and Amusement Use Conditions*, of Article IV, *Permissible Uses* of the Unified Development Code (UDC), an “(o)utdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the planning and zoning commission and city council.” In this case, the subject property is more than 300-feet from a residentially zoned property and is in conformance with the UDC.

### **STAFF ANALYSIS**

Based on the applicant’s request, it should be noted that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned Light Industrial (LI) District. It should also be noted that the hours of operation are limited by the Texas Alcoholic Beverage Commission (TABC) for a brewery. As a note, the required number of parking spaces for any facility is calculated based on land use and the square footage of the facility. In this case, the *Commercial Amusement/Recreation (Outdoor)* use is not considered an indoor use; therefore, no additional parking spaces are required.

Included in the attached packet is the applicant’s letter requesting the Specific Use Permit (SUP), a concept plan depicting the outdoor venue, and a draft ordinance containing regulations for the proposed land use. Based on staff’s review, the applicant’s request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On March 29, 2019, staff mailed 27 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations (HOA’s)/or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in favor 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 a Commercial Amusement/Recreation (*Outdoor*) in conjunction with an existing craft/microbrewery, 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 summarized as follows:
  - a) The development and operation of a *Commercial Amusement/Recreation (Outdoor)* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the proposed draft ordinance;
  - b) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of the proposed draft ordinance;
  - c) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire; and,
- (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.

## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2019-007	<b>Owner</b> DAVIS, FORREST B	<b>Applied</b> 3/15/2019	<b>LM</b>
<b>Project Name</b> SUP for an Outdoor Commercial	<b>Applicant</b> RUBEN GARCIA	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> SUP		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 2015 KRISTY LN		<b>City, State Zip</b> ROCKWALL, TX 75032	
 <b>Subdivision</b> BODIN INDUSTRIAL		<b>Tract</b> 1-F0	<b>Block</b> <b>Lot No</b> 1-F0 <b>Parcel No</b> 3130-0000-0001-F0-OR
		<b>General Plan</b>	
		<b>Zoning</b>	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING (3/22/2019 11:55 AM SH) Detention is required for stage area.	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	APPROVED	
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
PLANNING	David Gonzales	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES– 03.21.2019</p> <p>All staff comments are to be addressed and resubmitted by Tuesday April 2, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:</p> <p>Planning Department General Comments to be addressed/acknowledge are as follows:</p> <ul style="list-style-type: none"> <li>• On all future submittals please include the Case Number Z2019-007 on the lower right hand corner.</li> <li>• When provided, please review the SUP Draft Ordinance prior to the Planning &amp; Zoning public hearing scheduled for April 9, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration</li> </ul> <p>** Planning Staff additional comments to be considered by the P&amp;Z and City Council as conditions of approval:</p> <ol style="list-style-type: none"> <li>1. Approval of an SUP is required to allow for the outdoor commercial amusement/ recreation land use (i.e. stage venue - outdoors).</li> <li>2. Adherence to all Engineering and Fire Department standards shall be required</li> <li>3. Is the stage a permanent structure affixed to the ground or is this portable?</li> </ol> <p>*** Operational Conditions:</p> <ol style="list-style-type: none"> <li>1) The development and operation of a Commercial Amusement/Recreation (Outdoor) land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance;</li> <li>2) The Subject Property may be used for all permitted accessory uses, as well as, the use of an outdoor stage and venue that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in Exhibit 'B' of this ordinance; and,</li> <li>3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (i.e. other than a craft brewery) this SUP shall automatically expire.</li> </ol> <p>The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>*** Meeting Dates to Attend***</p> <p>Planning - Work Session: March 26, 2019 (6:00 p.m.) [Applicant to present case to P&amp;Z for discussion]</p>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Public Hearing: April 9, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)						
City Council - Public Hearing: April 15, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Consent/Action Item: May 6, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]						

0 20 40 80 120 160 Feet

Z2019-007 - SUP FOR OUTDOOR COMMERCIAL AMUSEMENT  
ZONING - LOCATION MAP = 



## City of Rockwall

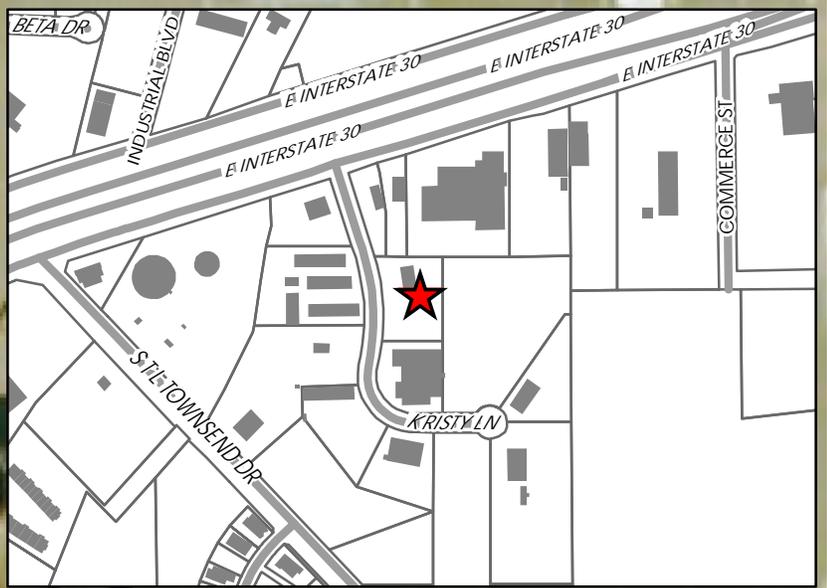
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



# Legend

-  Seating Area
-  Music
-  Overall Site

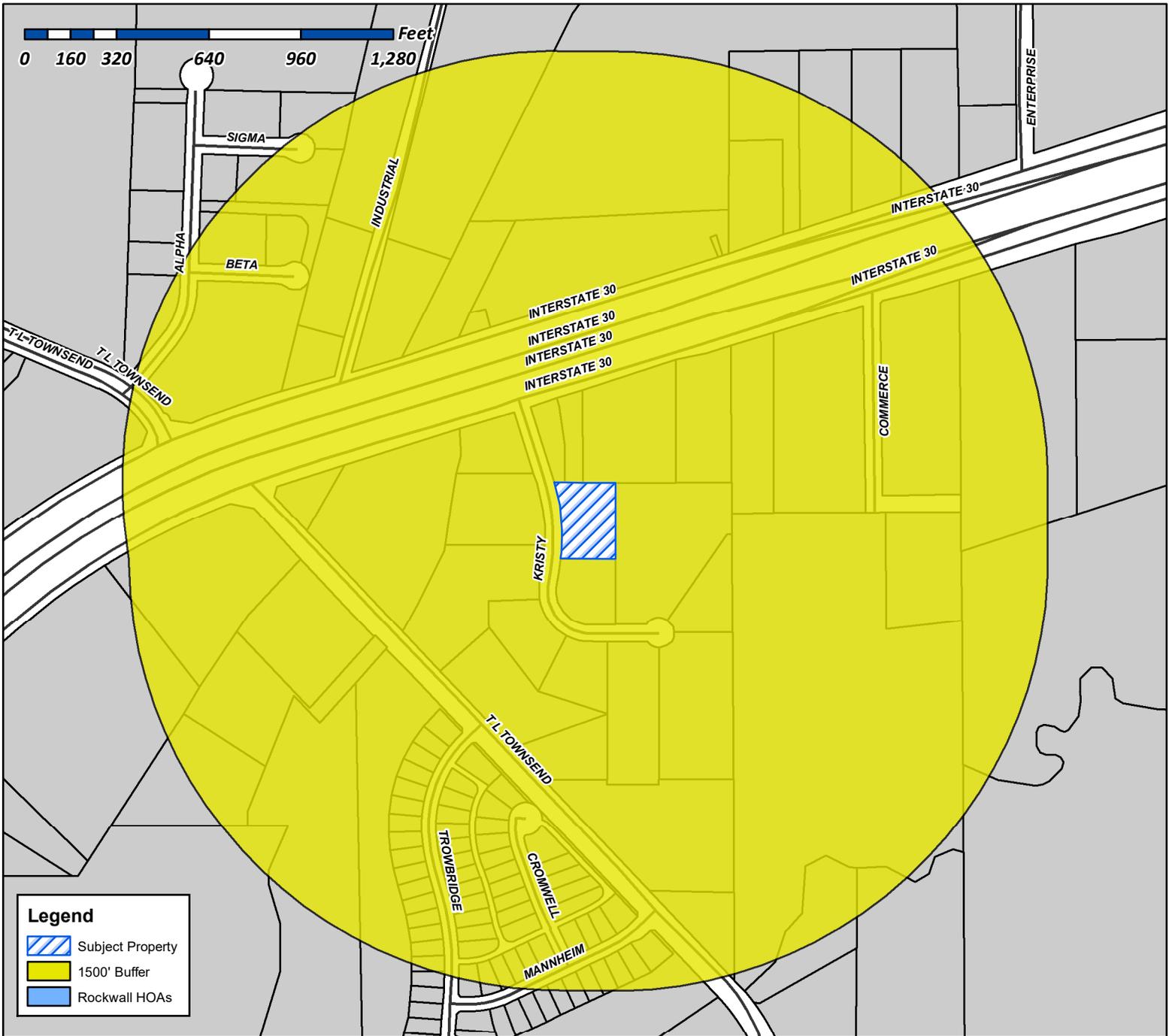




# City of Rockwall

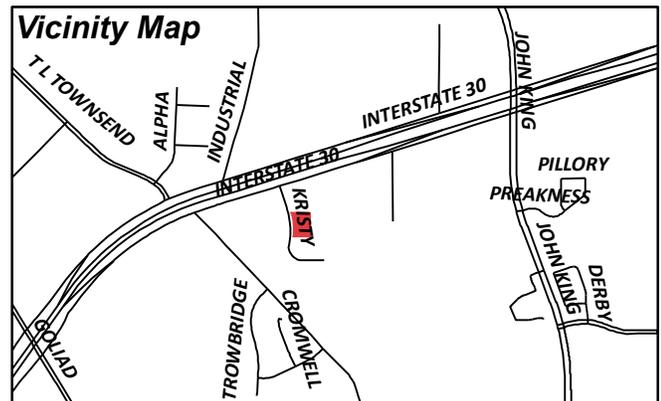
Planning & Zoning Department  
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Rockwall, Texas 75087  
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**Case Number:** Z2019-007  
**Case Name:** SUP for Commercial Amusement  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 2015 Kristy Lane

**Date Created:** 3/18/2019  
**For Questions on this Case Call** (972) 771-7745

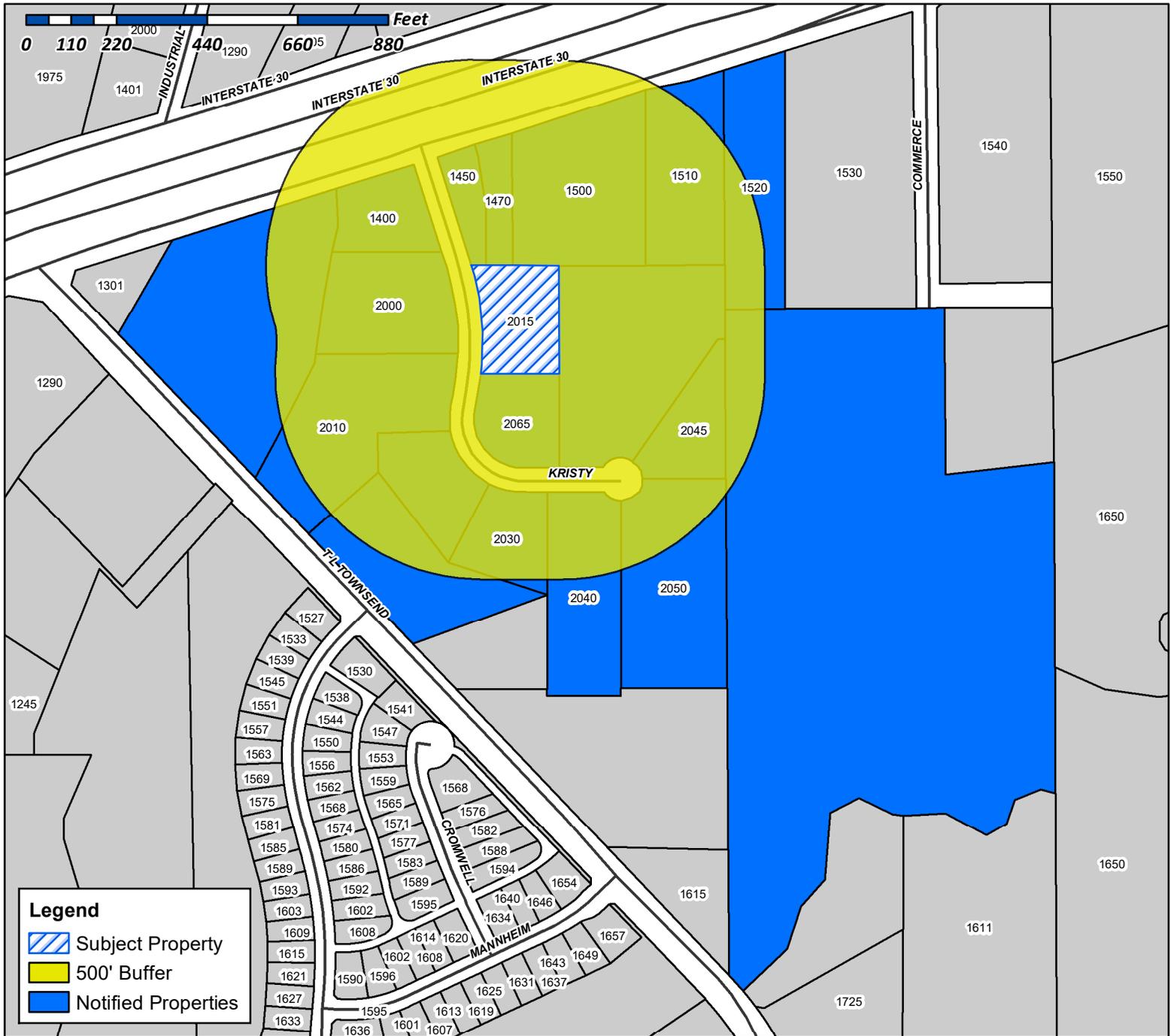




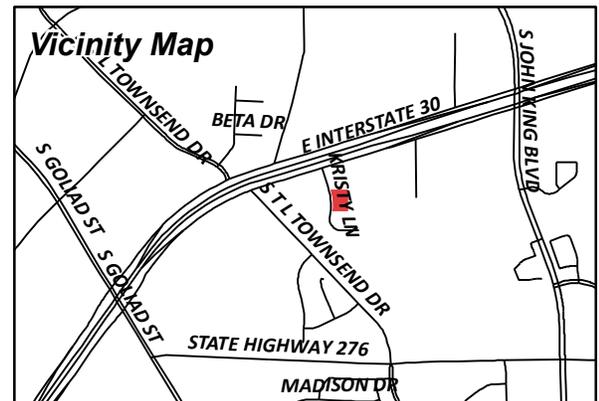
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**Case Number:** Z2019-007  
**Case Name:** SUP for Outdoor Commercial Amusement  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 2015 Kristy Lane



**Date Created:** 3/21/2019  
**For Questions on this Case Call (972) 771-7745**



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

*Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, 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, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** 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:

**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](mailto: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 **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

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.

Four horizontal grey bars for providing reasons for the response.

**Name:**

Grey bar for Name

**Address:**

Grey bar for 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**

SELF CECIL E & ALICE E  
REVOCABLE LIVING TRUST  
1105 SWALLOWTAIL DR  
MADISON, WI 53717

CURRENT RESIDENT  
1400 I30  
ROCKWALL, TX 75032

RICK BENTLEY PROPERTIES LLC  
1450 E I-30  
ROCKWALL, TX 75087

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1470 I30  
ROCKWALL, TX 75032

MULTI-METAL & MFG CO, INC  
1500 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1510 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1520 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2000 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2010 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2015 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2030 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2040 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2045 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2050 KRISTY LN  
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE  
2065 KRISTY LANE  
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE  
2065 KRISTY LN  
ROCKWALL, TX 75032

REDI MIX LLC  
331 N MAIN STREET  
EULESS, TX 76039

CSIHAR JAMES J  
592 S.E. VOKERT'S TERRACE  
PORT SAINT LUCIE, FL 34983

OWENS REAL ESTATE INVESTMENTS LLC  
7156 HUNT LN  
ROCKWALL, TX 75087

BODIN CONCRETE LP  
PO BOX 109  
ROWLETT, TX 75030

HAWN HOLDINGS LC  
PO BOX 1688  
ROCKWALL, TX 75087

COPPER CANYON HOMES LLC  
PO BOX 1870  
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C  
PO BOX 1870  
ROCKWALL, TX 75087

DAVIS FORREST B  
PO BOX 826  
FATE, TX 75132

COLLIN G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

THACKER DENNIS ALAN TESTAMENTARY TRUST  
AND  
LINDA THACKER LAHOOD AND JOSHUA ALAN  
THACKER  
PO BOX 8693  
GREENVILLE, TX 75404



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

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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:

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385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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 **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
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--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

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: **CHRIS LEWIS / OWNER RENEGADE CUSTOMS**  
 Address: **2015 KRISTY LN., ROCKWALL, TX 75082**

**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



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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

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.

*Good for Business!*

Name:

*Linda Lathrod*

Address:

*1760 I 30 East  
Rockwall Texas 75087*

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

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

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A COMERCIAL AMUSEMENT/RECREATION (OUTDOOR) LAND USE IN CONJUNCTION WITH AN EXISTING CRAFT BREWERY ON A 1.215-ACRE PARCEL OF LAND, ADDRESSED AS 2015 KRISTY LANE AND BEING IDENTIFIED AS LOT 1-F, BODIN INDUSTRIAL ADDITION, 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 Ruben Garcia and Brandon Mullins for the approval of a Specific Use Permit (SUP) for a *Commercial Amusement/Recreation (Outdoor)* land use for the purpose of establishing an outdoor stage and venue in conjunction with an existing craft brewery on a 1.215-acre parcel of land, zoned Light Industrial (LI) District, identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, addressed as 2015 Kristy Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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. 04-38] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Amusement/Recreation (Outdoor)* land use as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] 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 *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 5.02, Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein

by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Amusement/Recreation (Outdoor)* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Commercial Amusement/Recreation (Outdoor)* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of this ordinance; and,
- 3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire.

## 2.2 COMPLIANCE

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

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

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

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

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

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

ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MAY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 15, 2019

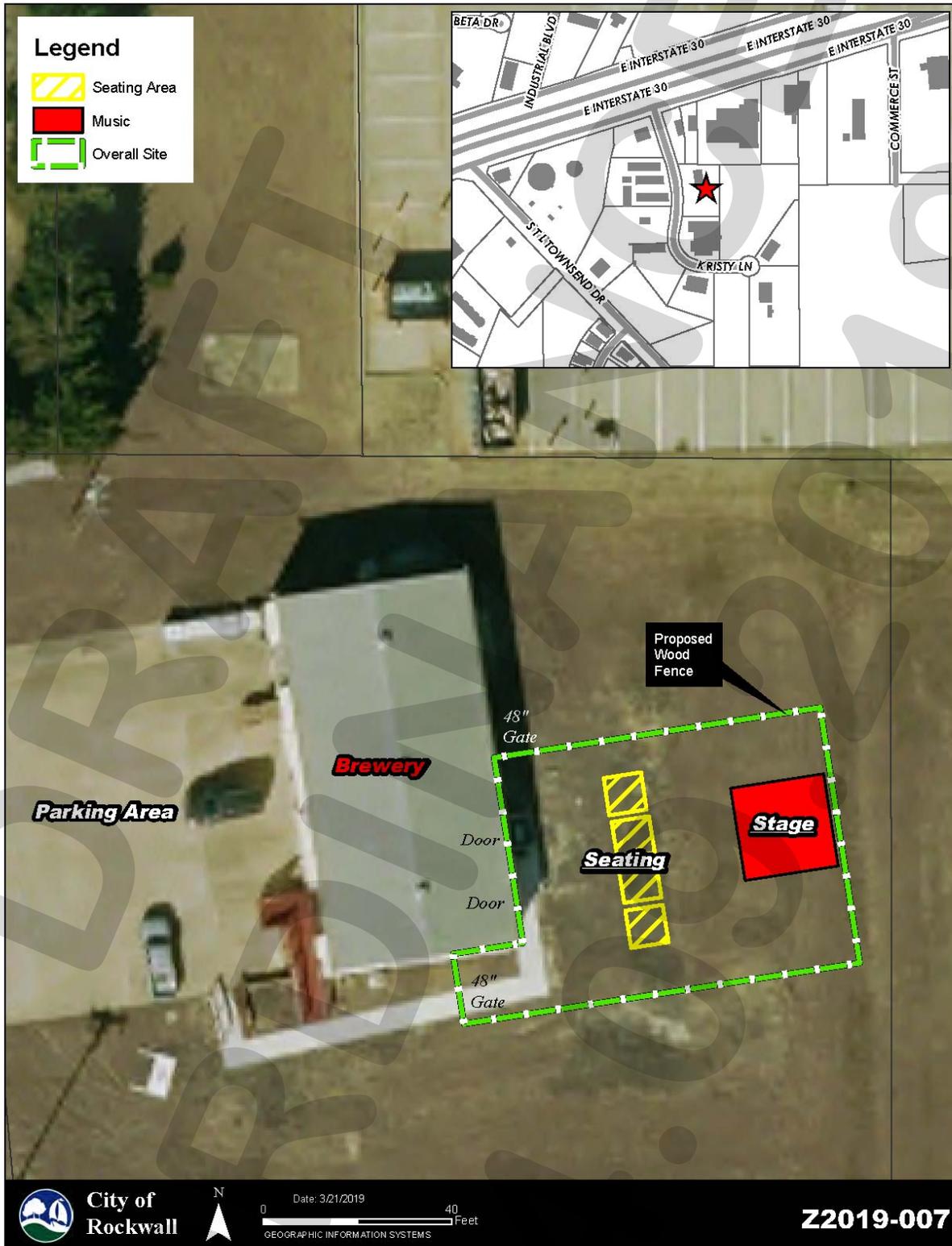
2<sup>nd</sup> Reading: May 6, 2019

**Exhibit 'A':**  
**Legal Description:**

*Lot 1-F, Bodin Industrial Addition*



Exhibit 'B':  
Concept Plan





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2019  
**APPLICANT:** Jim Ziegler, *PegasusAblon*  
**CASE NUMBER:** Z2019-008; *Amended Development Plan for PD-32*

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### **SUMMARY**

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

### **BACKGROUND**

*Ordinance No. 10-21* incorporated the subject property into Planned Development District 32 (PD-32) on September 20, 2010. This ordinance created a master planned, mixed-use district consisting of 78.89-acres of land, which is commonly referred to as the *Harbor District*. Included in the ordinance was a pool of 1,161 *urban residential* units (*i.e. condominiums and/or townhomes*) that could be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*.

On June 17, 2013, the City Council approved a *PD Development Plan (Ordinance No. 13-16)* allocating 399 *urban residential* units (*i.e. condominiums*) to the subject property. These units were tied to a concept plan that showed two (2) condominium buildings being constructed on the subject property, one (1) adjacent to Lakefront Trail consisting of 349-units and one (1) adjacent to the Harbor Fountain consisting of 50-units. In addition, the plan indicated two (2) retail/restaurant strip centers would be constructed adjacent to Lake Front Trail and Harbor Heights Drive. These areas were eventually developed with a hotel (*i.e. Spring Hill Suites*) in 2016. On December 18, 2017, the City Council approved an amendment to this plan allowing the number of units to be increased to a total 450-units, which would increase the number of units for the building adjacent to Lakefront Trail to 375-units and for the building adjacent to the Harbor Fountain to 75-units. In addition, the City Council added a strict construction schedule for both buildings as part of the PD Development Plan ordinance. If the dates in the construction schedule are not met, the increased units (*i.e. the additional 51-units*) would be clawed back through an expiration clause in the ordinance. The owners of both properties agreed to the construction schedule as part of this case.

### **PURPOSE**

On March 15, 2019, the applicant submitted an application requesting to amend the *PD Development Plan* approved under *Ordinance No. 17-64*. The applicant has stated that the purpose of this application is to [1] change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and [2] to change the

construction schedule for *Harbor Village* project (*identified as Building ① in the attached draft ordinance*).

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and is addressed as 2600 Lakefront Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the southern frontage road for E. IH-30 followed by the main lanes, and the northern frontage road. Beyond this highway system is the Harbor Bay Marina that is zoned Agricultural (AG) District, and Phase 5C of the Lakeside Village Subdivision, which consists of 61 single-family lots that are zoned Planned Development District 2 (PD-2) for single-family, residential land uses.

South: Directly south of the subject property is the Harbor Retail development, which is zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses. Beyond this is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is Lago Vista Subdivision, which consists of 92 single-family residential lots that are zoned Planned Development District 18 (PD-18) for single-family, residential land uses.

East: Directly east of the subject property is Lakefront Trail followed by a 2.968-acre tract of land that is occupied with a hotel (*i.e. Spring Hill Suites*). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located in the *Freeway Frontage Subdistrict*.

West: Directly west of the subject property is several parcels of land that have offices and a gym (*i.e. Eclipse Fitness*) situated on them. In addition, the remainder of the subject property contained in this PD Development Plan, and which is identified as *Building ②* in the attached draft ordinance, is located adjacent to this area. All of these properties are zoned Planned Development District 32 (PD-32), and are situated within the *Harbor Residential Subdistrict*. Beyond this are the corporate limits of the City of Rockwall followed by the take-line.

## **CHARACTERISTICS OF THE REQUEST**

On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail (*identified as Building ① in the attached draft ordinance*). While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements -- *which are scheduled for 2021* -- would restrict the properties west of the subject property (*i.e. Building ② in the attached draft ordinance and the existing office/retail building adjacent to the takeline*) from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road (*i.e. drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties*). Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a mew street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in *Resolution No. 10-40*, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed mew street and a concept plan showing the additional details requested by staff.

Since the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in *Ordinance No. 17-64*. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one (1) year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be May 6, 2020. Staff should note that the applicant has not requested changes to the construction schedule for *Building 2* (i.e. the building adjacent to the Harbor Fountain), and the date required for the owner of that property to obtain a building remains as June 1, 2020.

Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners.

### **INFRASTRUCTURE**

The applicant's request does not change the infrastructure requirements that were identified with *Case No. SP2018-043*, and no new infrastructure would be required with this case.

### **CONFORMANCE WITH THE CITY'S CODES**

The applicant's request does not change the conformance to the City's codes for the site plan approved with *Case No. SP2018-043*, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code (UDC).

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The applicant's request does not have an effect on the property's conformance to the OURHometown Vision 2040 Comprehensive Plan.

### **NOTIFICATIONS**

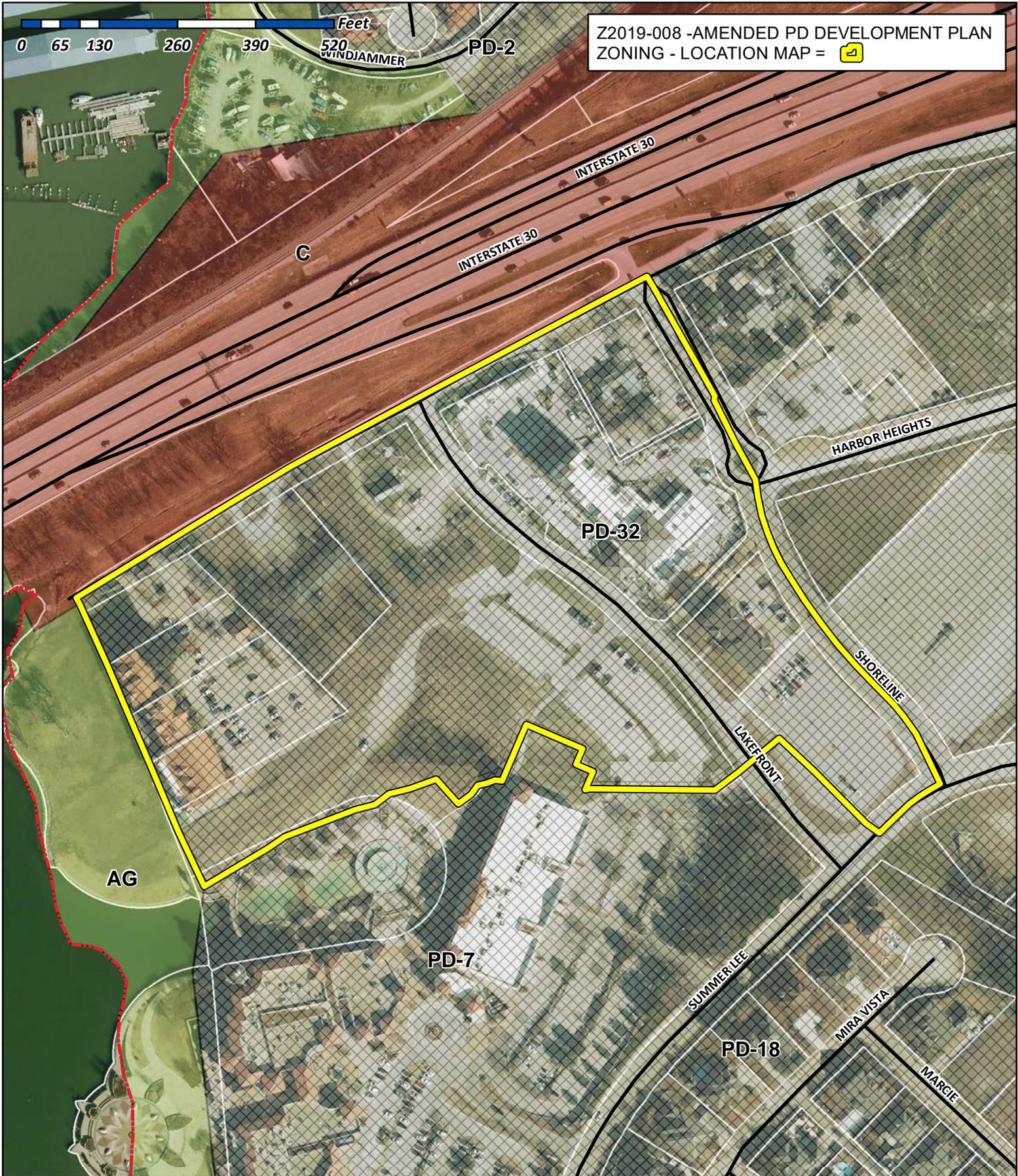
On March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the *Freeway Frontage, Harbor Link Mixed-Use, and Harbor Residential Subdistricts*. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are 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 not received any notices returned concerning the applicant's request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- (2) The site plan approved with *Case No. SP2018-043* will need to be updated and administratively approved to ensure conformance to the revised *PD Development Plan*;

(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.



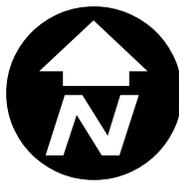
Z2019-008 -AMENDED PD DEVELOPMENT PLAN  
 ZONING - LOCATION MAP = [icon]



# City of Rockwall

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

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

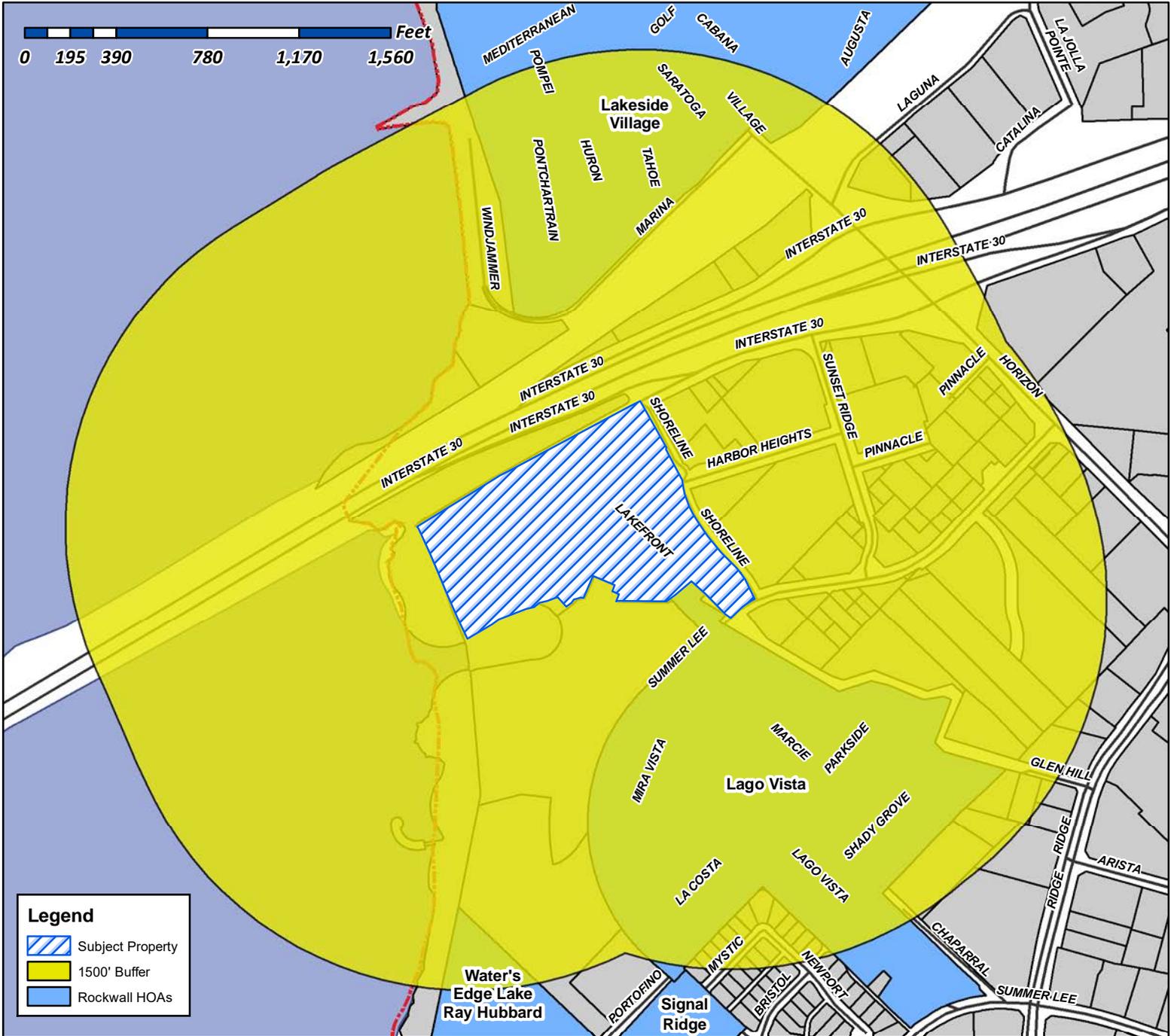
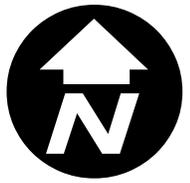




# City of Rockwall

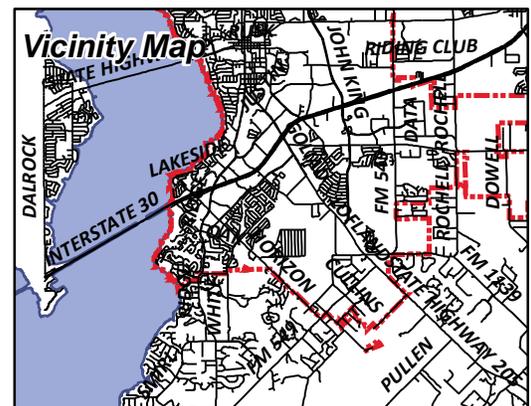
Planning & Zoning Department  
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Rockwall, Texas 75087  
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**Case Number:** Z2019-008  
**Case Name:** Amended PD Development Plan  
**Case Type:** Zoning  
**Zoning:** Planned Development 32 (PD-32)  
**Case Address:** SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

**Date Created:** 3/19/2019  
 For Questions on this Case Call (972) 771-7745



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, March 22, 2019 2:41:03 PM  
**Attachments:** [Public Notice \(03.21.2019\).pdf](#)  
[HOA Map.pdf](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

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

**Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.**

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

Sincerely,

*Laura Morales*

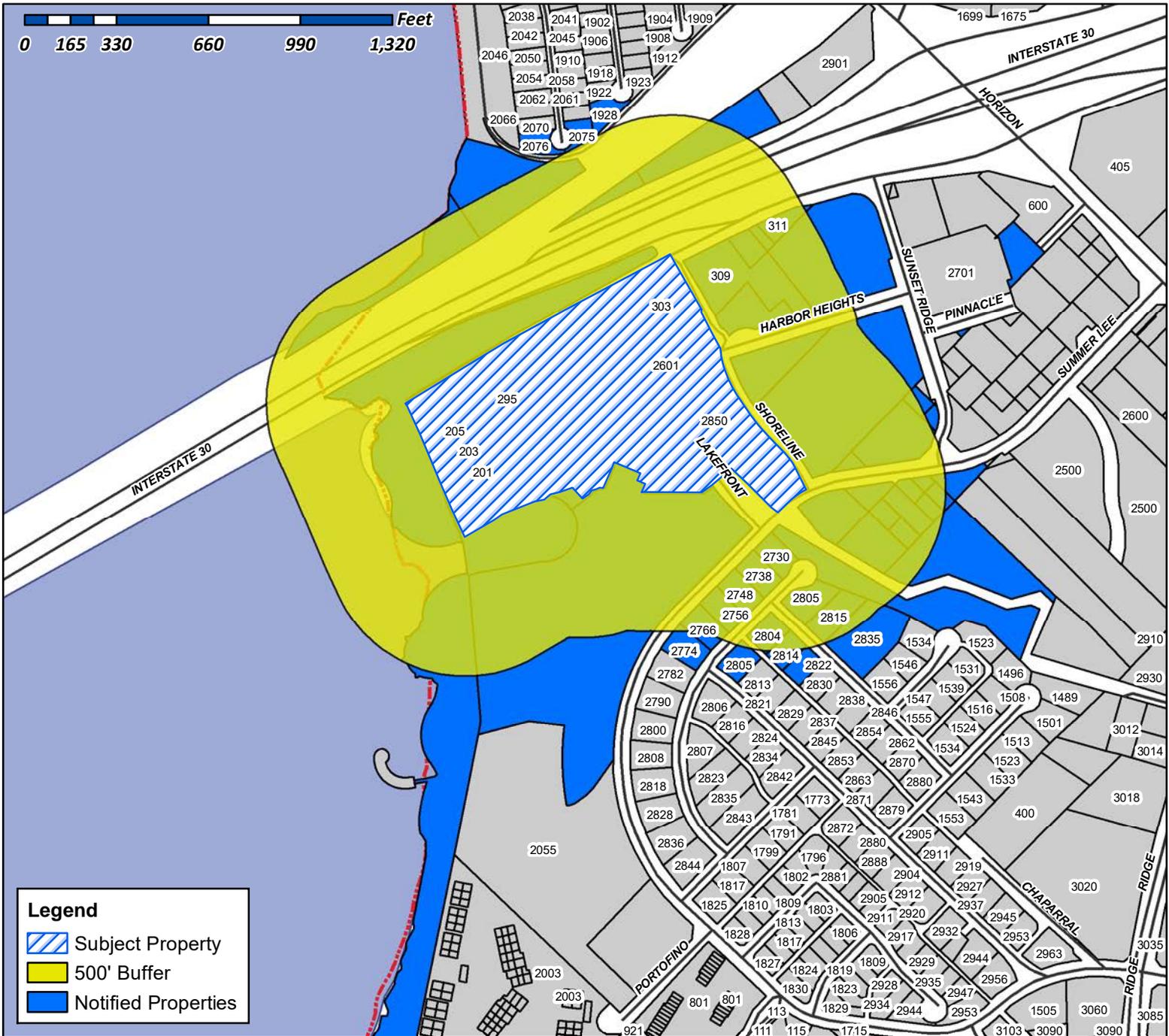
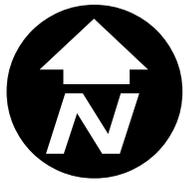
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



# City of Rockwall

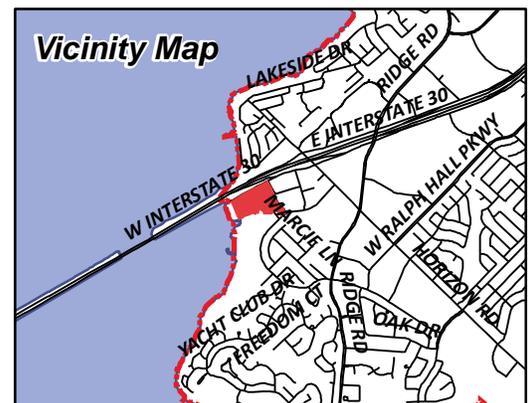
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CAIN DOYLE  
1375 COUNTY ROAD 2290  
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
201 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
203 E I30  
ROCKWALL, TX 75032

ARKOMA REALTY LTD  
A TEXAS LTD PARTNERSHIP  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 I30  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC  
2701 SUNSET RIDGE DR 0  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR 0  
ROCKWALL, TX 75032

THOMPSON GARY  
2730 MIRA VISTA LN  
ROCKWALL, TX 75032

MCKINNEY MARVIN  
2738 MIRA VISTA LANE  
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND  
ROSALIE A CRACCHIOLO  
2748 MIRA VISTA LANE  
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M  
2756 MIRA VISTA LN  
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY  
2766 MIRA VISTA LN  
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B  
2774 MIRA VISTA LN  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
c/o OLDHAM GOODWIN GROUP LLC  
2800 S. TEXAS AVE. 0  
BRYAN, TX 77802

YU JOHNNY & HAE SUK  
2804 MARCIE LN  
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS  
2805 LAGO VISTA LN  
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC  
2805 MARCIE LANE  
ROCKWALL, TX 75032

CASSADY CHARLES P  
2814 MARCIE LN  
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA  
2815 MARCIE LN  
ROCKWALL, TX 75032

FRY ROBIN K & JASON R  
2822 MARCIE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2835 MARCIE LN  
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP  
2850 SHORELINE TR 0  
ROCKWALL, TX 75032

CURRENT RESIDENT  
295 I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
303 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
309 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
311 E I30  
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD  
3401 MAIN ST  
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS  
4100 VILLAGE DR  
ROCKWALL, TX 75087

DRZW HOLDINGS LTD  
4515 DORSET RD  
DALLAS, TX 75229

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC  
8222 DOUGLAS AVENUE 0  
DALLAS, TX 75201

NOYORI MITSUE  
8301 LAKEVIEW PKWY STE 111  
ROWLETT, TX 75088

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV  
%GARY SHULTZ  
PO BOX 190569  
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325  
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099  
TEXAS ENGINEERING FIRM REGISTRATION No. 89  
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,  
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.  
President

Cc: James Ziegler -Pegasus Ablon



CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED 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 Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described 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 *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described 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 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. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

## 4.1 CONSTRUCTION SCHEDULE

### *Building Adjacent to Lakefront Trail (i.e. Building 1)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

### *Building Adjacent to the Harbor Fountain (i.e. Building 2)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

### *Commencement of Construction and Continuous Construction*

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

## 4.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in

*Exhibit 'B'* of this ordinance;

- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site 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;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [as amended], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

**SECTION 5.** The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

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

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

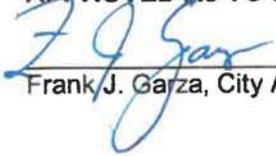
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF DECEMBER, 2017

  
\_\_\_\_\_  
Jim Pruitt, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Cole, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: November 20, 2017

2<sup>nd</sup> Reading: December 18, 2017

Exhibit 'A':  
Legal Description



*Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

**Exhibit 'A':**  
*Legal Description*

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

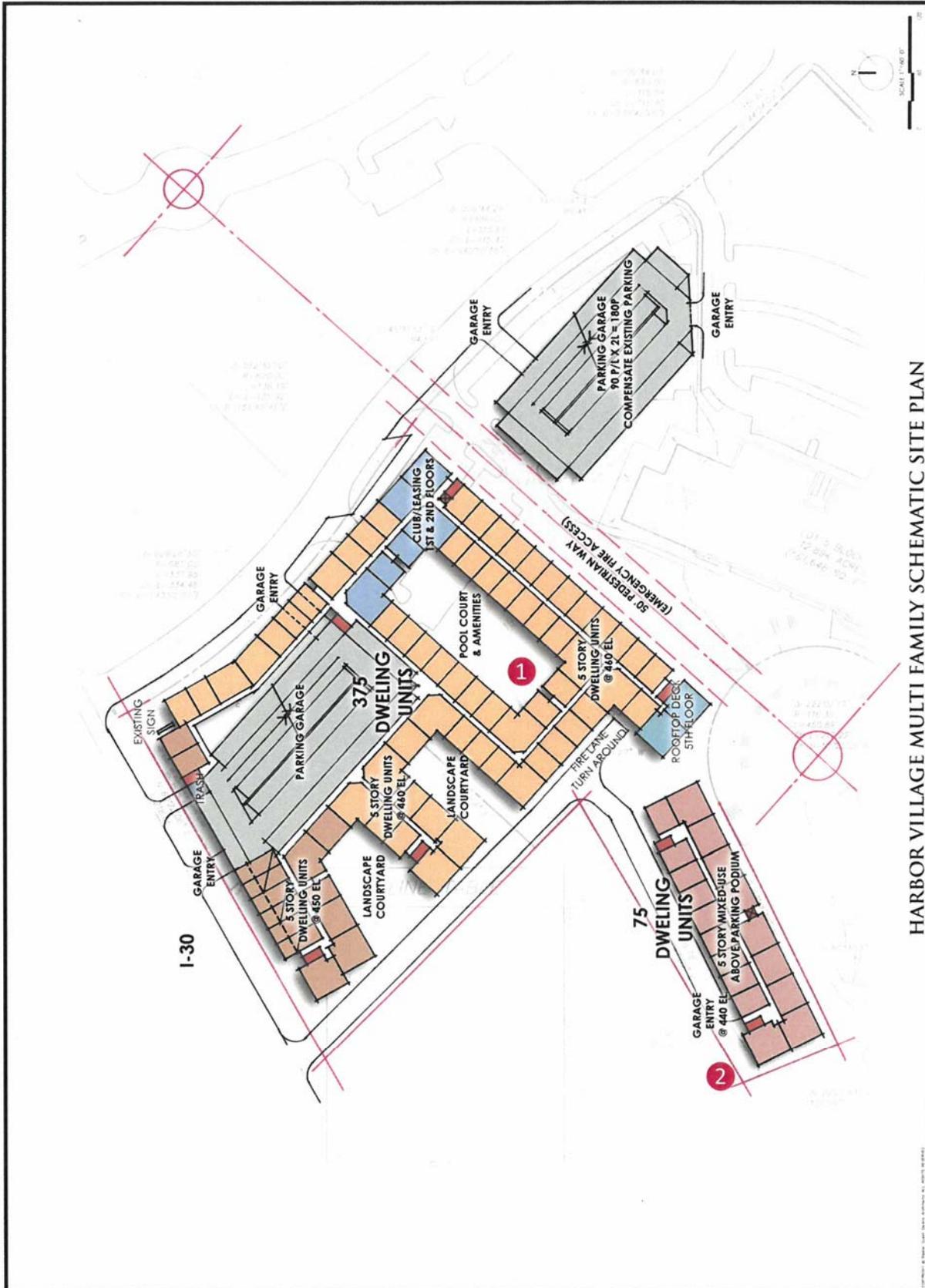
*THENCE*, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

*THENCE*, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

*THENCE*, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

*THENCE*, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

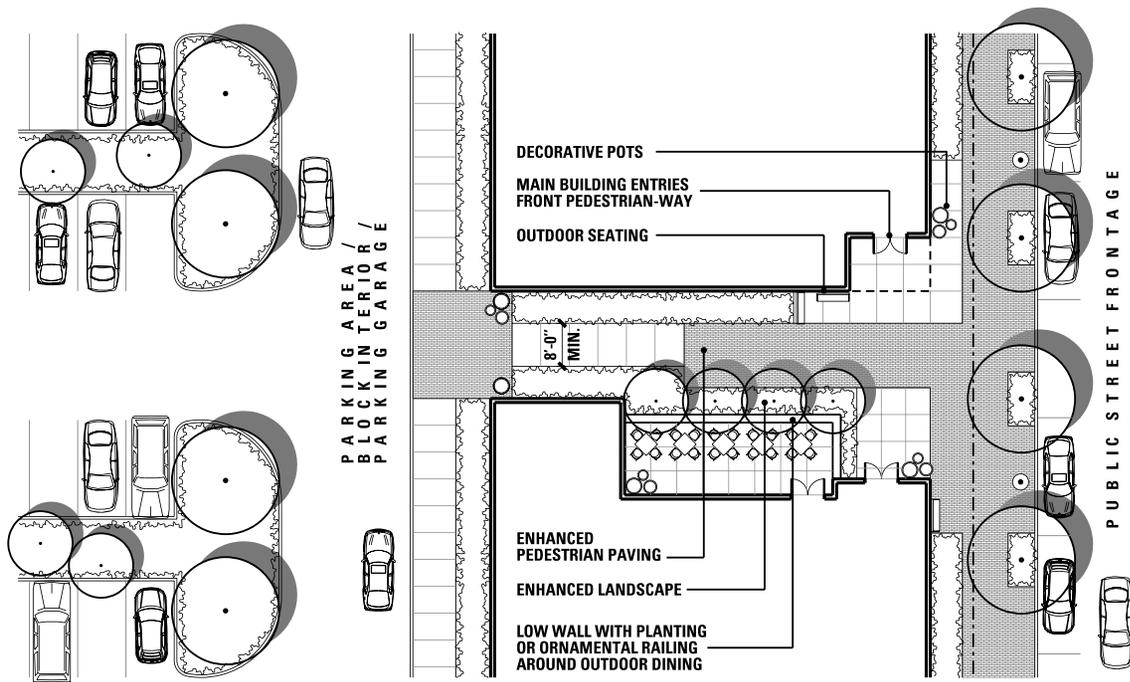
**Exhibit 'B':**  
PD Development Plan



4 STREETS

PEDESTRIAN WAYS

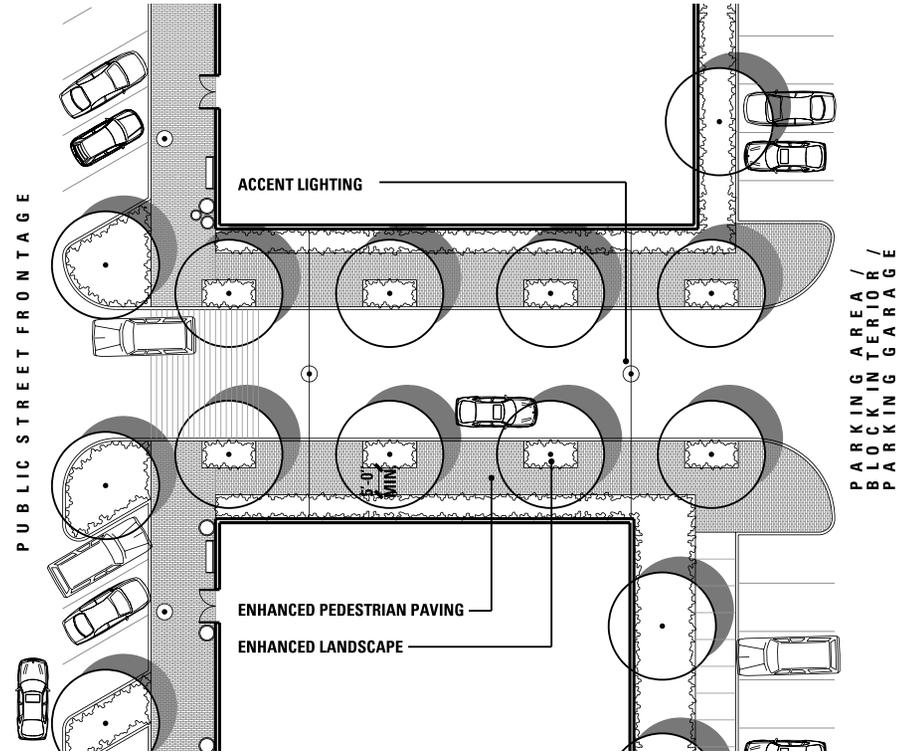
Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features 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%.



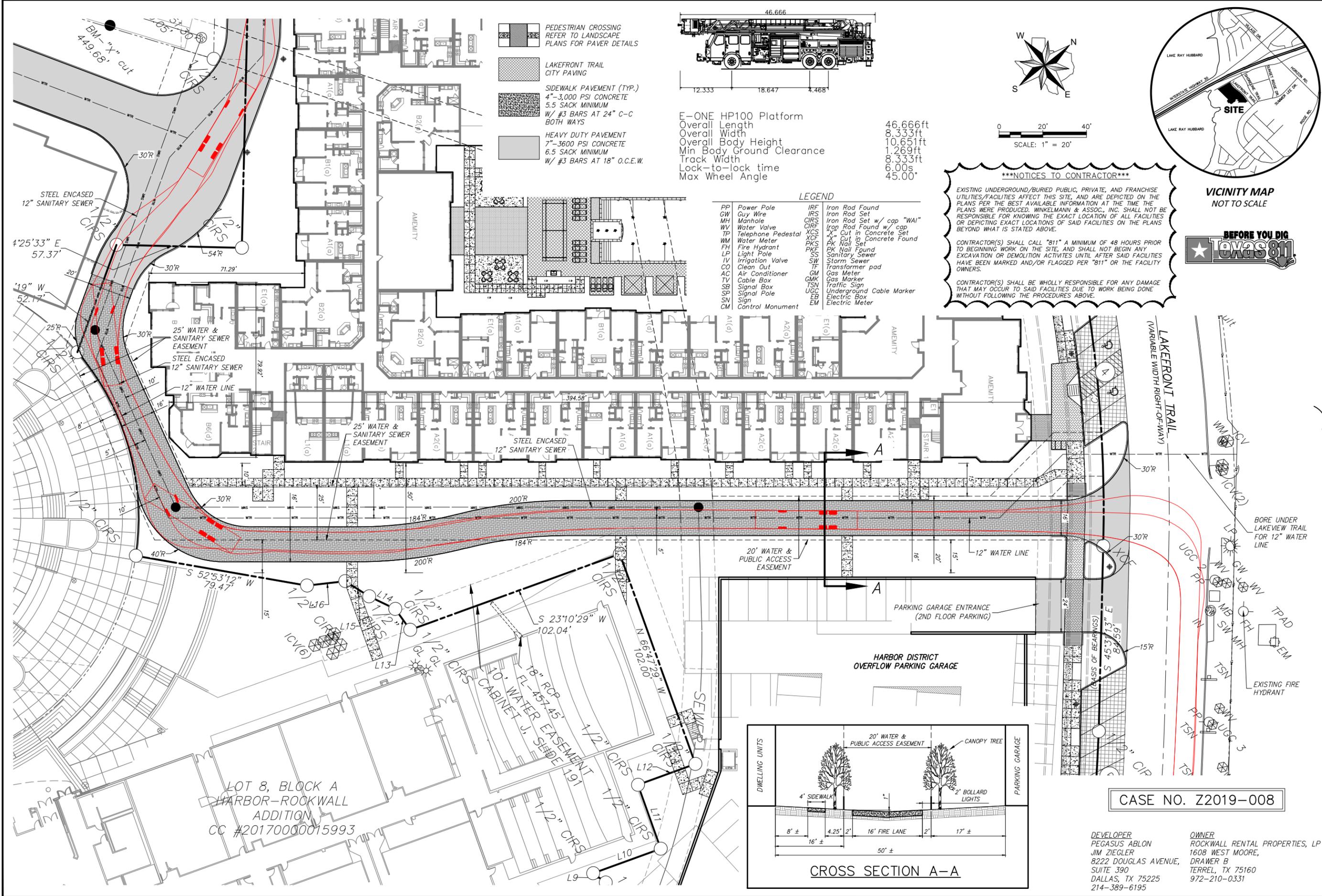
## 4 STREETS

### M E W S

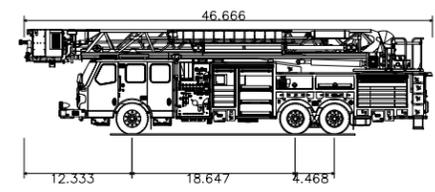
Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, 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%.







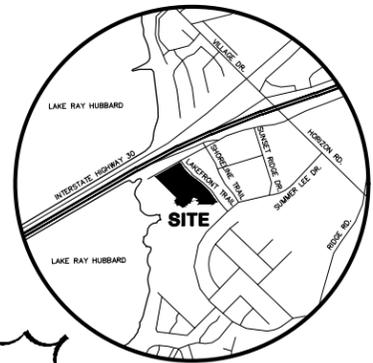
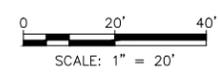
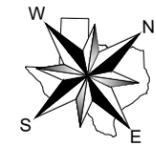
- PEDESTRIAN CROSSING REFER TO LANDSCAPE PLANS FOR PAVEMENT DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.) 4"-3,000 PSI CONCRETE 5.5 SACK MINIMUM W/ #3 BARS AT 24" C-C BOTH WAYS
- HEAVY DUTY PAVEMENT 7"-3600 PSI CONCRETE 6.5 SACK MINIMUM W/ #3 BARS AT 18" O.C.E.W.



E-ONE HP100 Platform  
 Overall Length 46.666ft  
 Overall Width 8.333ft  
 Overall Body Height 10.651ft  
 Min Body Ground Clearance 1.269ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°

**LEGEND**

PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	CIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS "X" Cut in Concrete Set
WM Water Meter	PKF PK Nail Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF Sanitary Sewer
IV Irrigation Valve	SS Storm Sewer
CO Clean Out	TF Transformer pad
AC Air Conditioner	GM Gas Meter
TV Cable Box	GMK Gas Marker
SB Signal Box	TSN Traffic Sign
SP Signal Pole	UGC Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	EM Electric Meter



VICINITY MAP  
NOT TO SCALE



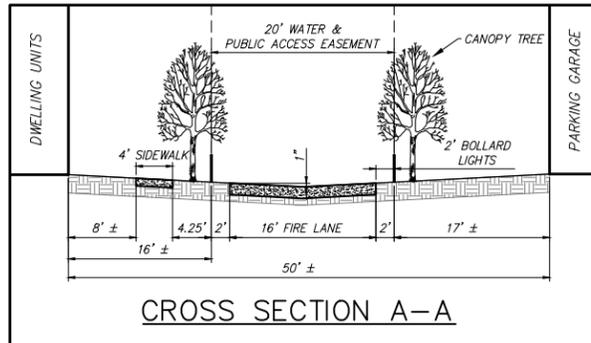
**\*\*\*NOTICES TO CONTRACTOR\*\*\***

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

LOT 8, BLOCK A  
HARBOR-ROCKWALL  
ADDITION  
CC #20170000015993



CROSS SECTION A-A

CASE NO. Z2019-008

**DEVELOPER**  
PEGASUS ABLON  
JIM ZIEGLER  
8222 DOUGLAS AVENUE,  
SUITE 390  
DALLAS, TX 75225  
214-389-6195

**OWNER**  
ROCKWALL RENTAL PROPERTIES, LP  
1608 WEST MOORE,  
DRAWER B  
TERREL, TX 75160  
972-210-0331

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS SURVEYORS  
 300 HILDCREST PLAZA DR., SUITE 215  
 ROCKWALL, TEXAS 75087  
 (972) 486-7999 FAX  
 (972) 486-7999  
 State of Texas Professional Engineer Registration No. 89  
 State of Texas Professional Surveyor Registration No. 10046  
 Copyright © 2019, Winkelmann & Associates, Inc.

STATE OF TEXAS  
 THESE PLANS WERE PREPARED UNDER  
 THE DIRECT SUPERVISION OF MICHAEL G.  
 WINKELMANN, P.E., LICENSED PROFESSIONAL  
 ENGINEER IN THE STATE OF TEXAS  
 FOR INTERNAL REVIEW PURPOSES ONLY.  
 THEY ARE NOT TO BE USED FOR  
 CONSTRUCTION PURPOSES.  
 04-04-2019

**SITE PLAN**  
HARBOR VILLAGE  
ROCKWALL, TEXAS

**SHEET**  
2/2

6. 5. 4. 3. 03/15/2019 REVISED ACCESS DRIVE MC  
2. 01/04/2019 SITE PLAN RESUBMITTAL MC  
1. 12/14/2018 SITE PLAN SUBMITTAL MD  
No. DATE REVISION APPROV.

LAST SAVED BY: MMHOLLAND April 4, 2019

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 17-64 & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED 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 Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [Ordinance No. 17-22] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described 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 Ordinance No. 17-64, Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 04-38] 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. 17-64;

**SECTION 2.** That any portion of Ordinance No.'s 11-43 & 13-16 in conflict with this ordinance shall be subject to the requirements of this ordinance;

**SECTION 3.** That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 04-38], as heretofore amended, shall be further amended by amending the PD Development Plans approved with Ordinance No.'s 11-43 & 13-16 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

for the *Subject Property*; and,

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described 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 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. 04-38*], and in compliance with the following conditions and requirements:

## 5.1 CONSTRUCTION SCHEDULE

### *Building Adjacent to Lakefront Trail (i.e. Building ①)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as ① on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

### *Building Adjacent to the Harbor Fountain (i.e. Building ②)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as ② on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

### *Commencement of Construction and Continuous Construction*

Once a building permit has been issued for either property (*i.e. Building ① or Building ②*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5*,

*Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

## 5.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site 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;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and
- 8) The proposed uses for this development shall be required to demonstrate that they

have access to a sufficient number of parking spaces within the development to support their use.

**SECTION 6.** The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

**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*), 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 6<sup>TH</sup> DAY OF MAY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

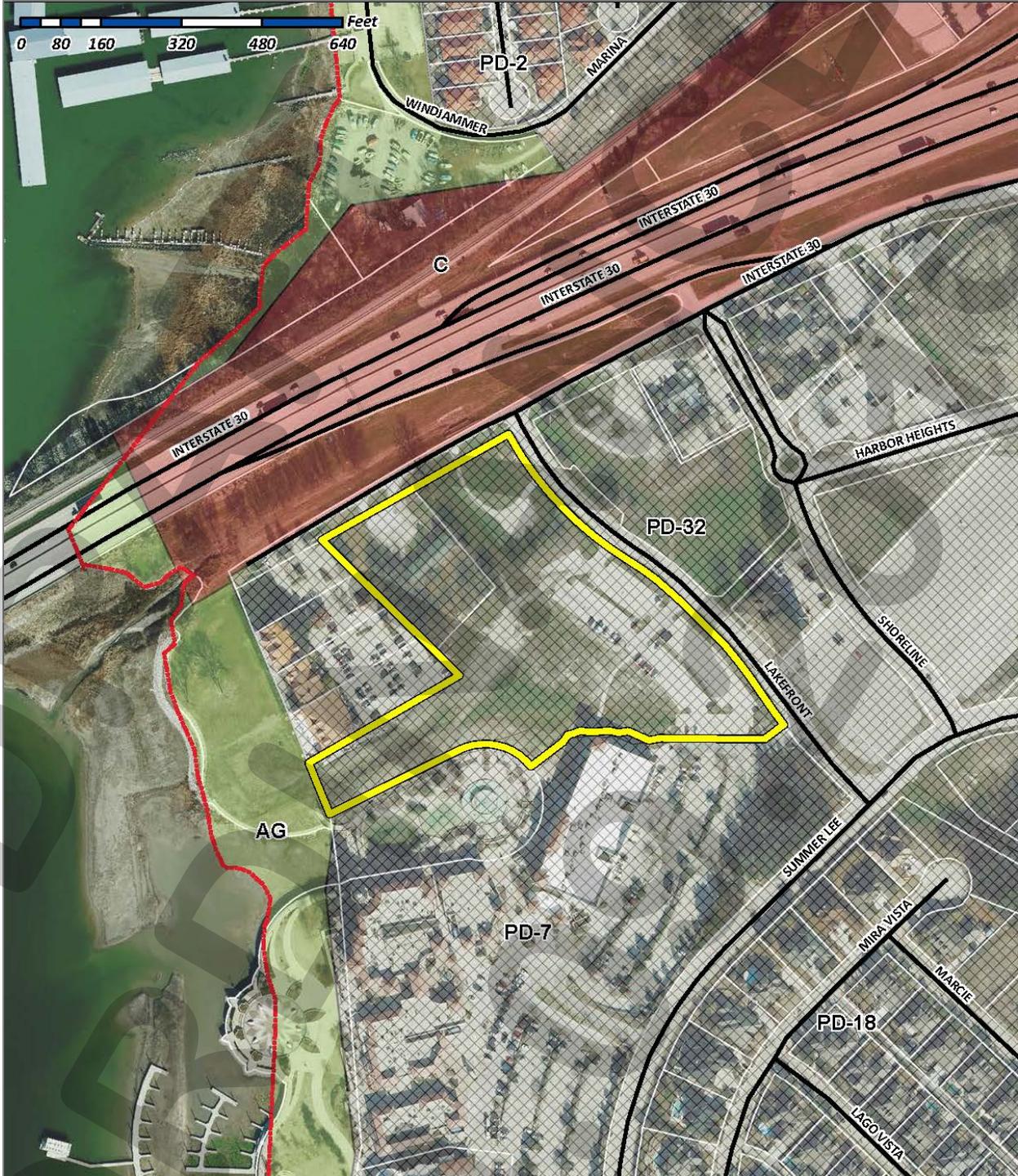
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 15, 2019

2<sup>nd</sup> Reading: May 6, 2019

**Exhibit 'A':  
Legal Description**



*Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

**Exhibit 'A':**  
**Legal Description**

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

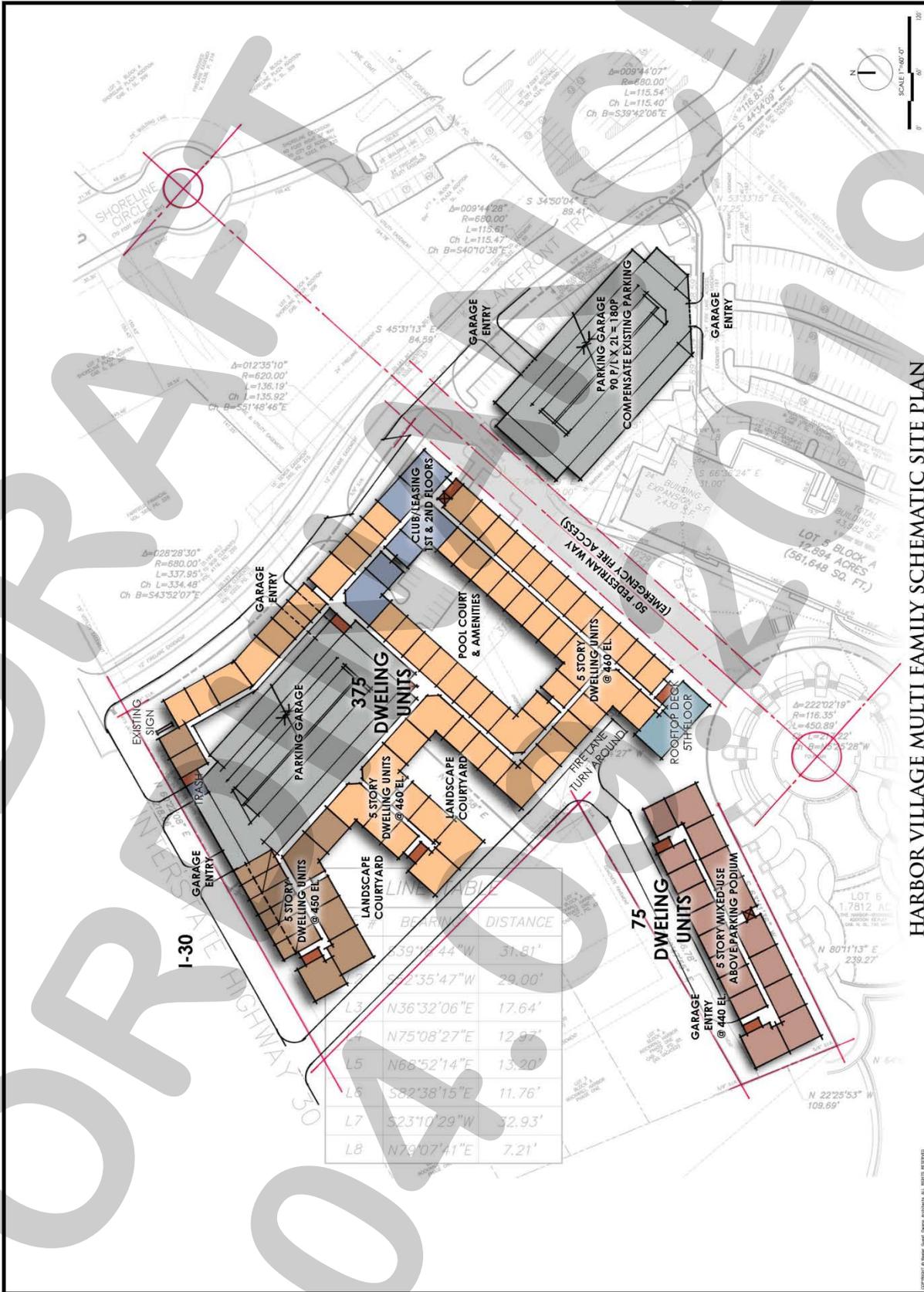
*THENCE*, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

*THENCE*, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

*THENCE*, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

*THENCE*, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

**Exhibit 'B':  
PD Development Plan**



**HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN**

ROCKWALL, TEXAS

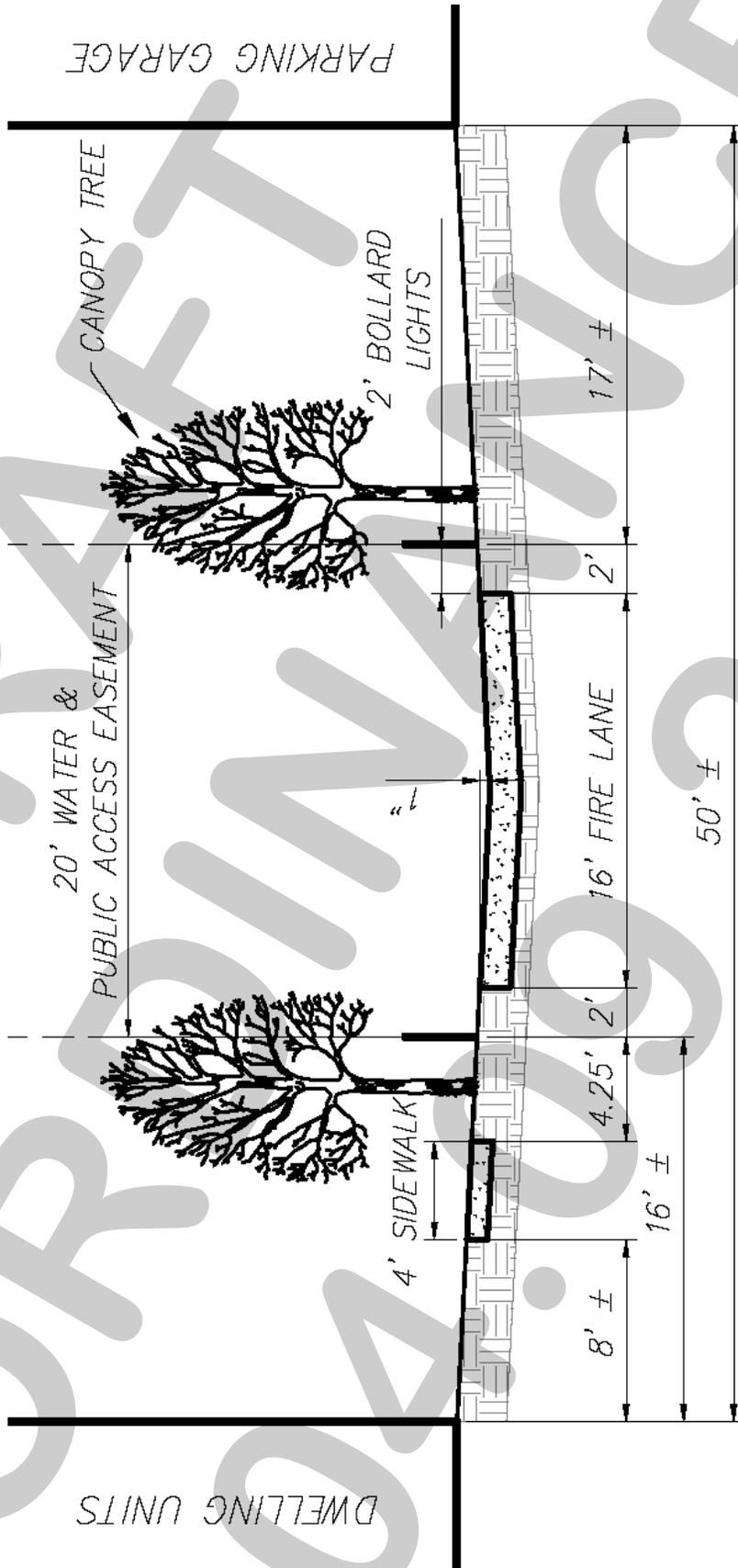
# 17176  
1/18/20  
Peggy Ann Abbon







Exhibit 'C':  
Private Street and Pedestrian Access Easement



**CROSS SECTION A-A**



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2019  
**APPLICANT:** Marla Mauricio; *Kimley-Horn and Associates, Inc.*  
**CASE NUMBER:** SP2019-006; *Plaza at Rockwall*

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### **SUMMARY**

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 1981 [*Ordinance No. 81-33*] and was later zoned Commercial (C) District. The property is situated within the IH-30 Overlay (IH-30 OV) District, is addressed as 1041 E. IH-30, and is occupied with an existing multi-tenant shopping center. On June 8, 2010, the Planning and Zoning Commission approved a site plan [*Case No. SP2010-007*] for a multi-tenant shopping center that contained several buildings (*i.e. Rockwall Plaza, Phase II*). At that time, the developer was seeking several variances. As a compensatory measure to offset the requested variances, the developer proposed providing a large park area between Buildings 16 and 17 (*i.e. between the existing adjacent building and the proposed building*). Staff should note, Building 16 was 9,600 SF and Building 17 was 8,800 SF. The park area was approximately 6,600 SF at the time of that request. The City Council approved the associated variances and park area on June 21, 2010. In 2013, staff approved an administrative site plan [*Case No. SP2013-003*] for a commercial retail building (*i.e. the adjacent building*) on an approximately 1.7095-acre portion of the subject property. As part of that request, the applicant increased Buildings 16 and 17 to be 11,500 SF each (*i.e. Building 16 was 1,900 SF larger and Building 17 was 2,700 SF larger than originally requested*). As a result, the park area decreased in size to approximately 4,000 SF. Building 16 was later constructed; however Building 17 was never constructed.

### **PURPOSE**

The applicant is requesting approval of a site plan for a commercial retail building (*i.e. Building 17 on the site plan approved in 2013*), which will be approximately 9,835 SF. As part of this request, the park will be relocated adjacent to the east façade of the proposed commercial retail building (*i.e. the park area will no longer be between the two buildings as originally intended*). The existing park area has been reduced in size and resembles an alley. The proposed building will utilize the same design scheme, building materials, and colors as the adjacent commercial retail buildings and will have one (1) retail space and two (2) restaurant with outdoor dining areas.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located 1041 E. IH-30. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is a restaurant (*i.e. Olive Garden*) and other commercial retail businesses within the Rockwall Plaza Shopping Center (*e.g. Freebirds, Firehouse Subs, Sweet Frog*). Beyond this is IH-30, which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan. Following this are two (2) automotive dealers (*i.e. Rockwall Ford and Rockwall Honda*), two (2) hotels (*i.e. Best Western and Wood Spring Suites*), and a shopping center with several commercial retail businesses (*e.g. T-Mobile, Hobby Lobby, Batteries Plus*). These areas are zoned Commercial (C) District.

**South:** Directly south of the subject property are several businesses within the Rockwall Plaza Shopping Center (*e.g. J.C. Penney, Dicks Sporting Goods, and Staples*). Following this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4]-lane divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a medical office building (*i.e. Rockwall Medical Center*), an assisted living facility (*i.e. Rock Ridge Assisted Living*), and a single-family residential subdivision (*i.e. Flagstone Estates Subdivision*). These areas are zoned Commercial (C) District and Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) and Commercial (C) District land uses.

**East:** Directly east of the subject property are several commercial retail businesses (*e.g. Home Goods, Jo-Ann Fabric and Crafts, and Versona Accessories*) followed by SH-205 [S. Goliad Street], which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan. Beyond this are several restaurants and commercial retail businesses (*e.g. Soulman's Barbeque, Rosa's Café, and Race-Track*). These areas are zoned Commercial (C) District.

**West:** Directly west of the subject property are several commercial retail businesses (*e.g. Verizon, Zales, and Mattress Firm*) followed by IH-30, which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) athletic field, two (2) automotive dealerships (*i.e. Rockwall Chrysler and Heritage Buick-GMC*), and a furniture store (*i.e. Rooms to Go*). Beyond this is a high school (*i.e. Rockwall High School*) and a multi-family residential development (*i.e. Legends on the Lake*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a commercial retail building*) is permitted by-right in a Commercial (C) District and will not require any additional approvals. With the exception of the variances being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>43,560 SF</i>	<i>X=484,605 SF: In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>200 Feet</i>	<i>X=886.42-Feet: In Conformance</i>
<i>Minimum Lot Depth</i>	<i>200 Feet</i>	<i>X=958-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X=25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet: In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X~ 27-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X&gt;60%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>X=25-60; Not in Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>X=25-60%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>X=28%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X&gt;85%; In Conformance</i>

## **TREESCAPE PLAN**

The applicant has submitted a landscape plan showing a total of 40 caliper-inches of primary protected trees (*i.e. Live Oak trees*) being removed in order to develop the site. The trees range in size from four (4) caliper-inches to seven (7) caliper-inches and removal of the trees requires approval from the Planning and Zoning Commission. According to Subsection 5, *Tree Mitigation Requirements*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), primary protected trees measuring four (4) inches through 24 inches DBH shall be replaced on an inch-for-inch basis. The applicant has submitted a landscape plan showing the tree mitigation being satisfied by planting 63 caliper-inches of trees on site.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the IH-30 Corridor District. This district is the primary retail corridor for the City of Rockwall and is about 55% developed. In addition, this corridor serves as the western gateway for both the City and County of Rockwall. Land uses within the corridor include retail, personal services, medical, and industrial land uses, which contribute to the high per capita sales tax for the City of Rockwall. The vision for this district is that it will continue to remain the City's primary retail corridor in the future. A goal in the Comprehensive Plan regarding non-residential development is to create distinctive destinations by incorporating central greenspaces that are well landscaped, functional, and connected from all points of the development. Non-residential policies in the Comprehensive Plan encourage the incorporation of pedestrian elements such as benches and trash receptacles. In this case, the proposed building will house retail land uses and incorporate a park area with landscaping, benches, trellises, and a water feature. Based on the proposed land use and the incorporation of pedestrian elements, the applicant's request appears to conform to the vision of the IH-30 Corridor District and the goals and policies of non-residential development outlined in the Comprehensive Plan.

## **CONFORMANCE WITH THE CITY'S CODES**

The proposed commercial retail building utilizes secondary materials on the façade (*i.e. tilt-up wall*) and the material will be textured with an acrylic treatment to give the appearance of stucco. The proposed building will match the adjacent commercial retail buildings with regard to design, architectural elements, building materials, and color. Additionally, the applicant is proposing to exceed the minimum 20% stone requirement by utilizing between 25-60% natural stone on each façade. The building will incorporate spandrel glass and steel awnings on the side and rear façades, which will match the front façade and give the appearance storefront glass on all façades. While the applicant is requesting variances to the secondary materials and building articulation requirements, it should be pointed out that these variances are necessary in order to match the adjacent buildings. In addition approval of these variances do not appear to have a negative impact on the subject property or surrounding developments. The proposed site plan shows the existing park area being decreased in width; however, the applicant is proposing to provide lighting and tree wells in the alley that will be between the two buildings as a result of moving the park area. These improvements seem to allow the alley to continue to serve as a pedestrian pathway from the rear of the buildings to the front of the buildings. With the exception of the variances requested, the request seems to generally conform to the requirement of the Unified Development Code (UDC). The applicant is relocating the existing signage to the new park area, which appears to be larger than the existing park area, which will and incorporate additional amenities. Although the proposed park area is being relocated, it seems to provide increased amenities, and the overall plan appears to generally conform to the intent of the original approval.

## **VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT**

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

### (1) Masonry and Materials Composition

- (a) *Secondary Materials.* According to Subsection 6.02.C, *Architectural Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), each exterior wall of a building's façade shall consist of a minimum 90% primary materials and a maximum of ten (10) % secondary materials. Primary materials shall include stone, brick, glass curtain wall, glass block, tile, and custom concrete masonry units (CMU's). Materials that are not deemed primary materials are considered to be secondary materials. In this case, the applicant is proposing to utilize between 30-36% concrete tilt-up wall treated with an acrylic texture. Since this exceeds the maximum allowable amount of secondary materials, a variance is required.

### (2) Building Articulation

- (a) *Primary Building Façades.* According to Subsection 4.01.C, *Building Articulation*, of Section 4, *Commercial (C) Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), primary building façades shall not exceed a wall length of three (3) times the wall height without a secondary entryway or projecting architectural element that is a minimum of 25% of the wall's length, and projects a minimum of 25% of the wall's height. Additionally, the minimum width of the architectural element shall extend a minimum of twice the required wall projection and have a minimum projection height of 25% of the wall's height above the top of the wall. In this case, the maximum wall length is 66-feet and shall include an architectural element that projects 5½-feet, is 11-feet wide, and 5½-feet in height. The applicant is providing architectural elements that meet the minimum width; however, the architectural elements do not meet the minimum projection depth or height. The depth of the architectural elements is approximately two (2) feet and the height is approximately four (4) feet. Since this does not meet the minimum requirements, a variance is required.

These variances are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾ majority vote of all Commissioners present with a minimum of four (4) votes in the affirmative. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department that provides justification for the exception being requested.

## **ARCHITECTURAL REVIEW BOARD (ARB):**

On March 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant finish the inside of the parapets, and provide tree wells and lighting elements in the new alley (*i.e. the existing park area*). Additionally, the Architectural Review Board (ARB) requested a rendering of the proposed park area and alley. The applicant has submitted revised building elevations for the Architectural Review Board (ARB) to review and forward a recommendation to the Planning and Zoning Commission at the April 9, 2019 Planning and Zoning Commission meeting.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit;

- (2) The park area and alley shall include the amenities indicated on the submitted landscape plan and renderings;
- (3) The existing signage shall be relocated to the park area as indicated on the submitted landscape plan and renderings; and
- (4) 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.

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2019-006	<b>Owner</b> EXCEL, ROCKWALL LLC	<b>Applied</b> 2/27/2019 LM
<b>Project Name</b> Plaza at Rockwall	<b>Applicant</b> KIMLEY-HORN	<b>Approved</b>
<b>Type</b> SITE PLAN		<b>Closed</b>
<b>Subtype</b> AMENDING		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 1041 E INTERSTATE 30	<b>City, State Zip</b> Rockwall, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> ROCKWALL BUSINESS PARK EAST	<b>Tract</b> 11	<b>Block</b>	<b>Lot No</b> 11	<b>Parcel No</b> 4831-0000-0011-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/27/2019	3/6/2019	3/19/2019	20	APPROVED	
ENGINEERING (3/21/2019 4:29 PM SH) - 4% Engineering Fees - Impact Fees - Must replat to remove easements. - Walls 3' and over must be designed by an engineer. All retaining walls must be rock or stone face. No smooth concrete walls. - Show all utility relocations. - Where are you tying in the domestic meter? - Min 20' wide easements. - Must match existing drainage basins for Lot 10. - Dumpster to drain to an oil/water separator before going to the storm lines. - Include tree mitigation for trees in the breeze way. - Where the existing curbs are being cut, the cut must be 2' into the paving to prevent chipping later. - 3000psi (5.5 sack mix) 3600psi (6.5 sack mix) Rebar for concrete? - Must meet all City Standards of Design and Construction. - Note 4. on the landscape sheet should read, "No trees within 5' of utilities" - See mark up	Sarah Hager	2/27/2019	3/6/2019	3/21/2019	22	COMMENTS	
FIRE	Kevin Clark	2/27/2019	3/6/2019	3/22/2019	23	COMMENTS	See comments

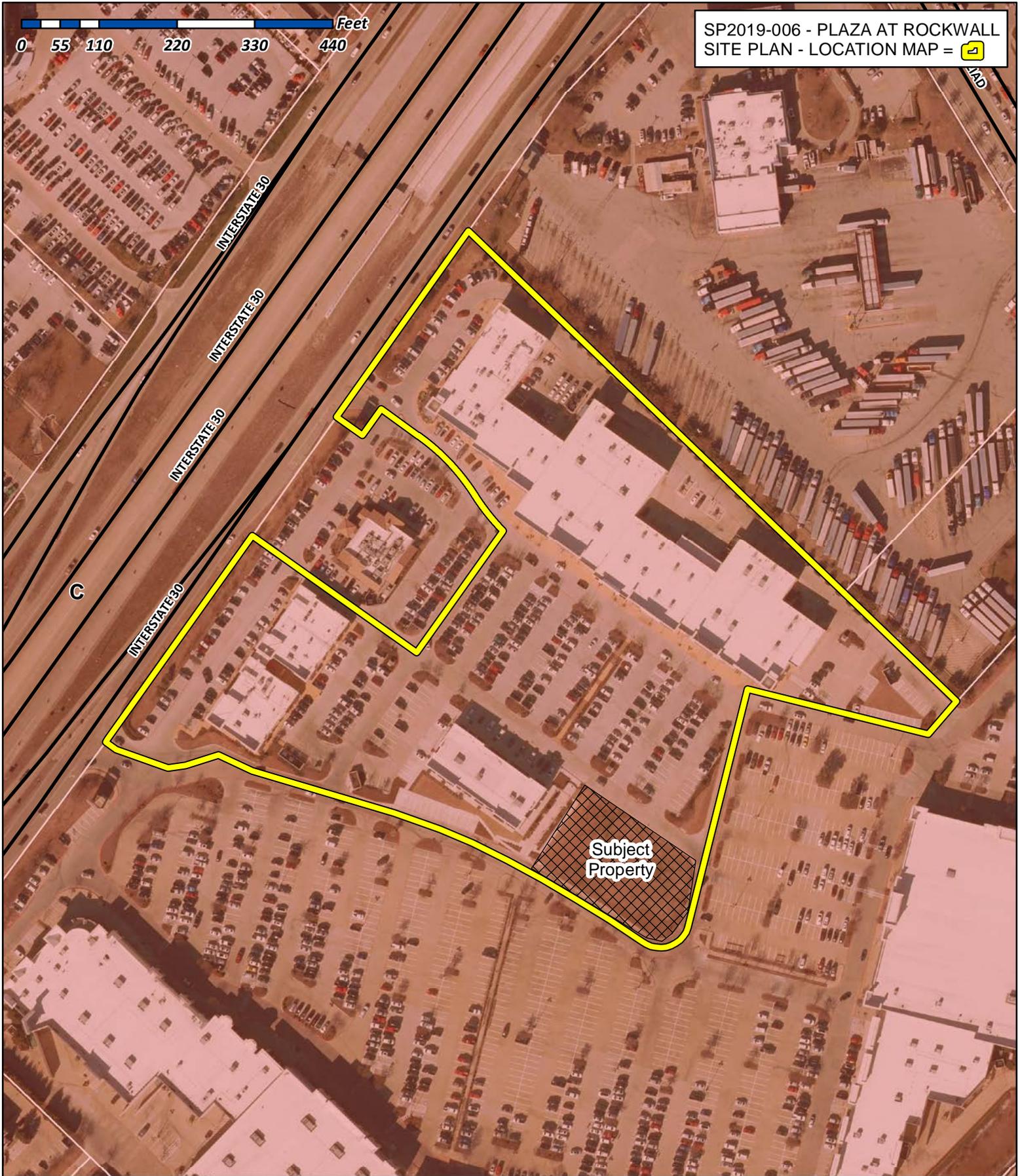
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/22/2019 1:21 PM KC) Fire sprinkler protection required for all buildings exceeding 5,000ft2, A2 Occupancies with an occupant load over 99, occupancy used for the manufacture and/or storage of upholstered furniture or mattresses exceeds 2,500 ft2.  Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans.  The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.  Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: (i) For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. (ii) For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.  Fire alarm sprinkler monitoring will be required for sprinkler system in shell building. Full fire alarm may be required depending on tenant and use of their space.							
GIS (3/20/2019 8:41 AM LS) Address assignment will be: 1041 E INTERSTATE 30, ROCKWALL, TX 75032 All suites should follow a #110,120,130 or similar scheme. No letters.	Lance Singleton	2/27/2019	3/6/2019	3/20/2019	21	APPROVED	See comments
PLANNING	Korey Brooks	2/27/2019	3/6/2019	3/21/2019	22	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2019-006 Site Plan for Rockwall Plaza: Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
<ol style="list-style-type: none"> <li>1. This is a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30</li> <li>2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</li> <li>3. For reference, include the case number (SP2019-006) in the lower right hand corner of all pages on future submittals.</li> <li>4. Site Plan. Please indicate patio on site plan and use a different line-weight. It appears to be an extension of the building as drawn.</li> <li>5. Site Plan. Please dimension the projections (length and width).</li> <li>6. Site Plan. Please note, this will need a variance to horizontal articulation in order to match existing buildings.</li> <li>7. Site Plan. Please provide note that the dumpster enclosure shall be 8-feet tall, constructed of same masonry as the building, and have a self-latching opaque gate.</li> <li>8. Site Plan. The site plan seems to show two retaining walls within close proximity. What is the distance between the two walls and how will that area be maintained?</li> <li>9. Site Plan. Is it possible to provide some type of beautification to the alley between the buildings (since that area was originally supposed to be a park)? Previous variances were approved due to the agreement of the park area.</li> <li>10. Site Plan. Please change "Property Description" table to Site Data Table and provide on each sheet—Also, please provide the additional highlighted information. The lower left corner of the title block of each sheet should be the project information.</li> <li>11. Site Plan. Please try to show more of the adjacent properties (in greyscale) and label.</li> <li>12. Landscape Plan. Please provide the proposed park area v.s. existing approved park area and list any amenities above and beyond the approved plan.</li> <li>13. Landscape Plan. Please provide site data table as shown on site plan.</li> <li>14. Landscape Plan. Please try to show more of the adjacent properties (in greyscale) and label.</li> <li>15. Landscape Plan. Will there be any fencing on the patio and park areas?</li> <li>16. Floor Plan. Please note that the floor plan is not reviewed during this phase so it does not need to be provided.</li> <li>17. Building Elevations. Please provide site data table.</li> <li>18. Building Elevations. Please subtract the windows from the exterior building material percentages.</li> <li>19. Building Elevations. Please indicate roof-mounted equipment and indicate how it will be screened.</li> <li>20. Building Elevations. Is the "textured concrete" stucco? If so, please indicate. Also, will this be a tilt-up wall? This requires a variance.</li> <li>21. Building Elevations. Please match existing building with regard to exterior building materials (it appears that you are matching, based on your legend).</li> <li>22. Building Elevations. Please note that this will need a variance to vertical articulation.</li> <li>23. Building Elevations. Please provide a sheet showing the dumpster enclosure elevations.</li> <li>24. A rendering of the park would be very helpful since it deviates substantially from the approved park.</li> <li>25. Photometric Plans. Please provide cut sheets for fixtures. Also will the fixtures be the same as on the adjacent building?</li> <li>26. The Architectural Review Board (ARB) meeting for this case will be held on March 26, 2019 at 5:00 p.m.</li> <li>27. 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 April 2, 2019. The Planning and Zoning Worksession for this case will be March 26, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be April 9, 2019</li> </ol>						
Police Department	Police Department	3/22/2019	3/29/2019	3/22/2019	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Considerations:						
<ul style="list-style-type: none"><li>• Bollards at or near the front of business to prevent a vehicle from intentionally or accidentally entering the front of the business. The bollards aesthetic(s) would be dictated by the business and city code(s).</li><li>• Assuming there are exterior receptacles (dumpsters and recycle) at the location. Receptacle Locations (Areas outside of the business) should be secured to prevent opportunities for criminal activity (Savaging). Prevention would include locking barriers (fencing) around receptacles and lighting to determine any criminals. The lower portion of fencing should be raised from the ground with enough clearance so that approaching employees would be capable of seeing if anyone is inside receptacle holding area prior to entering.</li><li>• Lighting around the rear of business should be within specifications dictated by city code and provide enough illumination to discourage anyone who does not have business at the location to leave the area.</li><li>• Soft, ground wash (Base of trees upward) lighting along rear tree lines to eliminate dark areas which could conceal someone.</li></ul>						

0 55 110 220 330 440 Feet

SP2019-006 - PLAZA AT ROCKWALL  
SITE PLAN - LOCATION MAP = 



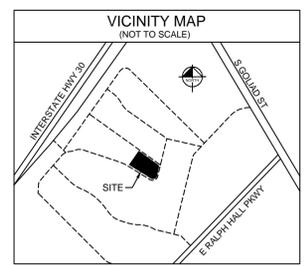
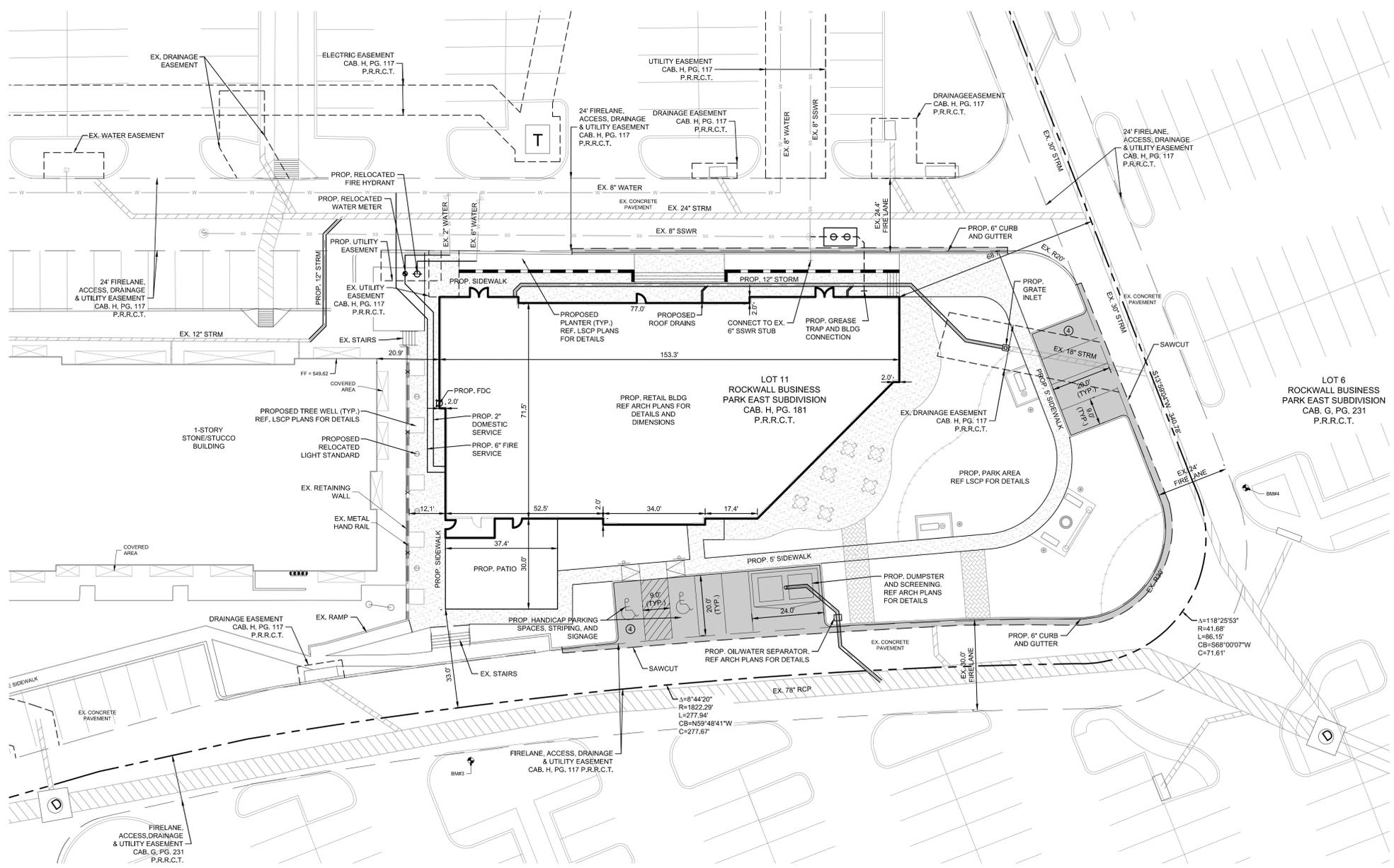
## City of Rockwall

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

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**LEGEND**

- PROPOSED 3,600 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
- PROPOSED 3,800 PSI 5" CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
- PROPOSED PAVERS REF. LSCP ARCH PLANS FOR DETAILS
- FULL DEPTH SAWCUT
- PARKING STALL COUNT
- WATER METER

**SITE DATA TABLE**

CURRENT LAND USE	C - COMMERCIAL
PROPOSED LAND USE	C - COMMERCIAL
TOTAL LOT AREA	±30,200 SF
	±0.7 AC
SITE PERIMETER	±170 LF
BUILDING SQUARE FOOTAGE	9,835 SF
BUILDING HEIGHT	27.5 FT

- SITE NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADI DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
  - ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
  - PARKING STUDY IS NOT REQUIRED PER CITY OF ROCKWALL PER PRE-DEVELOPMENT MEETING ON 1/10/2019. ADDITIONAL PARKING IS NOT REQUIRED DUE TO SHOPPING CENTER BEING OVER PARKED.
  - DUMPSTER ENCLOSURE SHALL BE 8' TALL CONSTRUCTED OF THE SAME MASONRY AS THE BUILDING. THE ENCLOSURE SHALL HAVE A SELF-LATCHING OPAQUE GATE. REFERENCE ARCHITECT PLANS FOR DETAILS.

**BENCHMARKS**

BM#1 (CITY OF ROCKWALL MONUMENT (RESET R005-1)) A CONCRETE MONUMENT WITH BRASS CAP FOUND IN THE CENTER MEDIAN OF SUMMIT RIDGE DRIVE AT ITS INTERSECTION WITH F.M. HWY. NO. 740.	ELEV=578.63
BM#2 SQUARE CUT WITH "X" CUT SET ON THE WEST CORNER OF A CONCRETE CURB INLET LOCATED ON THE NORTHWEST SIDE OF A PARKING LOT APPROXIMATELY 60 FEET SOUTHEAST FROM THE CENTER OF THE EAST BOUND SERVICE ROAD OF IH 30 AND 270 FEET SOUTHWEST FROM THE CENTER OF THE NORTHERNMOST ENTRANCE TO PLAZA OF ROCKWALL.	ELEV=562.98
BM#3 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE SOUTH SIDE OF AN ACCESS DRIVE, ±610 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±800 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.	ELEV=543.15
BM#4 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE EAST SIDE OF AN ACCESS DRIVE, ±875 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±600 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.	ELEV=539.11



**DEVELOPER:**  
**SHOPCORE PROPERTIES**  
 233 S. WACKER DR. SUITE 3400  
 CHICAGO, IL 60606  
 PH. (312) 798-5151  
 CONTACT: STEVE RUSSELL

CASE NUMBER: SP2019-006

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972.777.9000 FAX: 972.268.8500  
 TEXAS REGISTERED ENGINEERS FROM 1988

FOR REVIEW ONLY  
 Not for construction or permit purposes.

**Kimley»Horn**  
 Engineer: SARAH E. SCOTT, P.E.  
 P.E. No. 113285 Date: 03/15/2019

PROJECT No.	06422800
DATE	MARCH 2019
SCALE	AS SHOWN
DESIGNED BY	MM
DRAWN BY	RNI
CHECKED BY	SES

**ROCKWALL PLAZA**  
 LOT 11, ROCKWALL BUSINESS PARK  
 EAST SUBDIVISION  
 1041 E INTERSTATE HWY 30  
 ROCKWALL, TX

**SITE PLAN**

SHEET NUMBER  
**C-03**







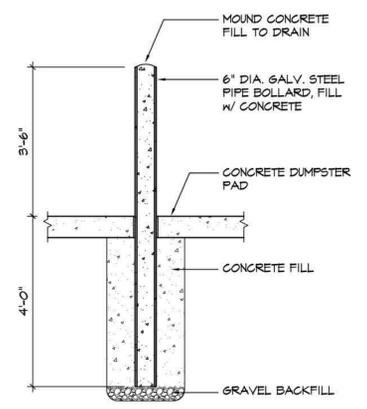


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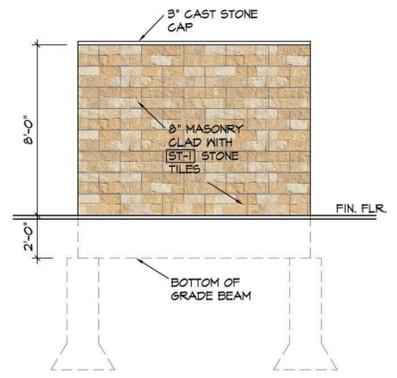
Project No: T.B.A.  
 Drawn By: LF  
 Date: 4-03-19  
 Issue: CITY REVIEW

**FINISH LEGEND**

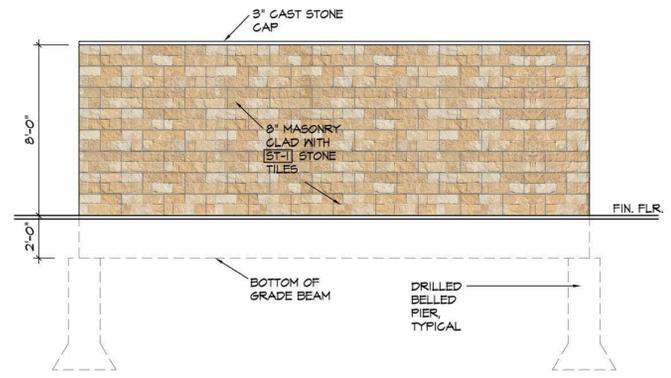
MATERIAL	SYMBOL	DESCRIPTION	MODEL / COLOR
STONE TILE	ST-1	STONE TILE	NATURAL LIMESTONE TILE, "LUEDERS" (ROCK FACE) 12" X 24", 1 1/2" THICKNESS, OVER MORTAR SETTING BED, MORTARED JOINTS



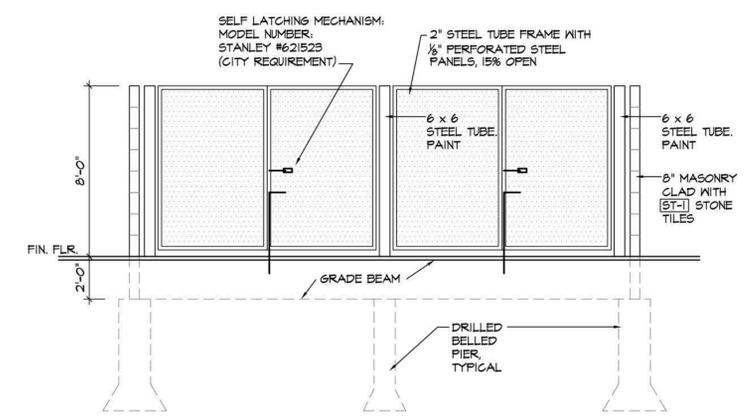
**6 BOLLARD DETAIL**  
 1/2" = 1'-0"



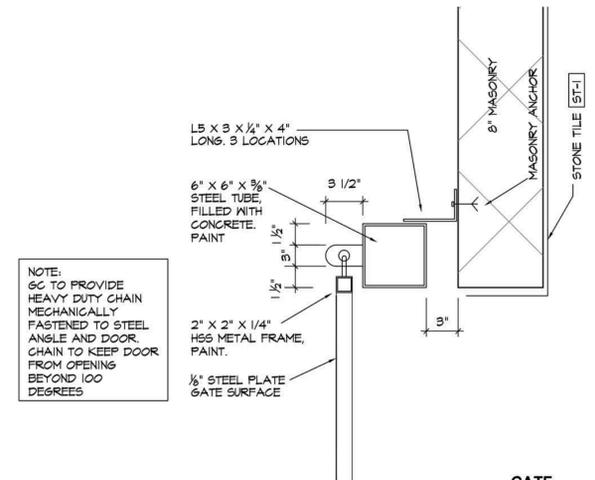
**5 SIDE ELEVATION**  
 1/4" = 1'-0"



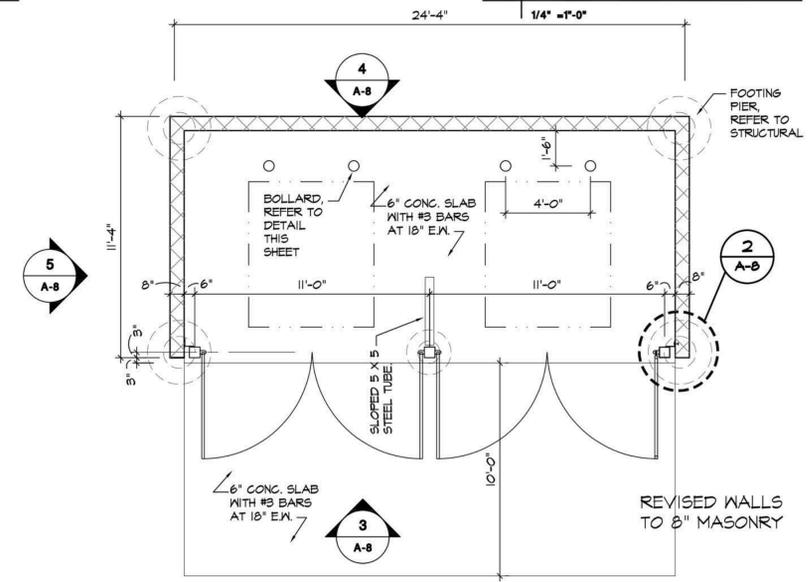
**4 REAR ELEVATION**  
 1/4" = 1'-0"



**3 FRONT ELEVATION**  
 1/4" = 1'-0"



**2 GATE DETAIL**  
 1 1/2" = 1'-0"



**1 DUMPSTER ENCLOSURE PLAN**  
 1/4" = 1'-0"



**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY. 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	11-16-18
City:	CITY REVIEW



onyx|creative  
28001 Emory Road, Suite 400  
Cypress, TX 77429  
281.223.3200 onyxcreative.com

**RETAIL BUILDING**  
PLAZA AT ROCKWALL  
1041 INTERSTATE HWY 80  
ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	
Date:	1-10-20
City:	CITY REVIEW

CITY OF ROCKWALL CASE # SP2019-006

VIEW 1.2



onyx|creative  
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 Dallas, TX 75248  
 214.223.3200 onyxcreative.com

CITY OF ROCKWALL CASE # SP2019-006

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	11-09-19
Issue:	CITY REVIEW

VIEW 1.3



CITY OF ROCKWALL CASE # SP2019-006

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 Dallas, TX 75246  
 214.223.3200 onyxcreative.com

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	1-20-20
Issue:	CITY REVIEW

VIEW 1.4



onyx|creative

28001 Emery Road, Suite 400  
Rockwall, TX 75087  
214.223.3200 onyxcreative.com

**RETAIL BUILDING**

PLAZA AT ROCKWALL  
1041 INTERSTATE HWY. 80  
ROCKWALL, TEXAS.

CITY OF ROCKWALL CASE # SP2019-006

Project No:	TBA
Drawn By:	W
Date:	1-20-19
Issue:	CITY REVIEW

**VIEW 1.5**



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 Dallas, TX 75248  
 214.223.3200 onyxcreative.com

CITY OF ROCKWALL CASE # SP2019-006

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	11/16
1-00-0	CITY REVIEW

VIEW 1.6



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Cypress, TX 77429  
281.223.3200 onyxcreative.com

**RETAIL BUILDING**  
PLAZA AT ROCKWALL  
1041 INTERSTATE HWY. 80  
ROCKWALL, TEXAS.

Project No: TBA  
Drawn By: [Signature]  
Date: 4-23-19 Title: CITY REVIEW

CITY OF ROCKWALL CASE # SP2019-006

VIEW 1.7



CITY OF ROCKWALL CASE # SP2019-006

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY. 80  
 ROCKWALL, TEXAS.

Project No: TBA  
 Drawn By: [Signature]  
 Date: 4-20-19  
 Title: CITY REVIEW

**VIEW 1.8**

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 Dallas, TX 75248  
 214.223.3200 onyxcreative.com



CITY OF ROCKWALL CASE # SP2019-006

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY. 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	11/16/19
Issue:	CITY REVIEW



CITY OF ROCKWALL CASE # SP2019-006

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 Dallas, TX 75246  
 214.223.3200 onyxcreative.com

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY. 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	1-20-19
Issue:	CITY REVIEW

VIEW 1.10



CITY OF ROCKWALL CASE # SP2019-006

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 Dallas, TX 75248  
 214.223.3200 onyxcreative.com

**RETAIL BUILDING**  
 PLAZA AT ROCKWALL  
 1041 INTERSTATE HWY. 80  
 ROCKWALL, TEXAS.

Project No:	TBA
Drawn By:	W
Date:	11-10-19
Issue:	CITY REVIEW

**VIEW 1.11**