

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 26, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) APPOINTMENTS

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

(IV) CONSENT AGENDA

- (2) Approval of Minutes for the January 12, 2021 Planning and Zoning Commission meeting.

(3) **P2020-052 (HENRY LEE)**

Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

(4) **P2021-002 (HENRY LEE)**

Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a Replat for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

(5) **P2021-003 (HENRY LEE)**

Consider a request by Corby Bell and Mandy Dorman for the approval of a Final Plat for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.

(V) ACTION ITEMS

(6) **MIS2021-001 (DAVID GONZALES)**

Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for the approval of a Miscellaneous Case for a variance to the landscape buffer requirements stipulated by the General Overlay District Requirements contained in the Unified Development Code (UDC) 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(VI) DISCUSSION ITEMS

(7) **Z2021-001 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

(8) **Z2021-002 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned

General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

(9) **Z2021-003 (DAVID GONZALES)**

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

(10) **P2021-001 (DAVID GONZALES)**

Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(11) **SP2021-001 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf Kevin Passons of Rockwall Central Appraisal District for the approval of a Site Plan for an office building on a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

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

- Z2020-055: SUP for a General Retail Store at 505 N. Goliad Street **(APPROVED; 1st READING)**
- Z2020-056: Zoning Change of NS & SF-16 to PD for SF-10 for Nelson Lake **(APPROVED; 1st READING)**
- Z2020-057: Zoning Change of SF-10 & PD-41 for SF-10 to PD-41 for GR for 1940 N. Lakeshore Drive **(APPROVED; 1st READING)**
- Z2020-058: SUP for an Accessory Structure at 507 N. Clark Street **(APPROVED; 1st READING)**
- Z2020-060: Zoning Change of AG & SFE-2.0 to SFE-1.5 **(APPROVED; 1st READING)**

(VII) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on January 22, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 12, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Eric Chodun called the meeting to order at 6:01 PM. Commissioners present were John Womble, Derek Deckard, Sedric
5 Thomas, Jean Conway, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan
6 Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, City
7 Engineer Amy Williams and Civil Engineers Sarah Johnston and Jeremy White.

8
9 II. OPEN FORUM
10

11 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There
12 being no one coming forward, Chairman Chodun closed the open forum.

13
14 III. APPOINTMENTS
15

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

18
19 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at
20 the Architectural Review Board meeting.

21
22 IV. CONSENT AGENDA
23

- 24 2. Approval of Minutes for the December 29, 2020 Planning and Zoning Commission meeting.

25
26 Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a
27 vote of 7-0.

28
29 V. PUBLIC HEARING ITEMS
30

- 31 3. **Z2020-055 (DAVID GONZALES)**

32 Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a *Specific Use Permit*
33 (*SUP*) for a *General Retail Store* on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County,
34 Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor
35 Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

36
37 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting the
38 approval of a Specific Use Permit (SUP) for a general retail store. In June 2019, City Council approved an SUP for this property and it
39 allowed for a full service restaurant less than 2,000 square-feet without a drive-thru. The parking plan allowed for seven (7) parking
40 spots on the site. Also in June 2019, The Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA)
41 and the Planning and Zoning Commission approved a site plan which allowed the construction of this. The applicant currently has a
42 business in town and would like to relocate to this building. According to the Unified Development Code (UDC), approval of a SUP is
43 required for a general retail store use. An operational condition that Staff included in the draft ordinance is that the second floor be
44 used only for storage purposes. The application does appear to be consistent with the intent of the district, however, approval of a SUP
45 is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out
46 92 notices to homeowners and residents living within 500-feet of the subject property and to all Homeowner Associations (HOAs)
47 within 1500-feet of the subject property. Staff had received 5 notices from 7 property owners in favor of the request. Mr. Gonzales
48 advised the Commission that the applicant and Staff were present and available for questions.

49
50 Commissioner Conway expressed her concerns in regards to the parking at the business.

51
52 Chairman Chodun asked the applicant to come forward.

53
54 Caroline Harklau
55 312 Dartbrook
56 Rockwall, TX 75087

57
58 The applicant came forward and answered questions and provided additional details in regards to her request.

59
60 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
61 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

62
63 Vice-Chairman Welch made a motion to approve item Z2020-055 with staff recommendations. Commissioner Womble seconded the
64 motion which passed by a vote of 7-0.
65

66 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.
67

68 4. **Z2020-056 (RYAN MILLER)**

69 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison
70 Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a
71 Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M.
72 Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services
73 (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.
74

75 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The property was originally annexed in
76 1999 and zoned to its current designation in 2005. The applicant at that time was seeking a zoning change from Agricultural District to a
77 Single-Family-16 designation with Neighborhood Services in order to establish 106 single-family residential lot subdivision. Despite the
78 zoning change, the actual development never transpired and the properties have remained vacant and undeveloped since its
79 annexation. As of today, the property can be used for Neighborhood Services at the corner of 552 and 1141 and the remainder of the
80 property being zoned a Single-Family 16 District could be developed in 1,600-square foot lots as long as it meets the base zoning. Staff
81 should point out that in 2019 HB2439 was approved and that took away the City's ability to regulate building materials. As the property
82 sits today, the City would not be able to regulate building materials on either the Single-Family 16 or the NS. The applicant is requesting
83 is a Planned Development District, which is different than the straight zoning districts because it allows the developer to propose their
84 own zoning standards. They can also agree to incorporate building materials into the Planned Development District. The proposed
85 subdivision consists of 260 lots which would be broken down into 134 (60x120 foot) lots, 68 (70x120 foot) lots, and 58 (72x120 foot) lots.
86 The applicant is also proposing an amenity center and that'll be on one acre of land as well as incorporating a trail system that loops
87 around the outside. Staff wanted to note that the developer is not taking access off of North Country Lane, so Staff cannot legally
88 require them to update that roadway. The Plan meets the majority of the Code's requirements but there are two areas of departure. First
89 of all, in lieu of alley ways the developer is proposing a front entry garage and, as a compensatory measure, the applicant is increasing
90 the front setback of the flat front entry product to 25-feet. Secondly, Staff requires a 30-foot landscape buffer adjacent to all roadways
91 and the developer is proposing a 10-foot landscape buffer with 4-inch caliper evergreen trees. Staff mailed out 37 notices to property
92 owners and residents living within 500-feet of the subject property and to all homeowner associations within 1500-feet of the property.
93 Mr. Miller advised the Commission that the applicant and staff were present and available to answer questions.
94

95 Commissioner Deckard wanted clarification as to whether homes can go in at the site as long as it's in low density.

96 Commissioner Womble wanted clarification as to how density was calculated.

97 Chairman Chodun asked if there was a carve out of the building materials requirement if it does not fit within the general aesthetics of
98 the community.

99 Vice-Chairman Welch asked for clarification on the setbacks as proposed in OurHometown Vision.
100

101 Chairman Chodun asked the applicant to come forward.

102
103 Ryan Joyce
104 1189 Waters Edge Drive
105 Rockwall, TX 75087
106

107 The applicant came forward and provided a brief summary in regards to his request.
108

109 Adam Buczek
110 8214 Westchester Drive, Suite 900
111 Dallas, TX 75225
112

113 Mr. Buczek came forward and provided a PowerPoint presentation in regards to his request.
114

115 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.
116

117 Jeannette Dellinger
118 1823 Tumbleweed Circle
119 Rockwall, TX 75087
120

121 Mrs. Dillinger came forward and expressed her opposition in regards to the request due to the traffic it would cause.
122

123 Steve Curtis
124 2130 FM 1141
125 Rockwall, TX 75087
126

127 Mr. Curtis came forward and provided a brief presentation and expressed his opposition to the request.
128

129 Planning and Zoning Director Ryan Miller wanted to clarify that the City cannot be a party to deed restrictions so the development
130 agreement that Mr. Curtis (above) mentioned never happened.
131

132 Jim Turner
133 1691 E. Old Quail Run Road
134 Rockwall, TX 75087

135 Mr. Turner came forward and expressed his opposition to the request.

136
137
138 **Bob Wacker**
139 **309 Featherstone**
140 **Rockwall, TX 75087**

141
142 Mr. Wacker came forward and expressed his being in favor of the request.

143
144 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
145 and brought the item back to the Commission for discussion or action.

146
147 Chairman Chodun asked City Engineer Amy Williams if she wanted to add input on the roads.

148
149 Mrs. Williams added that FM 552 will be let in 2023 so in 2 years 552 will be let to a 4-lane divided roadway. FM 1141 will have to do a
150 TIA (Traffic Impact Analysis) on both roads and whatever improvements are required on their density will have to be done by TX Dot
151 standards.

152
153 Ryan Joyce (applicant) came forward and responded some of the comments made by the public.
154 Adam Buczek came forward and answered comments made by the public as well.

155
156 Commissioner Moeller added that he was pleased with the presented product and concerned about what may be put in place if not this.
157 Vice-Chairman Welch added that he appreciated the changes but struggled to make a decision.
158 Commissioner Thomas added that his biggest struggle were the smaller lots and smaller spaces.
159 Chairman Chodun did not want to see a development where the majority are smaller 60-foot lots.

160
161 After lengthy discussion, Commissioner Moeller made a motion to approve item Z2020-056 with staff recommendations. Commissioner
162 Thomas seconded the motion which passed by a vote of 6-1 with Chairman Chodun dissenting.

163
164 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.

165
166 **5. Z2020-057 (RYAN MILLER)**

167 Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for
168 the approval of a Zoning Change superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-
169 Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land
170 identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
171 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and
172 take any action necessary.

173
174 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In 2008, an SUP was approved for
175 this property for a daycare facility and it was constructed and is in place today. Recently, the applicant approached Staff about
176 potentially adding a medical office building adjacent to the existing daycare. At that time, there were only two options to facilitate that:
177 the first being to amend PD-41 to remove the subject property from the Planned Development District and rezone it to a General Retail
178 (GR) District. The second option was to amend Planned Development District 41 to take in the Single-Family 10 (SF-10) District and re-
179 designate the property for GR District uses as part of that Planned Development uses. Either way, Staff had to amend PD-41 which
180 means the entire planned development district had to be notified. Ultimately, the applicant submitted a request to change the zoning
181 and limit the uses allowed on the property allow limited GR District land uses. Specifically, the applicant is requesting a Planned
182 Development District that would limit the land uses on the subject property to only three uses: daycare facility, office building, or
183 medical office building. The applicant has submitted colored elevations that show that the proposed office building would match the
184 existing daycare facility. The proposed zoning adheres to the GR district standards with the exception of the minimum lot depth. In
185 accordance with the Comprehensive Plan, this corner is already designated for Commercial Retail District land uses so, in adopting
186 the zoning, it would actually be bringing the zoning into conformance with the comprehensive plan. Staff mailed out 756 notices to all
187 property owners and residents within 500-feet of the subject property and notified any HOAs within 1500-feet of the property as well.
188 Staff has received 17 property owner notifications, 2 online forms, and 2 emails from properties within the notification area that are
189 opposed to the request. Mr. Miller then advised the Commission that the applicant and Staff were present and available for questions.

190
191 Chairman Chodun asked the applicant to come forward.

192
193 **Doug Galloway**
194 **3508 Edgewater**
195 **Dallas, TX 75205**

196
197 Mr. Galloway came forward and provided additional details in regards to the request.

198
199 Commissioner Moeller asked if that building would cause the removal of any trees that were already planted. He also asked if there
200 were any plans to downsize the building currently since there was not another tenant in place already.

201
202 Commissioner Deckard asked if there were any time constraints with the office building and daycare facility.
203

204 Commissioner Womble wanted clarification in regards to the size of the building.

205
206 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
207 and brought the item back to the Commission for discussion or action.

208
209 Vice-Chairman Welch made a motion to approve item Z2020-057 with staff recommendations. Commissioner Deckard seconded the
210 motion which passed by a vote of 6-1 with Commissioner Moeller dissenting.

211
212 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.

213
214 6. **Z2020-058 (HENRY LEE)**

215 Hold a public hearing to discuss and consider a request by David LeCour for the approval of a *Specific Use Permit (SUP)* for an accessory
216 structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned
217 Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.

218
219 Planner Henry Lee provided a brief summary in regards to the request. Between 2017 and 2019, there was an accessory building
220 removed from the site due to weather damage as stated by the applicant. The applicant is now requesting to build a 35x20 or 700
221 square foot accessory building. He has indicated that accessory building façade will be clad unpainted aluminum and the structure will
222 not be set on a permanent foundation. Staff noted that the applicant did start construction without a permit and there are currently
223 several poles in the ground that have been erected. According to the Single-Family 7 District, they are allowed by right two (2)
224 accessory buildings at 144 square feet each and the accessory structures should be compatible with any surrounding structures. All
225 accessory buildings that are not portable should be put on a concrete foundation. In this case, the request does conform to the setback
226 and height requirements for accessory buildings but does exceed the permissible size by 556 square feet. If the request is approved, a
227 survey must be done in order to show the building is outside of the flood plain area. Staff mailed out 92 notices to all property owners
228 and residents living within 500-feet of the subject property as well as all homeowner associations within 1,500-feet of the property. Staff
229 received 3 notices in favor of the request. Due to this being a zoning case, approval of an SUP is a discretionary decision for the City
230 Council pending a recommendation from the Planning and Zoning Commission.

231
232 Commissioner Conway asked if the building had already begun construction on the project and asked about the size of the building.
233 Vice-Chairman Welch asked what was to the south of the property.

234
235 Commissioner Thomas asked if the homeowner would have been allowed had he built the requested structure within a certain time
236 frame.

237
238 Chairman Chodun asked the applicant to come forward.

239
240 David LeCour
241 507 S. Clark
242 Rockwall, TX 75087

243
244 Mr. LeCour came forward and provided additional details in regards to his request.

245
246 Commissioner Moeller asked if the applicant was trying to rebuild the same size building that was torn down.

247
248 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
249 and brought the item back to the Commission for discussion or action.

250
251 Commissioner Conway expressed her concerns in regards to the size of the request and this setting a precedence for the
252 neighborhood.

253
254 Commissioner Moeller disagreed and added that this would have been a legal non-conforming structure had the applicant gone thru
255 the correct process if known.

256
257 Commissioner Deckard expressed his being in favor of the request.

258
259 Vice-Chairman Welch made a motion to approve item Z2020-058 with staff recommendations. Commissioner Thomas seconded the
260 motion and that is approved 5-2 with Commissioners Womble and Conway dissenting

261
262 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.

263
264 7. **Z2020-060 (DAVID GONZALES)**

265 Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners
266 Donald Wallace for the approval of a *Zoning Change* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a
267 Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts
268 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-
269 Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and
270 Horizon Road [FM-3097], and take any action necessary.

271
272 Planning and Zoning Manager David Gonzales provided a brief summary in regards to this request. The purpose of the rezone is to
build three single-family home located on this. They are requesting to rezone this Single-Family 1.5 (SF-1.5) District. The majority of the

273 properties that are adjacent to N. Wallace Lane are zoned Agricultural District. If the request is approved, the subject property would
274 need to conform to the requirements made by the UDC for Single-Family Estate lots. Their request for rezoning from an AG District and
275 SFE-2.0 to a SFE-1.5 does conform to the Comprehensive Plan. Staff notified all residents and property owners within 500-feet of the
276 subject property. Mr. Gonzales advised that Staff and the applicant were present and available for questions.
277

278 Chairman Chodun asked the applicant to come forward.
279

280 Matthew Deyermond
281 558 Ezekiel Avenue
282 Dallas, TX 75217
283

284 The applicant came forward and provided additional details in regards to the request.
285

286 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
287 and brought the item back to the Commission for discussion or action.
288 Commissioner Moeller made a motion to approve item Z2020-060 with staff recommendations. Commissioner Deckard seconded the
289 motion which passed by a vote of 7-0.
290

291 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.
292

293 VI. ACTION ITEMS
294

295 8. **SP2020-032 (DAVID GONZALES)**

296 Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the
297 approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land
298 identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District,
299 situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.
300

301 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting approval
302 of an amended site plan for the purpose of constructing a new gymnasium and classroom facility in conjunction with Heritage Christian
303 Academy (HCA). HCA has already had 3 temporary accessory buildings that have been located on site and they were originally
304 approved back in 2003. The UDC does allow for the gym and classroom facility under the land uses. There are three (3) variances that
305 the applicant is actually requesting: one for building articulation, 2 for roof design, and 3 is for the materials and masonry composition.
306 According to the UDC, the applicant can request that the Commission grant him an exception or variance. These would require two (2)
307 compensatory measure for each variance that is being requested. Staff wanted to point out that the approval of the gym would allow for
308 the removal of the temporary classrooms. The proposed building would be complementary to the school. Approval of the variance is a
309 discretionary decision for the Planning and Zoning Commission and would require a super majority vote for approval. The ARB did
310 approve this 4-0 with the variances being requested. Also, a new Certificate of Occupancy will not be issued until all temporary
311 classrooms have been removed. Mr. Gonzales advised the Commission that Staff and the applicant are present and available for
312 questions.
313

314 Chairman Chodun asked the applicant to come forward.
315

316 Phil Craddock
317 828 McCall Drive
318 Fate, TX 75087
319

320 Mr. McCall came forward and provided additional details in regards to the request.
321

322 Commissioner Thomas made a motion to approve item SP2020-032. Commissioner Moeller seconded the motion which passed by a
323 vote of 7-0.
324

325 9. **SP2020-033 (DAVID GONZALES)**

326 Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an
327 Amended Site Plan for a Gas Canopy in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land
328 identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned
329 Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as
330 2301 S. Goliad Street, and take any action necessary.
331

332 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting the
333 approval of an amended site plan for a gas canopy in conjunction with an existing general retail store with gasoline sales. The
334 proposed canopy will contain the same material used on the existing canopy. The ARB has already reviewed this case and has
335 forwarded a recommendation of approval. There is another item associated with this and that would be a variance to the landscape
336 buffer located along State Highway 276. There are trees that are planted that meet the requirement within the area located along the
337 area that will be constructed. There is a portion of the buffer that has an existing tree line that the applicant to like to keep as part of the
338 landscape buffer. There are some additional gaps that would require the applicant to fill in with some additional canopy trees. These
339 applicants have also added additional trees between the existing store and the canopy to provide additional screening for the site. All
340 of these would be compensatory measures for the variances being requested. Approval of a variance is a discretionary decision for the

341 Planning and Zoning Commission and Mr. Gonzales advised them that Staff and the applicants were present and available to answer
342 questions.

343
344 Chairman Chodun asked the applicant to come forward.

345
346 Andrew Malzer
347 200 Galleria Parkway SE
348 Atlanta, GA 30339
349

350 Mr. Malzer came forward and provided additional details and a presentation in regards to the request.

351
352 Chairman Chodun asked why Staff required the screening from the trees between the gas station and the building.

353
354 Commissioner Thomas made a motion to approve item SP2020-033. Commissioner Womble seconded the motion which passed by a
355 vote of 7-0.
356

357 VII. DISCUSSION ITEMS

358
359 10. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 360
361
 - P2020-051: Final Plat for Lot 1, Block A, SDI Rockwall Addition [APPROVED]
 - P2020-053: Replat for Lot 1, Block I, Lake Rockwall Estates East Addition [APPROVED]
 - Z2020-041: Text Amendment to Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC [APPROVED; 2nd READING]
 - Z2020-048: SUP for Residential Infill in an Established Subdivision at 701 T. L. Townsend Drive [APPROVED; 2nd READING]
 - Z2020-049: SUP for Residential Infill in an Established Subdivision at 304 E. Bourn Street [APPROVED; 2nd READING]
 - Z2020-050: SUP for Residential Infill in an Established Subdivision at 501 S. Clark Street [APPROVED; 2nd READING]
 - Z2020-051: SUP for Residential Infill in an Established Subdivision at 38 Shadydale Lane [APPROVED; 2nd READING]
 - Z2020-052: Zoning Change (AG to C) for 5651 SH-276 [APPROVED; 2nd READING]
 - Z2020-053: Zoning Change (LI to PD) for 1700 Justin Road [APPROVED; 2nd READING]

362
363
364
365
366
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370
371
372 Planning and Zoning Manager David Gonzales provided a brief update about the outcome of the above referenced cases at the City
373 Council meeting.
374

375 VIII. ADJOURNMENT

376
377 Chairman Chodun adjourned the meeting at 8:23 PM.

378
379 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of ____
380 _____, 2021.
381

382
383 _____
384 Eric Chodun, Chairman

385 Attest:

386 _____
387 Angelica Gamez, Planning and Zoning Coordinator
388



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: January 26, 2021
APPLICANT: Doug Galloway; *Viaduct Development*
CASE NUMBER: P2020-052; *Lots 2-4, Block A, North Lake Shore Daycare Addition*

SUMMARY

Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 2.96-acre tract of land identified as Lot 1, Block A, North Lake Shore Daycare Addition for the purpose of creating three (3) lots (*i.e. Lots 2-4, Block A, North Lake Shore Daycare Addition*) to facilitate the development of two (2) office buildings.
- On July, 6, 1959 the subject property was annexed into the City of Rockwall [*Ordinance No. 59-02*]. On August 4, 2008, City Council approved a Specific Use Permit (SUP) [*Ordinance No. 08-39*], which allowed for a *Daycare (7 or more children)* on the subject property. On October 11, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-019*] for a 13,432 SF daycare facility on the subject property. On May 5, 2017, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2017-014*] for an ~13,142 SF daycare facility. On September 5, 2017 City Council approved a final plat [*Case No. P2017-043*] establishing the subject property as Lot 1, Block A, North Lake Shore Daycare Addition.
- In conjunction with this case the applicant has submitted a zoning request [*Case No. Z2020-057*] for an amendment to Planned Development District 41 (PD-41). Currently a portion of the subject property is zoned Planned Development District 41 (PD-41) and a portion is zoned Single-Family 10 (SF-10) District. The proposed amendment would rezone the subject property to Planned Development District 41 (PD-41) and designate it for General Retail (GR) District land uses. In addition, the amendment would also change the minimum lot depth to accommodate this proposed subdivision of land.
- The applicant has provided a parking agreement with this replat request, showing conformance to the parking standards. The approval and subsequent filing of the parking agreement has been added as a condition of approval of this case.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 2-4, Block A, North Lake Shore Daycare 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; and,
- (2) The parking agreement proposed with this case must be filed with Rockwall County prior to the replat being filed.
- (3) Rezoning of Planned Development District 41 (PD-41), by the ordinance contained within Case No. Z2020-057, must be approved before the replat may be filed.
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: P2020-052
PROJECT NAME: Replat for Lots 2-4, Block A, North Lakes Shore Daycare
SITE ADDRESS/LOCATIONS: 1940 N LAKESHORE DR, ROCKWALL, 75087

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

CASE CAPTION: Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2020	Approved w/ Comments

12/21/2020: P2020-052; Replat for Lots 2-4, Block A, North Lake Shore Addition

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

I.1 This is a request for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road.

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

M.3 For reference, include the case number (P2020-052) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 41 (PD-41), and the General Retail (GR) District Standards of Article 05 that are applicable to the subject property.

I.5 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 Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat

Lots 2-4, Block A, North Lake Shore Daycare

2.938 Acres of land

Being a Replat of Lot 1, Block A, North Lake Shore Daycare

An addition to the City of Rockwall,

Rockwall County, Texas

A. Hanna Survey Abstract No. 98

M.8 Need a second state plane coordinate point.

M.9 Confirm the acreage.

M.10 Correct all mentions to Lots 2-4 on plat and Sheet 2

M.11 Confirm the Phase of the adjacent property to the south.

M.12 Confirm the curve data on the last curve. It is indicated as both 24,22,00 and 24,21,59.

M.13 Include the Storm Drainage Improvement statement within the notes on Sheet 1.

M.14 Remove, "Preliminary, not for recording", from the surveyors wording.

M.15 The minimum lot depth is not met on this plat. A condition of approval for this plat will be that the PD-41 rezoning case [Z2020-057] must be approved before the plat may be filed.

M.16 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

Development Comments Page | 2 City of Rockwall, Texas

I.17 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.18 Please note that 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 are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.19 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on December 29, 2020.

2) City Council meeting will be held on January 19, 2020.

I.20 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/18/2020	Needs Review

12/18/2020: M - ID 2nd coordinate point (Northing & Easting) on Page 1

M - Add note to Page 1 - "Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/22/2020	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

General Location **NW corner of East Fork and N Lakeshore**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **GR / PD-41 & R-12**

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **2.96**

Lots [Current] **1**

Lots [Proposed] **3**

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of **HB3167** the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

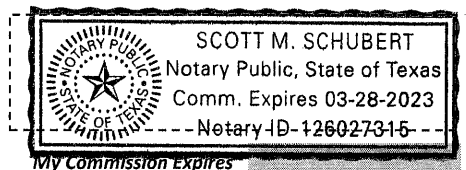
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

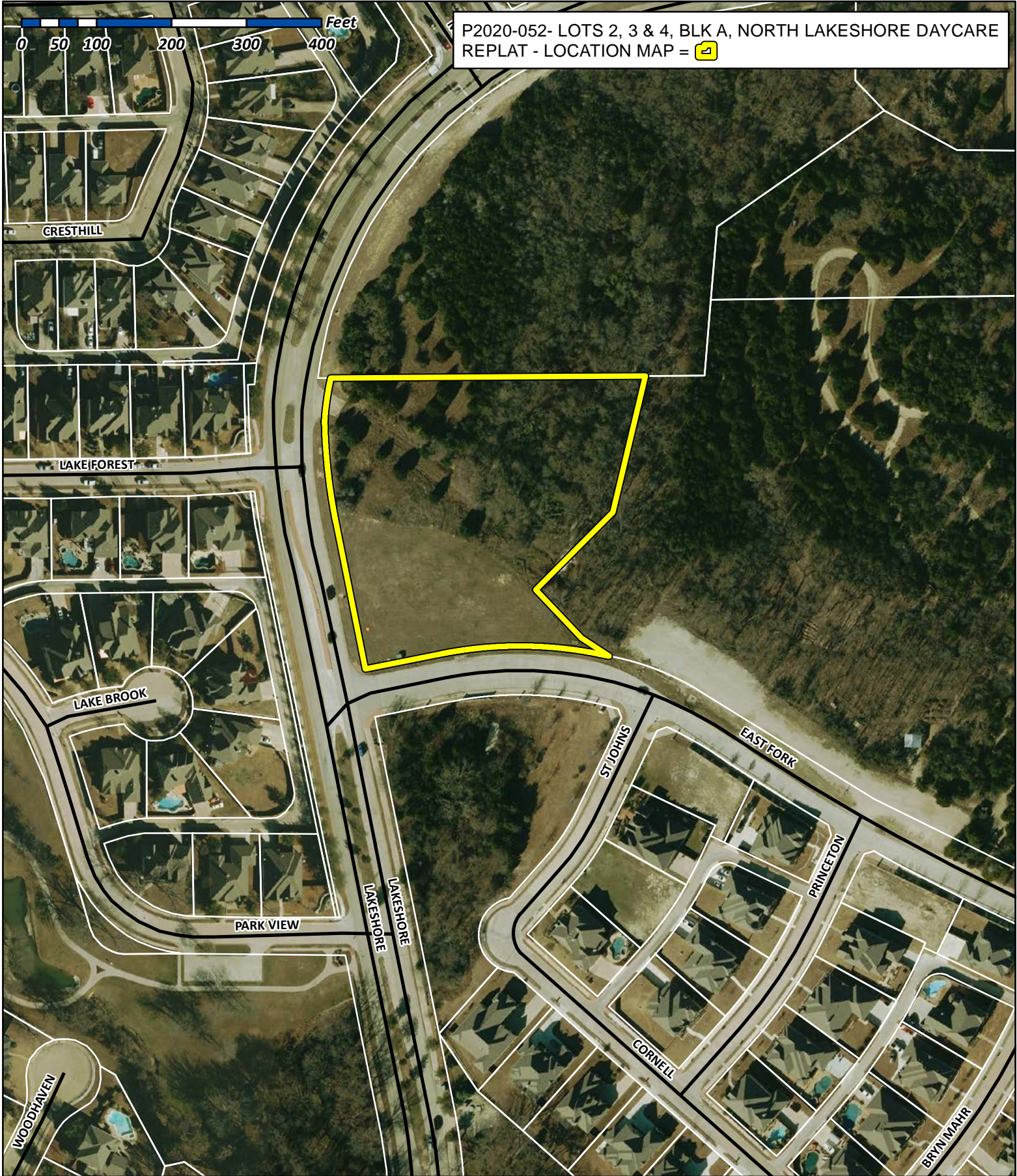
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas





P2020-052- LOTS 2, 3 & 4, BLK A, NORTH LAKESHORE DAYCARE
 REPLAT - 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 & Development

12/22/20

Plat & Zoning Applications

Lakeshore Office Building

Mr Miller,

In regards to our Phase II project on Lakeshore, it has come to our attention that due to our request for zoning and plat approvals as well as where the city approval dates are falling this year we need an additional 30 days for our plat approval.

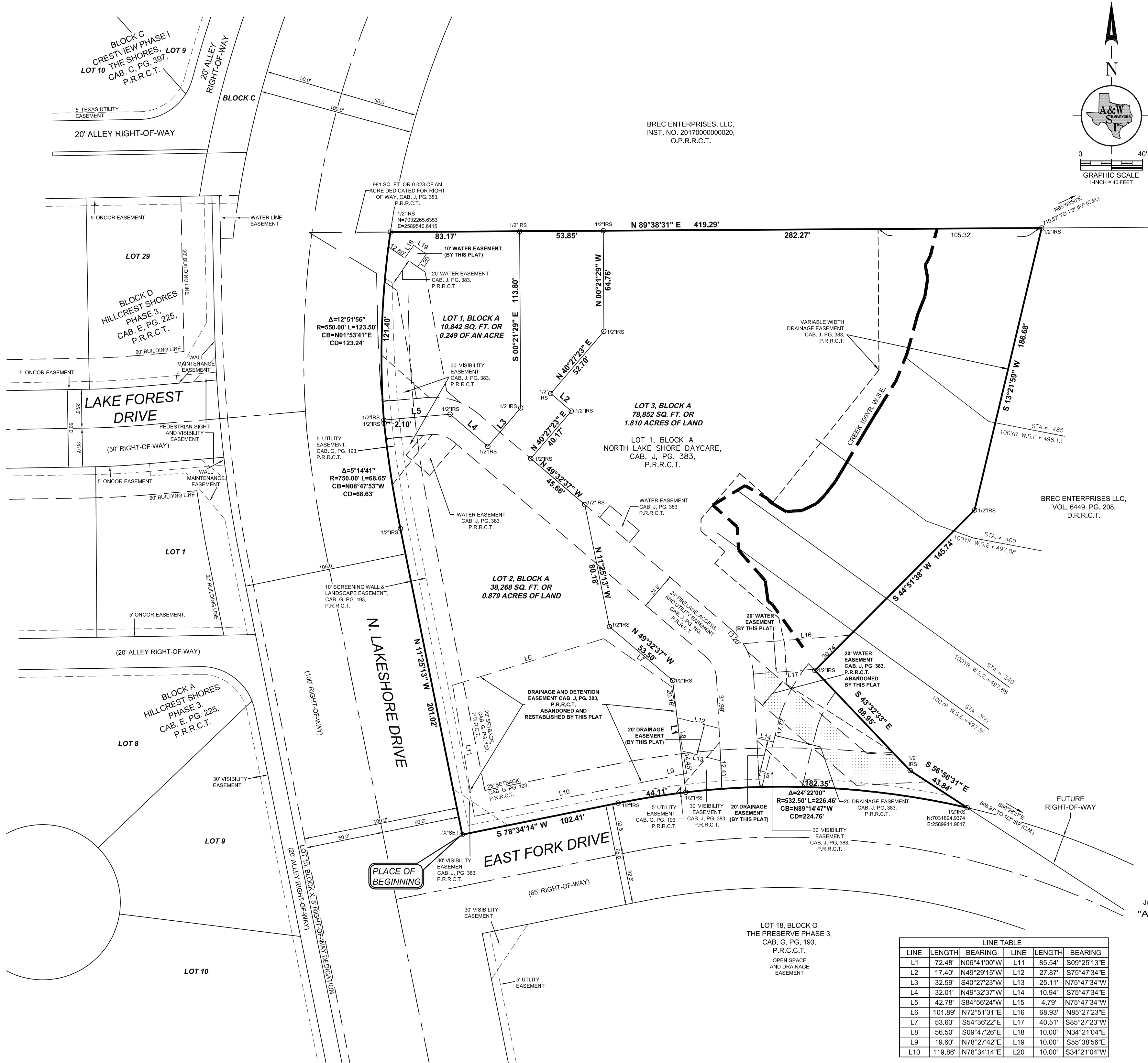
Please accept this letter and approval for the extended timeline.

Sincerely,

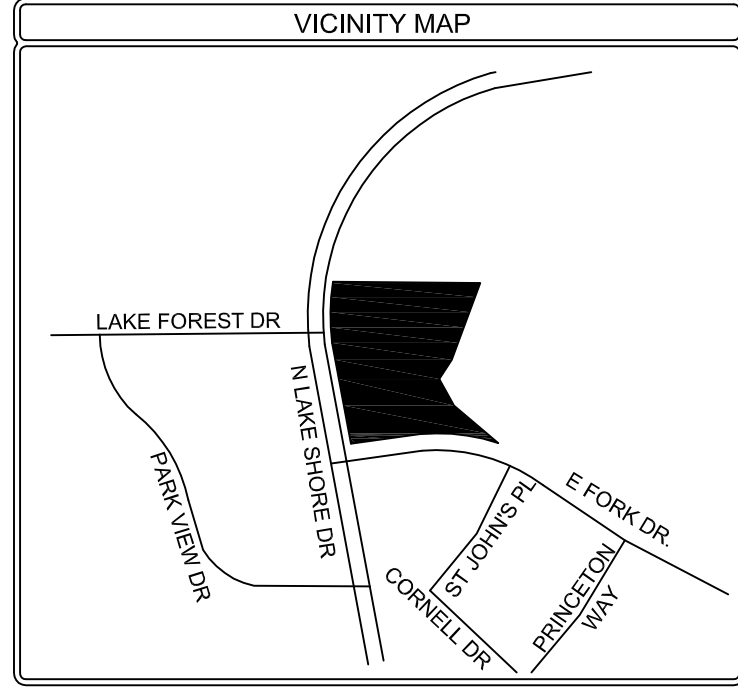
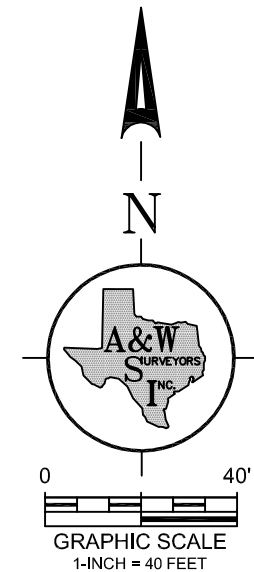
A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





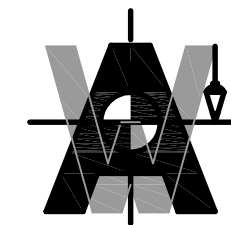
BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.
 - 6) Property owner shall be responsible for maintenance, repair and reconstruction of drainage and detention systems on this site.

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
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



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: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~
Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

PAGE 1 OF 2
FINAL PLAT
LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE
2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P2020-052

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesteasterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 2017000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°22'00", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 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, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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 NORTH LAKE SHORE DAY CARE 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 ___, 20__.

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: Gotrocks Properties LLC - 2560 Technology Drive, Suite 100 - Plano, Texas, 75074 -



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: January 26, 2021
APPLICANT: Anna Blackwell
CASE NUMBER: P2021-002; Lot 7, Block A, Ellis Center, Phase Two Addition

SUMMARY

Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a Replat for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 1.905-acre tract of land identified as Lot 3A-R, Block C and a portion of Lot 3, Block C of the Ellis Center Phase Two Addition for the purpose of establishing one (1) lot (*i.e. Lot 7, Block C, Ellis Center Phase Two Addition*) to facilitate the expansion of the parking areas for an existing ~8781 SF office building.
- On March 2, 1960, the subject property was annexed into the City of Rockwall by *Ordinance No. 60-01*. On February 15, 1985 the subject property was platted as Lot 3, Block C, Ellis Center Phase Two Addition. On December 5, 2000 the subject property was replatted as Lots 3A-R and part of Lot 3, Block C, Ellis Center Phase Two Addition. On April 25, 2007 the Director of Planning and Zoning administratively approved a site plan [*Case No. SP2007-004*] for the construction of an existing office building. On October 30, 2020 the Director Planning and Zoning approved an administrative site plan [*Case No. SP2020-025*] for the construction of an addition to the existing building.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 7, Block C, Ellis Center Phase Two 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; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: P2021-002
PROJECT NAME: Lot 7, Block A, Ellis Center Phase II Addition
SITE ADDRESS/LOCATIONS: 1203 SIGMA CT, ROCKWALL, 75087

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

CASE CAPTION: Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a Replat for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/22/2021	Approved w/ Comments

01/22/2021: I.1 This is a request for the approval of a Replat for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

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

M.3 For reference, include the case number (P2021-002) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 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 Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat

ELLIS CENTER PHASE TWO ADDITION

LOT 7, BLOCK C

1 LOT TOTALING 1.905 ACRES

BEING A REPLAT OF A LOT 3A-R, BLOCK C, ELLIS CENTER ADDITION & REMAINDER

OF 3, BLOCK C OF ELLIS CENTER ADDITION

A. HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.8 Verify the acreage. The acreage listed in the title block varies from the plat.

M.9 Add the centerlines for Alpha Drive and Sigma Court.

M.10 Add a table that contains all of the curve data.

M.11 Move the language from statement #7 to the general notes.

M.12 Remove the Preliminary language from the surveyor's signature. This plat will be an official plat that will be filed.

M.13 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as

practical, and provide any additional information that is requested.

M.15 Please note that 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 are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.16 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 26, 2021.
- 2) City Council meeting will be held on February 16, 2021.

I.17 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Approved w/ Comments

01/21/2021: Detention pond limits need to be verified before the plat can be filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: 1203 Sigma Ct, Rockwall, Texas, 75087

Subdivision: Ellis Center Phase Two Lot: 3A-R Block: C

General Location: .2 miles north of TL Townsend Dr and I-30 Frontage Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Light Industrial Current Use: Office Building

Proposed Zoning: Light Industrial Proposed Use: Office Building

Acreage: 1.915 Lots [Current]: 2 Lots [Proposed]: 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	SVEA Industrial II, LLC	<input type="checkbox"/> Applicant	Carrillo Engineering
Contact Person	Harry J Kuper	Contact Person	Anna C. Blackwell
Address	1614 Lavca Street	Address	301 Commerce St., Ste. 1410
City, State & Zip	Austin, Texas 78701	City, State & Zip	Fort Worth Tx 76102
Phone	830-431-0326	Phone	817. 697. 4996
E-Mail	j.kuper@SVEARE.COM	E-Mail	anna.blackwell@carrilloeng.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20____.

Owner's Signature: Harry Kuper

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

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
 City County of Manatee)

On 09/16/2020 before me, Sherri Joy Small,
Date *Notary Name*

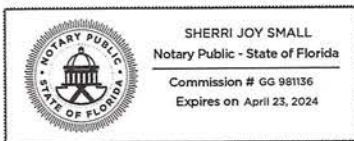
personally appeared Harry J Kuper
Name(s) of Signer(s)

personally known to me -- OR --

proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

proved to me on the basis of satisfactory evidence: passport
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Sherri Joy Small

Notary Name: Sherri Joy Small

Notary Commission Number: GG 981136

Notary Commission Expires: 04/23/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Application

Document Date: 9/16/2020 Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Harry Kuper

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____


- Corporate Officer Title: _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

- Corporate Officer Title: _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer Is Representing: SELF

Signer Is Representing: _____

0 50 100 200 300 400 Feet

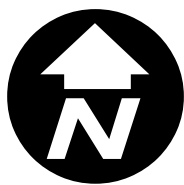
P2021-002- LOT 7, BLOCK A,
ELLIS CENTER PHASE II ADDITION
REPLAT - LOCATION MAP = 

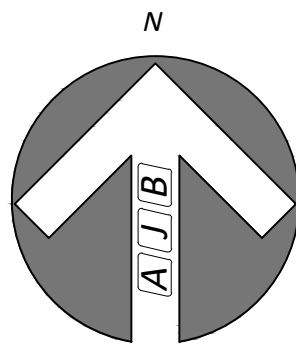


City of Rockwall

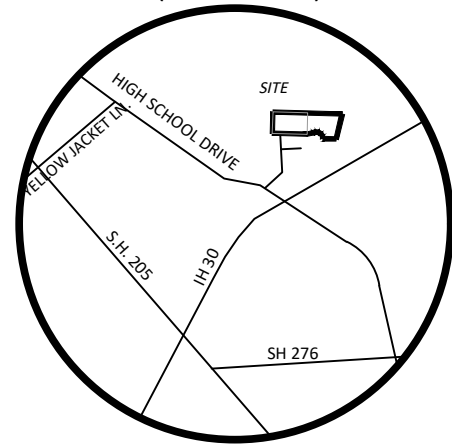
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

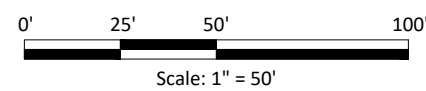




Vicinity Map (Not to Scale)



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
PRRRT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



GENERAL NOTES:

The purpose of this replat is to create 1 lot.

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.

Basis of Bearings: Bearings are based on Lot 6, Block A, Ellis Center Phase 2 recorded in Cabinet G, Slide 227, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes and this property is within Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. This is for informational purposes only and shall not create liability on the part of the Surveyor.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owens
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

SVEA INDUSTRIAL II, LLC, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 1.905 acre tract of land situated in the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas and being all of Lot 6, Block C of Ellis Center Phase Two Addition an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 227, Plat Records, Rockwall County, Texas (PRRCT) and being all of Replat of Part of Lot 3, Block C of Ellis Center Phase Two Addition an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 203, Plat Records, Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner located in the west line of Alpha Drive (60' Right-of-Way) and being the southeast corner of Lot 1, Block D, Ellis Center Phase Two according to the plat recorded in Cabinet B, Slide 391, (PRRCT);

THENCE departing the west line of said Alpha Drive and along common line of said Lot 6 and said Lot 1, SOUTH 88°22'26" EAST a distance of 264.10 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along the common line of said Lot 6 and said Lot 1, SOUTH 88°23'06" EAST a distance of 259.21 feet to a 1/2 inch iron rod with cap Stamped "OWENS 5387" set for corner and being the north east corner of said Lot 3 and being located in the west line of Lot 1 of Rockwall Industrial Foundation Addition (unrecorded);

THENCE along the common line of said Lot 3 and said Lot 1 of Rockwall Industrial Foundation Addition, SOUTH 13°36'00" WEST a distance of 193.72 feet to a 60d nail found for corner and being the northeast corner of Lot 2A-R, Block C, of Ellis Center Phase Two addition, per plat recorded in Cabinet F, Slide 55, (PRRCT);

THENCE along the common line of said Lot 3 and said Lot 2A-R, NORTH 88°31'20" WEST a distance of 99.92 feet to a 1/2 inch iron rod found for corner and being located at the most easterly point in a cul de sac of Sigma Court and being the beginning of a curve to the left with a radius of 50.00 feet and a chord bearing of NORTH 59°26'01" WEST;

ALONG said curve to the left through a central angle of 121°36'45" for an arch length of 106.13 feet to a 1/2 inch iron rod found for corner and being the beginning of a curve to the right with a radius of 80.00 feet and a chord bearing of SOUTH 76°00'26" WEST;

ALONG said curve to the right through a central angle of 32°11'01" for an arch length of 44.94 feet to a 1/2 inch iron rod found for corner and being the southeast corner of said Lot 6 and being located in the north line of said Sigma Court (60' Right-of-Way at this point);

THENCE along the north line of said Sigma Court, NORTH 88°30'17" WEST a distance of 264.17 feet to a 1/2 inch iron rod with cap Stamped "OWENS 5387" set for corner located in the east line of said Alpha Drive;

THENCE along the east line of said Alpha Drive, NORTH 01°39'20" EAST a distance of 160.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.903 acres or 82,887 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems 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;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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

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

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

SVEA INDUSTRIAL II, LLC

Name: Harry J. Kuper, Jr.
Title: Manager

STATE OF TEXAS
COUNTY OF BEAR

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

Given upon my hand and seal of office this ____ day of _____, 2021

Notary Public in and for the State of Texas

A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Case No.: RP _____

REPLAT
ELLIS CENTER PHASE TWO ADDITION
LOT 7, BLOCK A

1 LOT TOTALING 1.905 ACRES
BEING A REPLAT OF A LOT 6, BLOCK A ELLIS CENTER ADDITION & REMAINDER
OF 3R, BLOCK A OF ELLIS CENTER ADDITION
A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
SVEA INDUSTRIAL II LLC
110 E. HOUSTON ST.
7TH FLOOR, BOX 171
SAN ANTONIO, TX 78205

Engineer:
Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 50'
Date: November 30, 2020
Technician: Bedford/Spradling
Drawn By: Bedford/Spradling

Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: SIGMA
Job. No. 718-001
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com

Sheet:
1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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 _____, 2021.

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

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

Mayor, City of Rockwall City Secretary City Engineer



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: January 26, 2021
APPLICANT: Corby Bell and Mandy Dorman
CASE NUMBER: P2021-003; *Lot 1, Block A, R.S. Lofland Subdivision*

SUMMARY

Consider a request by Corby Bell and Mandy Dorman for the approval of a Final Plat for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for Lot 1, Block A, R.S. Lofland Subdivision being a 0.304-acre tract of land currently identified as Tract 23 of the B.J.T. Lewis Survey, Abstract No. 255 for the purpose of establishing the necessary cross access and a drainage/detention easement for the establishment of an office building on the subject property.
- The subject property was annexed into the City of Rockwall on July 6, 1959 by *Ordinance No. 59-02*. On January 3, 1972, the City's historic zoning map indicates the subject property was zoned Single-Family 2 (SF-2) District. On May 16, 1983, the City's historic zoning map indicates the subject property was zoned Single-Family 10 (SF-10) District. On June 1, 2003, the City Council approved a zoning change for the subject property changing the zoning designation from a Single-Family 10 (SF-10) District to Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] for Residential Office (RO) land uses. On June 9, 2020, the Planning and Zoning Commission approved site plan [SP2020-009] for the purpose of converting the existing single-family home situated on the subject property into an office.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 Chapter 38, *Subdivisions*, of 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, R. S. Lofland Subdivision, 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; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: P2021-003
PROJECT NAME: Lot 1, Block A, R.S. Lofland Subdivision
SITE ADDRESS/LOCATIONS: 1006 RIDGE RD, ROCKWALL, 75087

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

CASE CAPTION: Consider a request by Corby Bell and Mandy Dorman for the approval of a Final Plat for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/22/2021	Approved w/ Comments

01/22/2021: I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.

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

M.3 For reference, include the case number (P2021-003) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Scenic Overlay (SOV), Planned Development District 53 (PD-53), and the Residential Office (RO) District Standards of Article 05 that are applicable to the subject property.

I.5 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 Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat

Lot 1, Block A, R.S. Lofland Addition

Being a 13,260 SQ.FT. or 0.304 of an Acre

Edward Teal Survey, Abstract No. 207

In the City of Rockwall, Rockwall County, Texas

M.8 Verify the acreage and the SQ. FT.

M.9 Label build lines where adjacent to a street.

M.10 Move Statement #7 to the general notes.

M.11 Remove the FOR REVIEW PURPOSES ONLY from the surveyor's signature line. This plat will be filed for record.

M.12 Remove all mentions of Lot 1R, R.S. Lofland Subdivision.

M.13 Remove the signature block for the county judge; with this property being in the city limits a judge signature is not required.

M.14 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.16 Please note that 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 are

to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.17 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 26, 2021.
- 2) City Council meeting will be held on February 16, 2021.

I.18 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Needs Review

01/21/2021: M - Must add a 10' utility easement along all street frontage.

M - Establish a 20' easement for the existing sewer line that runs to the west of the Public Access Easement.

M - Turn off the contours. They are not needed for the final plat.

M The 5' Mutual Access easement needs to be stated as "5' mutual and public access easement per this plat".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-083

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1006 Ridge Rd.
 SUBDIVISION R.S. Lofland LOT 48 BLOCK 447
 GENERAL LOCATION At the intersection of Ridge Road and Hwy 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R/O CURRENT USE R/O
 PROPOSED ZONING R/O PROPOSED USE R/O
 ACREAGE _____ LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Corby Bell</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Mandy Dorman</u>	CONTACT PERSON	
ADDRESS	<u>1006 Ridge Rd.</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>(214) 736-7168</u>	PHONE	
E-MAIL	<u>mandy@dormanbell.com</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

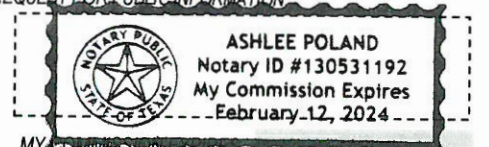
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF January, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF January, 2021.

OWNER'S SIGNATURE

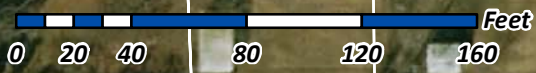
[Signature]
Ashlee Poland


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

02-12-2024



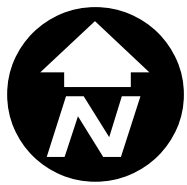
P2021-003- LOT 1, BLOCK A,
R.S. LOFLAND SUBDIVISION
FINAL PLAT - LOCATION MAP = 

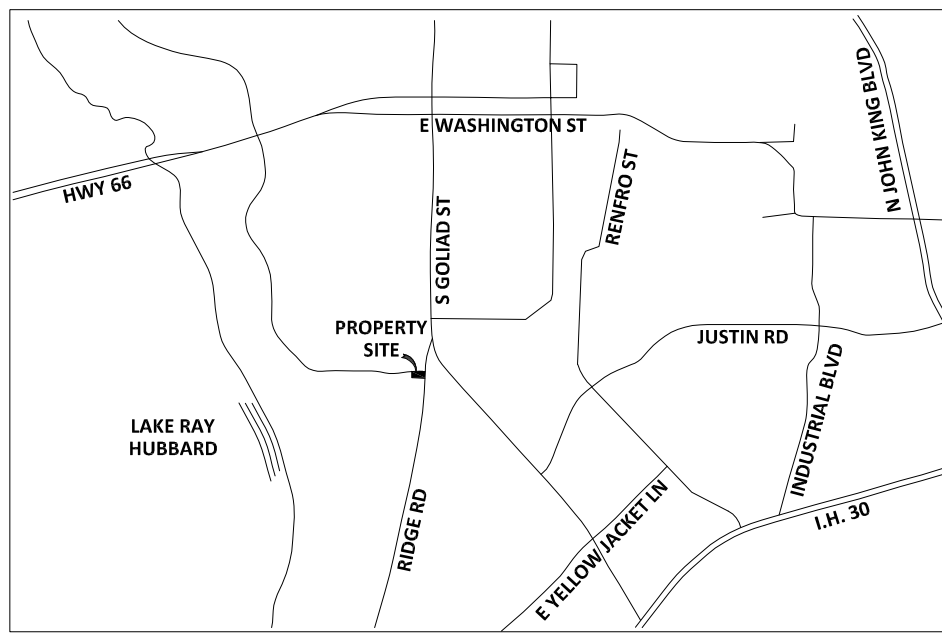


City of Rockwall

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.





VICINITY MAP: N.T.S.

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)
- 3) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48397C 0040 L ZONE X DATED 9-26-2008:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1R, R.S. LOFLAND**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **LOT 1R, R.S. LOFLAND** subdivision 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. Property owner shall be responsible for all maintenance, repair, and replacement of detention and drainage systems on-site.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

STATE OF TEXAS:
COUNTY OF _____:

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

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:
COUNTY OF _____:

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

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires _____

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:
WHEREAS, Corby Bell, is the owner of all that tract of land situated in the City of Rockwall, Rockwall County, Texas, being recorded in Instrument No. 2020000004976, Deed Records, Rockwall County, Texas (D.R.R.C.T) and also being a portion of Lot 1, of the R.S. LOFLAND SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 48, Page 447, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner on the Southwest right-of-way line of Summit Ridge Drive, being the Northeast corner of Lot 3, Block D, of RIDGE ROAD VILLIAGE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 36, of the Plat Records, Rockwall County, Texas, said point also being the Northwest corner of said Bell tract;

THENCE South 85 degrees 01 minutes 07 seconds East, with said Southwest right-of-way line of Summit Ridge Drive, a distance of 170.78 feet to a TXDOT monument found for corner;

THENCE South 39 degrees 20 minutes 25 seconds East, a distance of 28.35 feet to a TXDOT monument found for corner on the Northwest right-of-way line of Ridge Road (Farm to Market Road 740), from which an "X" found for reference bears South 25 degrees 22 minutes 02 seconds East, a distance of 0.30 feet;

THENCE South 04 degrees 44 minutes 32 seconds West, with the said Northwest right-of-way line of Ridge Road, a distance of 50.49 feet to an aluminum disk found for corner, said point being the Northeast corner of Lot 1, Block A, of the GOODMAN ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 15 (P.R.R.C.T.);

THENCE North 84 degrees 47 minutes 09 seconds West, a distance of 191.99 feet to a 1/2 inch iron rod found for corner on the Southeast line of said Lot 3, RIDGE ROAD VILLIAGE ADDITION and being the Northwest corner of said Lot 1, Block A, of the GOODMAN ADDITION ;

THENCE North 05 degrees 57 minutes 02 seconds East, a distance of 70.00 feet to the PLACE OF BEGINNING and containing 13,260 square feet or 0.304 of an acre of land.

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

-FOR REVIEW PURPOSES ONLY-

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691

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 _____, 2020.

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 _____, 2020.

Rockwall County Judge _____ Date _____

CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

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

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 _____

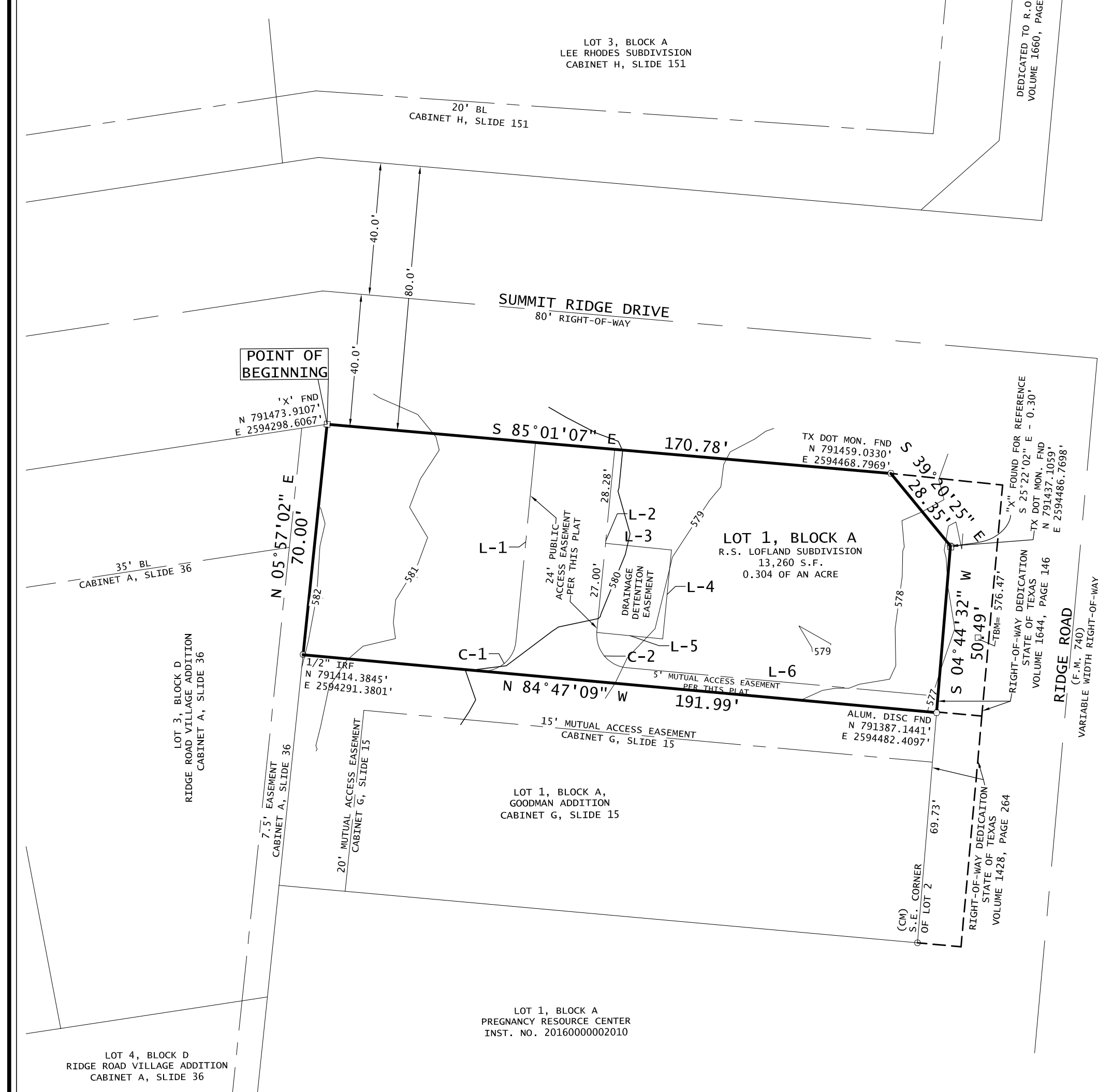
City Engineer _____

**FINAL PLAT
LOT 1, BLOCK A
R.S. LOFLAND SUBDIVISION**
BEING A REPLAT OF LOT 1, R.S. LOFLAND SUBDIVISION
BEING A 13,260 SQ.FT. OR 0.304 OF AN ACRE
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: CORBY BELL
5800 E. CAMPUS CIRCLE, IRVING, TX 75063

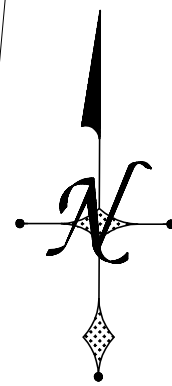
SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088
(214)326-1090 - Platting@BurnsSurvey.com
FIRM NO. 10194366

DATE 7-2-2020
DRAWN BY: MSO - PROJECT NO. 202001541-02



Curve #	Length	Radius	Delta	CHORD
C-1	15.64'	10.00'	089°35'47"	N 50°24'57" E 14.09'
C-2	15.78'	10.00'	090°24'13"	S 39°35'03" E 14.19'

Line #	Direction	Length
L-1	S 05°37'04" W	60.32'
L-2	S 05°37'04" W	55.01'
L-3	N 84°22'56" W	20.01'
L-4	S 05°37'04" W	27.00'
L-5	N 84°22'56" W	20.00'
L-6	N 84°47'09" W	94.34'





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: January 26, 2021

SUBJECT: MIS2021-001; *Variance to the General Overlay District Landscape Buffer Requirement*

The applicant, Bill Thomas of *Engineering Concepts and Design, LP*, is requesting approval of a variance to the landscape buffer requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). Specifically, the applicant is requesting a variance to the minimum 20-foot landscape buffer that is required along Ridge Road [*Subsection 06.02(E)(1)(a); Art. 05; UDC*] to incorporate a variable width landscape buffer on the subject property (*i.e. Lot 1, Block A, Sky Ridge Addition*). The overall length of the subject property's frontage along Ridge Road is ~1,245 linear feet, and the applicant is proposing a landscape buffer that would vary between five (5) feet and 22-feet along this frontage. As it currently exists, Ridge Road is owned and maintained by the Texas Department of Transportation (TXDOT) and has a variable width right-of-way. The section of Ridge Road adjacent to the subject property is situated at a higher elevation than the finished floor elevation of the subject property (*see Figure 1 below*).



FIGURE 1: *The subject property is depicted on the right-hand side of the above picture with Ridge Road being pictured on the left-hand side of the above picture.*

According to the applicant, the variance is being request due to: [1] the irregular shape of both the right-of-way and the subject property, and [2] the excessive slope from the roadway to the subject property. The concept plan submitted by the applicant indicates the provision of 39, four (4) inch canopy trees and 58 accent trees within the variable width buffer. Staff should point out that on January 14, 2014, the Planning and Zoning Commission approved a *Treescape Plan* allowing the removal of the majority of the trees that were existing on the site at the time (*i.e. 1,891-caliper inches of trees*). At the time of approval, the Planning and Zoning Commission approved a condition requiring the applicant to provide a minimum of 38, four (4)-caliper inch trees and 50, four (4)-foot tall accent trees within the landscape buffer as a part of the future development plan. The number of trees being planted would be consistent with the requirements for the Scenic Overlay (SOV) District in at the time of approval (*i.e. 2014*). The applicants' concept plan exceeds this requirement by the addition of one (1) additional canopy tree (*i.e. 39, four (4)-inch canopy trees*) and eight (8) additional accent trees (*i.e. 58 accent trees*), which will be dispersed throughout the landscape buffer. Although the applicant is providing the necessary number of trees as was required and approved for in 2014, the applicant's letter indicates that the ~400 linear feet of floodplain is an undue hardship and as a result has not included this in the calculation for the required trees; however, this does not change the requirement. As a compensatory measure for the requested variance, the applicant is indicating the provision of 58, four (4)-inch canopy trees

and 51, four (4)-foot tall accent trees. Taking all of this into consideration, the approval of a variance to the *General Overlay District Standards* of the Unified Development Code (UDC) requires approval of a supermajority vote and is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the January 26, 2021 meeting.

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: MIS2021-001
PROJECT NAME: Variance Request for Landscape Buffer
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Needs Review

01/21/2021: M - Must show all existing water and sewer lines.
M - Trees must be 5' away from existing 8" water line.

The following items are for your information for the engineering design.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is accounted for previously.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.

- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/21/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	01/21/2021	Approved w/ Comments

01/21/2021: MIS2021-001; Variance Request to the Landscape Buffer for the Sky Ridge Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a variance to the landscape buffer requirements stipulated by the General Overlay District Requirements contained in the Unified Development Code (UDC) 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

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

M.3 For reference, include the case number (MIS2021-001) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 Please make the following changes to the Conceptual Landscape Plan:

a) Under the Scenic Overlay District heading, indicate the number of required canopy trees [i.e. 38, four (4)-inch trees] and number of required accent trees [50, four (4)-foot tall trees]. Additionally, indicate the number of proposed canopy trees [e.g. 38, six (6)-inch trees] and the number of required accent trees [50, six (6)-foot tall trees]

M.5 Provide a letter requesting the variance to the SOV minimum 20-foot landscape buffer, and the two (2) compensatory measures being proposed that would off-set the variance

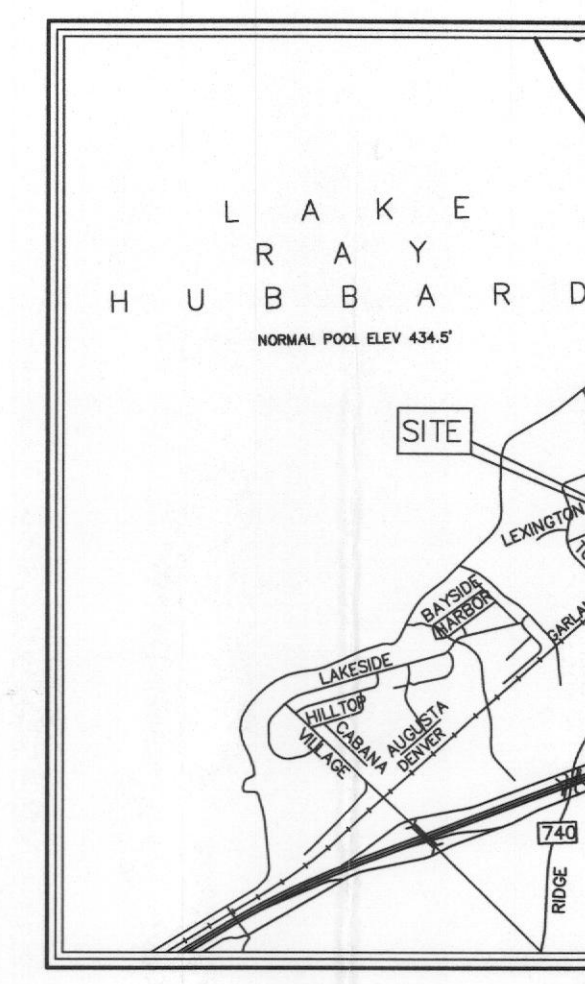
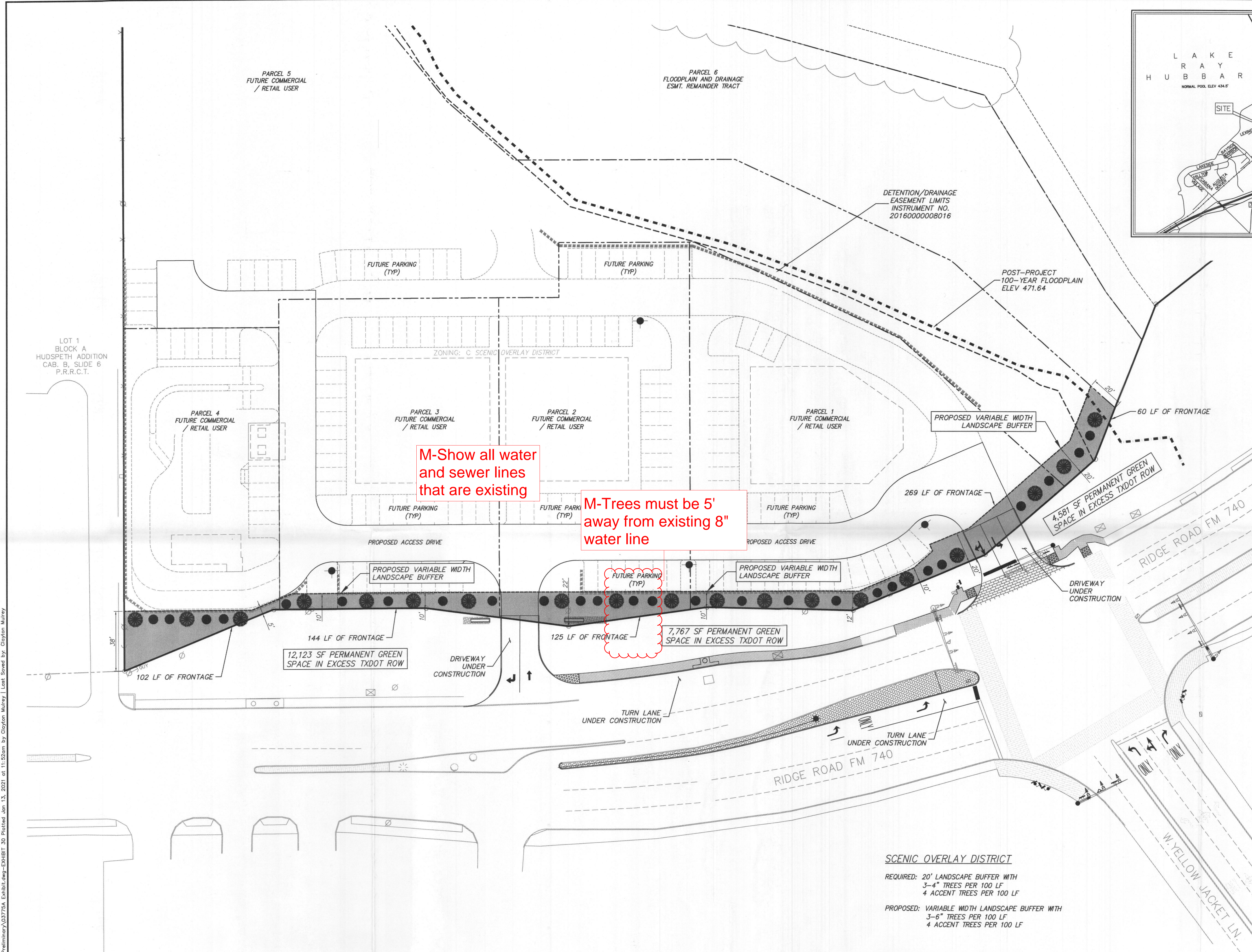
being requested.

I.6 Please provide two (2) large copies and one PDF version for review by staff.

I.7 Please note the scheduled meeting for this case:

1) Planning & Zoning Work Session meeting will be held on January 26, 2021.

I.8 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



M-Show all water and sewer lines that are existing

M-Trees must be 5' away from existing 8" water line

- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.

- Drainage Items:**
- Detention is accounted for previously.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.

- Water and Wastewater Items:**
- Must loop 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Minimum public sewer is 8". Must connect to the sewer line on the northeast.
 - Water and sewer must be 10' apart.
 - Must extend 8" water to the north

- Roadway Paving Items:**
- Parking to be 20'x9' facing the building or nose-to-nose.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Drive thru to be 12' wide minimum for each lane.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.
 - TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

- Landscaping:**
- No trees to be with 10' of any public water, sewer, or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

SCENIC OVERLAY DISTRICT

REQUIRED: 20' LANDSCAPE BUFFER WITH
3-4" TREES PER 100 LF
4 ACCENT TREES PER 100 LF

PROPOSED: VARIABLE WIDTH LANDSCAPE BUFFER WITH
3-6" TREES PER 100 LF
4 ACCENT TREES PER 100 LF

MON. R005-1 N: 7023593.75795; E: 2594175.58258;
ELEVATION: 578.6314.
RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN
MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No.
740.

MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION:
566.223.
BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30
SOUTH SERVICE ROAD & MIMS ROAD.

CAUTION!

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS
SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND
LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER
ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY
INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY
THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE
CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN
ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF
THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE
CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN
CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

ENGINEERINGCONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP	DATE: January 13, 2021
CHECKED: TW	DATE: January 13, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A EXHIBIT.DWG	

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW AND
BIDDING ONLY.

01/13/21

ALTERNATE LANDSCAPE PLAN
FOR LOTS 1-5
SKY-RIDGE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3:\PROJECTS\03775A\05-CAD-Files\06-Plan\06-Preliminary\03775A_05-Plan.dwg - E:\03775A_05-Plan.dwg
 2/13/2021 11:52am by Clayton Mulroy | Last Saved by Clayton Mulroy



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-001

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	SKY RIDGE ADDITION	LOT	1	BLOCK	A
GENERAL LOCATION	RIDGE ROAD AT YELLOWJACKET				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	VACANT		
PROPOSED ZONING	C	PROPOSED USE	COMMERCIAL		
ACREAGE	8.62	LOTS [CURRENT]	1	LOTS [PROPOSED]	7

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

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

<input checked="" type="checkbox"/> OWNER	7.1 RIDGE, LLC	<input checked="" type="checkbox"/> APPLICANT	ENGINEERING CONCEPTS AND DESIGN, LP
CONTACT PERSON	JOSHUA SWIERCINSKY	CONTACT PERSON	BILL THOMAS
ADDRESS	106 E. RUSK ST SUITE 200	ADDRESS	201 WINDCO CIRCLE
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	WYLIE, TX 75098
PHONE	972-771-7577	PHONE	972-941-8403
E-MAIL	JOSHUA@SKYREI.COM	E-MAIL	BILL@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

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

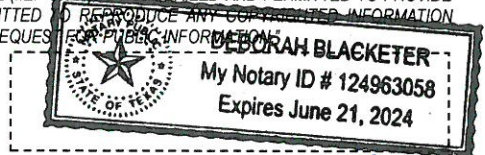
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF January, 2021

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

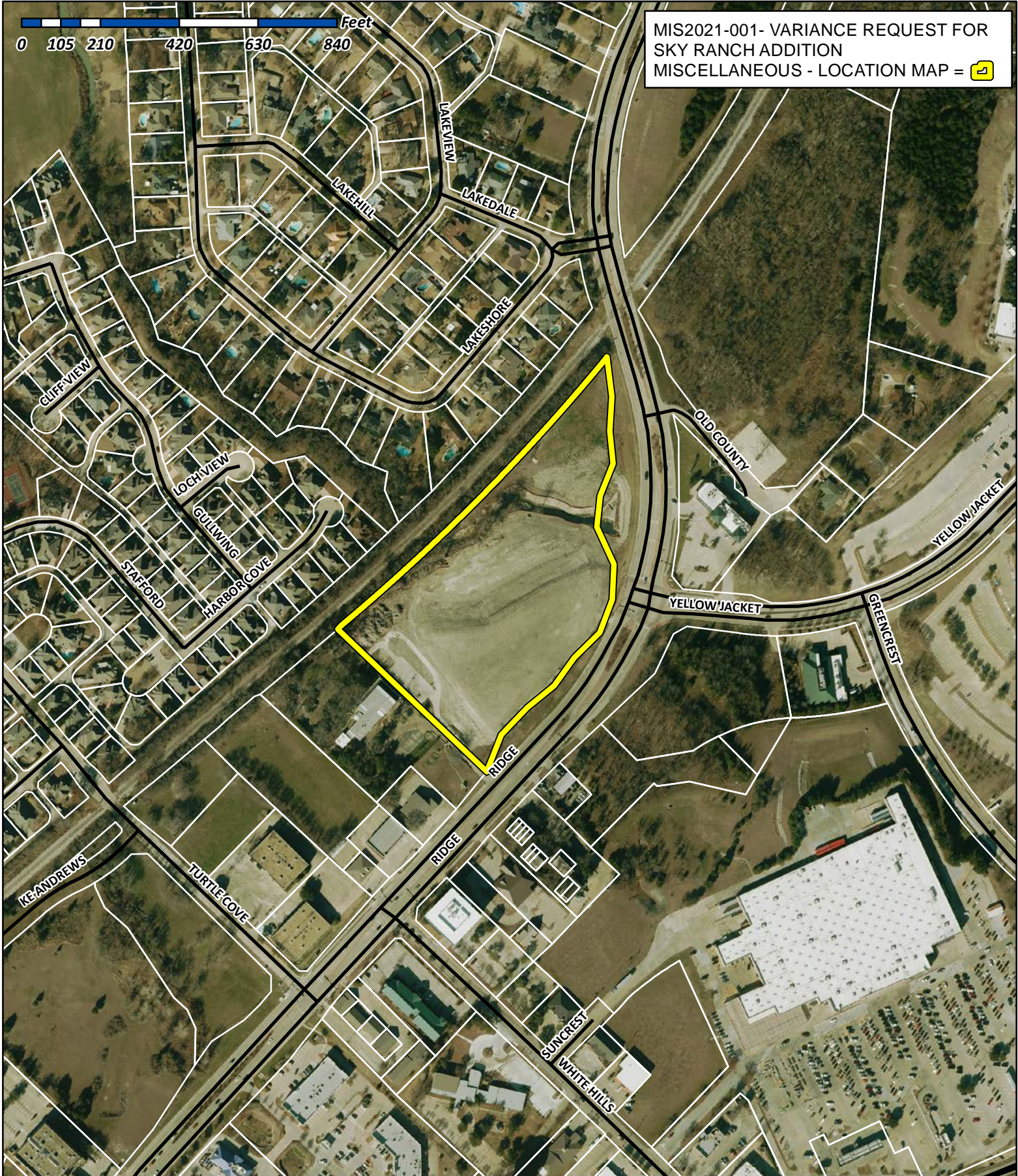
Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



MIS2021-001- VARIANCE REQUEST FOR SKY RANCH ADDITION
MISCELLANEOUS - LOCATION MAP =

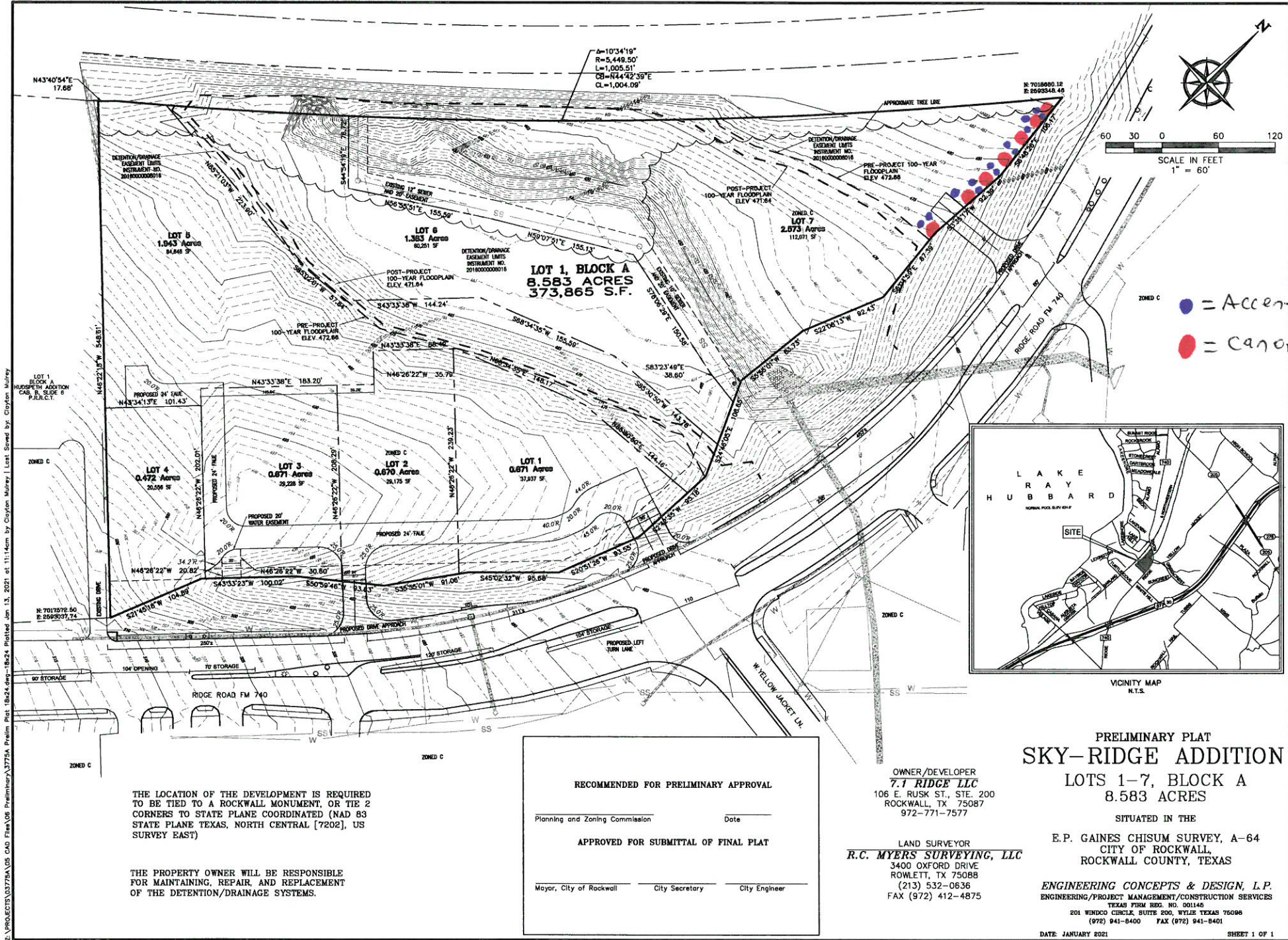


City of Rockwall

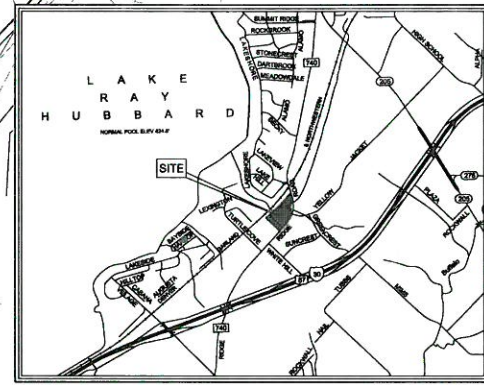
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





ZONED C
 ● = Accent Tree
 ● = Canopy Tree



Z:\PROJECTS\33775A\05 CAD Files\08 Preliminary\33775A Prelim Plat 1824.dwg--1824 Plotted Jan 13, 2021 at 11:14am by Clayton Mulvey

THE LOCATION OF THE DEVELOPMENT IS REQUIRED TO BE TIED TO A ROCKWALL MONUMENT, OR TIE 2 CORNERS TO STATE PLANE COORDINATED (NAD 83 STATE PLANE TEXAS, NORTH CENTRAL [7202], US SURVEY EAST)

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS.

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR SUBMITTAL OF FINAL PLAT

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

OWNER/DEVELOPER
7.1 RIDGE LLC
 106 E. RUSK ST., STE. 200
 ROCKWALL, TX 75087
 972-771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 3400 OXFORD DRIVE
 ROWLETT, TX 75088
 (213) 532-0636
 FAX (972) 412-4875

PRELIMINARY PLAT
SKY-RIDGE ADDITION
 LOTS 1-7, BLOCK A
 8.583 ACRES

SITUATED IN THE
 E.P. GAINES CHISUM SURVEY, A-64
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

Jan. 22, 2021

David Gonzales
385 S. Goliad
Rockwall, TX
75087

David,

I am submitting a landscape plan requesting a variance on the property located on the West side of Ridge Road at Yellow Jacket Ln. My sincere apology for the rather informal submission. Our engineer, Engineering Concepts, has become unreliable, unresponsive and quite unprofessional. It's not my intent to degrade our team but I think an explanation is due to the commission.

Allow me to make certain points that may of may not be applicable to this request:

This has been a very challenging project as the City may know.

We've accomplished the approval from FEMA to develop part of this site, at a great expense.

We've accomplished TXDOT approval and are currently constructing the intersection of Ridge Rd. @ Yellow Jacket.

Of the (approximately) 1246 linear feet of frontage along Ridge Rd, 400' or 1/3rd of the property is within the flood plain. Placing any type of landscaping is not possible. I consider this an undue hardship. I hope this can be taken into account when considering our variance request. If the commission will take this into consideration the required trees would be as follows:

	Required	Proposed	Diff
Accent	33	51	18
Canopy	25	58	33

In March 2017 I paid to the City over \$111,292 for tree mitigation. Although by right I am not certain if I am entitled to a credit to offset the trees as a substitute to past removal of trees, I'm not seeking same.

Due to the shallow depth of the property, a full 20' setback will deem a good portion of the property unusable.

Well, given the above, I hope the commission will understand that we have been willing and have attempted to meet the requirements in full, but unable to do so.

Again, I appreciate your time and kind consideration in this matter,

Respectfully submitted,


Michael Swiercinsky

SKY Interests
106 E Rusk
Rockwall, TX

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: Z2021-001
 PROJECT NAME: SUP for Residential Infill at 2825 Marcie Lane
 SITE ADDRESS/LOCATIONS: 2825 MARCIE LN, ROCKWALL, 75032

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	01/22/2021	Approved w/ Comments

01/22/2021: I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane.

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

M.3 For reference, include the case number (Z2021-001) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that {1} consists of five (5) or more lots, {2} that is 90% or more developed, and {3} that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lago Vista Subdivision, which was established on September 24, 1994, and consists of 92 lots, and is 99% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... (and) all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision." Conformance to this requirement will be evaluated by staff and acted upon by the Planning and Zoning Commission and City Council.

M.6 Please correct the elevations, currently there are two elevations labeled left elevation.

M.7 With the proposed home being located in a single-family district the home is allowed only one kitchen. For this case the stove would need to be removed (Subsection 02.01, Words, Terms, and Land Uses Defined, of Article 13 Definitions).

"(37) Dwelling unit. (d) The determination of whether one family is living independently of another is based on one or more of the following criteria:...(2) Separate kitchen facilities...."

M.8 Please review the attached Draft Ordinance prior to the January 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 2, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 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 February 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 26, 2021.

I.10 The projected City Council meeting dates for this case will be February 16, 2021 (1st Reading) and March 1, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Approved w/ Comments

01/21/2021: Zoning is approved. The building permit will need a grading plan for review.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-001

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2825 MARCIE LN
 Subdivision LAGO VISTA Lot 17 Block B
 General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning VACANT LOT Current Use _____
 Proposed Zoning _____ Proposed Use _____
 Acreage _____ Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>OTONIEL JARAMILLO</u>	<input type="checkbox"/> Applicant	_____
Contact Person	_____	Contact Person	_____
Address	<u>10951 OAKVIEW DR</u>	Address	_____
City, State & Zip	<u>BALCH SPRINGS TX</u>	City, State & Zip	_____
Phone	<u>972-839-6065</u>	Phone	_____
E-Mail	<u>TVMCONSTRUCTIONSUPPLY@YAHOO</u>	E-Mail	_____

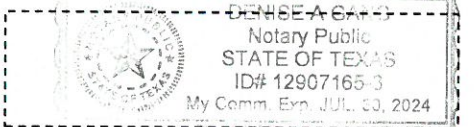
NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of January, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the 15 day of January, 20 21.

Owner's Signature Otoniel Jaramillo



My Commission Expires July 30, 2024



Z2021-001- SUP FOR 2825 MARCIE LANE
 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.

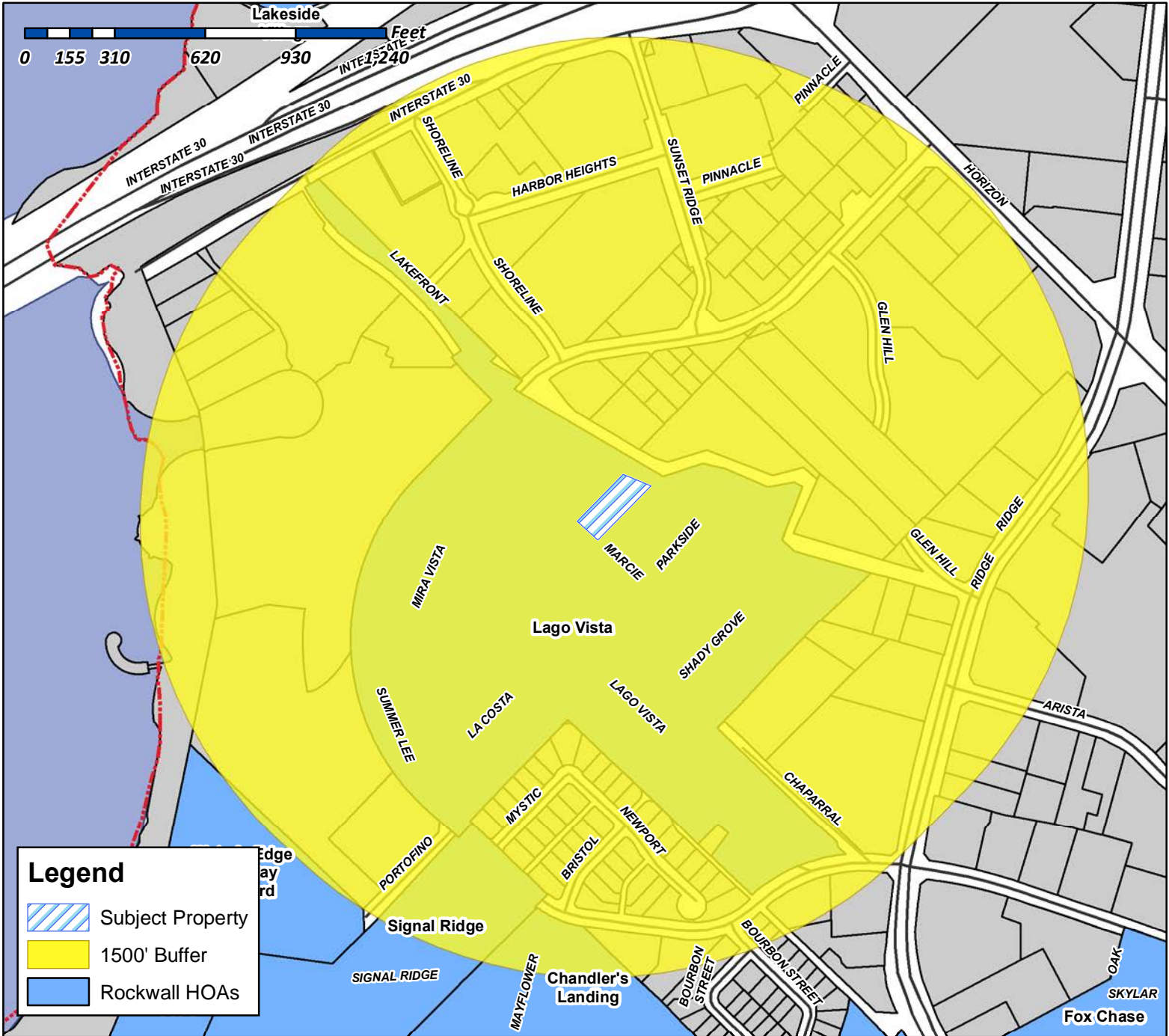




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, January 22, 2021 9:00 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-001]
Attachments: Public Notice (01.19.2021).pdf; HOA Map Z2021-001.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 29, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

Z2021-001 SUP for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

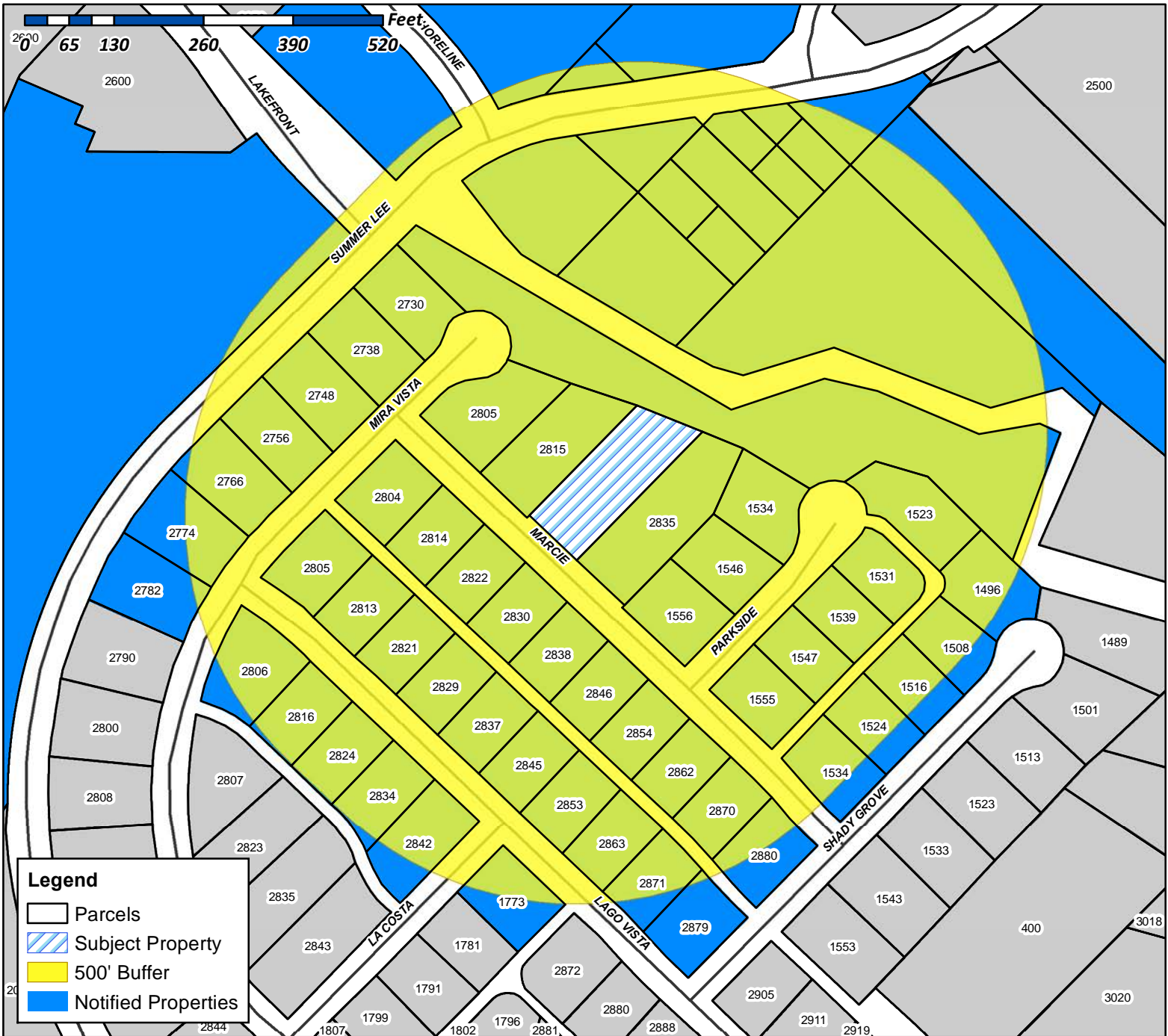
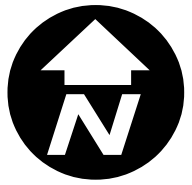
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City of Rockwall

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

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Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021
For Questions on this Case Call (972) 771-7745



FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

FRIEDEL JOHN M & SANDRA G
1531 PARKSIDE CIR
ROCKWALL, TX 75032

PICKENS ROBERT AND
LINDA MURPHY
1534 PARKSIDE CIRCLE
ROCKWALL, TX 75032

CONFIDENTIAL
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

WEISSERT JOHN
1546 PARKSIDE CIR
ROCKWALL, TX 75032

BRUCE LINDSAY R
1547 PARKSIDE CIRCLE
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

RIKE RHONDA D & GARRY
1773 LA COSTA DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
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

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

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

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F
2829 LAGO VISTA LN
ROCKWALL, TX 75032

GOEN EVAN AND DIANE RAMSEY
2830 MARCIE LANE
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

SOUSA BRIAN
2835 MARCIE LN
ROCKWALL, TX 75032

DAVIDSON DAVID LEE & LINDA
2837 LAGO VISTA LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

KURIAN P K & THANKAMA
2842 LAGO VISTA LN
ROCKWALL, TX 75032

GIBSON KAREN R & BRUCE K
2845 LAGO VISTA LANE
ROCKWALL, TX 75032

WILONSKY MICHAEL F & HOLLY L HAMMOND-
WILONSKY
2846 MARCIE LANE
ROCKWALL, TX 75032

MEADE BRENDA S
2853 LAGO VISTA LN
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

KIM YONG WOO
2863 LAGO VISTA LN
ROCKWALL, TX 75032

TOWNES KEVIN AND
JAN HICKS
2870 MARCI LN
ROCKWALL, TX 75032

MILLER JIMMIE D II & KELLI R
2871 LAGO VISTA LN
ROCKWALL, TX 75032

SHUPP TERRY & BETTY
2879 LAGO VISTA LN
ROCKWALL, TX 75032

CRUZ WILLIAM
2880 MARCI LN
ROCKWALL, TX 75032

WEISSERT JOHN
579 RS COUNTY ROAD 3388
ALBA, TX 75410

CRUZ WILLIAM
820 FAITH TRL
HEATH, TX 75032

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BOSSEY JOE AND LESLIE
P.O. BOX 1381
SANGER, TX 76266

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

PUBLIC NOTICE



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

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

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

Case No. Z2021-001: Specific Use Permit Residential Infill

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 16, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-001: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

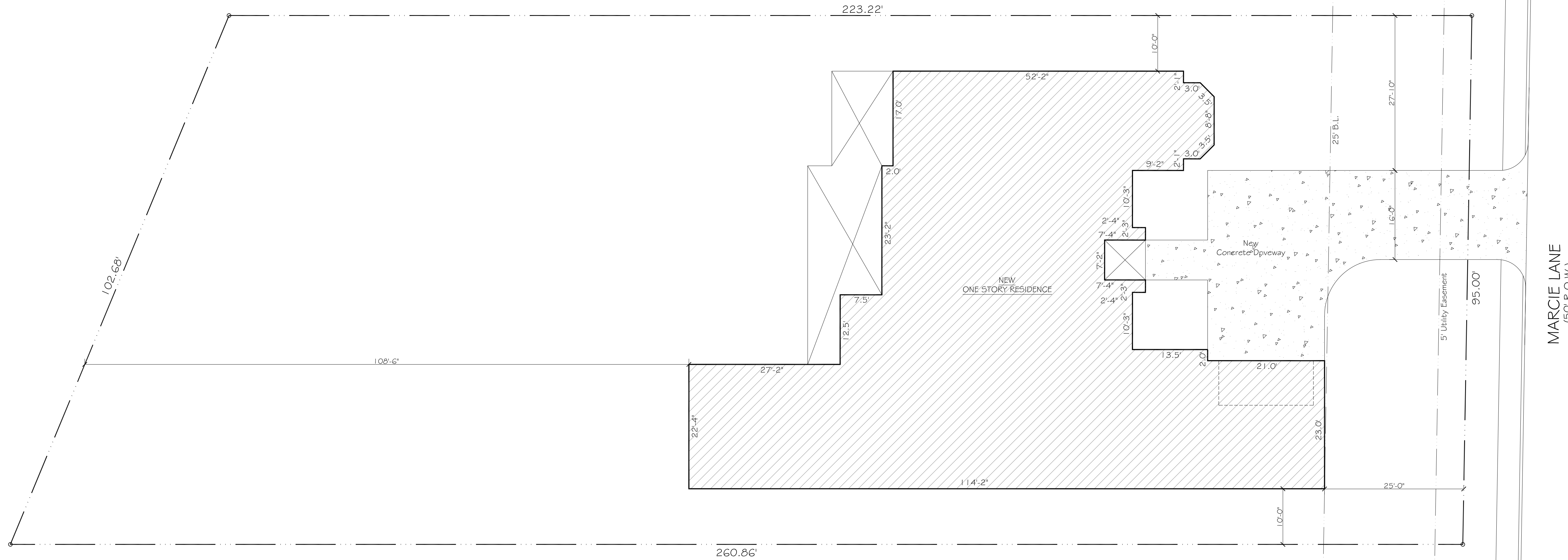
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

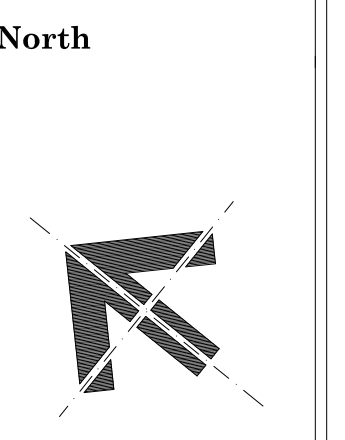


- GENERAL NOTES**
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
 2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
 3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
 4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
 5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
 6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
 7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

SITE PLAN INFORMATION

LOT SIZE	22,990 S.F.
BUILDING AREA	5,657 S.F.
PERCENT LOT COVERED	25.4%

A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2825 MARCIE LANE
 Block B Lot 17
 Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title
SITE PLAN

Scale
1" = 10'-0"

Sheet No.

A0.00

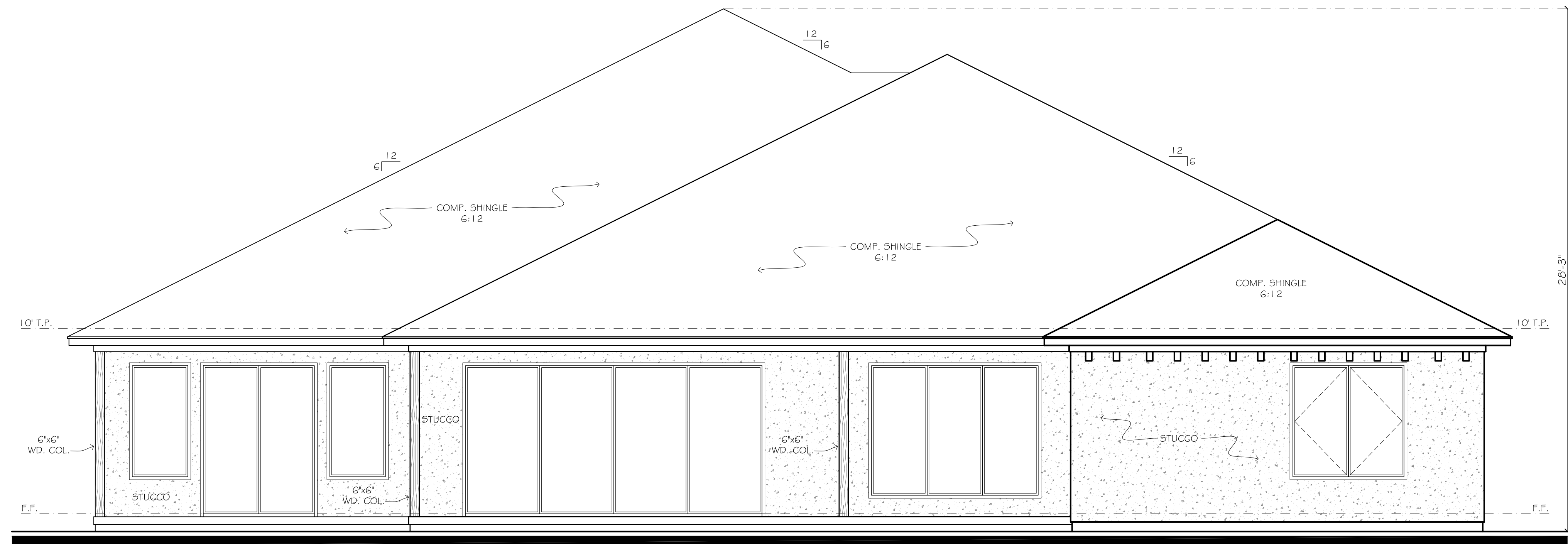
North

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

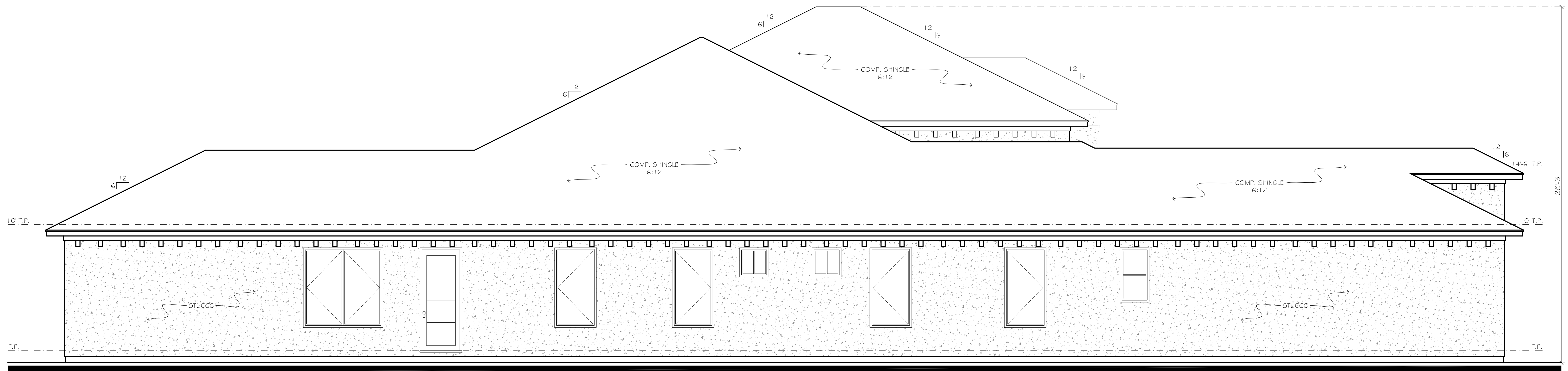
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

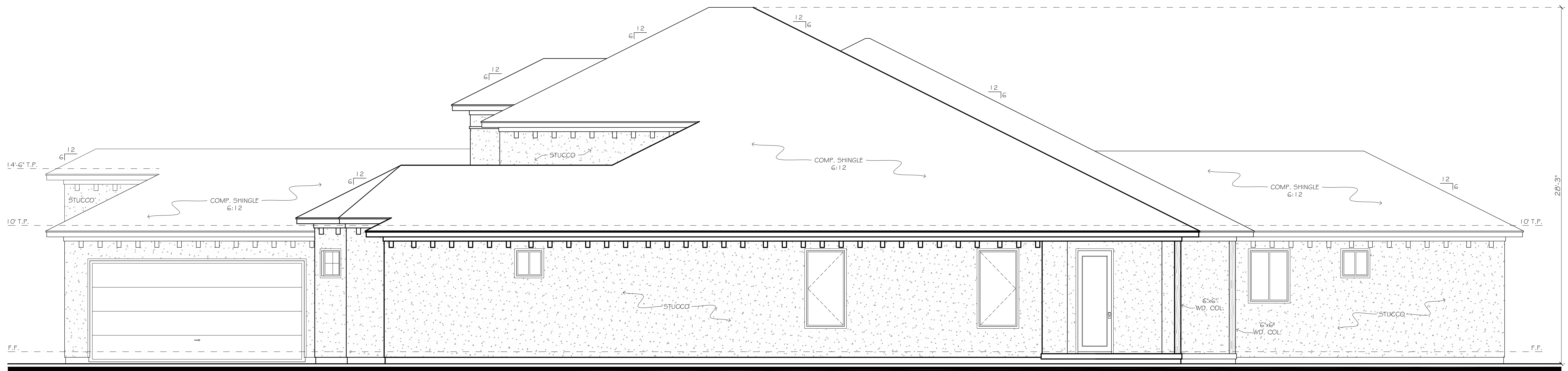
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A2.00



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

North

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

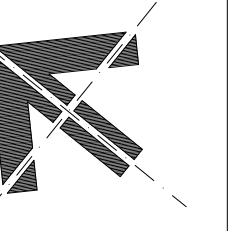
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

Sheet No.

A2.01



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL. ALL WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES AND ORDINANCES. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY TO LOCAL CODES, ORDINANCES, AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title
ELECTRICAL PLAN

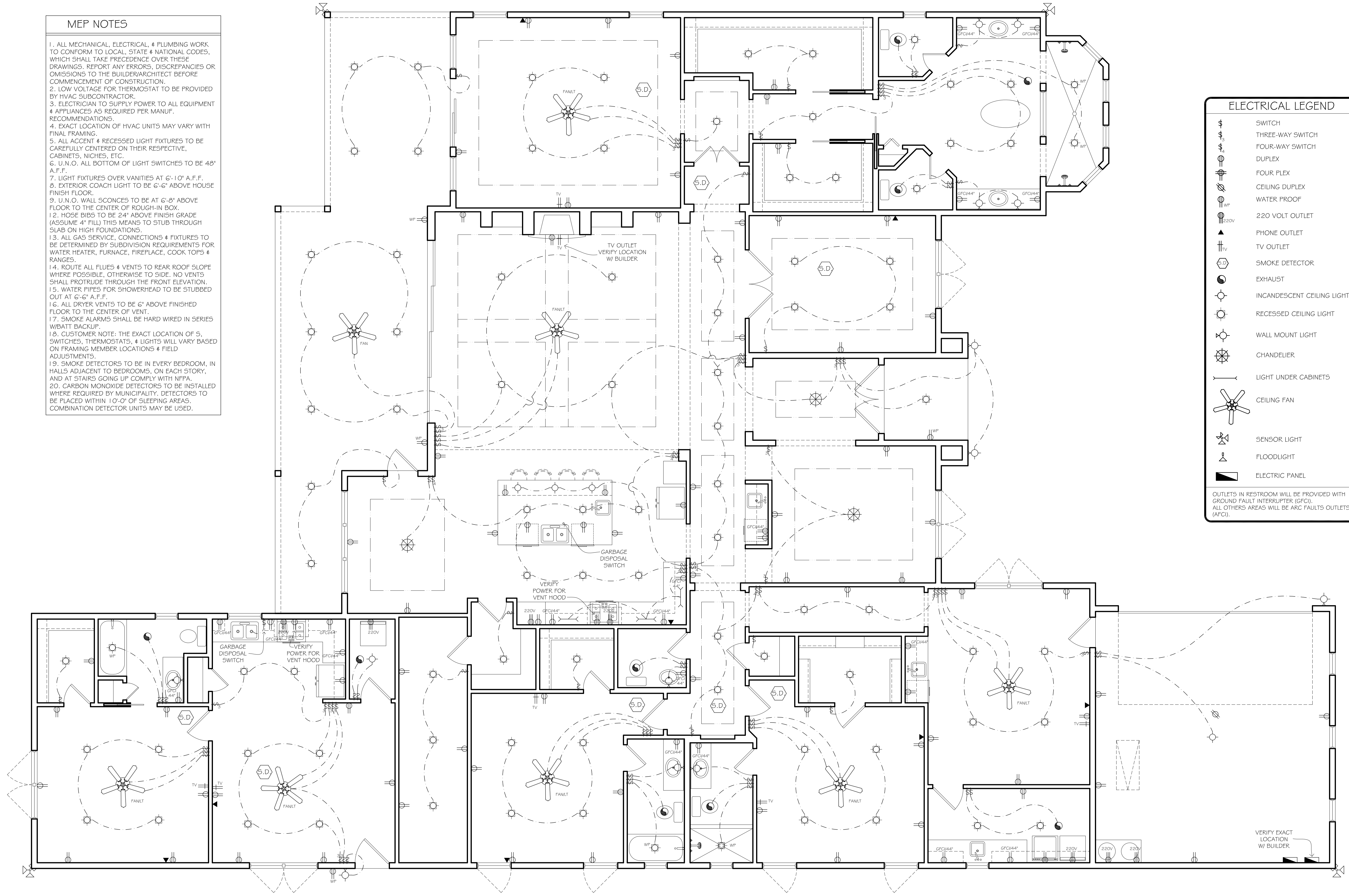
Scale
1/4" = 1'-0"

Sheet No.

E2.01

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.
6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
7. LIGHT FIXTURES OVER VANITIES AT 6'-10" A.F.F.
8. EXTERIOR COACH LIGHT TO BE 6'-6" ABOVE HOUSE FINISH FLOOR.
9. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
12. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
13. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
14. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
15. WATER PIPES FOR SHOWERHEAD TO BE STUBBED OUT AT 6'-6" A.F.F.
16. ALL DRYER VENTS TO BE 6" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
17. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WBATT BACKUP.
18. CUSTOMER NOTE: THE EXACT LOCATION OF S, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.
19. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP COMPLY WITH NFPA.
20. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.

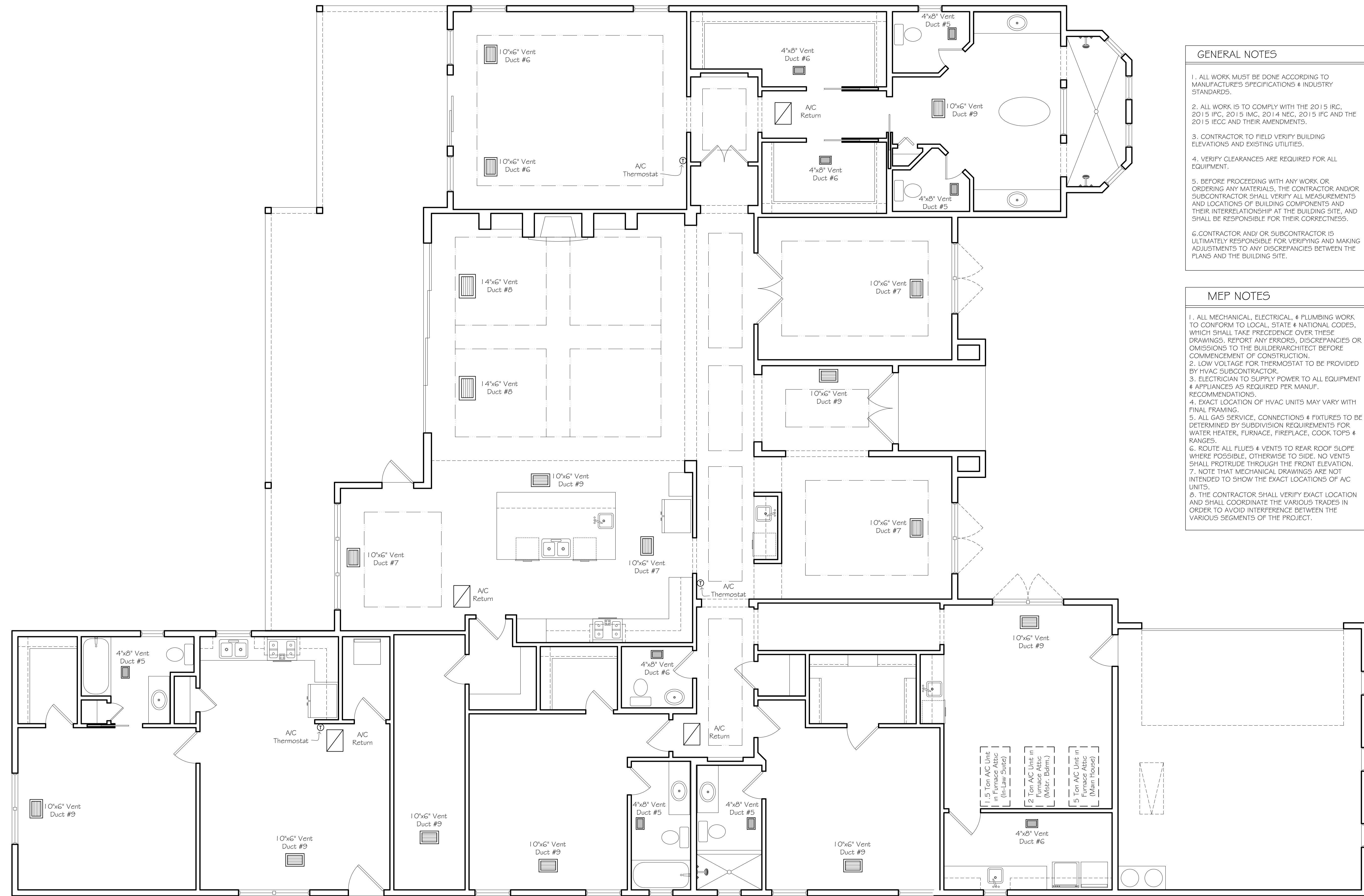
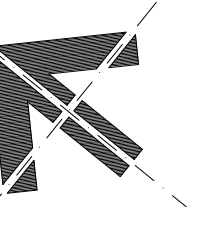


ELECTRICAL LEGEND

- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DUPLEX
- FOUR FLEX
- CEILING DUPLEX
- WATER PROOF
- 220 VOLT OUTLET
- PHONE OUTLET
- TV OUTLET
- SMOKE DETECTOR
- EXHAUST
- INCANDESCENT CEILING LIGHT
- RECESSED CEILING LIGHT
- WALL MOUNT LIGHT
- CHANDELIER
- LIGHT UNDER CABINETS
- CEILING FAN
- SENSOR LIGHT
- FLOODLIGHT
- ELECTRIC PANEL

OUTLETS IN RESTROOM WILL BE PROVIDED WITH GROUND FAULT INTERRUPTER (GFCI). ALL OTHERS AREAS WILL BE ARC FAULTS OUTLETS (AFCI).

North

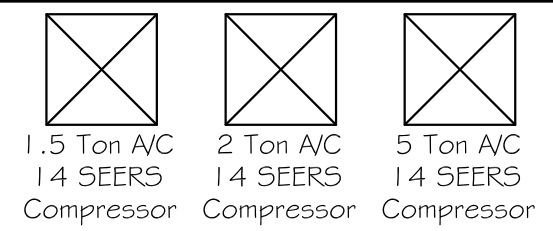


GENERAL NOTES

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2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.
3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
6. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
6. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
7. NOTE THAT MECHANICAL DRAWINGS ARE NOT INTENDED TO SHOW THE EXACT LOCATIONS OF A/C UNITS.
8. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND SHALL COORDINATE THE VARIOUS TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS SEGMENTS OF THE PROJECT.



2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

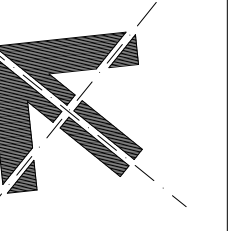
Sheet Title
MECHANICAL PLAN

Scale
1/4" = 1'-0"

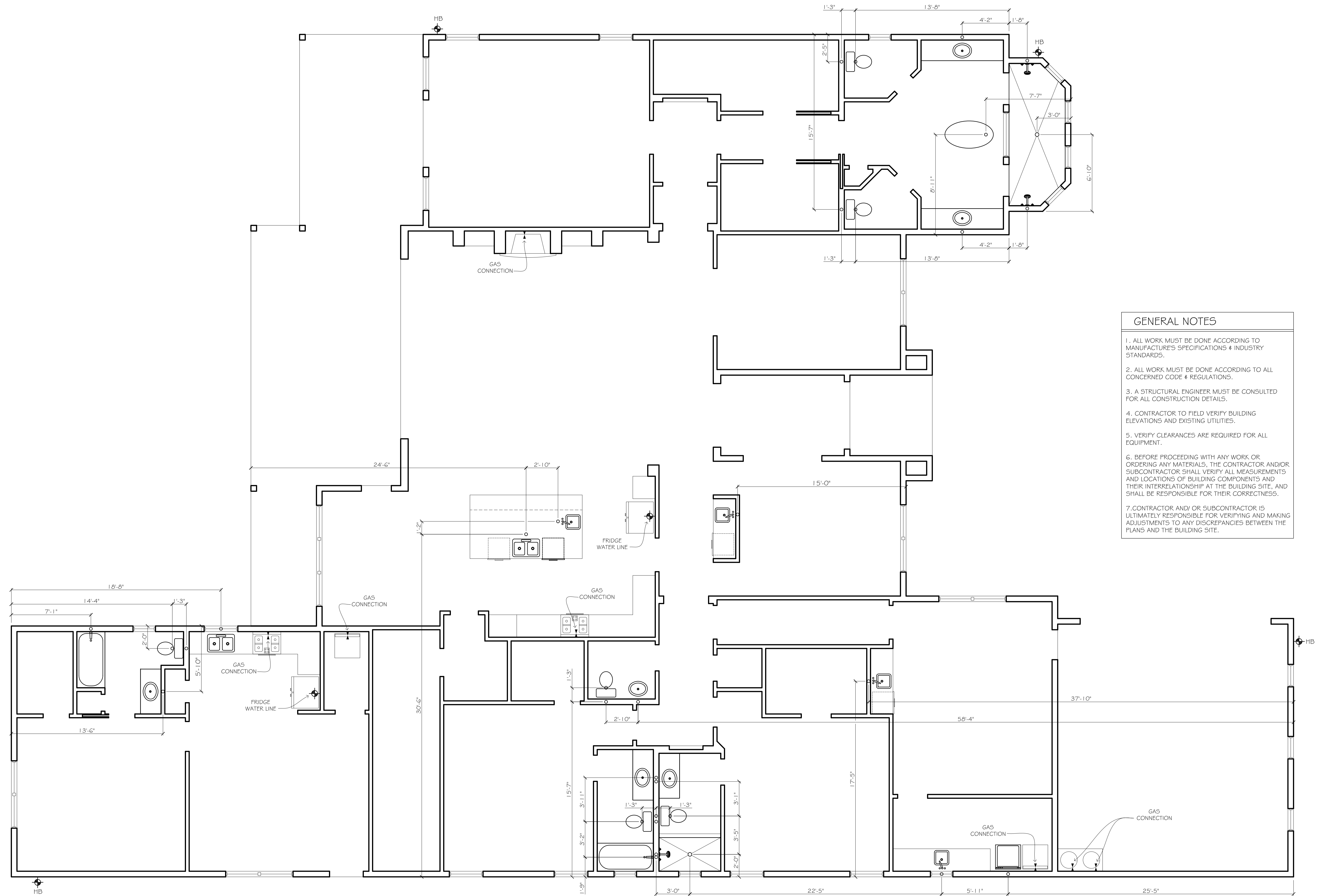
Sheet No.

M2.01

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL. ALL WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES AND ORDINANCES. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.



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- GENERAL NOTES**
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
 2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
 3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
 4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
 5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
 6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

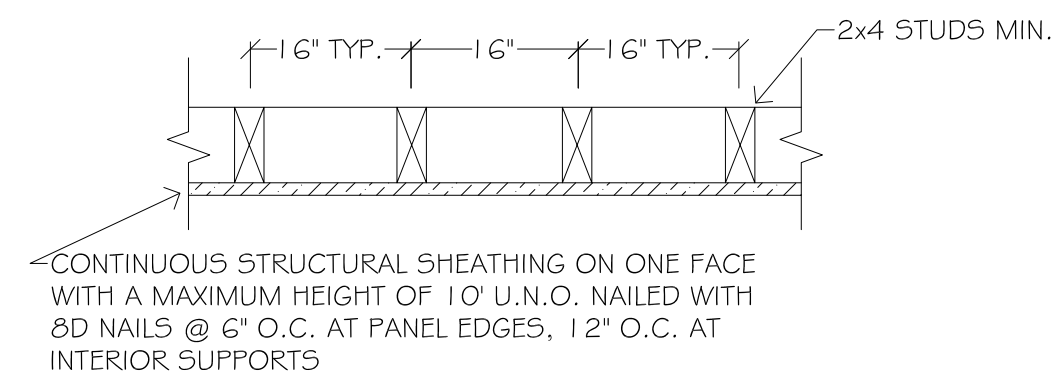
Sheet Title

PLUMBING PLAN

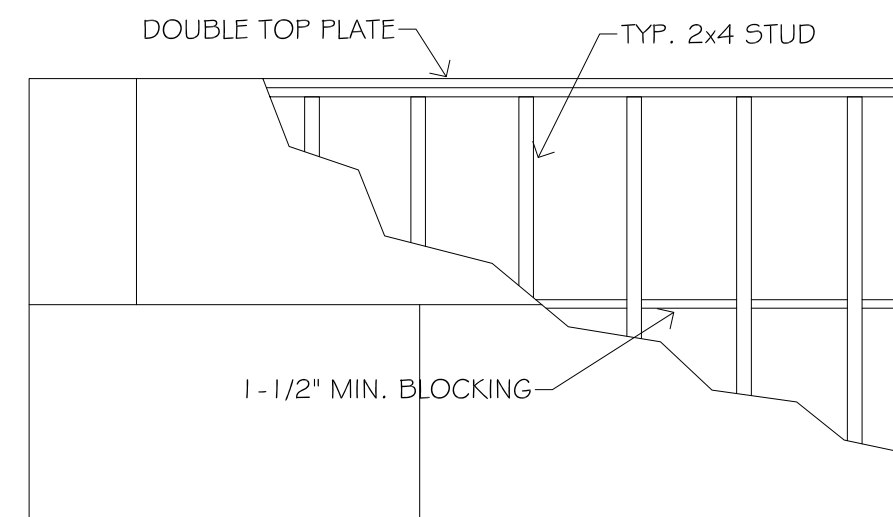
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Sheet No.

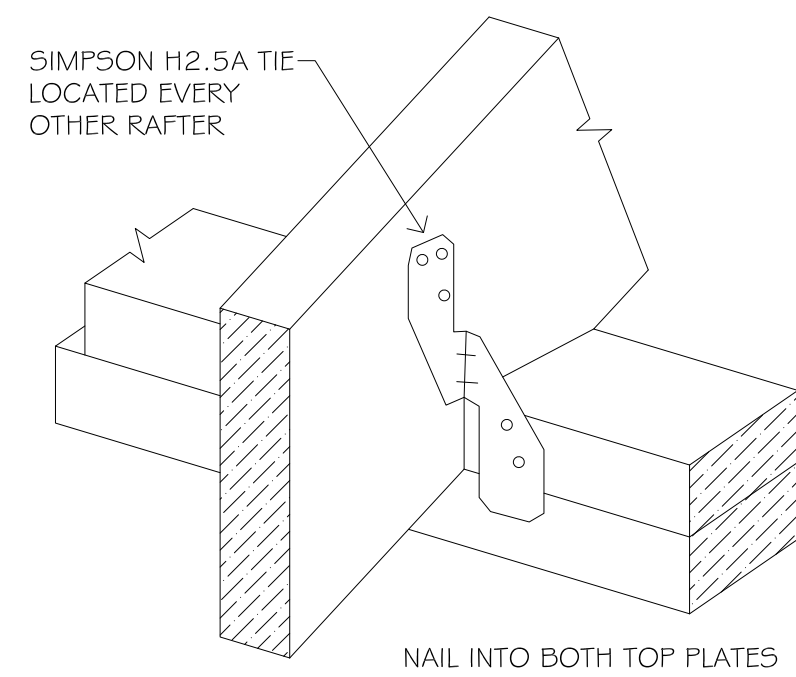
P2.01



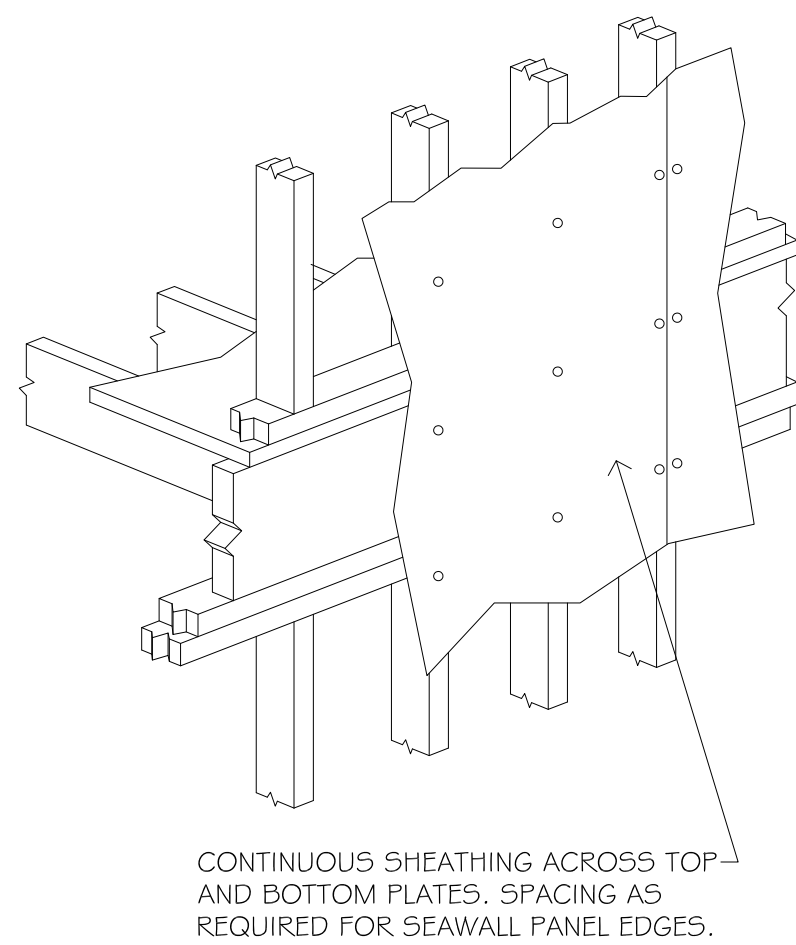
1 SECTION DETAIL
N.T.S.



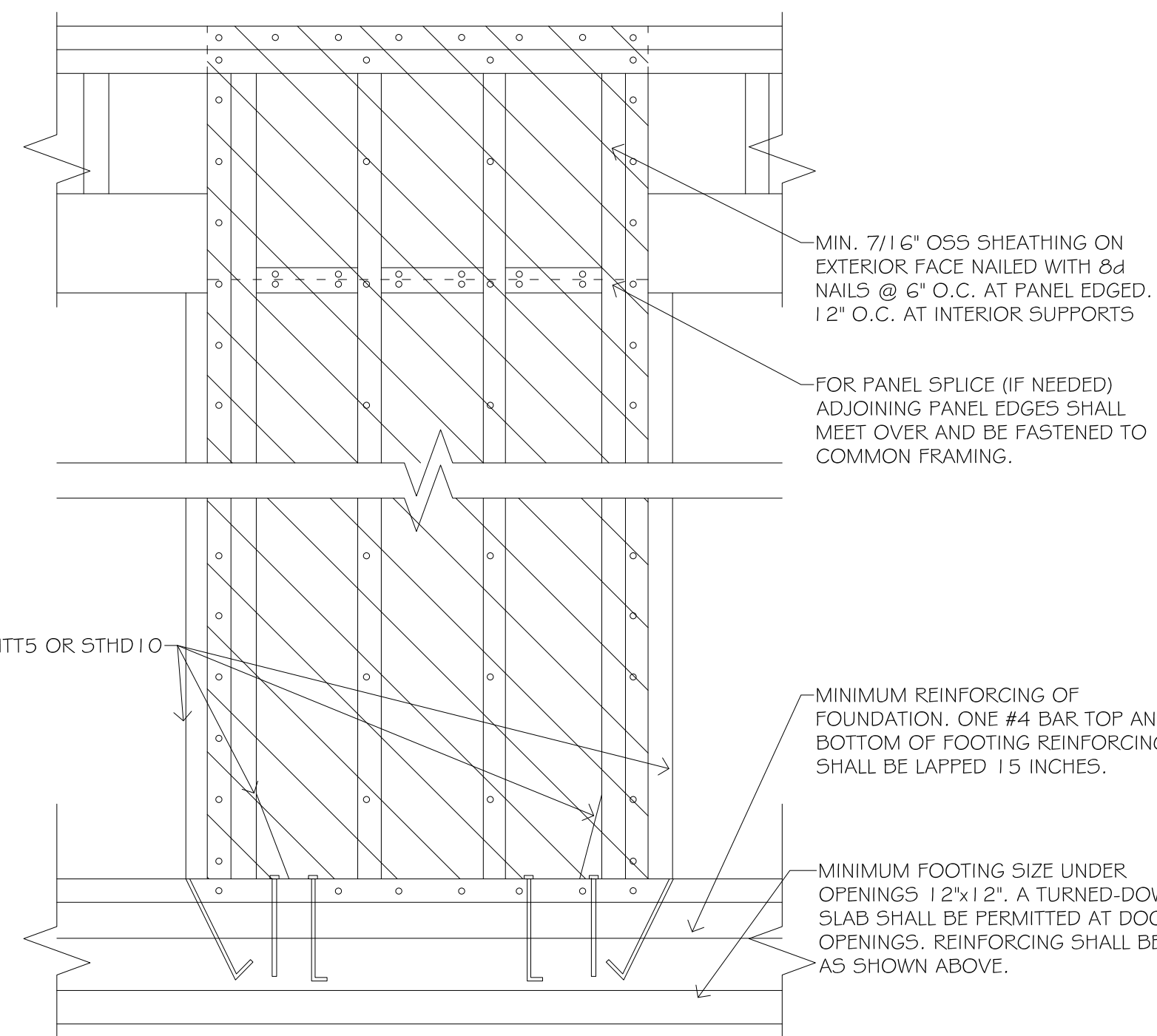
PANEL BLOCKING DETAIL
N.T.S.



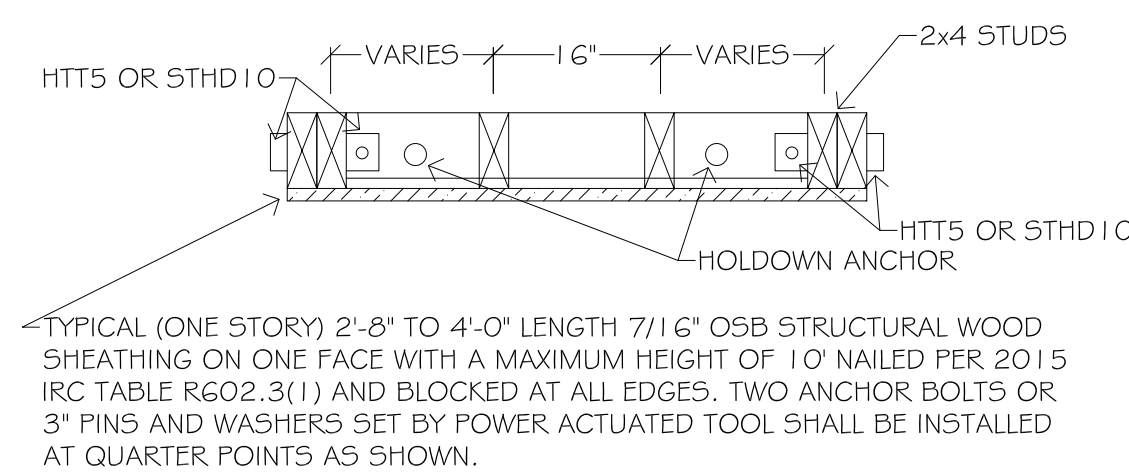
RAFTER TO TOP PLATE DETAIL
N.T.S.



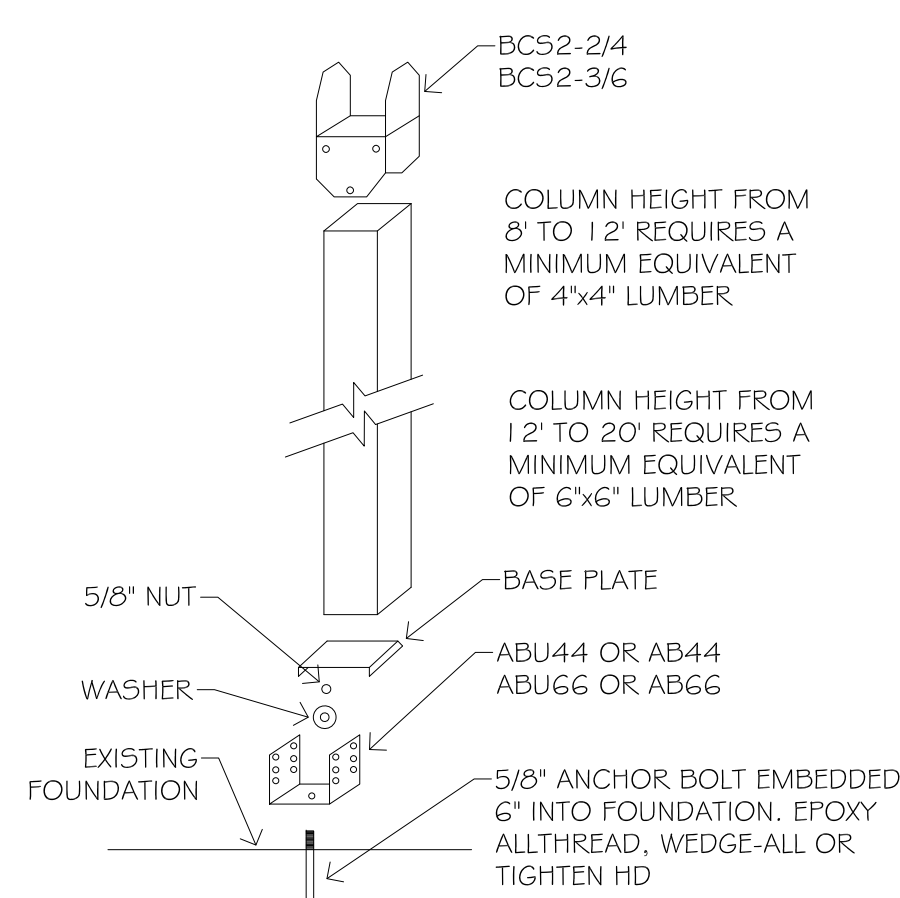
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
N.T.S.



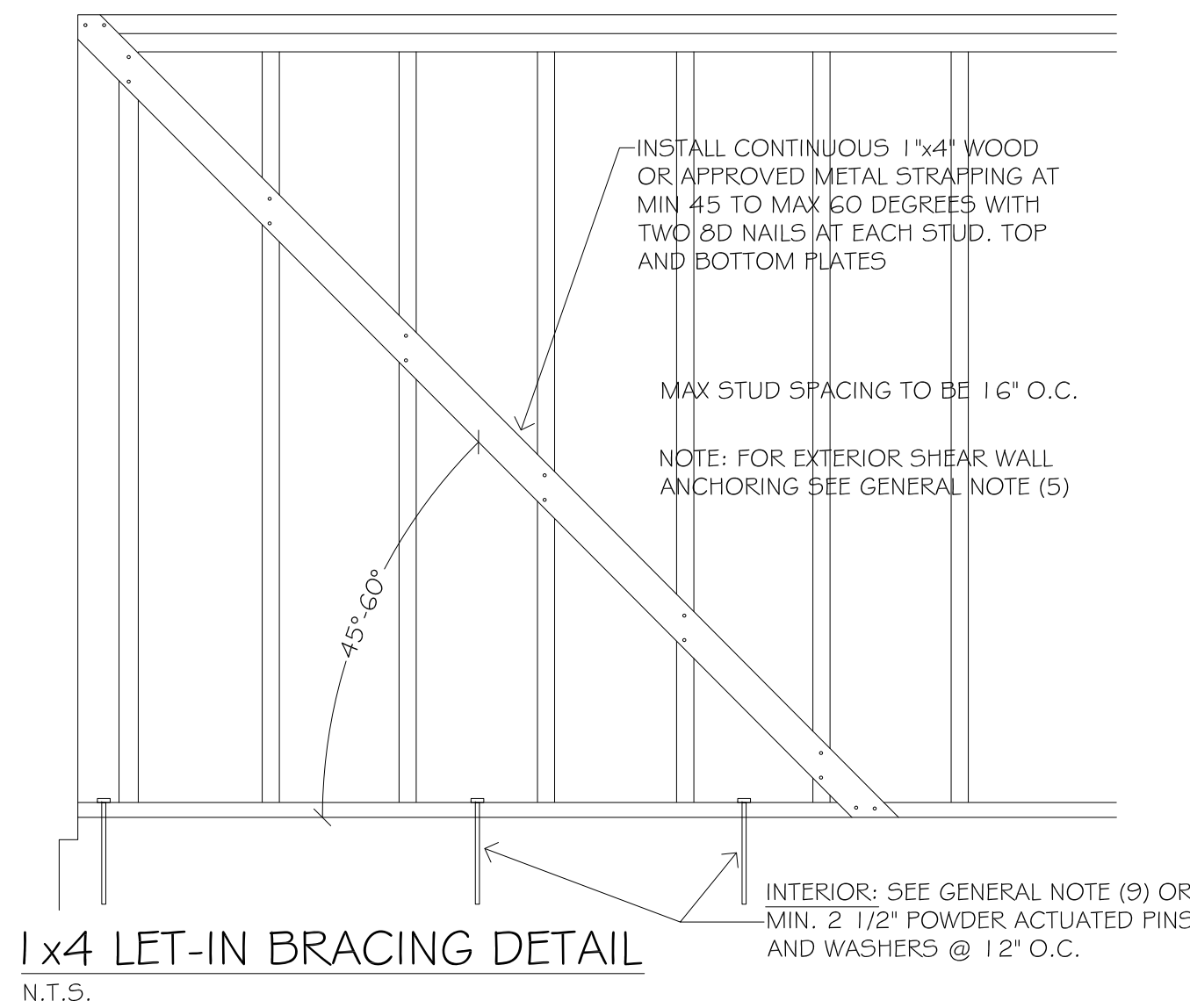
2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.



STANDARD COLUMN DETAIL
N.T.S.



STRUCTURAL SHEATHING

IS CONSIDER ONE OF THE FOLLOWING:

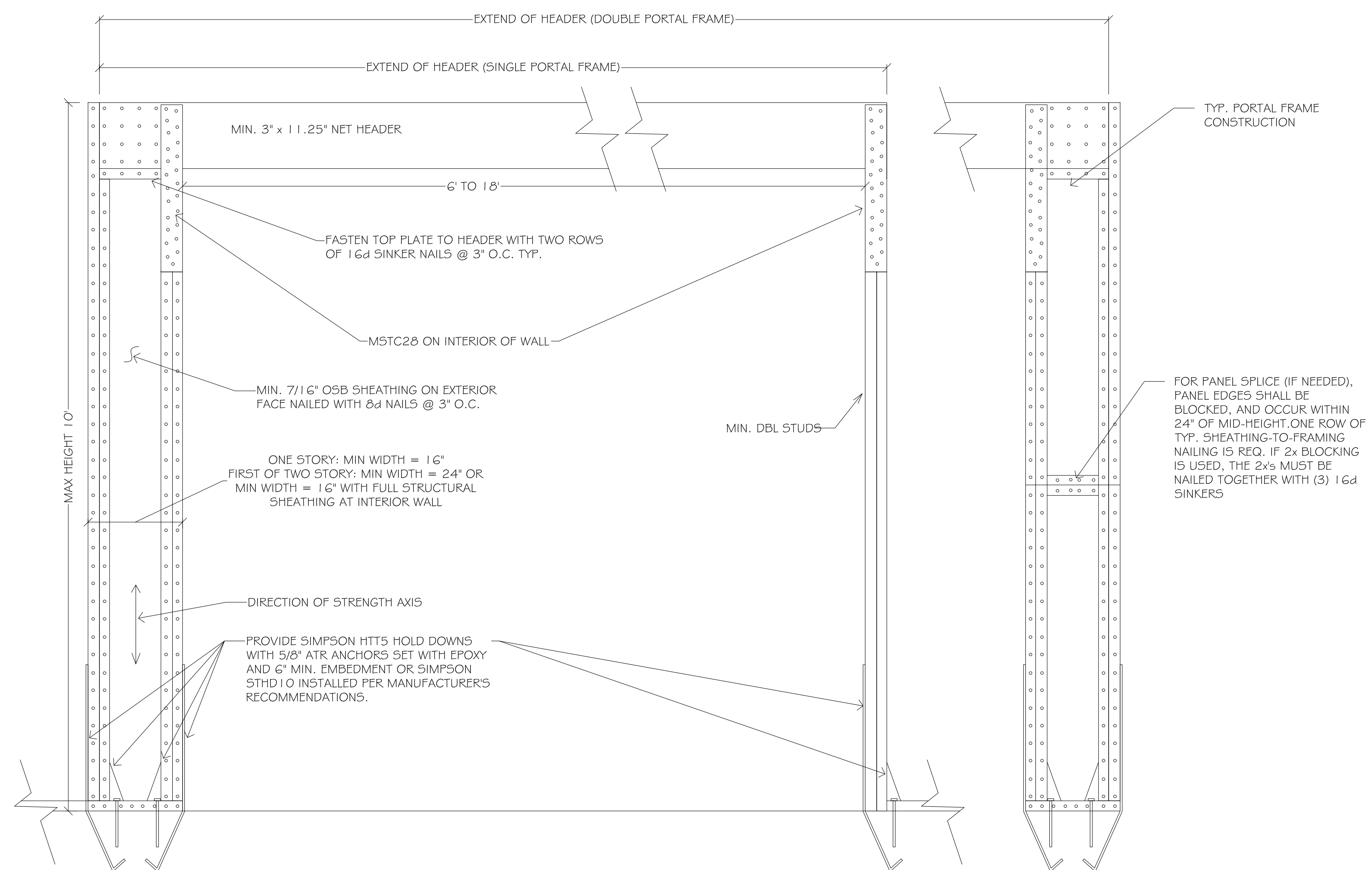
- MIN 7/16" OSB
- RED THERMOPLY
- BLUE THERMOPLY

GENERAL NOTES

1. REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
2. ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 IRC TABLE R602.3(1), UNLESS OTHERWISE NOTED.
3. SEAWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSLIDE THROUGH THE DOUBLE TOP PLATE.
4. BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTTS/STHD10). PROVIDE 1 ANCHOR BOLT CL OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH).
5. MUDSLIDE AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSLIDE ANCHORS @ 6'-0" O.C.
6. WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
7. ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2000, 2003, 2006, 2009, 2012 & 2015 IRC.
8. LET-IN BRACING MAY BE SUBSTITUTED WITH 4x8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR C516 X-BRACING.
9. ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - 9.1 INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - 9.2 MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTTS CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



2 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.

North

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

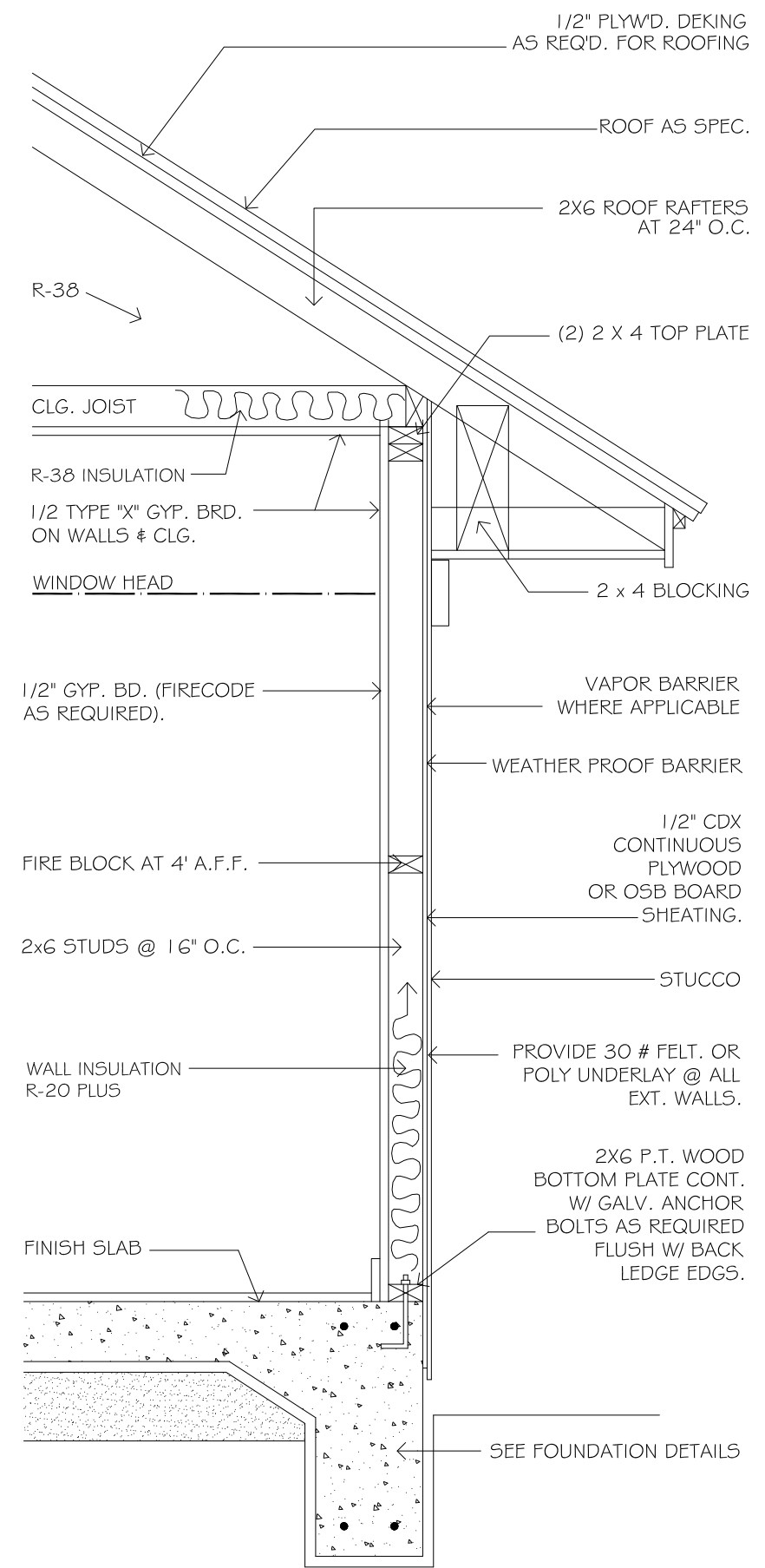
Sheet Title

WIND BRACING
DETAILS

Scale
INDICATES

Sheet No.

S1



North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIREMENTS.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

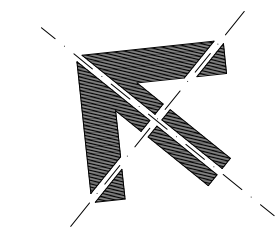
WALL SECTION

Scale
N.T.S.

Sheet No.

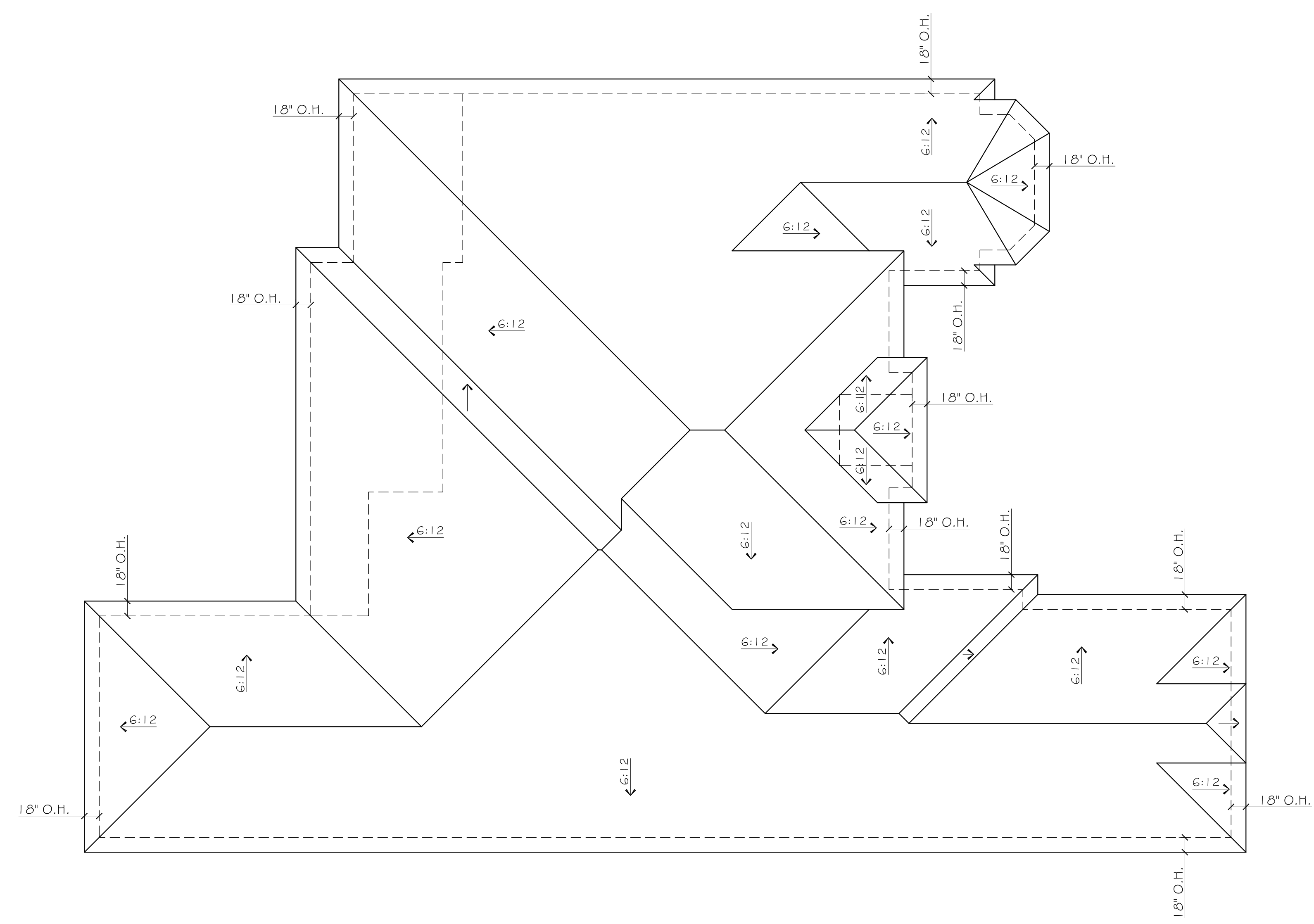
S2

North



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ROOF PLAN

SCALE: 1/8" = 1'-0"

Date
JANUARY, 2021

Sheet Title

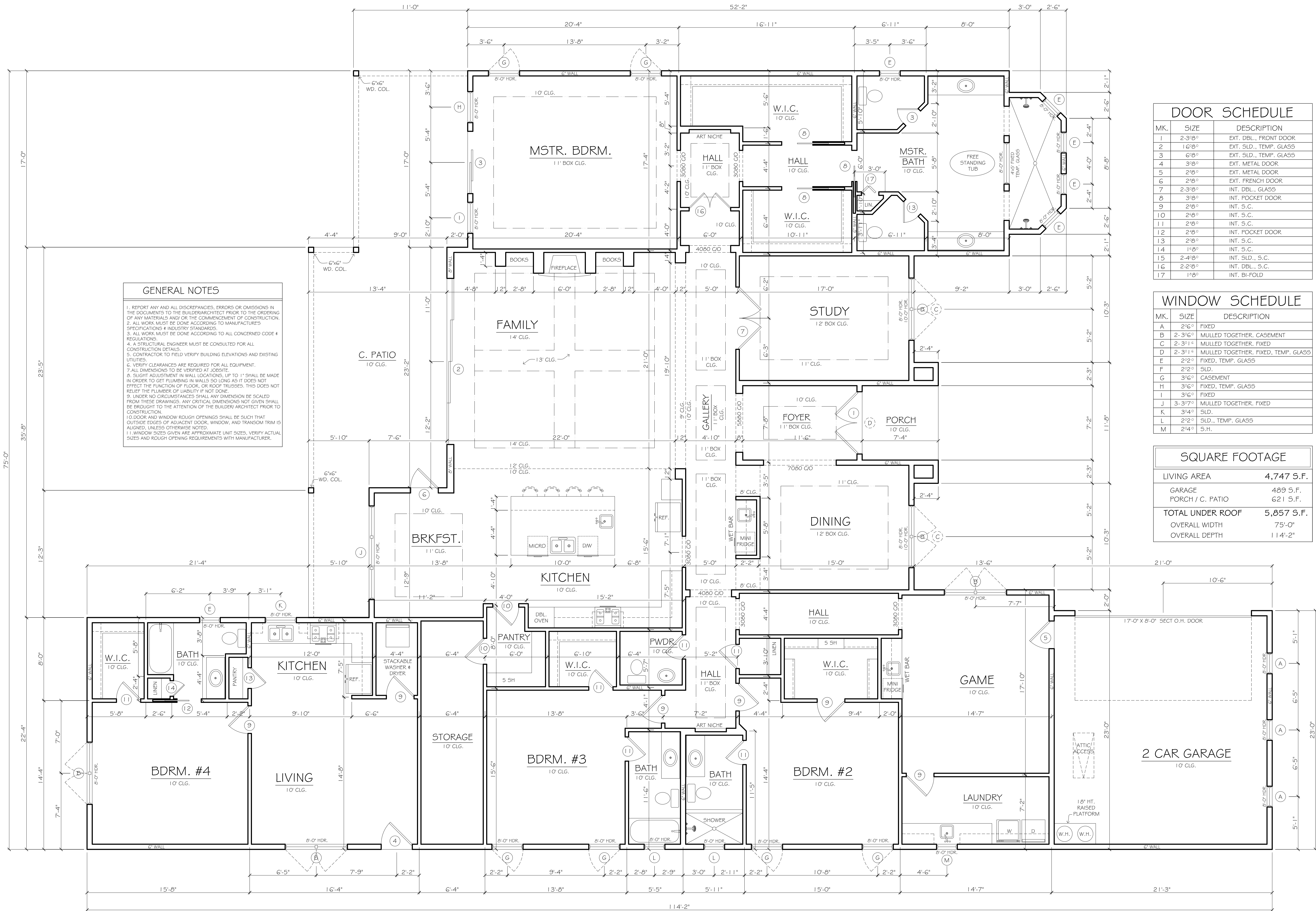
ROOF PLAN

Scale
1/8" = 1'-0"

Sheet No.

A1.01

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032



GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
3. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
4. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
5. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
6. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
7. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
8. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
9. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
10. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
11. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.

DOOR SCHEDULE

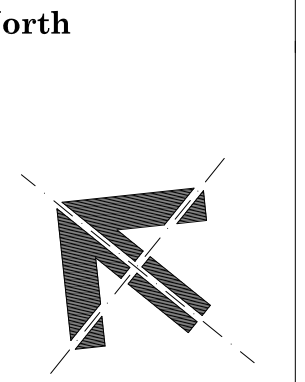
MK.	SIZE	DESCRIPTION
1	2-3'8"	EXT. DBL., FRONT DOOR
2	1'6"8"	EXT. SLD., TEMP. GLASS
3	6'8"	EXT. SLD., TEMP. GLASS
4	3'8"	EXT. METAL DOOR
5	2'8"	EXT. METAL DOOR
6	2'8"	EXT. FRENCH DOOR
7	2-3'8"	INT. DBL., GLASS
8	3'8"	INT. POCKET DOOR
9	2'8"	INT. S.C.
10	2'8"	INT. S.C.
11	2'8"	INT. S.C.
12	2'8"	INT. POCKET DOOR
13	2'8"	INT. S.C.
14	1'8"	INT. S.C.
15	2-4'8"	INT. SLD., S.C.
16	2-2'8"	INT. DBL., S.C.
17	1'8"	INT. BI-FOLD

WINDOW SCHEDULE

MK.	SIZE	DESCRIPTION
A	2'6"	FIXED
B	2-3'6"	MULLED TOGETHER, CASEMENT
C	2-3'1"	MULLED TOGETHER, FIXED
D	2-3'1"	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
J	3-3'7"	MULLED TOGETHER, FIXED
K	3'4"	SLD.
L	2'2"	SLD., TEMP. GLASS
M	2'4"	S.H.

SQUARE FOOTAGE

LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"



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2825 MARCIE LANE
 Block B Lot 17
 Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

INDICATES

Scale
 INDICATES

Sheet No.

A1.00

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
1523 Parkside Circle	Single-Family Home	2002	3,377	N/A	Brick
1531 Parkside Circle	Single-Family Home	2001	3,728	N/A	Brick
1534 Parkside Circle	Single-Family Home	2001	2,913	N/A	Brick
1539 Parkside Circle	Single-Family Home	2002	2,760	N/A	Brick
1546 Parkside Circle	Single-Family Home	2001	3,963	N/A	Brick
1547 Parkside Circle	Single-Family Home	2001	3,581	N/A	Brick
1555 Parkside Circle	Single-Family Home	2000	3,983	N/A	Brick
1556 Parkside Circle	Single-Family Home	2000	3,533	314	Brick
2804 Marcie Lane	Single-Family Home	2002	3,618	N/A	Brick
2805 Marcie Lane	Single-Family Home	2005	2,922	N/A	Brick
2814 Marcie Lane	Single-Family Home	2002	3,566	N/A	Brick
2815 Marcie Lane	Single-Family Home	2018	2,713	N/A	Brick
2822 Marcie Lane	Single-Family Home	2002	2,983	N/A	Brick
2825 Marcie Lane	RCAD Indicates Vacant		Subject Property		
2830 Marcie Lane	Single-Family Home	2002	3,839	356	Stone
2835 Marcie Lane	Single-Family Home	2005	4,055	N/A	Stucco
2838 Marcie Lane	Single-Family Home	2001	2,762	N/A	Brick
2846 Marcie Lane	Single-Family Home	2001	3,758	100	Brick
2854 Marcie Lane	Single-Family Home	1997	2,833	N/A	Brick
2862 Marcie Lane	Single-Family Home	2002	4,026	N/A	Brick
2870 Marcie Lane	Single-Family Home	2000	4,268	100	Brick
2880 Marcie Lane	Single-Family Home	1999	3,327	N/A	Brick
2730 Mira Vista Lane	Single-Family Home	2004	3,498	N/A	Stucco
2738 Mira Vista Lane	Single-Family Home	2011	3,646	N/A	Stone
2748 Mira Vista Lane	Single-Family Home	2003	3,902	N/A	Brick
2756 Mira Vista Lane	Single-Family Home	2002	3,724	N/A	Brick
Averages:		2003	3,491	218	



1523 Parkside Circle



1531 Parkside Circle



1534 Parkside Circle



1539 Parkside Circle



1546 Parkside Circle



1547 Parkside Circle



1555 Parkside Circle



1556 Parkside Circle



2730 Mira Vista Lane



2738 Mira Vista Lane



2748 Mira Vista Lane



2756 Mira Vista Lane



2804 Marcie Lane



2805 Marcie Lane



2814 Marcie Lane



2815 Marcie Lane



2822 Marcie Lane



2830 Marcie Lane



2835 Marcie Lane



2838 Marcie Lane



2846 Marcie Lane



2854 Marcie Lane



2862 Marcie Lane



2870 Marcie Lane



2880 Marcie Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.50-ACRE TRACT OF LAND, IDENTIFIED AS LOT 17, BLOCK B, LAGO VISTA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.50-acre tract of land being described as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development

District 18 (PD-18) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1TH DAY OF MARCH, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2021

2nd Reading: March 1, 2021

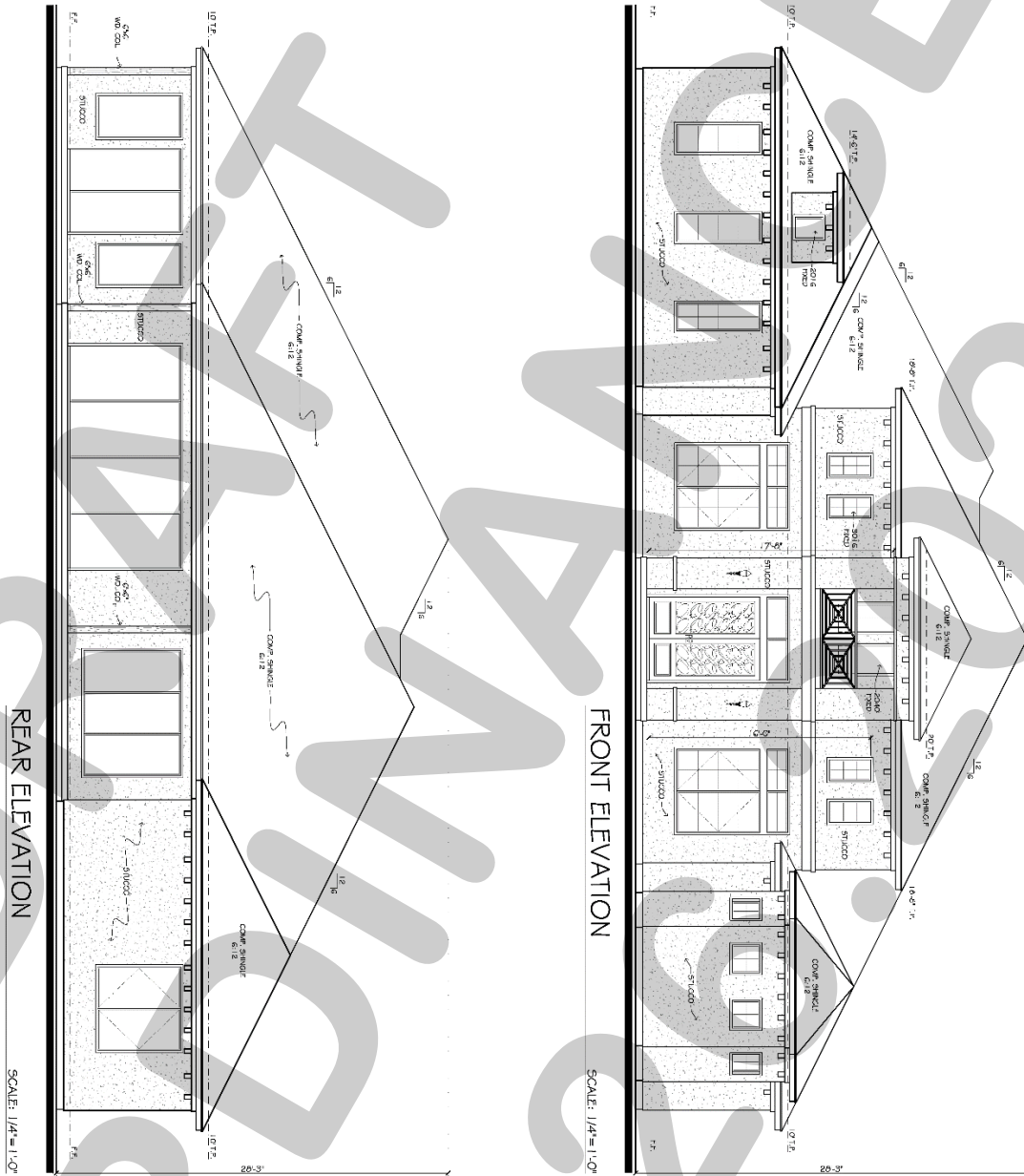
Exhibit 'A'
Location Map and Survey

Address: 2825 Marcie Lane

Legal Description: Lot 17, Block B, Lago Vista Addition



Exhibit 'C':
Building Elevations



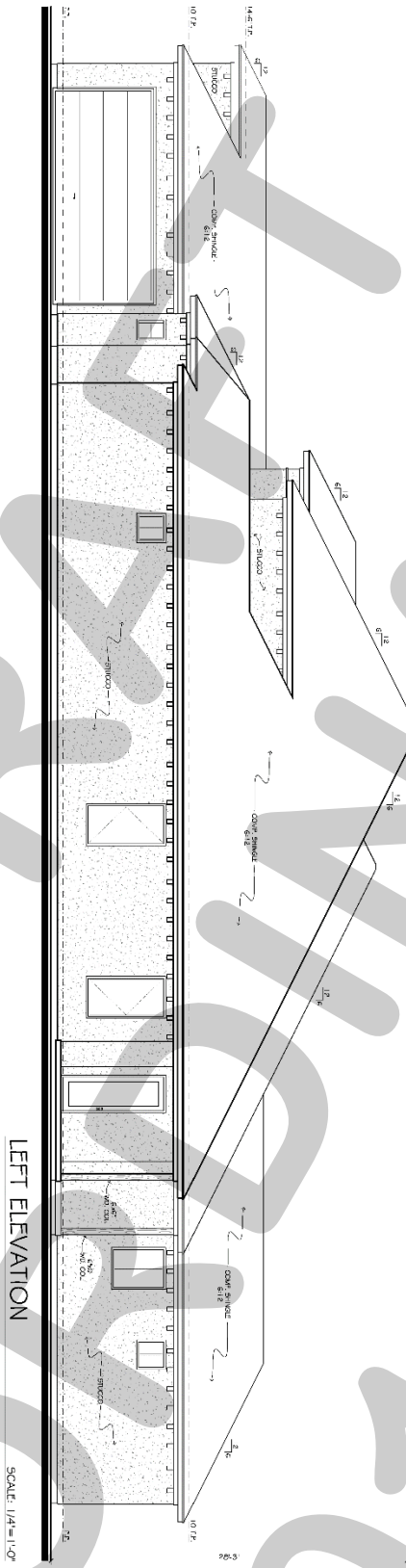
Date	JANUARY, 2021
Sheet Title	ELEVATIONS PLAN
Scale	1/4" = 1'-0"
Sheet No.	A2.00

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

THESE PLANS ARE PREPARED TO PROVIDE BASIC INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE REFERRED TO FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS. THE USER OF THESE PLANS AND LOCAL REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

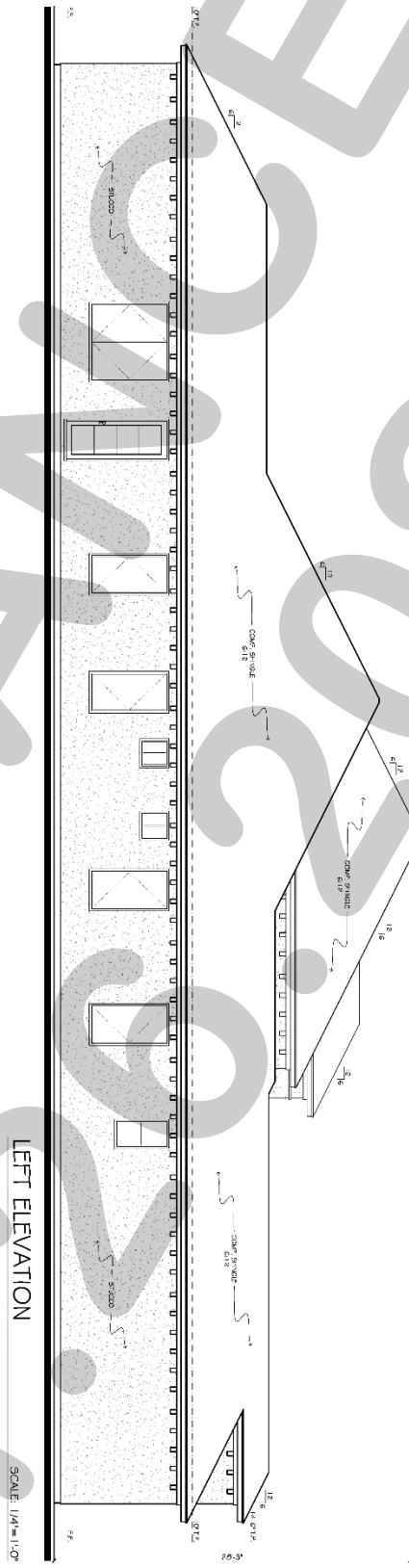
North

**Exhibit 'C':
Building Elevations**



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

A2.01

Sheet No.

Scale
1/4" = 1'-0"

ELEVATIONS
PLAN

Sheet Title

Date
JANUARY, 2021

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

THIS PLAN SET INTENDS TO PROVIDE BASE
DESIGN INFORMATION TO COMPLY WITH ALL
REQUIREMENTS OF THE CITY OF ROCKWALL,
TEXAS. THE CITY OF ROCKWALL, TEXAS
RESERVES THE RIGHT TO ACCEPT OR REJECT
ANY PART OF THIS PLAN SET AS SHOWN.
LOCAL CODES, ORDINANCES AND REGULATIONS
AND ANY OTHER REQUIREMENTS SHALL
PREVAILE OVER THIS PLAN SET. THE CONTRACTOR SHALL
VERIFY ALL INFORMATION AND RECORDS OF UTILITIES AND
ADDITIONAL UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

North

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: Z2021-002
PROJECT NAME: SUP for Car Wash USA Express & Take 5 Oil Change
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	01/21/2021	Approved w/ Comments

01/21/2021: Z2021-002; Specific Use Permit for 3611 N. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205].

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the North SH-205 Overlay (N SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

(A) Proposed operational conditions of the SUP Ordinance:

The following conditions pertain to the operation of a Full Service Car Wash and Auto Detail land use on the Subject Property and conformance to these requirements is necessary for continued operations:

- (1) The Full-Service Car Wash and Auto Detail facility shall generally conform to the Concept Plan depicted in Exhibit 'B' and the Building Elevations depicted in Exhibit 'C' of this ordinance;
- (2) No outside display of merchandise or outside storage (e.g. ice machine, propane cage, vending machines, and DVD rental kiosk) shall be allowed on the subject property;
- (3) Additional landscaping (i.e. trees and shrubs) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the subject property; and
- (4) The exit tunnel of the Full-Service Car Wash and Auto Detail facility shall be screened from N. Goliad Street [i.e. SH-205] utilizing landscape screening (e.g. trees, pampas

grass, etc.) and a berm.

I.4 Site Plan:

1. Remove the "NOTE: O'Reilly Auto Parts Development by Others" from adjacent lot.
2. Under Parking Calculations, remove the Auto Repair Service reference and correct the parking count to be 25 spaces provided.

I.5 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on January 26, 2021.
- (2) Planning & Zoning Public Hearing will be held on February 9, 2021.
- (3) City Council Public Hearing will be held on February 16, 2021. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on March 1, 2021. [1st Reading of Ordinance]

I.6 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

I.7 As a note, the building elevations provided with this submittal will require a review by the Architectural Review Board (ARB) at the time of site plan submittal. The ARB will forward a recommendation to the Planning and Zoning Commission at that time (i.e. site plan review).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Approved w/ Comments

01/21/2021: I - Parking must be 20' deep if you install wheel stops. If you remove the wheel stops you must have a clear 2' overhang or will need to be 20' in length. All shrubs and trees must be planted 4' from back of curb if these are 18' parking spaces. See notes regarding tree locations near City utilities. NTMWD will not allow any landscaping in their easement.

- I - Label all easements.
- I - Install fire hydrants and valves with the proposed 8" water line.
- I - Show and label existing manholes and 8' sewer.
- I - Label the angle of the parking spaces.

The following items are for your information for engineering design.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20'. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - No signage in easements or right-of-way

Drainage Items:

- I - Drainage from the site must follow the approved drainage area map.
- I - Drainage from the car wash and dumpster must be run through an oil/water separator before draining to the storm lines.

Water and Wastewater Items:

- I - 8" water will need to be looped and tied to the existing 8" water line along SH 205
- I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- I - Must show existing and proposed utilities.

Roadway Paving Items:

I - Parking to be 20'x9'.

I - Drive isles to be 24' wide.

I - No deadend parking allowed. Must connect through if you have two way traffic.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved

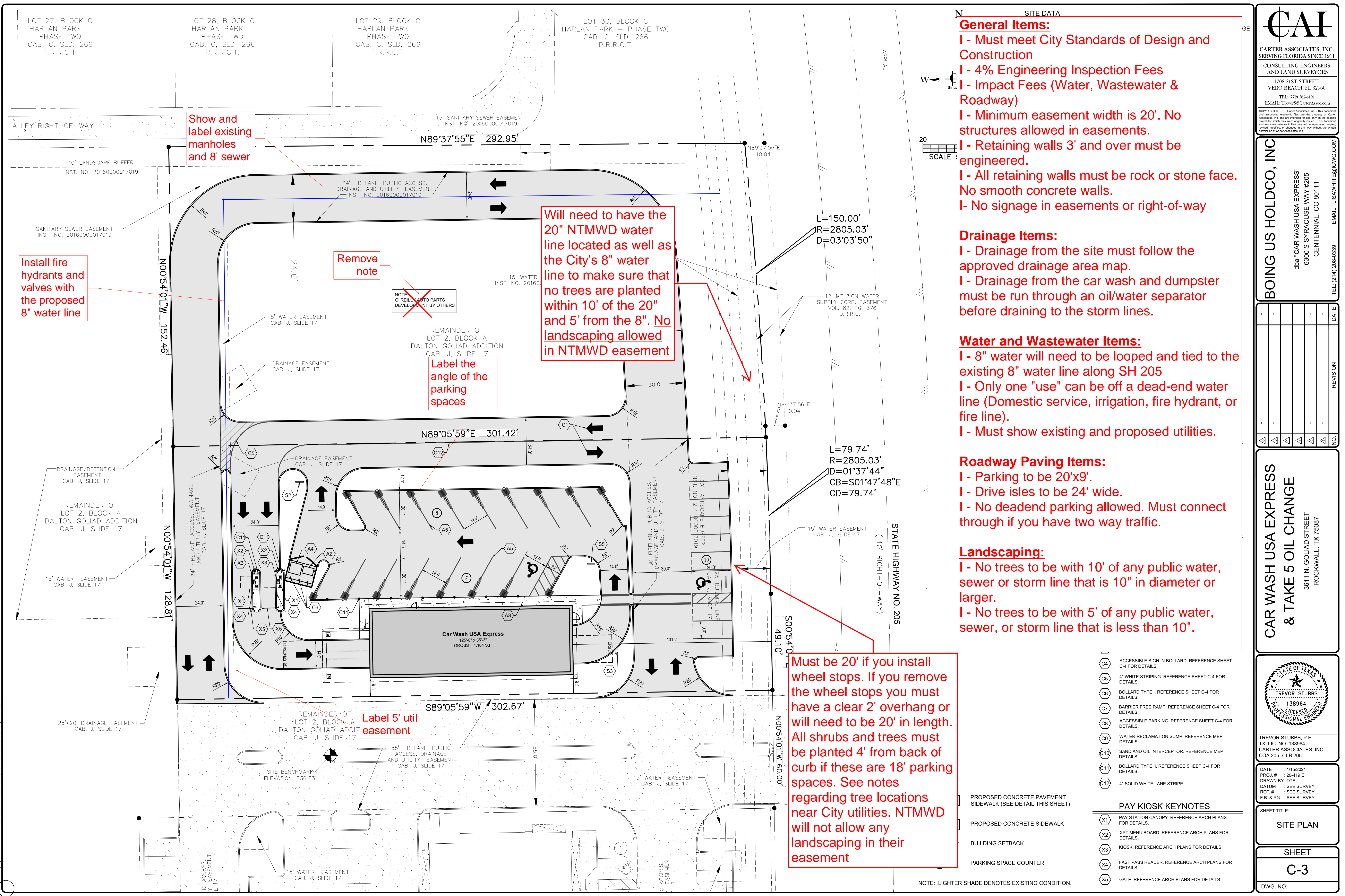
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved

No Comments



General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20'. No structures allowed in easements.
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- I - Must show existing and proposed utilities.

Roadway Paving Items:

- I - Parking to be 20'x9'.
- I - Drive isles to be 24' wide.
- I - No deadend parking allowed. Must connect through if you have two way traffic.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Will need to have the 20" NTMWD water line located as well as the City's 8" water line to make sure that no trees are planted within 10' of the 20" and 5' from the 8". No landscaping allowed in NTMWD easement

Install fire hydrants and valves with the proposed 8" water line

Show and label existing manholes and 8" sewer

Remove note

Label the angle of the parking spaces

Must be 20' if you install wheel stops. If you remove the wheel stops you must have a clear 2' overhang or will need to be 20' in length. All shrubs and trees must be planted 4' from back of curb if these are 18' parking spaces. See notes regarding tree locations near City utilities. NTMWD will not allow any landscaping in their easement

Label 5' util easement

SITE DATA

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS
AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: 078 563-4191
EMAIL: Trevor@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
EMAIL: LISAWHITE@CWVG.COM
TEL: (214) 208-0339

NO.	REVISION	DATE

NO.	REVISION	DATE

CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE: 1/15/2021
PROJ. #: 20-419 E
DRAWN BY: TGS
DATUM: SEE SURVEY
REF. #: SEE SURVEY
F.B. & PG.: SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO.:

PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)

PROPOSED CONCRETE SIDEWALK

BUILDING SETBACK

PARKING SPACE COUNTER

PAY KIOSK KEYNOTES

- X1 PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
- X2 XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
- X3 KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
- X4 FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
- X5 GATE. REFERENCE ARCH PLANS FOR DETAILS.

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

Jan. 15, 21, 8:46 AM P:\20-419 E-CW-Rockwall\TX\Map\20-419 E-CW-SE.dwg: ang, Siba, Hlin, Trevor, Stubbs



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: To Be Determined

Subdivision: Dalton Goliad Addition Lot: 2 Block: A

General Location: NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>General Retail (SH205 Overlay)</u>	Current Use	<u>Vacant</u>
Proposed Zoning	<u>General Retail (SH205 Overlay)</u>	Proposed Use	<u>Car Wash</u>
Acreage	<u>0.89 AC</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>Rockwall 205-552 LLC</u>	<input type="checkbox"/> Applicant	<u>BOING US HOLDCO, INC.</u>
Contact Person	<u>Donald L. Silverman</u>	Contact Person	<u>Lisa White</u>
Address	<u>4622 Maple Ave #200</u>	Address	<u>6300 S Syracuse Way</u>
			<u>#205</u>
City, State & Zip	<u>Dallas, Tx 75219</u>	City, State & Zip	<u>Centennial, CO 80111</u>
Phone	<u>972-980-8807</u>	Phone	<u>214-208-0339</u>
E-Mail	<u>DSilverman@MQcompanies.com</u>	E-Mail	<u>Lisawhite@ICWG.com</u>

NOTARY VERIFICATION [REQUIRED]

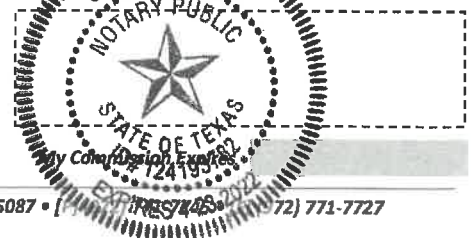
Before me, the undersigned authority, on this day personally appeared Donald L. Silverman [Owner] the undersigned, who stated the information on this application to be true and certified the following:

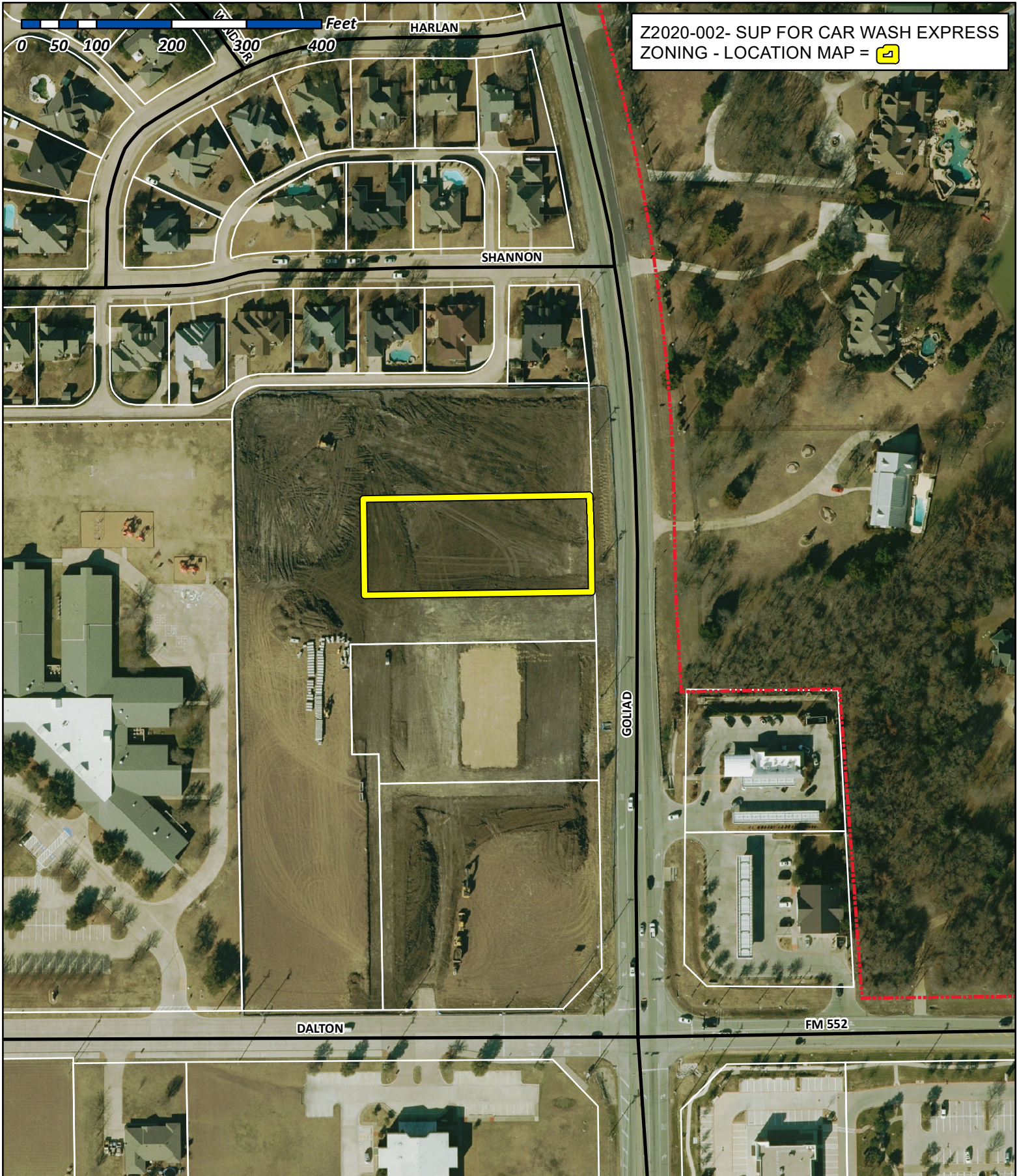
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 2021. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is justified or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of January, 2021.

Owner's Signature _____

Notary Public in and for the State of Texas _____





Z2020-002- SUP FOR CAR WASH EXPRESS
 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.

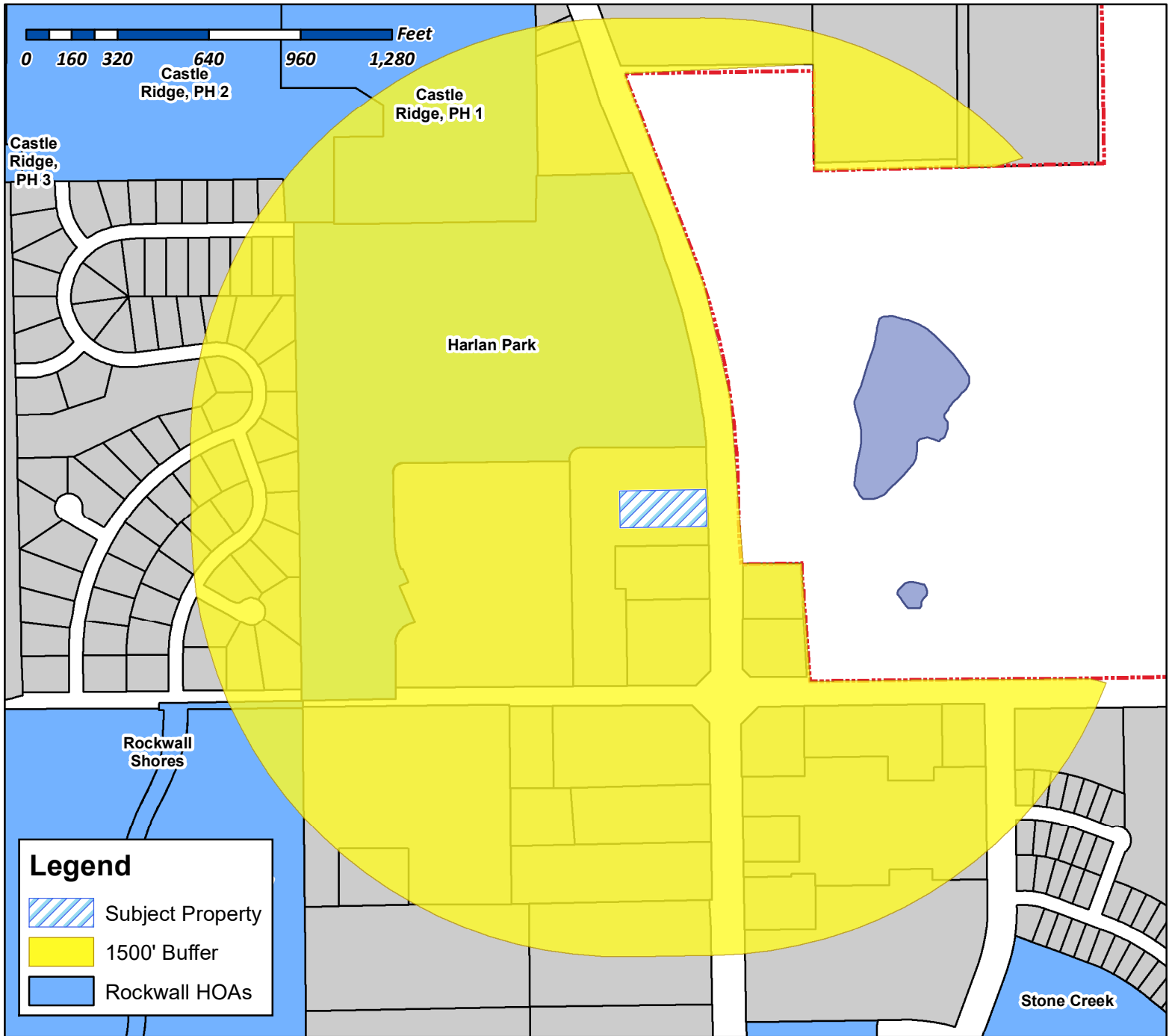
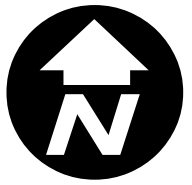




City of Rockwall

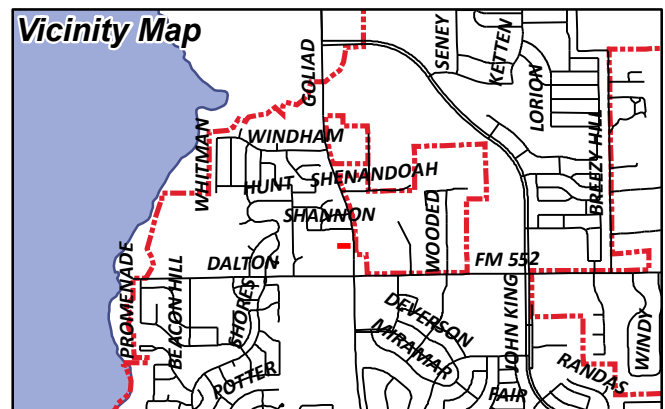
Planning & Zoning Department
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Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: 1/19/2021
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: [Public Notice \(01.19.2021\).pdf](#)
[HOA Map Z2021-002.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [January 29, 2021](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 9, 2021 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 16, 2021 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-002 SUP for a Full Service Car Wash & Auto Detail

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

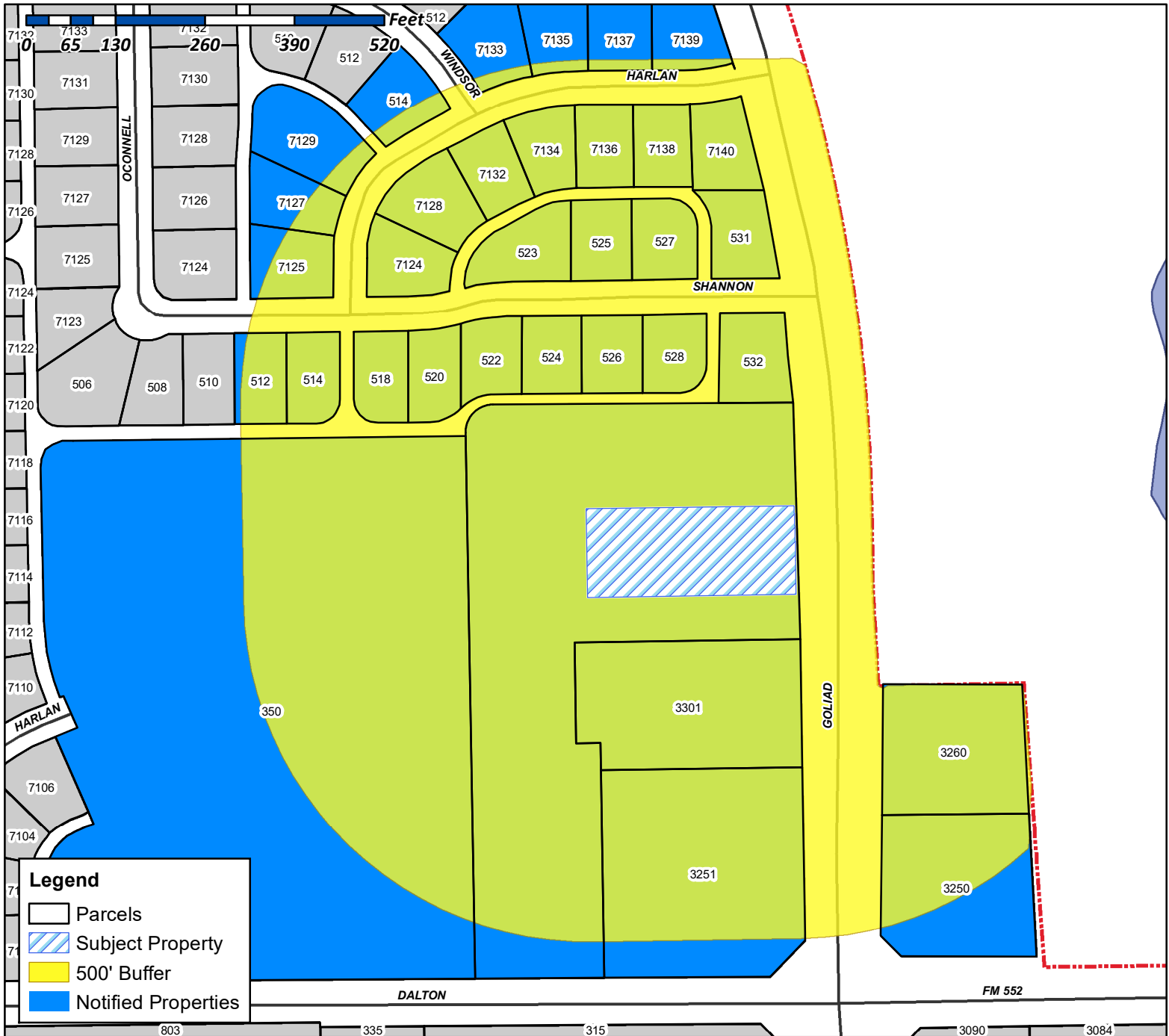
<http://www.rockwall.com/planning/>



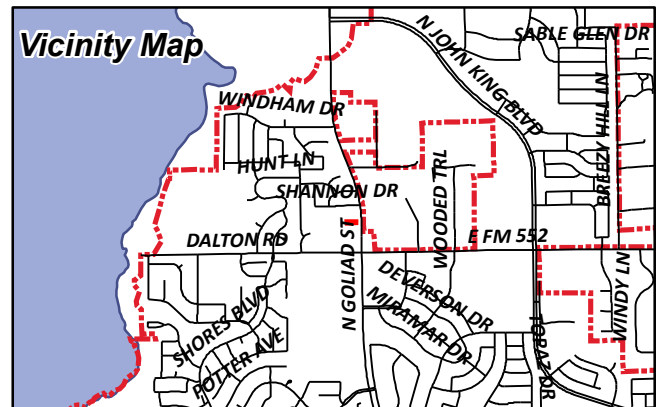
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street



Date Created: 1/19/2021
For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE



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

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

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

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], 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, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 16, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-002: Specific Use Permit for a Car Wash

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

LINDEMAN TONY M & STACY L
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596



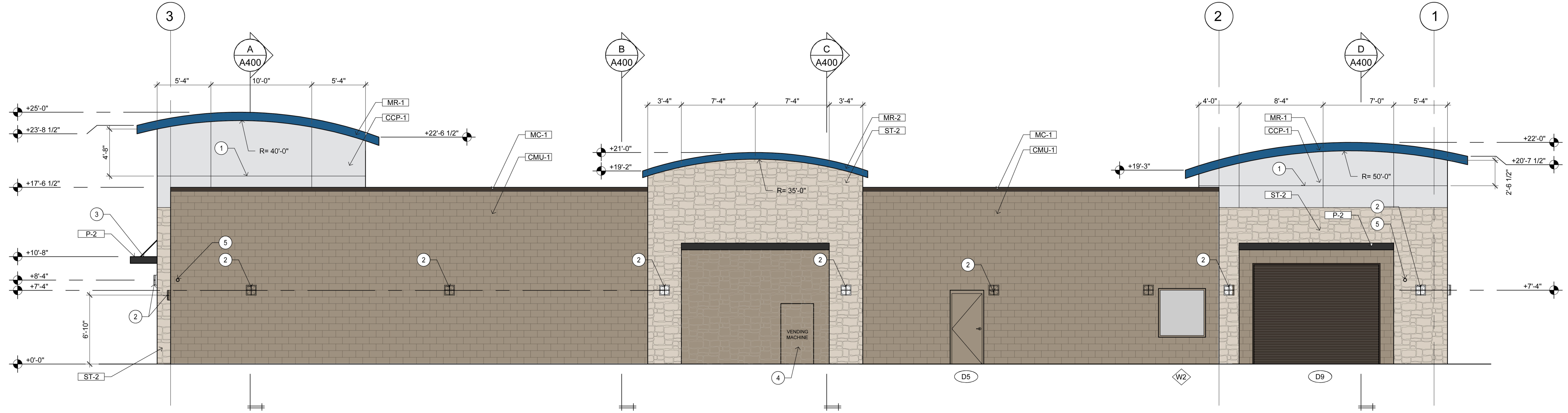
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XX-XX-XX		3 X
XX-XX-XX		4 X
XX-XX-XX		5 X
XX-XX-XX		6 X

CAR WASH USA
 NORTH GOLIAD STREET
 ROCKWALL, TX

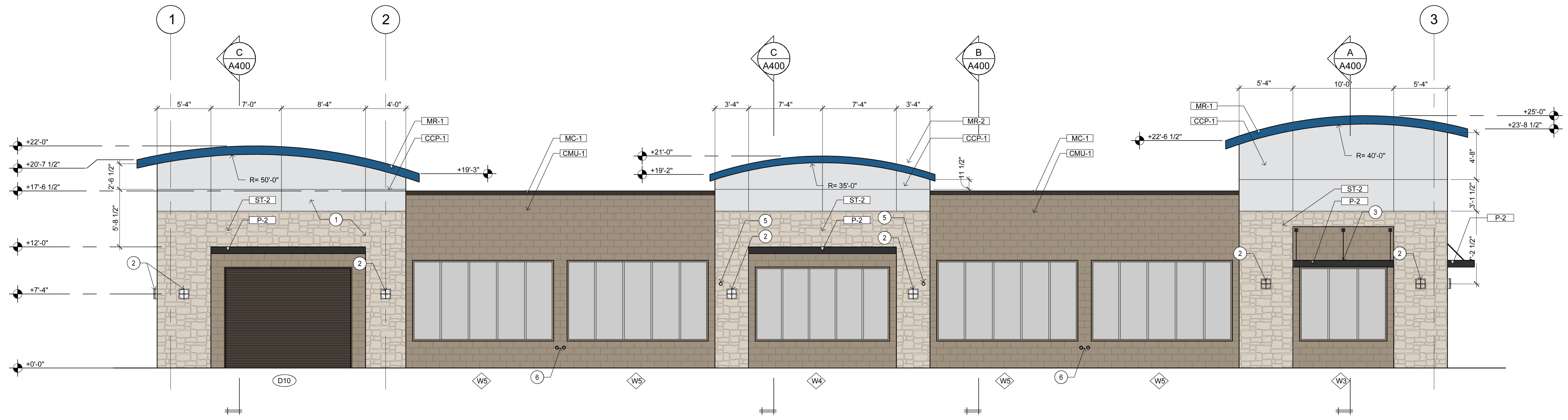
ARCHITECT:
NEPTUNE
 DESIGN STUDIO

ENGINEER:

STAMPS



NORTH ELEVATION 1
 3/16" = 1'-0"



SOUTH ELEVATION 2
 3/16" = 1'-0"

EXTERIOR MATERIAL AND FINISH SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	MODEL/STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIONS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA	-	-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL (SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE	-	DARK BRONZE	TAPERED	
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOISE; PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES
N.T.S

KEYNOTES	
1	COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2	EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3	PAINTED STEEL CANOPY.
4	VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5	SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6	ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES	
A.	CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
B.	BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.
C.	REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
G.	UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S100.
F.	REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE: 01.14.2021
 SCALE: AS NOTED
 DRAWN: TMS
 CHECKED: JDE
 SHEET NO
A300



DATE	DESCRIPTION	DELTA
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XX-XX-XX		2 X
XX-XX-XX		3 X
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XX-XX-XX		5 X
XX-XX-XX		6 X

CAR WASH USA
 NORTH GOLIAD STREET
 ROCKWALL, TX

ARCHITECT:
NEPTUNE
 DESIGN STUDIO

ENGINEER:

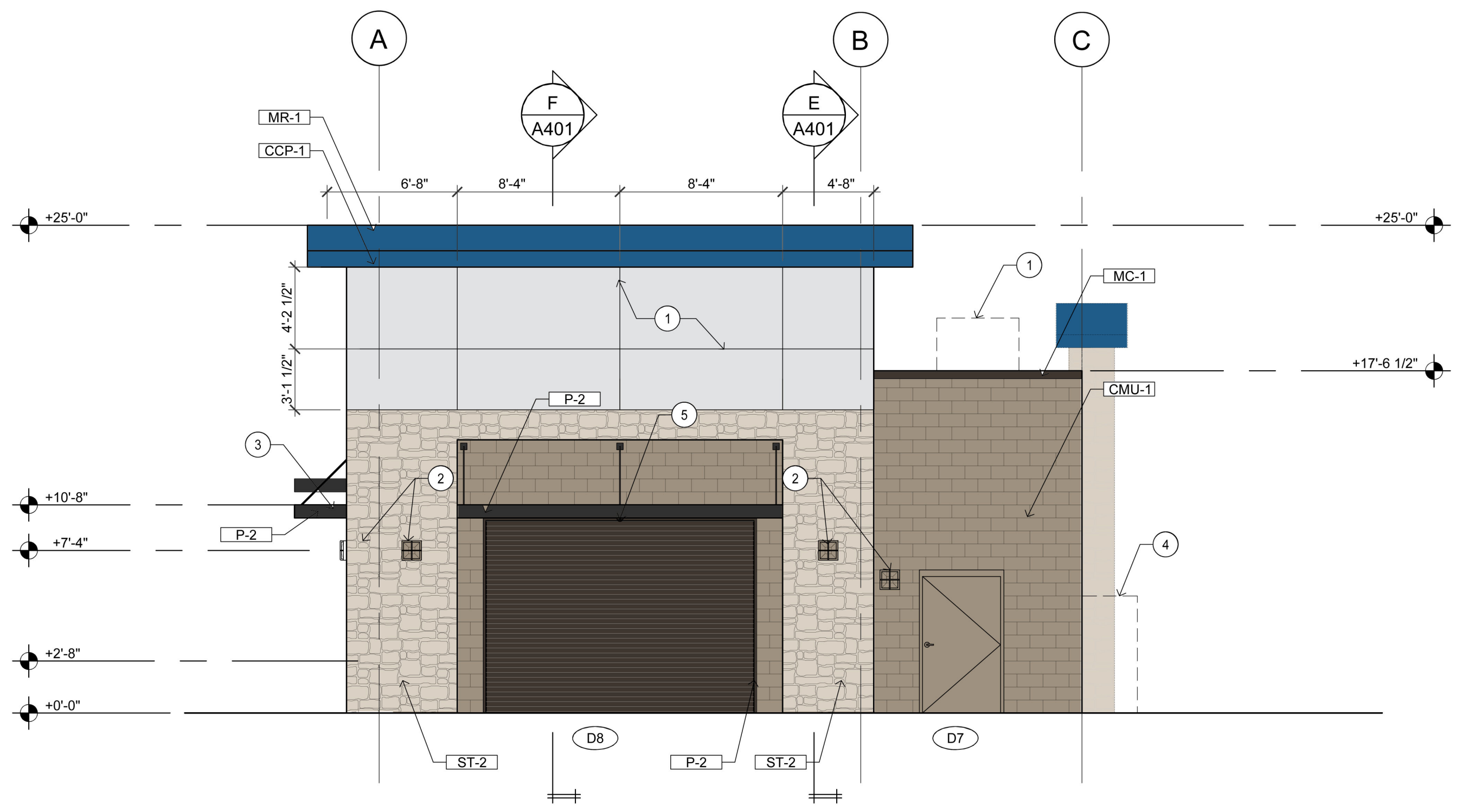
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

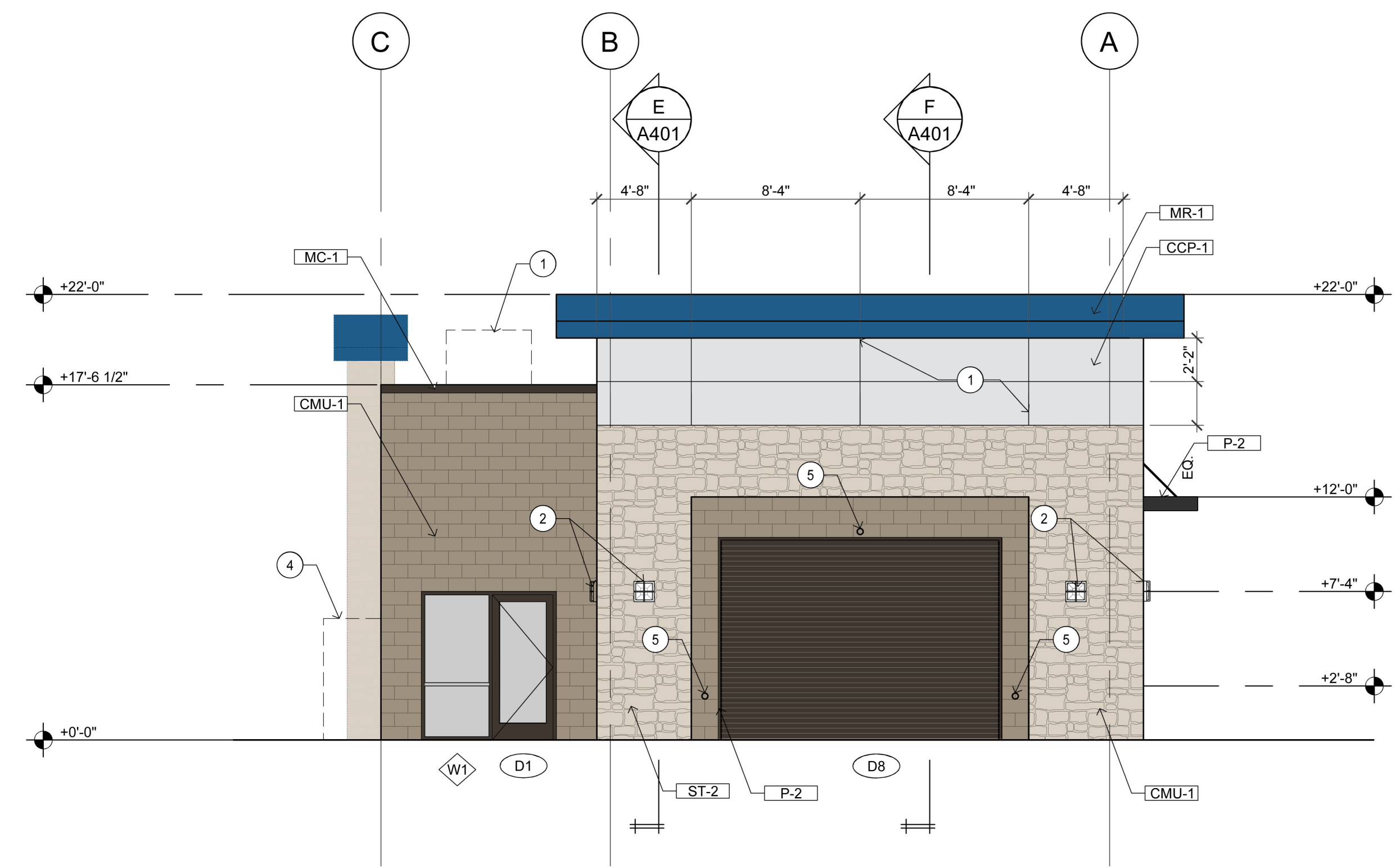
DATE: 01.14.2021
 SCALE: AS NOTED
 DRAWN: TMS
 CHECKED: JDE
 SHEET NO:

A301



WEST ELEVATION
 3/16" = 1'-0"

4



EAST ELEVATION
 3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIONS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA PAREX USA	-	-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL (SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE	-	DARK BRONZE	-	TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6591 BLACK MAGIC	SEE REMARKS	CANPOLES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES
 N.T.S

KEYNOTES

- 1 COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
- 2 EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
- 3 PAINTED STEEL CANOPY
- 4 VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
- 5 SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
- B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.
- C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S100.
- E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE : 1/14/2021 TIME: 1:27 PM

LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

SITE DATA

PROJECT NAME: CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE OF ROCKWALL, TX

SITE ADDRESS: 3611 N. GOLIAD ST ROCKWALL, TX 75087

TOTAL PARCEL AREA: 40.894 AC

JURISDICTION: CITY OF ROCKWALL

ZONING: GR - GENERAL RETAIL

INTENDED USE: CAR WASH

EXISTING USE: VACANT

FLOOD ZONE: ZONE X

MAP # 48397C0030L DATED SEPTEMBER 26, 2008

CAI

CARTER ASSOCIATES, INC. SERVING FLORIDA SINCE 1911

CONSULTING ENGINEERS AND LAND SURVEYORS

1708 21ST STREET VERO BEACH, FL 32960

TEL: 888-628-4191

EMAIL: Trevor@CarterAssoc.com

SETBACKS:

FRONT: 15 FT.

REAR: 0 FT. (W/ FIRE RETARDANT WALL)

SIDE: 0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING REQUIRED: AUTO REPAIR SERVICE 2 PER BAY = 2 SPACES

PARKING PROVIDED: 26 SPACES (16 VACS)

SITE NOTES

- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
- ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
- ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

BOING US HOLDCO, INC

dba "CAR WASH USA EXPRESS"

6300 S SYRACUSE WAY #205 CENTENNIAL, CO 80111

EMAIL: LISAWHITE@BOING.COM

NO.	REVISION	DATE

CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE

3611 N. GOLIAD STREET ROCKWALL, TX 75087

STATE OF TEXAS

TREVOR STUBBS

138964

LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E. TX LIC. NO. 138964

CARTER ASSOCIATES, INC. COA 205 / LB 205

DATE: 1/15/2021

PROJ. #: 20-419 E

DRAWN BY: TGS

DATUM: SEE SURVEY

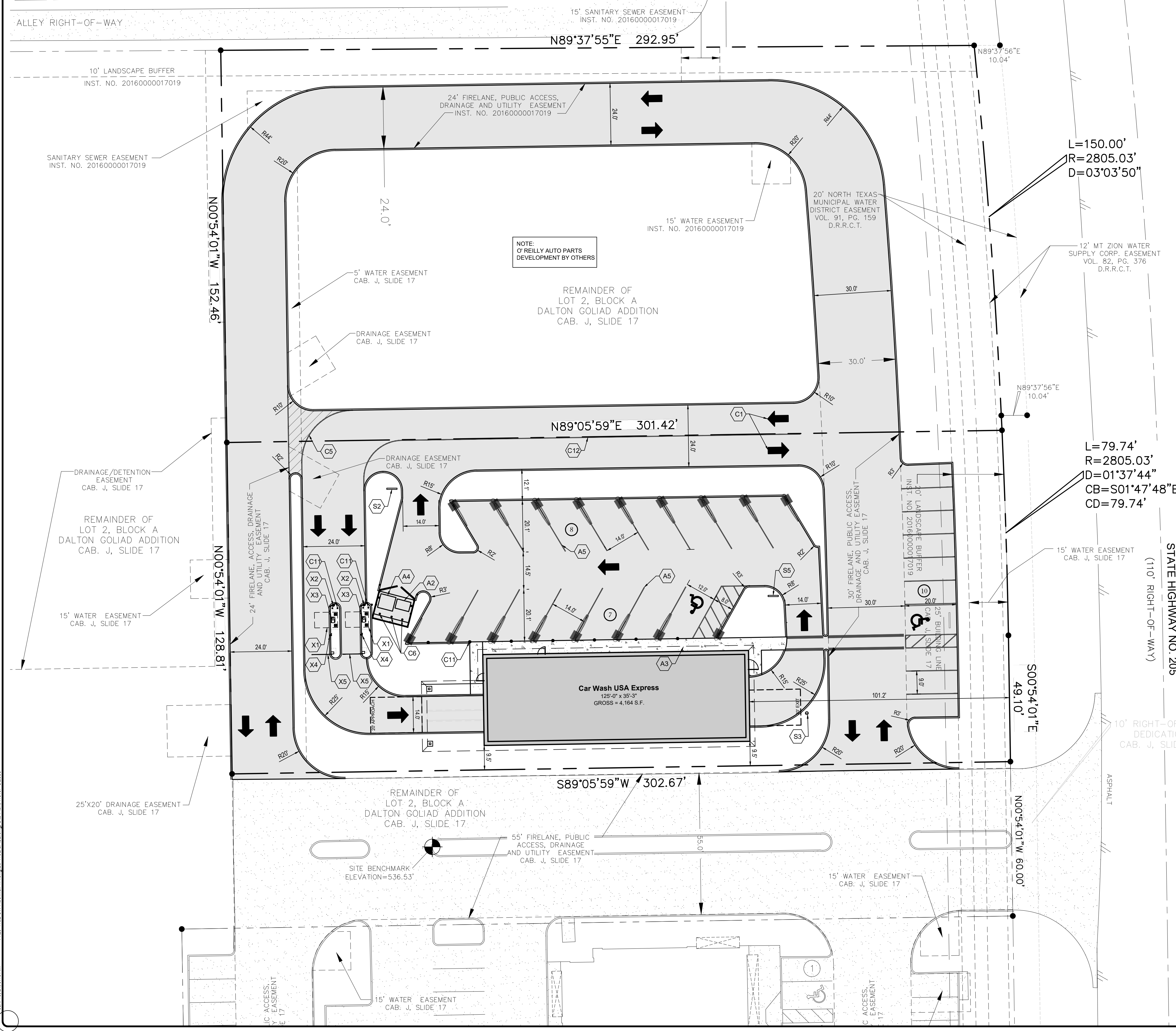
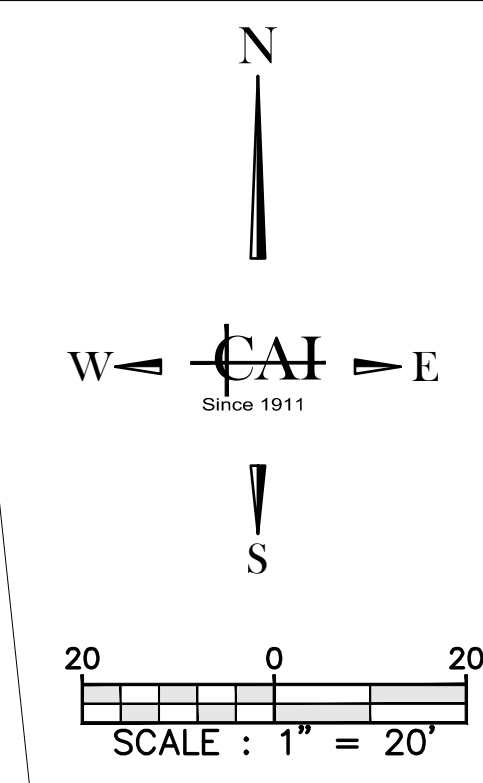
REF. #: SEE SURVEY

F.B. & PG.: SEE SURVEY

SHEET TITLE: **SITE PLAN**

SHEET: **C-3**

DWG. NO:



- SIGN KEYNOTES**
- S1 "TRUCK OWNER" SIGN
 - S2 ILLUMINATED MONUMENT SIGN
 - S3 TUNNEL EXIT LIGHT
 - S4 "COME BACK SOON" SIGN
 - S5 "FREE VACUUM" SIGN

- SITE FEATURES KEYNOTES**
- A1 RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
 - A2 VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
 - A3 VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
 - A4 CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
 - A5 VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
 - C1 PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
 - C2 PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
 - C3 WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
 - C4 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
 - C5 4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
 - C6 BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
 - C7 BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
 - C8 ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
 - C9 WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
 - C10 SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
 - C11 BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
 - C12 4" SOLID WHITE LANE STRIPE.

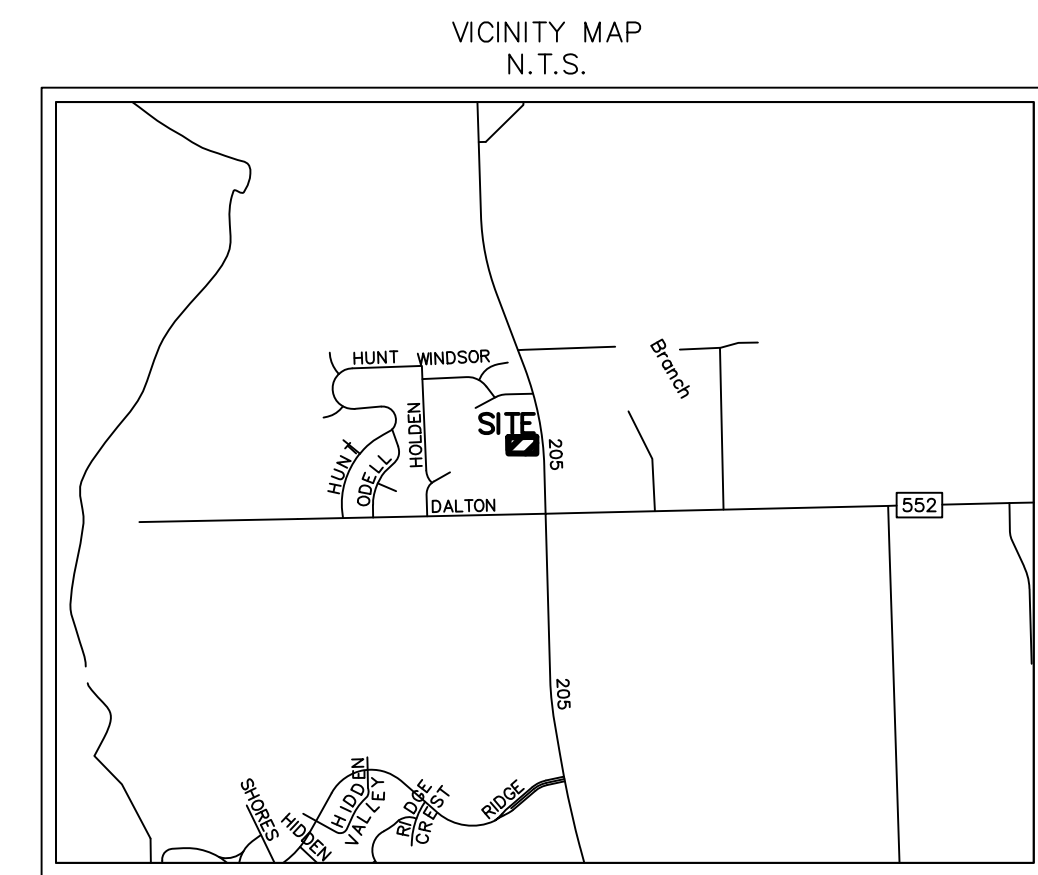
- PAY KIOSK KEYNOTES**
- X1 PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
 - X2 XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
 - X3 KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
 - X4 FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
 - X5 GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- [Solid Grey Box] PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- [Dotted Box] PROPOSED CONCRETE SIDEWALK
- [Dashed Line] BUILDING SETBACK
- [Circle with 10] PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

Jan. 15, 21, 8:46 AM
 P:\20-419 E-CAR WASH USA EXPRESS\20-419 E-GRS-ENG-Site Plan_Trevor_Stubbs



LINE TYPE TABLE

—	BOUNDARY LINE
---	ADJOINER LINE
- - -	OVERHEAD SERVICE LINE
- · - · -	EASEMENT LINE
- · - · - · -	BUILDING LINE
- · - · - · - · -	STREET CENTERLINE

NOTES CORRESPONDING TO SCHEDULE 'B':

- The following restrictive covenants of record itemized below: under Clerk's File No. 20160000012426, and Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.
 - 5' water easement; affects as shown hereon
 - 15' water easement(s); affects as shown hereon
 - 30' fire lane, public access, drainage and utility easement; affects as shown hereon
 - 55' fire lane, public access, drainage and utility easement; benefits subject property
 - 24' fire lane, public access, drainage and utility easement; affects as shown hereon
 - 15' x 15' water easement; does not affect
 - Portion of a 10' x 25' drainage easement; does not affect
 - Drainage / Detention easement; does not affect
 - 25' building line; affects as shown hereon
 - 20' landscape buffer; affects as shown hereon
 - 15' sanitary sewer easement; does not affect
 - 25 x 20 drainage easement; does not affect
 - 10 x 25 drainage easement; does not affect
 - Drainage easements, affects as shown hereon
- Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District
 Purpose: As provided in said document
 Recording Date: June 1, 1970
 Recording No: in Volume 91, Page 159, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.
- Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Mt. Zion Water Supply Corp. Easement
 Purpose: As provided in said document
 Recording Date: April 24, 1968
 Recording No: in Volume 82, Page 376, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.
- Matters contained in that certain document:

Entitled: Easement and Restriction Agreement
 Executed by: Rockwall 205-552 LLC, and Aldi (Texas) L.L.C.
 Recording Date: July 22, 2016
 Recording No: under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas, First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

This is to certify that I have, this date, made an on the ground survey of the property located on State Highway No. 205 in the City of Rockwall, Texas, described as follows:

TRACT 1: (FEE SIMPLE)
 Being all that certain 0.894 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 2, Block A, Dalton Goliad Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the most easterly southeast corner of said Lot 2, same being the northeast corner of Lot 3, said Block A, Dalton Goliad Addition, same being in the westerly right-of-way line of State Highway No. 205 (110 foot right-of-way);

TENENCE North 00 deg. 54 min. 01 sec. West, along the common line of said Lot 2 and said State Highway No. 205, a distance of 60.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

TENENCE through the interior of said Lot 2 as follows:
 South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
 North 00 deg. 54 min. 01 sec. West, a distance of 128.81 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;
 North 89 deg. 05 min. 59 sec. East, a distance of 301.42 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Lot 2, same being in the westerly right-of-way line of aforesaid State Highway No. 205, same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet and a delta angle of 01 deg. 37 min. 44 sec.;

TENENCE along said non-tangent curve to the right, and along the common line of said Lot 2 and said State Highway No. 205, an arc distance of 79.74 feet and a chord bearing and distance of South 01 deg. 47 min. 48 sec. East, 79.74 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 2 and said State Highway No. 205, a distance of 49.10 feet to the POINT OF BEGINNING and containing 38,952 square feet or 0.894 acre of computed land, more or less.

TRACT 2: (EASEMENT ESTATE)
 Non-exclusive easement as created and defined in Easement and Restriction Agreement by and between Rockwall 205-552 LLC, a Texas limited liability company and Aldi (Texas) L.L.C., a Texas limited liability company, filed of record July 22, 2016, under recorded under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. As amended in First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas.

NOTES:

1. IRF - Iron Rod Found
2. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Adminstrated by Western Data Systems.
3. There are no observable evidence of cemeteries on site.
4. There is no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by Chicago Title Insurance Company, GF CTDAL36-8000362001253, effective December 2, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has indirect access to and from dedicated Public right-of-way known as State Highway No. 205, maintained by the State of Texas. No curb cuts at time of survey.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.

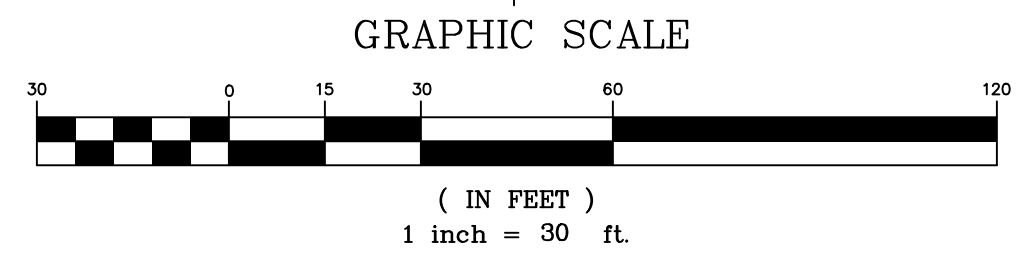
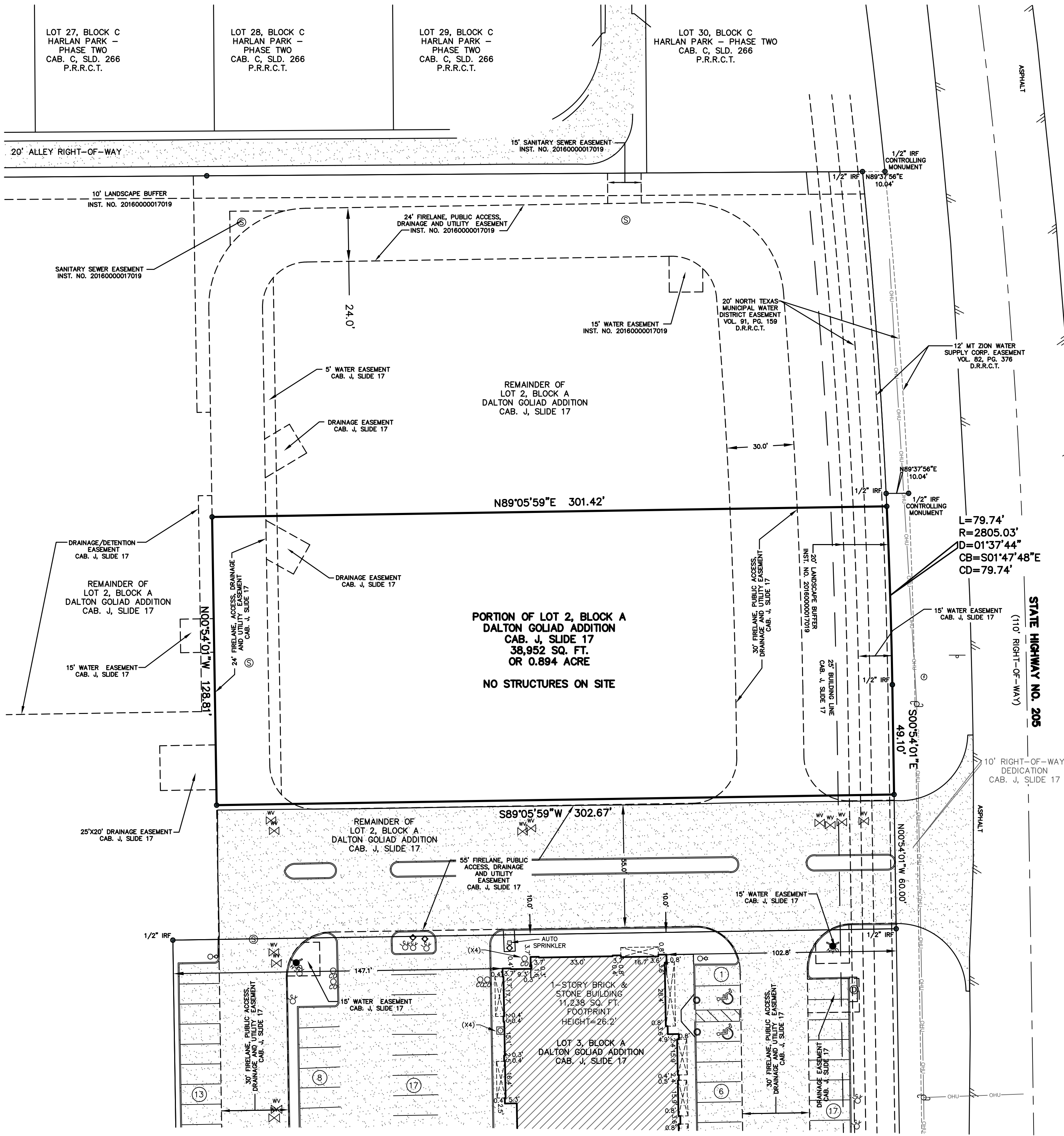
FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0030L subject lot is located in Zone 'X'.
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Chicago Title Insurance Company, Boing US Holdco, Inc., a Delaware corporation, Rockwall 205-552, LLC., a Texas limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 8, 9, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 12/15/2020.
 Date of Plat or Map: 12/16/2020

12/16/2020
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Mankin
 Registered Professional Land Surveyor No. 6122



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		TRANSFORMER PAD		SEWER MANHOLE		CONCRETE
	DOWN GULLY		ELECTRIC METER		GREASE TRAP		BOLLARD
	S.S. MANHOLE		STORM DRAIN MANHOLE		VAULT		COVERED AREA
	CLEAN OUT				HANDICAP SPACE		A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

ALTA/NSPS LAND TITLE SURVEY

STATE HIGHWAY NO. 205 AND DALTON ROAD	NO.	DATE	REVISION
ROCKWALL, TEXAS 75087	1.		
	2.		
	3.		

JOB NO.:	15-1216L3	DATE:	12/16/2020
FIELD DATE:	12/15/2020	SCALE:	1" = 30'
FILED:	J.D.H.	DRAWN:	T.R.M.
CHECKED:	J.B.W.		

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

1604 HART STREET
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)

COMMERCIAL
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 BOUNDARIES
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TEXAS
 Society of
 Professional
 Surveyors

FIRM No. 100999-00
 Member Since 1977

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *FULL-SERVICE CAR WASH AND AUTO DETAIL* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY 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 Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Full-Service Car Wash and Auto Detail* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Full-Service Car Wash and Auto Detail* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4), *Car Wash (Full-Service or Self-Service)*, of Article 04, *Permissible*

Uses; Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*; and Subsection 06.11, *North SH-205 Overlay (N SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Full-Service Car Wash and Auto Detail* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Full-Service Car Wash and Auto Detail* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- (2) No outside display of merchandise or outside storage (e.g. *ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*;
- (3) Additional landscaping (i.e. *trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and
- (4) The exit tunnel of the *Full-Service Car Wash and Auto Detail* facility shall be screened from N. Goliad Street [i.e. *SH-205*] utilizing landscape screening (e.g. *trees, pampas grass, etc.*) and a berm.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MARCH, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2021

2nd Reading: March 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street



Exhibit 'B' Concept Plan

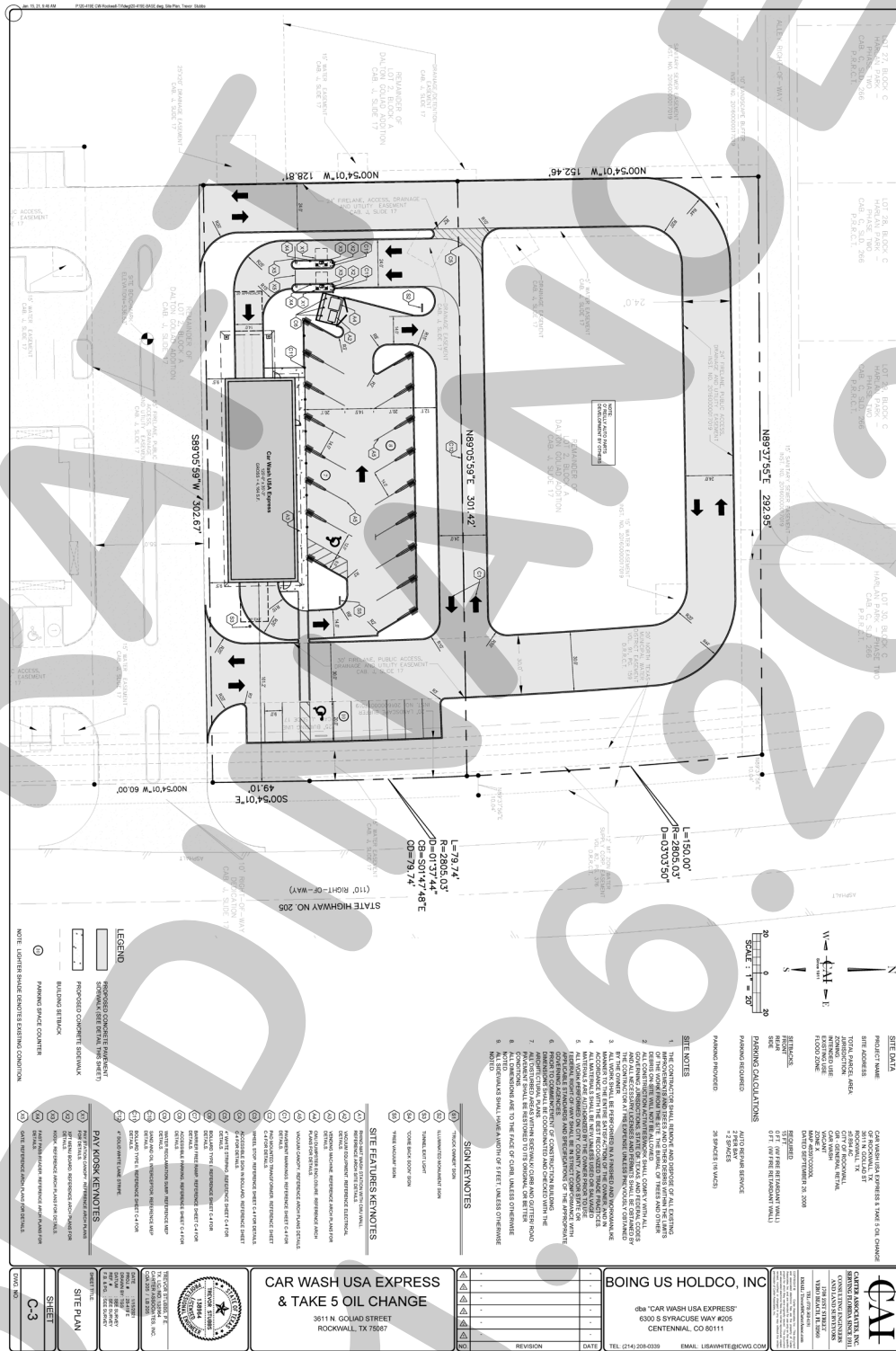


Exhibit 'C'
Building Elevations

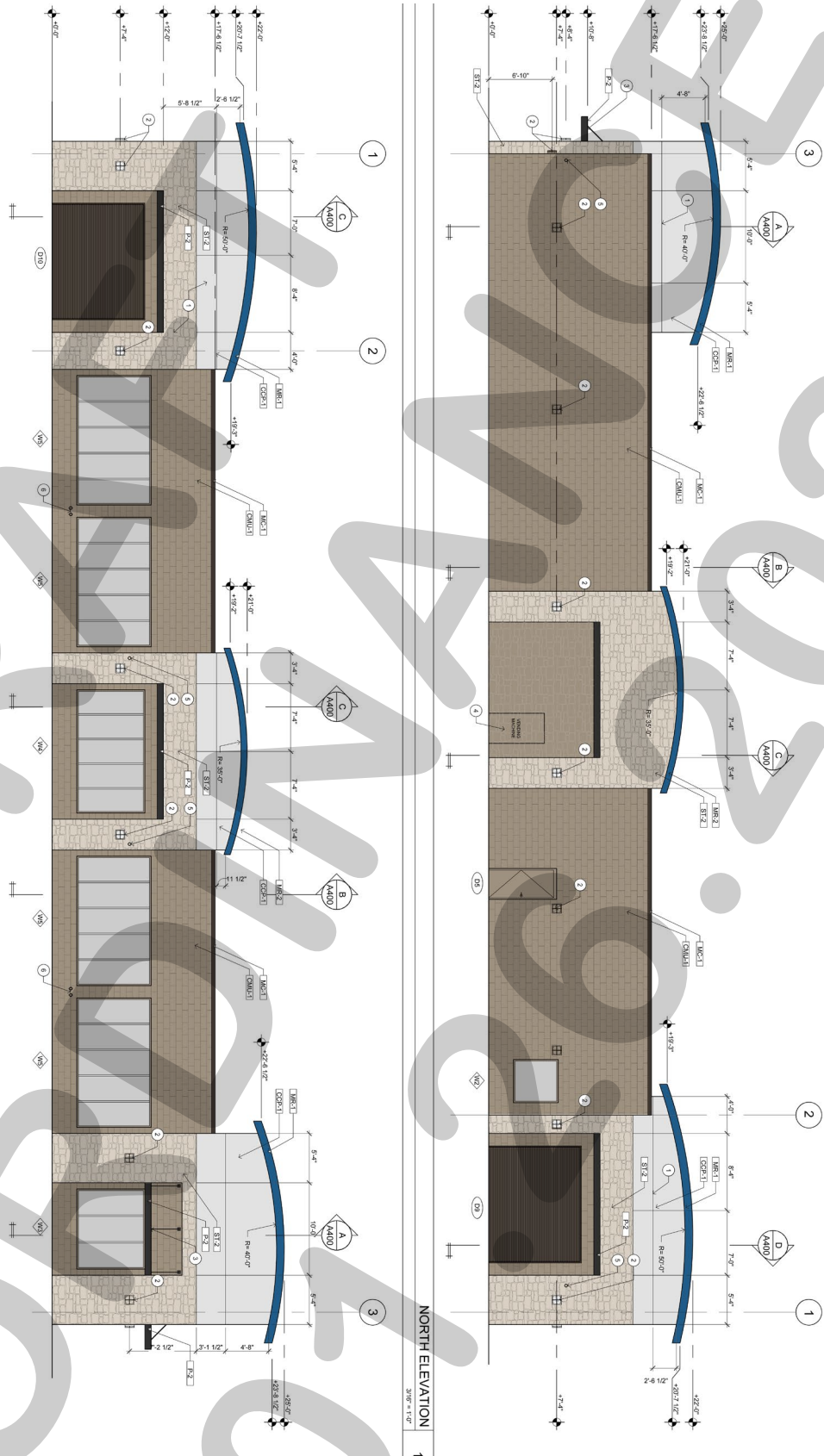


Exhibit 'C'
Building Elevations



PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: Z2021-003
PROJECT NAME: SUP for Residential Infill at 511 S. Clark Street
SITE ADDRESS/LOCATIONS: 511 S CLARK ST, ROCKWALL, 75087

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

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	01/21/2021	Needs Review

01/21/2021: Z2021-003; Specific Use Permit for 511 S. Clark Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the North SH-205 Overlay (N SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

(A) Proposed operation conditions of the SUP Ordinance:

The following conditions pertain to the construction of a single-family home on the Subject Property and conformance to these operational conditions are required:

- 1) The development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a two-family home on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) Once construction of the two-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- 4) The subject property will be required to provide a flood study prior to the issuance of a building permit that indicates the proposed structure will not be constructed within the floodplain.

I.4 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on January 26, 2021.
- (2) Planning & Zoning Public Hearing will be held on February 9, 2021.
- (3) City Council Public Hearing will be held on February 16, 2021. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on March 1, 2021. [1st Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Needs Review

- 01/21/2021: M - Will need a topographic survey of the lot to verify that the house and all structures will be outside of the floodplain boundary.
 M - House finish floor must be at least 2' above the adjacent floodplain elevation.
 M - Parking must be at least 1' above the adjacent floodplain elevation.
 M - Proposed structure to not be in floodplain and out of erosion hazard setback.
 M - Must request variance for driveway spacing.
 I- No fencing will be allowed in flood plain
 I - Need to replat
 I- Will require water and sewer impact fees on all additional or upsized meters.
 I- Will be required roadway impact fee on addition house
 I- You'll need to bring a water service to the lot which will require paving repairs to City requirements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/21/2021	N/A

No Comments

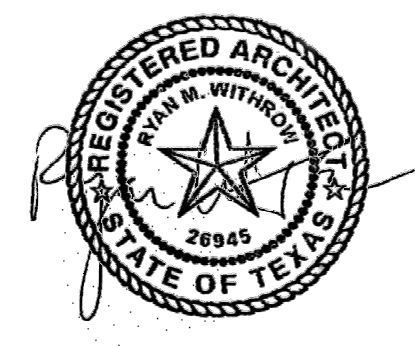
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved

No Comments

SHEET LIST

SHEET NUMBER	SHEET TITLE	SHEET ISSUE DATE	REV #	REV DATE
02 - GENERAL				
G-100	COVER SHEET & SITE PLAN	01/15/2021		
08 - ARCHITECTURAL				
A-100	LEVEL 1 FLOOR PLAN	01/15/2021		
A-101	LEVEL 2 FLOOR PLAN	01/15/2021		
A-200	OVERALL BUILDING ELEVATIONS	01/15/2021		
A-201	OVERALL BUILDING ELEVATIONS	01/15/2021		

SHEET ISSUE DATE
01/15/2021



Object & Architecture
4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com

APPLICABLE BUILDING CODES

- 2015 INTERNATIONAL PLUMBING CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE WITH ROCKWALL AMENDMENTS
- 2014 NATIONAL ELECTRICAL CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL RESIDENTIAL CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL EXISTING BUILDING CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL FUEL & GAS CODE WITH ROCKWALL AMENDMENTS

PROJECT DIRECTORY

<p>OWNER CASTRO DEVELOPMENT 1006 CLERMONT ST. DALLAS, TX 75223</p> <p>CONTACT: JASON CASTRO 214.232.2750 JASON@CASTROPROPERTYGROUP.COM</p>	<p>ARCHITECT OBJECT & ARCHITECTURE 4815 TERRY STREET DALLAS, TX 75223</p> <p>CONTACT: RYAN M. WITHROW 214.240.1995 RYAN@OBJ-ARC.COM</p>
--	---

PROJECT INFORMATION

DESCRIPTION: NEW TWO STORY TWO FAMILY (DUPLX) RESIDENCE

ADDRESS: 511 S. CLARK STREET
ROCKWALL, TX 75087

CITY: ROCKWALL
COUNTY: ROCKWALL COUNTY

LOT: 6
BLOCK: J.E. HARRIS SUBDIVISION

SITE INFORMATION

ZONING REGULATIONS
ZONE: TWO-FAMILY (2F)
MAIN USE: TWO FAMILY RESIDENCE (DUPLX)

FRONT SETBACK: 20 FT.
SIDE SETBACKS: 6 FT.
REAR SETBACK: 10 FT. FOR SINGLE FAMILY, 10 FT. OTHER STRUCTURES

UNIT DENSITY: NO MAXIMUM DWELLING UNIT DENSITY.
MAX ALLOWED HT: 32 FT.
LOT COVERAGE: 45% MAX

AREA CALCULATIONS

CONDITIONED AREAS:	
UNIT 1 FIRST FLOOR A/C AREA:	914 SQ.FT.
UNIT 1 SECOND FLOOR A/C AREA:	1,109 SQ.FT.
UNIT 1 TOTAL A/C AREA:	2,023 SQ.FT.
UNIT 2 FIRST FLOOR A/C AREA:	1,171 SQ.FT.
UNIT 2 TOTAL A/C AREA:	1,171 SQ.FT.
UNCONDITIONED AREAS:	
UNIT 1 GARAGE AREA:	253 SQ.FT.
UNIT 2 GARAGE AREA:	268 SQ.FT.
UNIT 1 FRONT PORCH COVERED AREA:	29 SQ.FT.
UNIT 1 REAR PATIO COVERED AREA:	152 SQ.FT.
UNIT 2 FRONT PORCH COVERED AREA:	26 SQ.FT.
TOTAL COVERED PORCHES:	207 SQ.FT.

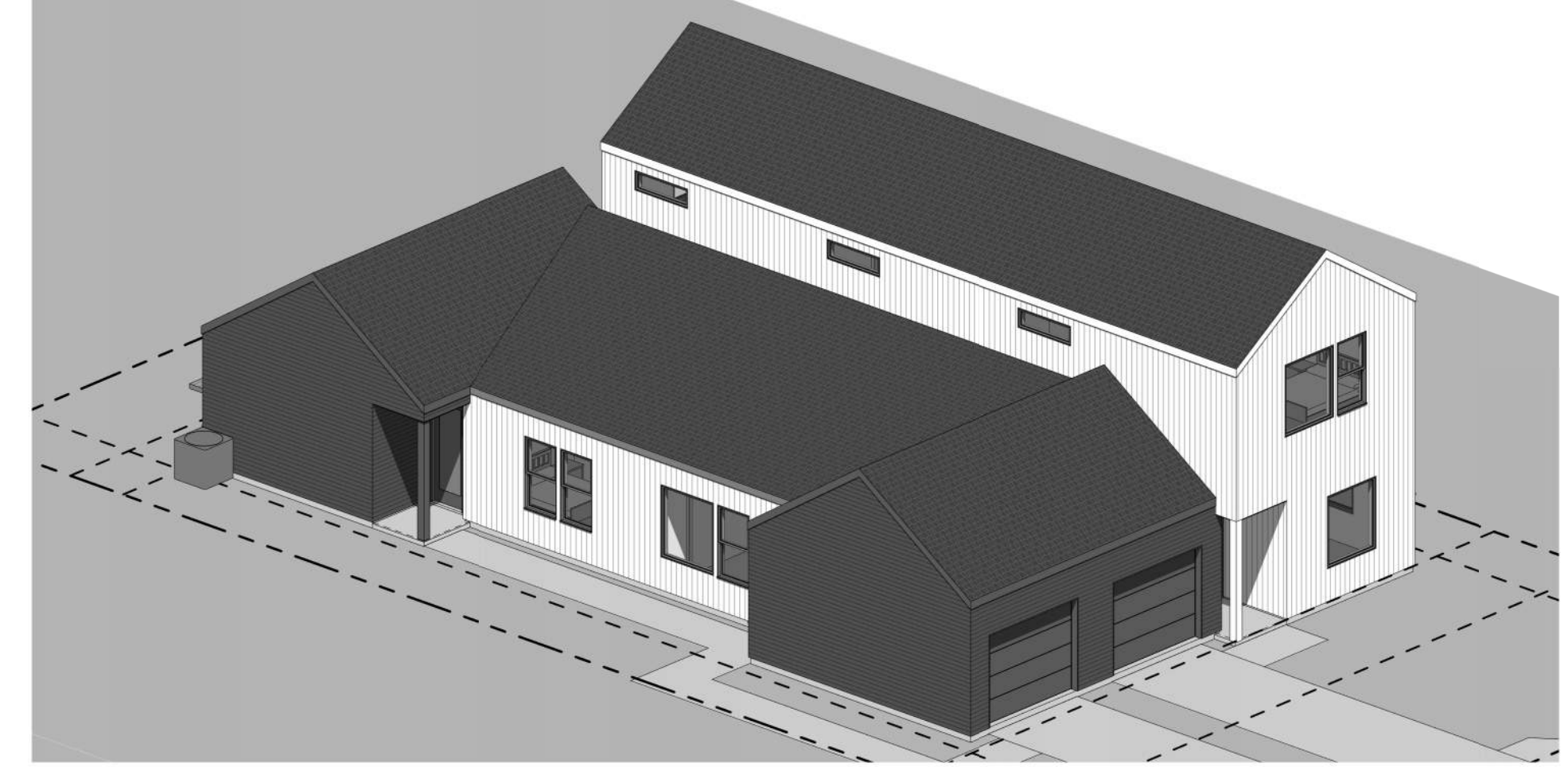
LOT AREA: 7,200 SQ.FT. (PER SURVEY)
LOT COVERED AREA: 2,292 SQ.FT.
COVERAGE: 31.8 %

CONDITIONED AREAS CALCULATED PER ANSI Z765 STANDARDS

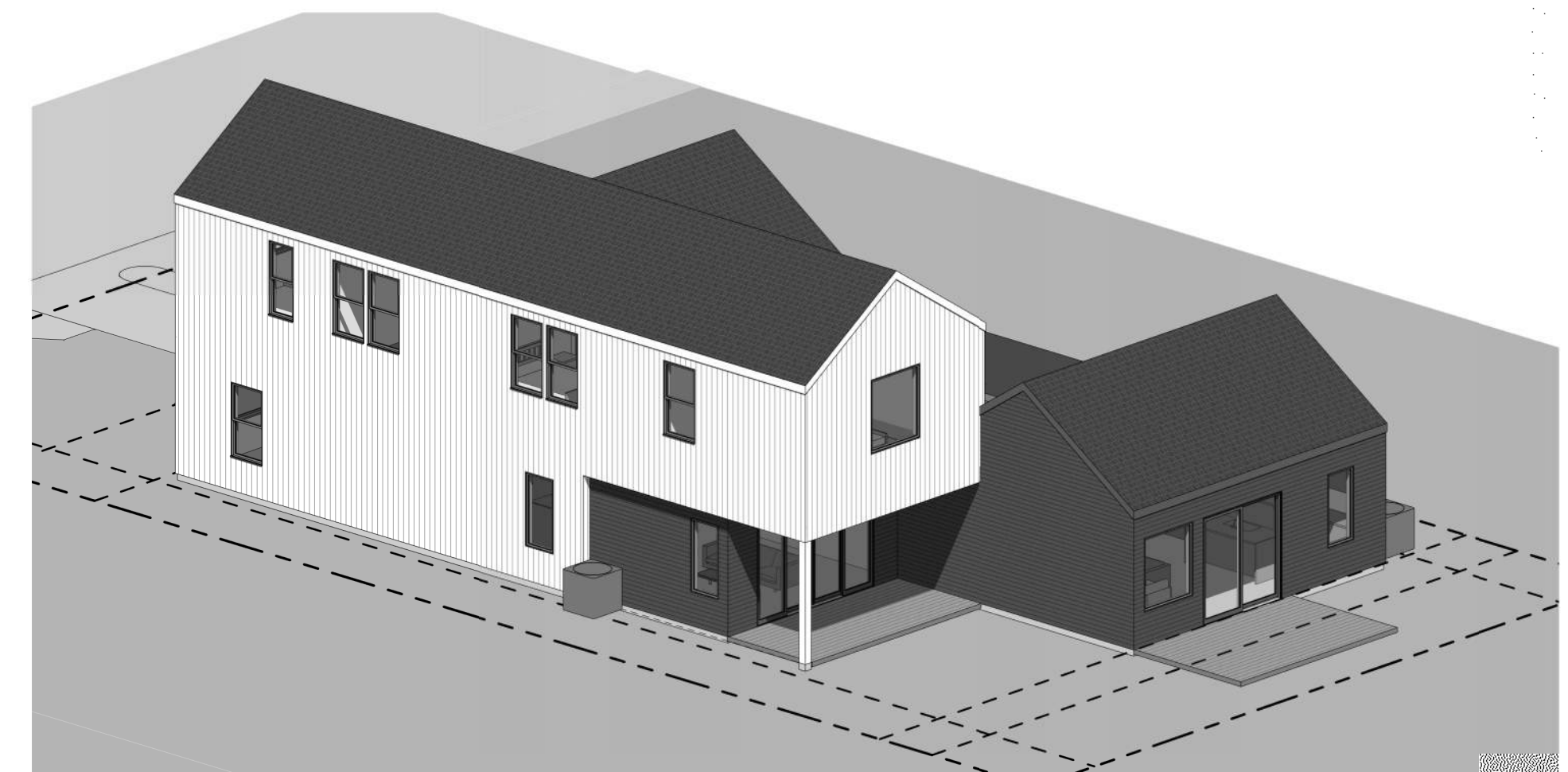
GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
2. THE GC IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND COMPLETION OF THE PROJECT. BUILDING LAYOUT SHALL BE VERIFIED BY A LICENSED SURVEYOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY AND STATE CODES AND STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE PROPER COMPACTION OF ALL UTILITY COMPANY TRENCHES.
6. DIMENSIONS ARE PROVIDED FOR THE LOCATION OF PROJECT ELEMENTS. DRAWINGS SHALL NOT BE SCALED.
7. AS REQUIRED BY THE ICDALLAS BUILDING CODE THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ANY WALL OR ASSEMBLY REQUIRED TO HAVE PROTECTED OPENINGS. THIS INCLUDES ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS. IDENTIFICATION SHALL BE ACHIEVED BY SIGN OR STENCILING AT SIZES AND LOCATIONS REQUIRED BY CODE.
8. ALL PENETRATIONS AT GYPSUM BOARD PARTITION WALLS ARE TO BE THOROUGHLY SEALED IN A MANNER APPROPRIATE TO THE WALL TYPE THAT IS BEING PENETRATED, I.E. WEATHER TIGHT, ACOUSTICAL, NON-RATED, AND FIRE RATED. EXPOSED GYPSUM BOARD IS TO BE SEALED, TAPED AND FLOATED FOR BEST QUALITY APPEARANCE.
9. PROVIDE ADEQUATE BLOCKING AS REQUIRED IN WALLS AND ROOF STRUCTURE TO SUPPORT ELECTRIC WATER COOLER, LAVATORIES, TOILET FIXTURES AND ACCESSORIES, GRAB BARS, ELECTRICAL PANELS, ACCESS ROOF LADDER, HANDRAILS, ETC.
10. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENTS ISSUE OF THE TEXAS ACCESSIBILITY STANDARDS FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE OWNER FOR FINAL DECISION.
11. CONTRACTOR IS TO REFER TO MEP DRAWINGS AND PROJECT MANUAL FOR ANY HINGED ACCESS PANELS NOT INDICATED IN THE ARCH. DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS WITH DRYWALL, T.L.E., E.I.F.S. AND PLASTER WORK.
12. PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER.
13. PRIOR TO LAYING OUT AND FRAMING WALLS VERIFY THERE IS SUFFICIENT SPACE FOR ALL PLUMBING FIXTURES, EQUIPMENT, APPLIANCES AND ELECTRICAL FIXTURES WITH THE MANUFACTURERS CUT SHEETS. VERIFY THERE IS SUFFICIENT SPACE FOR THE OPERATION OF ALL EQUIPMENT INCLUDING DOOR SWINGS AND THROW AS WELL AS REQUIRED CLEAR SPACE FOR VENTILATION, ETC.
14. WINDOWS WITH A SILL MORE THAN 6'-0" ABOVE THE ADJACENT EXTERIOR GRADE SHALL HAVE THEIR SILL SET AT A MINIMUM OF 2'-0" ABOVE THE FINISHED FLOOR OR HAVE HARDWARE MEETING SECTION R112 REQUIREMENTS.
15. THE GC SHALL VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE PROVIDED BY OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE WORK IS STARTED.

FOR WINDOW, ETC. DO NOT RELIEVE THE GC FROM PERFORMING THE WORK AS SHOWN ON MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE TRADES INVOLVED. COORDINATE WITH THE ARCHITECT. CONTRACTOR SHALL VERIFY THE BUILT FLOOR TO FLOOR CONDITION IN THE FIELD. CONTRACTOR SHALL TAKE THEIR THICKNESS INTO ACCOUNT WHEN DETERMINING RISER AND TREAD DIMENSIONS. CONTRACTOR SHALL CONFIRM REQUIRED LOCATIONS FOR THESE SERVICES WITH CUTSHEETS FOR THE



Axo 1

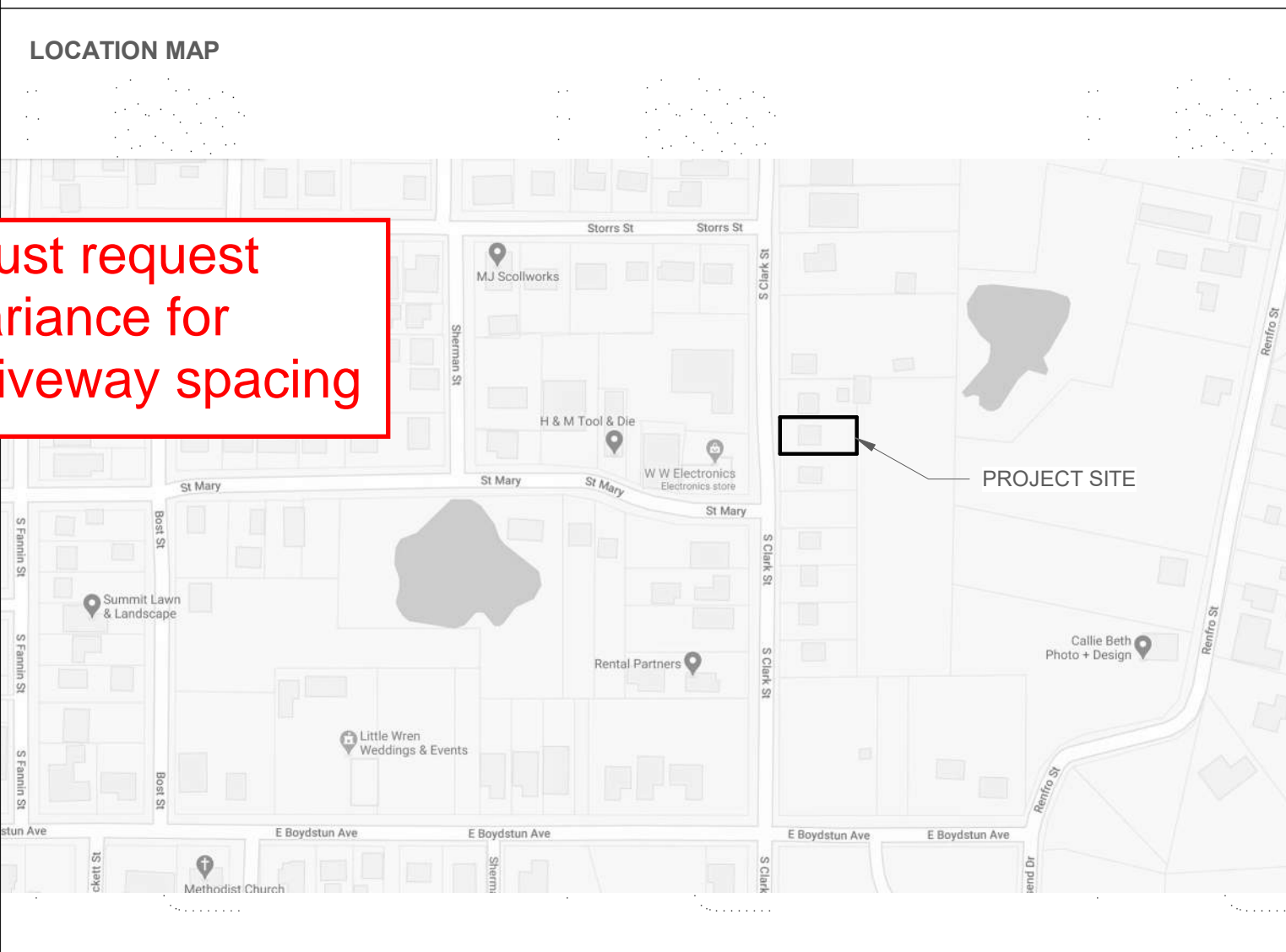
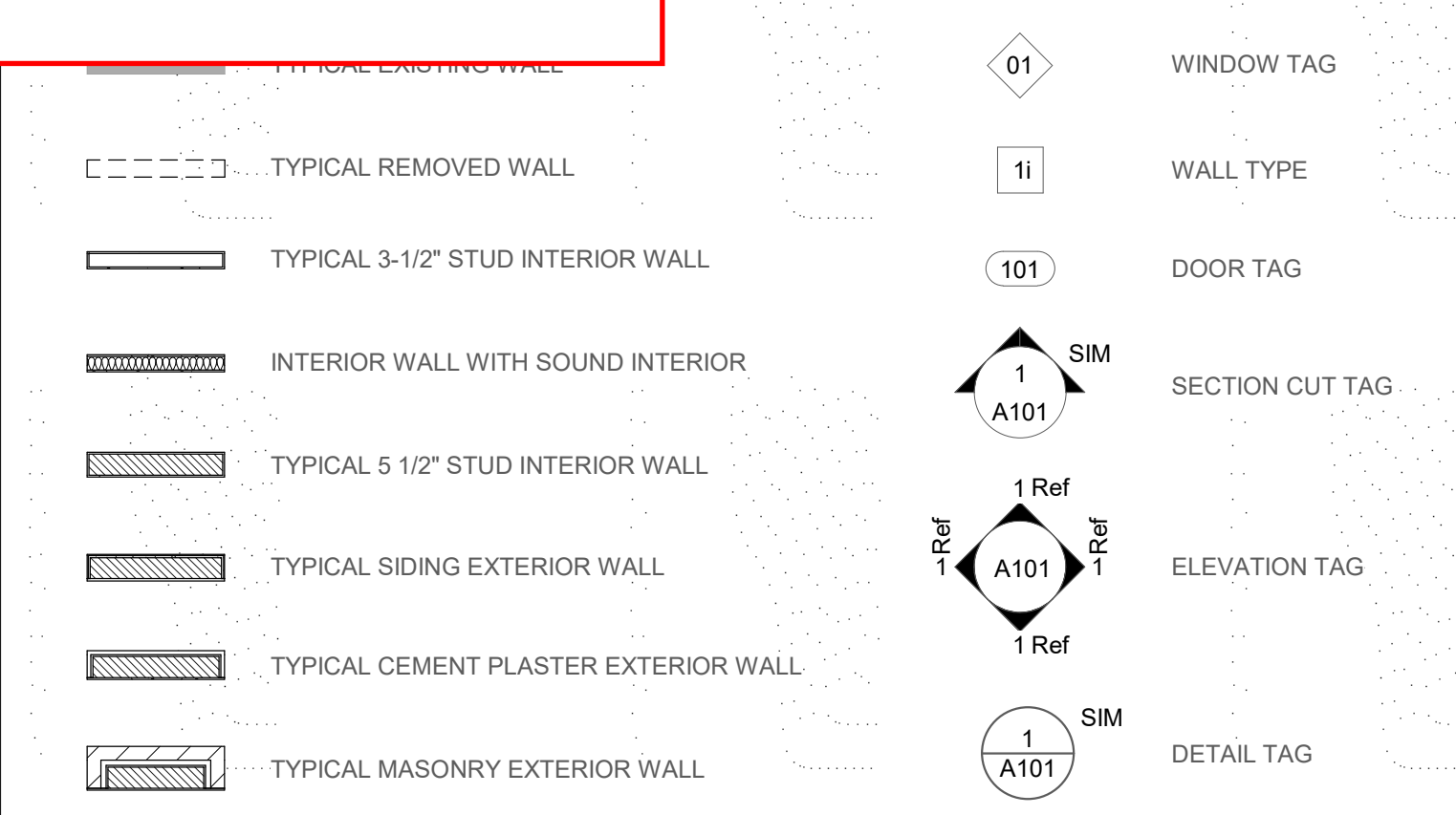
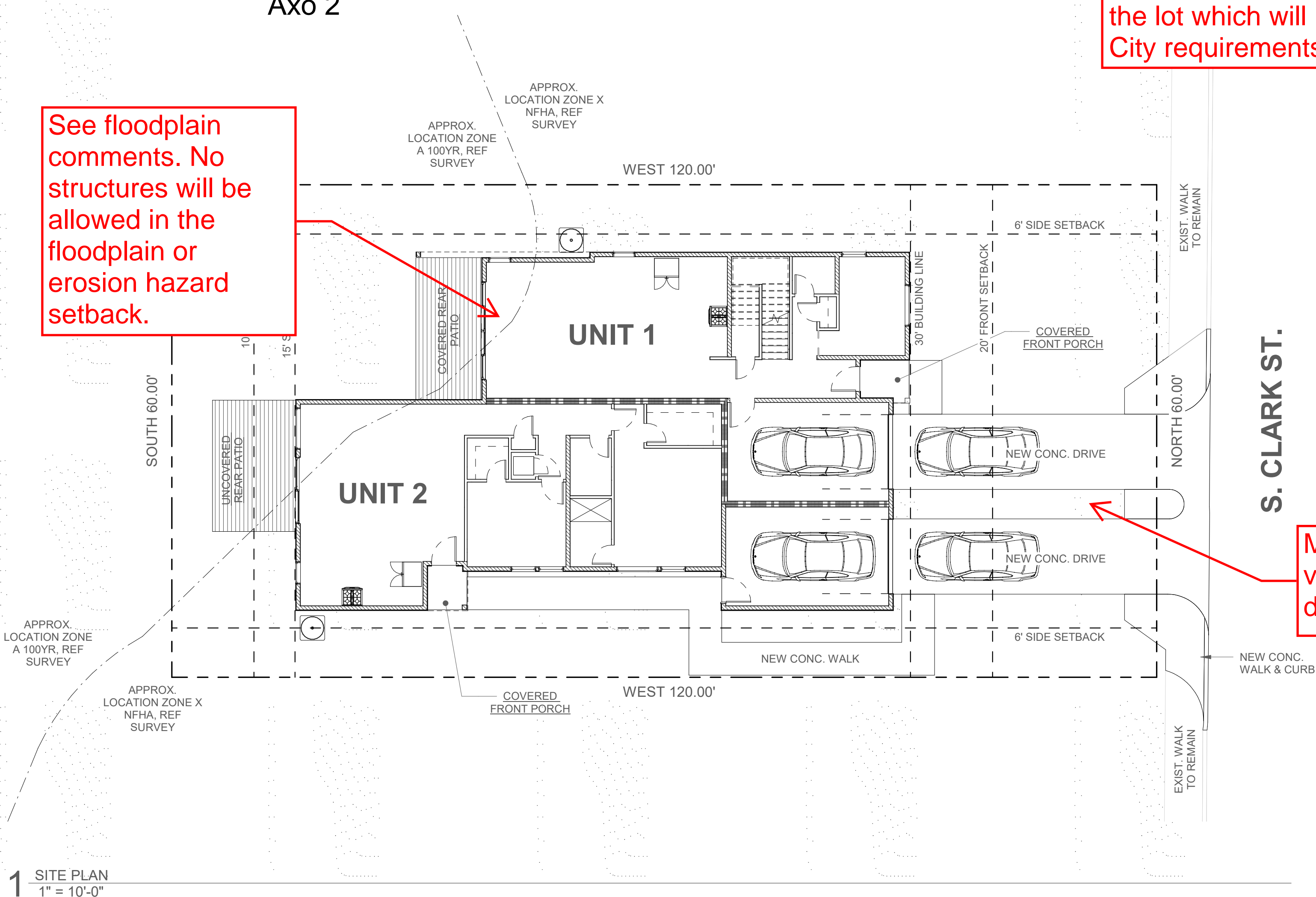


Axo 2

M - Will need a topographic survey of the lot to verify that the house and all structures will be outside of the floodplain boundary.
M - House finish floor must be at least 2' above the adjacent floodplain elevation.
M - Parking must be at least 1' above the adjacent floodplain elevation.
M - Proposed structure to not be in floodplain and out of erosion hazard setback.
I - No fencing will be allowed in flood plain
I - Need to replat
I - Will require water and sewer impact fees on all additional or upsized meters.
I - Will be required roadway impact fee on addition house
I - You'll need to bring a water service to the lot which will require paving repairs to City requirements.

See floodplain comments. No structures will be allowed in the floodplain or erosion hazard setback.

Must request variance for driveway spacing



1 SITE PLAN
1" = 10'-0"

00703-01

CLARK DUPLEX
511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL



COVER SHEET &
SITE PLAN

G-100



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-003

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 511 S. Clark Street Rockwall, TX 75087

SUBDIVISION J.E. HARRIS SUBDIVISION

LOT 6

BLOCK _____

GENERAL LOCATION DOWNTOWN 2 NEIGHBORHOOD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING TWO-FAMILY (2F)

CURRENT USE VACANT

PROPOSED ZONING _____

PROPOSED USE TWO-FAMILY (DUPLEX)

ACREAGE 0.16 LOTS [CURRENT]

1 LOTS [PROPOSED]

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

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

OWNER Castro Development LLC

APPLICANT _____

CONTACT PERSON Jason Castro

CONTACT PERSON _____

ADDRESS 16424 FALLKIRK DRIVE

ADDRESS _____

CITY, STATE & ZIP DALLAS, TX 75248

CITY, STATE & ZIP _____

PHONE 214.232.2750

PHONE _____

E-MAIL jason@castropropertygroup.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

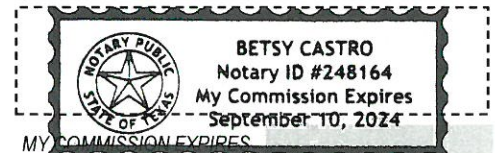
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Castro [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF January, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





City of Rockwall

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

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

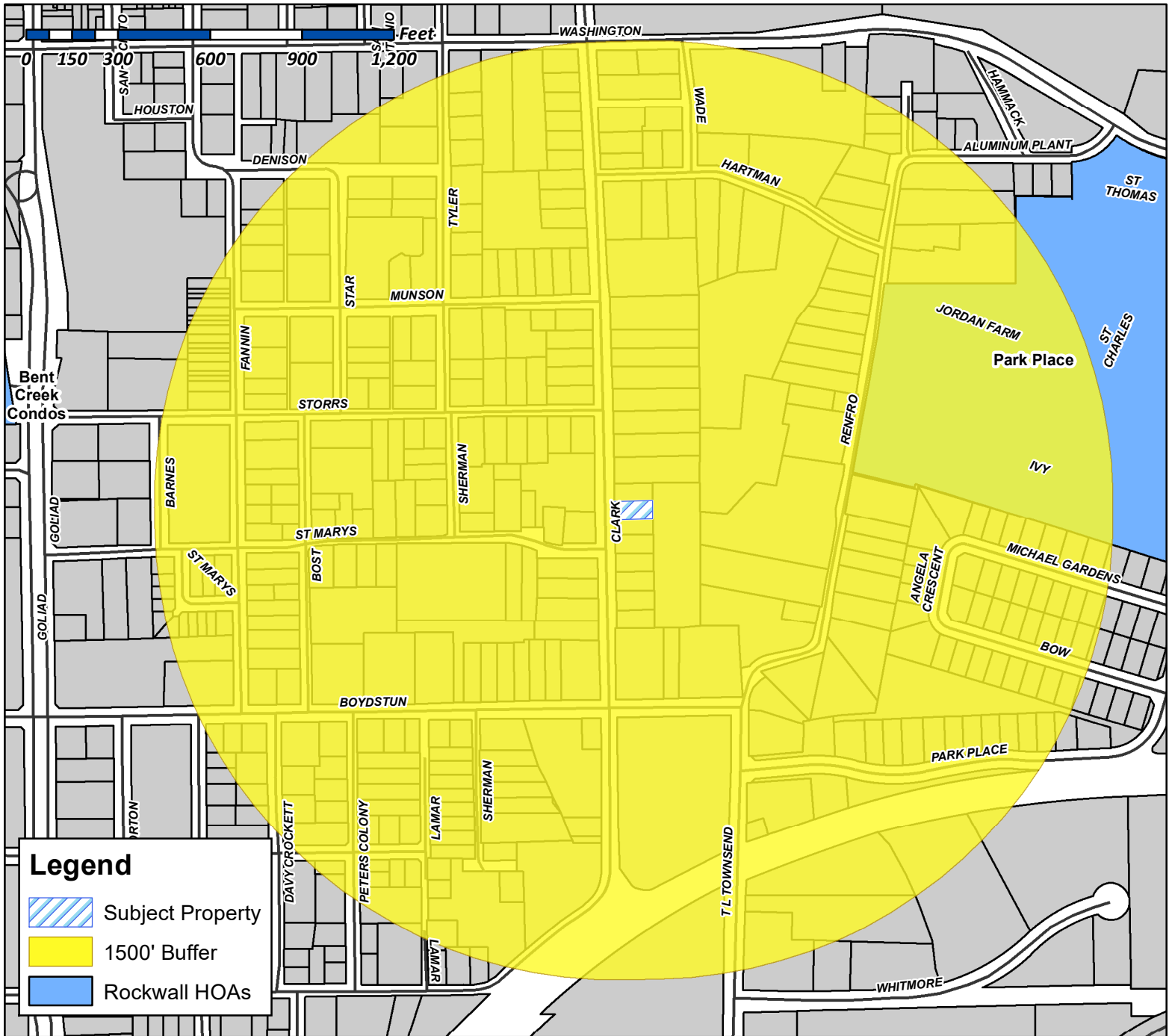




City of Rockwall

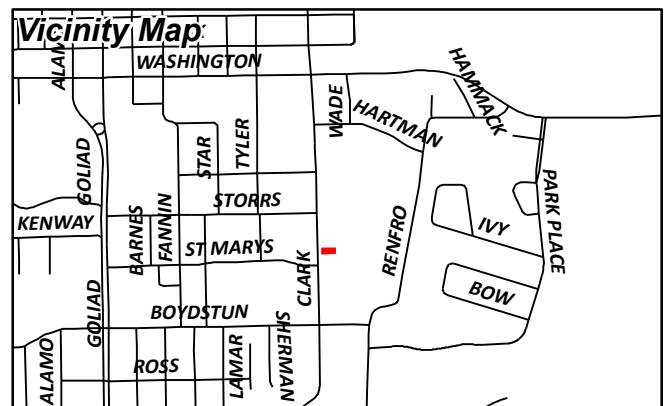
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-003
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Two-Family (2F) District
Case Address: 511 S. Clark Street

Date Created: 1/19/2021
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2021-003]
Date: Friday, January 22, 2021 9:00:07 AM
Attachments: [Public Notice \(01.19.2021\).pdf](#)
[HOA Map Z2021-003.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [January 29, 2021](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 9, 2021 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 16, 2021 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-003 SUP for Residential Infill in an Established Subdivision

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

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

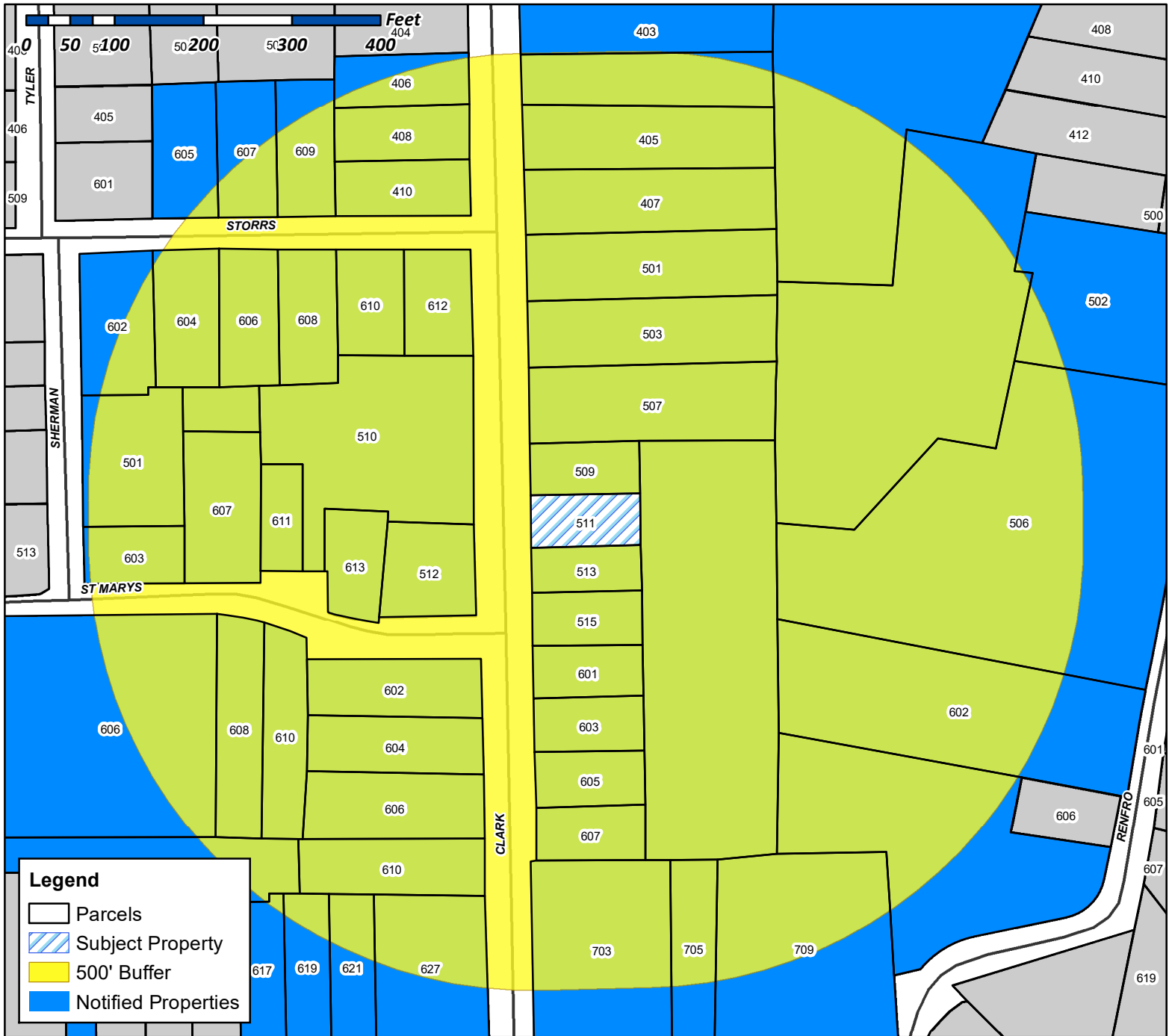
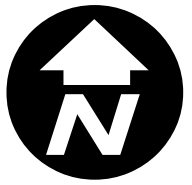
<http://www.rockwall.com/planning/>



City of Rockwall

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

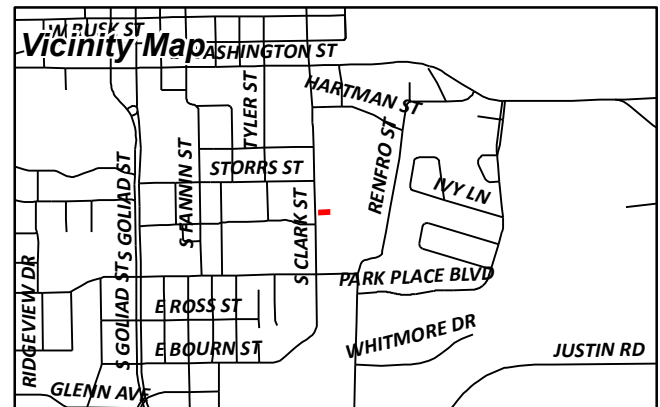
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Legend

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2021-003
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Two-Family (2F) District
Case Address: 511 S. Clark Street



Date Created: 1/19/2021
 For Questions on this Case Call (972) 771-7745

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
215 GRIFFIN AVENUE
FATE, TX 75189

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
3299 ROCHELLE RD
ROCKWALL, TX 75032

BRYAN KYLE & HALEY BROOKE
401 E KAUFMAN ST
ROCKWALL, TX 75087

PITTMAN MICHAEL J JR & JANIS
401 S CLARK ST
ROCKWALL, TX 75087

PITTMAN MICHAEL J JR & JANIS
403 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
405 S CLARK STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
501 SHERMAN ST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
501 S CLARK
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
503 S CLARK
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
515 S CLARK ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
601 S CLARK ST
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
602 S CLARK ST
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
603 ST MARYS ST
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
604 S CLARK ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

OLIVO DANIELA AND ALFRED
607 SOUTH CLARK STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

SMITH CHARLES
611 E BOYDSTUN
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOODARD JENNIFER
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

KNOWLES CHRISTOPHER RICHARD AND
VICTORIA NGOC TRAN-KNOWLES
627 EAST BOYDSTUN AVENUE
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2021-003: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 16, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2021-003: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

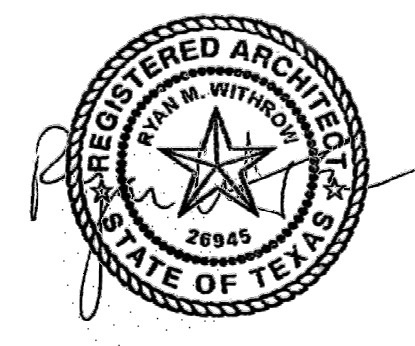
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

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

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



1 01-EAST
1/4" = 1'-0"



2 04-WEST
1/4" = 1'-0"

00703-01

**CLARK
DUPLEX**

511 S. Clark Street
Rockwall, TX 75087

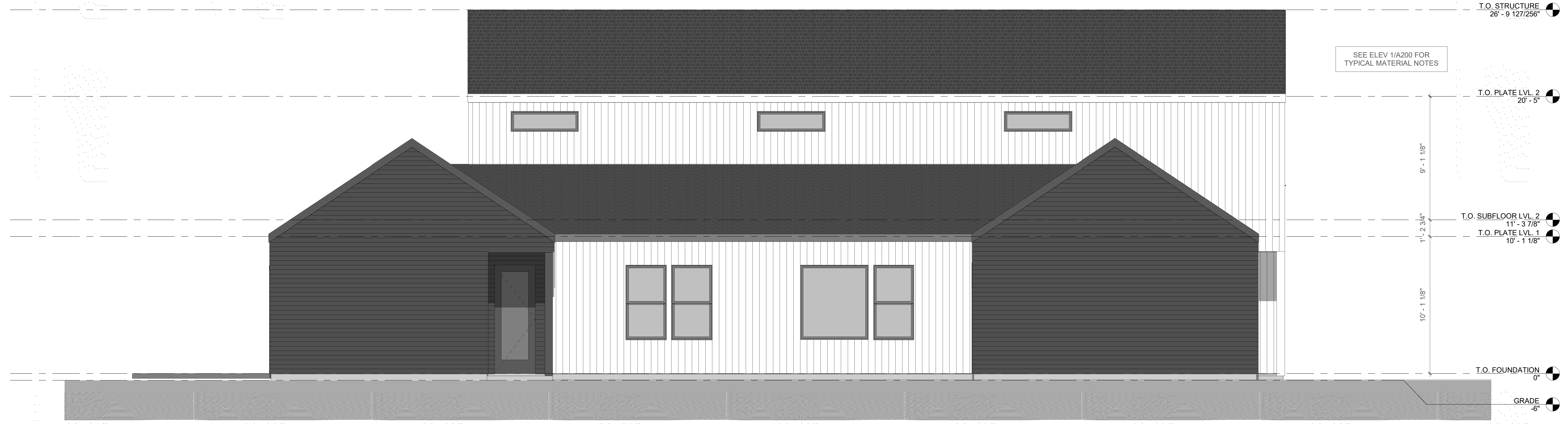
SUP APPROVAL

OVERALL
BUILDING
ELEVATIONS

A-200



1 02-NORTH
1/4" = 1'-0"



2 03-SOUTH
1/4" = 1'-0"

SHEET ISSUE DATE
01/15/2021



PROJECT
Object & Architecture
4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com

00703-01

**CLARK
DUPLEX**
511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL

OVERALL
BUILDING
ELEVATIONS

A-201

THESE DRAWINGS ARE THE INSTRUMENT AND PROPERTY OF OJAN WITHROW AND ARE NOT TO BE REPRODUCED OR USED WITHOUT PRIOR CONSENT.

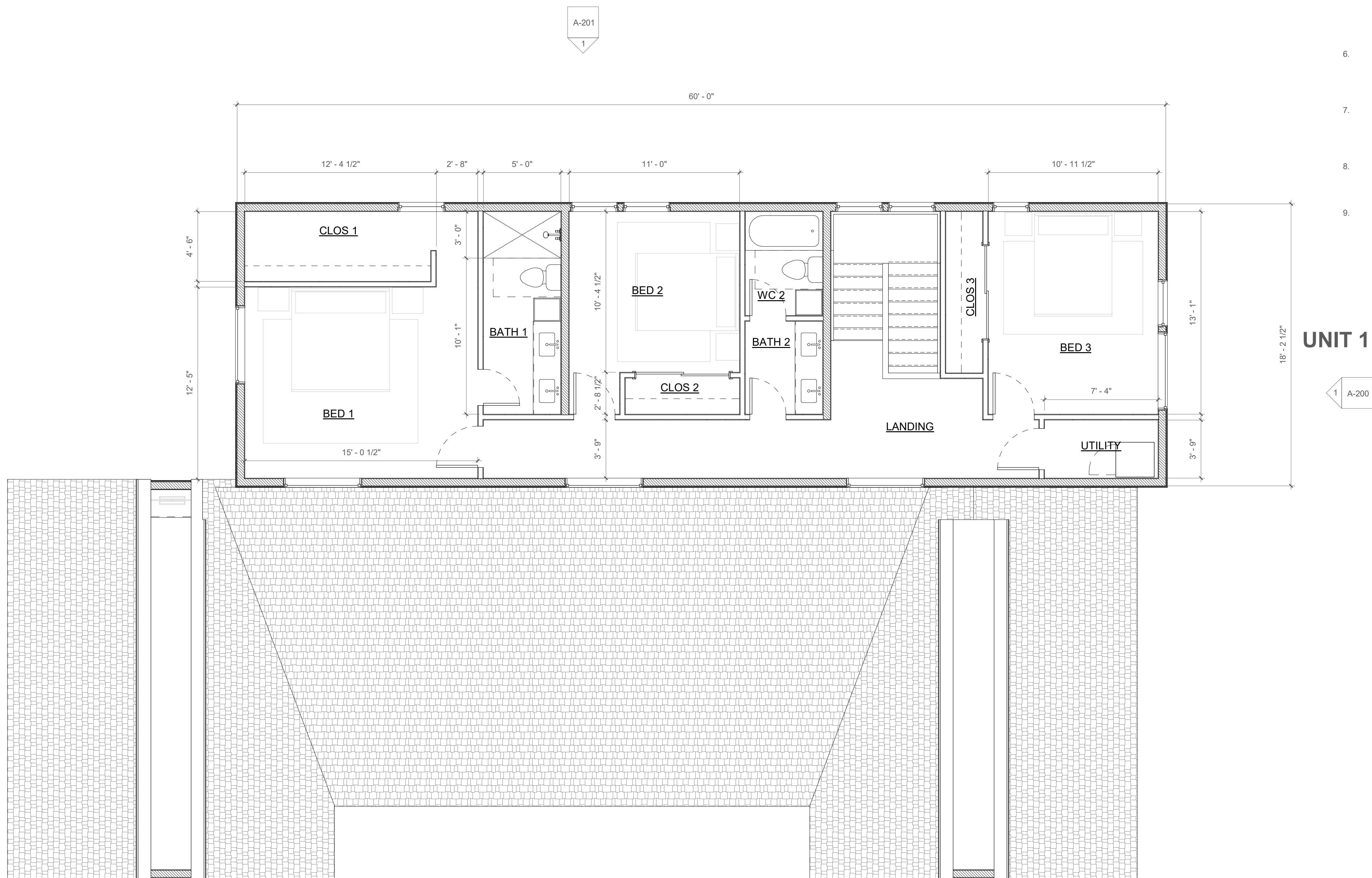
GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO THE FACE OF THE STUD, UNLESS NOTED OTHERWISE SUCH AS TO FACE OF MASONRY (MASRY) OR BRICK. DIMENSIONS TO DOORS ARE TO THE FACE OF THE OPENING AND NOT OUTSIDE OF FRAME. DOORS MARKED WITH "FLUSH" ARE TO BE LOCATED SO THAT THE OPENING IS FLUSH WITH THE INDICATED WALL. WINDOWS NOT DIMENSIONED ARE TO BE LOCATED CENTERED WITHIN THE INDICATED OPENING.
2. U.N.O. ALL NEW WALLS TO RECEIVE 1/2" GYP BD SHEATHING EXCEPT IN WET LOCATIONS. WET LOCATIONS TO RECEIVE TILE ON 1/2" CEMENTITIOUS TILE BACKER OVER #15 TAR PAPER. ALL SHEATHING IN DAMP LOCATIONS SHALL RECEIVE WATER RESISTANT GYP BD.
3. WINDOWS MARKED "EGRESS" ON THE PLAN SHALL ADHERE TO THE 2015 DALLAS BUILDING CODE REQUIREMENTS FOR EGRESSIBLE OPENINGS.
4. PRIOR TO THE PURCHASE OF ANY PLUMBING FIXTURES OR APPLIANCES REFER TO THE DALLAS GREEN CODE PHASE 2 TO CONFIRM THAT FIXTURE/APPLIANCE WILL MEET ALL FLOW RATE/WATER USAGE AND ENERGY EFFICIENCY REQUIREMENTS.
5. U.N.O. EXTERIOR WALLS ARE 2X6 STUD WALLS WITH CONTINUOUS SHEATHING (CONFIRM WITH STRUCTURAL DWGS). U.N.O. INTERIOR WALLS ARE 2X4 WOOD STUD WALLS WITH 1/2" GYP BD BOTH SIDES EXCEPT IN WET AND DAMP LOCATIONS.
6. BEFORE CONSTRUCTING STAIRS VERIFY ACTUAL BUILT FLOOR-TO-FLOOR HEIGHT IN THE FIELD. NOTIFY DESIGN TEAM OF ANY NECESSARY CHANGES. MAXIMUM ALLOWABLE RISER HEIGHT IS 7.6". MINIMUM HEADROOM AT STAIRS IS 8'-0".
7. MAINTAIN MINIMUM OF 24" CLEAR IN FRONT OF TOILETS. SELECT TOILET FIXTURES SUCH THAT DISTANCE FROM EDGE OF TOILET TO WALL IS MINIMUM OF 2'-0" ESPECIALLY IN BATHROOM LESS THAN 5'-0" WIDE.
8. AT ALL ENCLOSED STAIRS WITH ACCESS TO SPACE BENEATH STAIRS INSTALL 5/8" TYPE X GYP BD AT UNDERSIDE OF STAIRS AND SMOKE AND FIRE BLOCK AS REQUIRED BY CODE.
9. REFER TO SHEET A2.2 FOR TYPICAL FLASHING AT WINDOWS AND DOORS.

SHEET ISSUE DATE
01/15/2021



ARCHITECT
Object & Architecture
4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com



A-201
1

A-200
2

UNIT 1
A-200
1

2
A-201



THESE DRAWINGS ARE THE INSTRUMENT AND PROPERTY OF OBJ-ARC WITHDRAW AND ARE NOT TO BE REPRODUCED OR USED WITHOUT PRIOR CONSENT.

SHEET ISSUE DATE
01/15/2021



PROJECT
Object & Architecture
4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com

00703-01

CLARK DUPLEX
511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL

COVER SHEET & SITE PLAN



G-100

SHEET LIST

SHEET NUMBER	SHEET TITLE	SHEET ISSUE DATE	REV #	REV DATE
02 - GENERAL				
G-100	COVER SHEET & SITE PLAN	01/15/2021		
08 - ARCHITECTURAL				
A-100	LEVEL 1 FLOOR PLAN	01/15/2021		
A-101	LEVEL 2 FLOOR PLAN	01/15/2021		
A-200	OVERALL BUILDING ELEVATIONS	01/15/2021		
A-201	OVERALL BUILDING ELEVATIONS	01/15/2021		

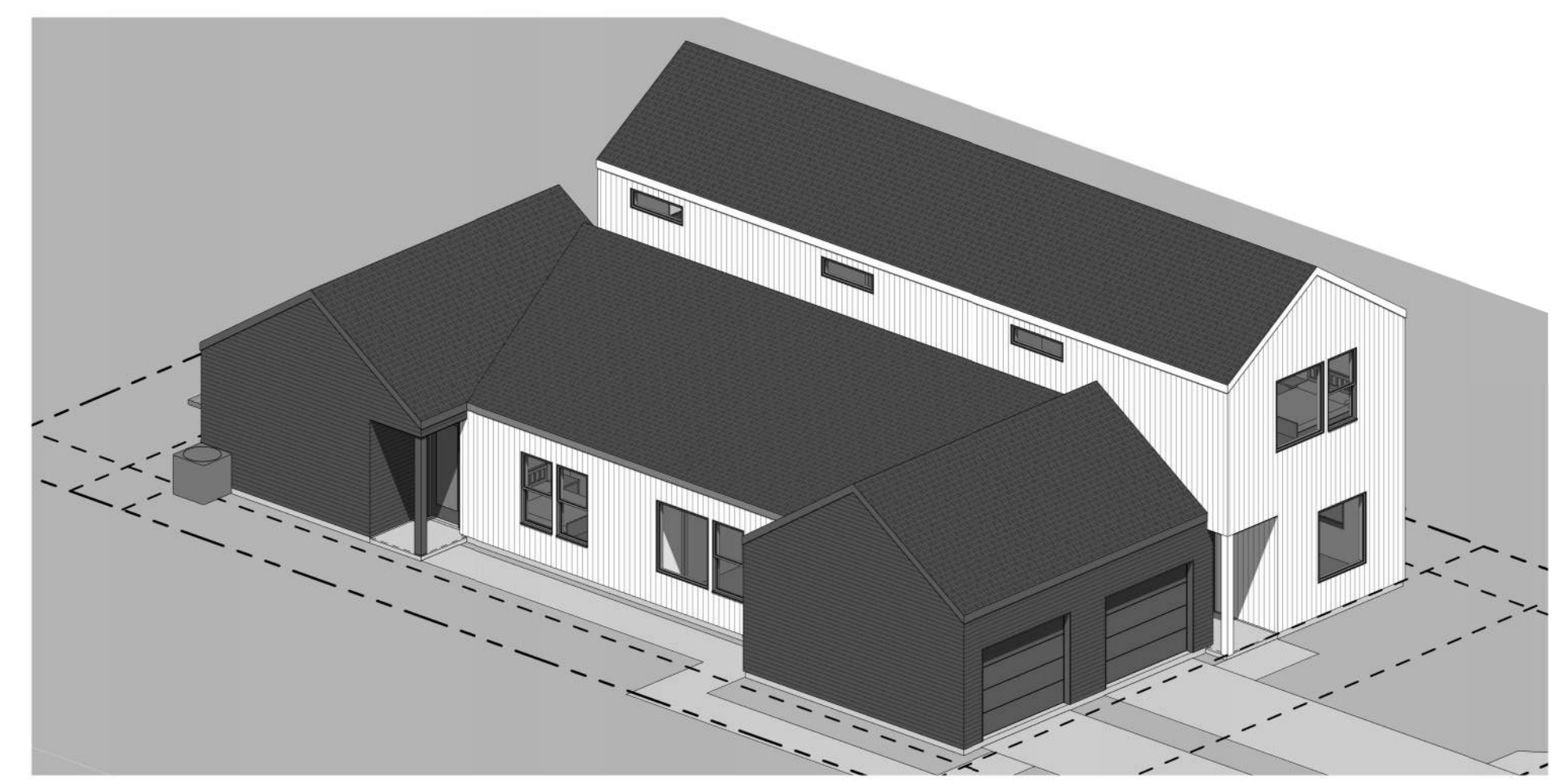
GENERAL PROJECT NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
- THE GC IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND COMPLETION OF THE PROJECT. BUILDING LAYOUT SHALL BE VERIFIED BY A LICENSED SURVEYOR.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY AND STATE CODES AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.
- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE PROPER COMPACTION OF ALL UTILITY COMPANY TRENCHES.
- DIMENSIONS ARE PROVIDED FOR THE LOCATION OF PROJECT ELEMENTS. DRAWINGS SHALL NOT BE SCALED.
- AS REQUIRED BY THE IRODALLAS BUILDING CODE THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ANY WALL OR ASSEMBLY REQUIRED TO HAVE PROTECTED OPENINGS. THIS INCLUDES ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS. IDENTIFICATION SHALL BE ACHIEVED BY SIGN OR STENCILING AT SIZES AND LOCATIONS REQUIRED BY CODE.
- ALL PENETRATIONS AT GYPSUM BOARD PARTITION WALLS ARE TO BE THOROUGHLY SEALED IN A MANNER APPROPRIATE TO THE WALL TYPE THAT IS BEING PENETRATED, I.E. WEATHER TIGHT, ACOUSTICAL, NON-RATED, AND FIRE RATED. EXPOSED GYPSUM BOARD IS TO BE SEALED, TAPED AND FLOATED FOR BEST QUALITY APPEARANCE.
- PROVIDE ADEQUATE BLOCKING AS REQUIRED IN WALLS AND ROOF STRUCTURE TO SUPPORT ELECTRIC WATER COOLER, LAVATORIES, TOILET FIXTURES AND ACCESSORIES, GRAB BARS, ELECTRICAL PANELS, ACCESS ROOF LADDER, HANDRAILS, ETC.
- MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENTS ISSUE OF THE TEXAS ACCESSIBILITY STANDARDS FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE OWNER FOR FINAL DECISION.
- CONTRACTOR IS TO REFER TO MEP DRAWINGS AND PROJECT MANUAL FOR ANY HINGED ACCESS PANELS NOT INDICATED IN THE ARCH. DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS WITH DRYWALL, T.I.E., E.I.F.S. AND PLASTER WORK.
- PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER.
- PRIOR TO LAYING OUT AND FRAMING WALLS VERIFY THERE IS SUFFICIENT SPACE FOR ALL PLUMBING FIXTURES, EQUIPMENT, APPLIANCES AND ELECTRICAL FIXTURES WITH THE MANUFACTURER'S CUT SHEETS. CONFIRM THERE IS SUFFICIENT SPACE FOR THE OPERATION OF ALL EQUIPMENT INCLUDING DOOR SWINGS AND THROW AS WELL AS REQUIRED CLEAR SPACE FOR VENTILATION, ETC.
- WINDOWS WITH A SILL MORE THAN 6'-0" ABOVE THE ADJACENT EXTERIOR GRADE SHALL HAVE THEIR SILL SET AT A MINIMUM OF 2'-0" ABOVE THE FINISHED FLOOR OR HAVE HARDWARE MEETING SECTION R102 REQUIREMENTS.
- THE GC SHALL VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE PROVIDED BY OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE WORK IS STARTED.
- ERRORS OR OMISSIONS IN SCHEDULES SUCH AS ROOM FINISH, DOOR, WINDOW, ETC. DO NOT RELIEVE THE GC FROM PERFORMING THE WORK AS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.
- VERIFY ALL SIZE AND LOCATIONS FOR ALL OPENINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE TRADES INVOLVED. COORDINATE LOCATIONS NOT INDICATED ON DRAWINGS WITH DESIGN TEAM AND OWNER.
- PRIOR TO CONSTRUCTING STAIRS AND OTHER ELEMENTS THE CONTRACTOR SHALL VERIFY THE BUILT FLOOR TO FLOOR CONDITION IN THE FIELD. CONTRACTOR SHALL CONFIRM WITH THE OWNER FINISHED FLOOR MATERIALS AND TAKE THEIR THICKNESS INTO ACCOUNT WHEN DETERMINING RISER AND TREAD DIMENSIONS. RISERS SHALL BE NO TALLER THAN 7.75" OR AS LIMITED BY CODE.
- PRIOR TO ELECTRICAL AND PLUMBING ROUGH-IN, THE CONTRACTOR SHALL CONFIRM REQUIRED LOCATIONS FOR THESE SERVICES WITH CUTSHEETS FOR THE FIXTURES, APPLIANCES AND EQUIPMENT THAT WILL BE INSTALLED.

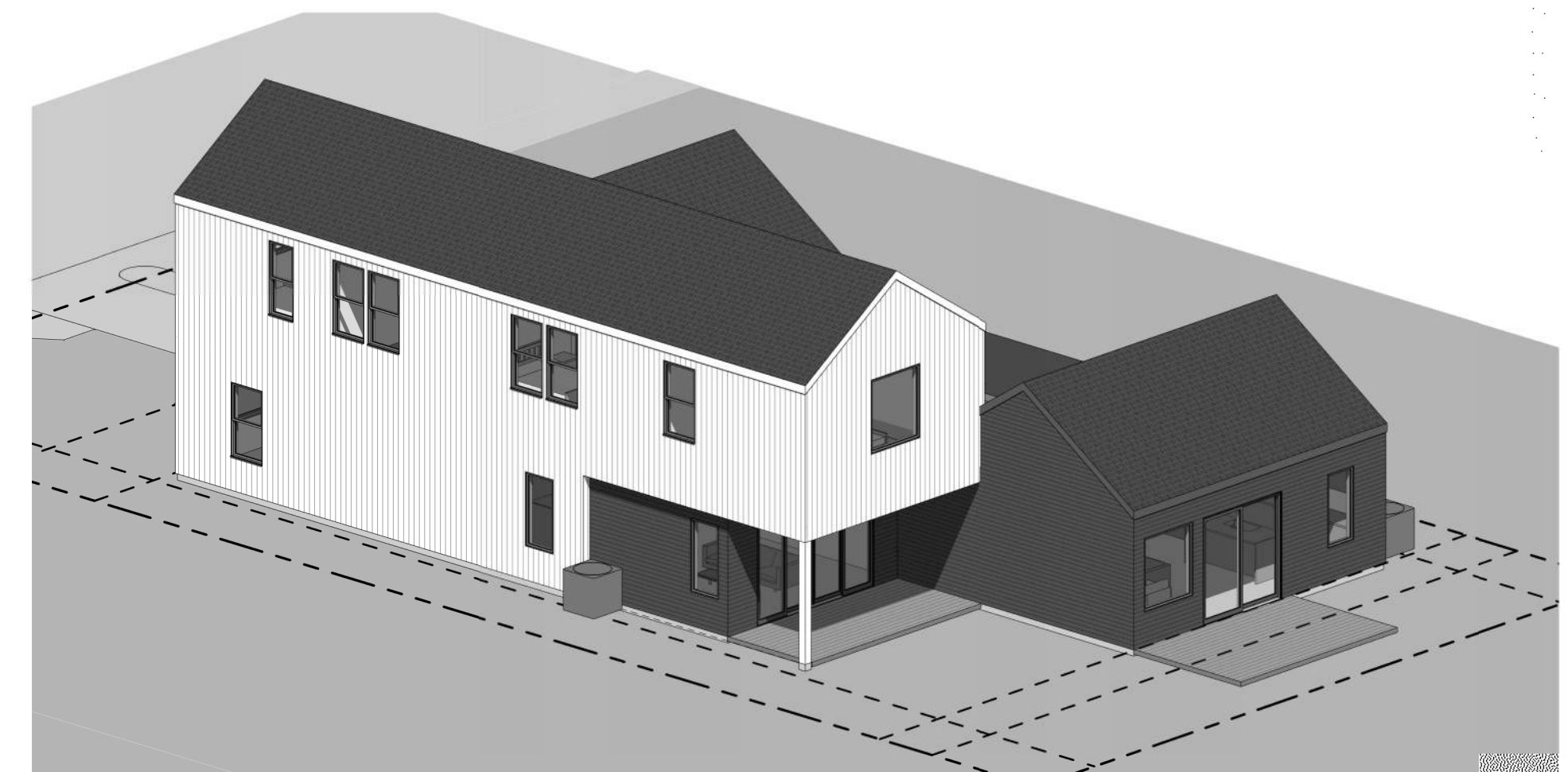
DRAWING SYMBOL LEGEND

	TYPICAL EXISTING WALL		WINDOW TAG
	TYPICAL REMOVED WALL		WALL TYPE
	TYPICAL 3-1/2" STUD INTERIOR WALL		DOOR TAG
	INTERIOR WALL WITH SOUND INTERIOR		SECTION CUT TAG
	TYPICAL 5 1/2" STUD INTERIOR WALL		ELEVATION TAG
	TYPICAL SIDING EXTERIOR WALL		DETAIL TAG
	TYPICAL CEMENT PLASTER EXTERIOR WALL		
	TYPICAL MASONRY EXTERIOR WALL		

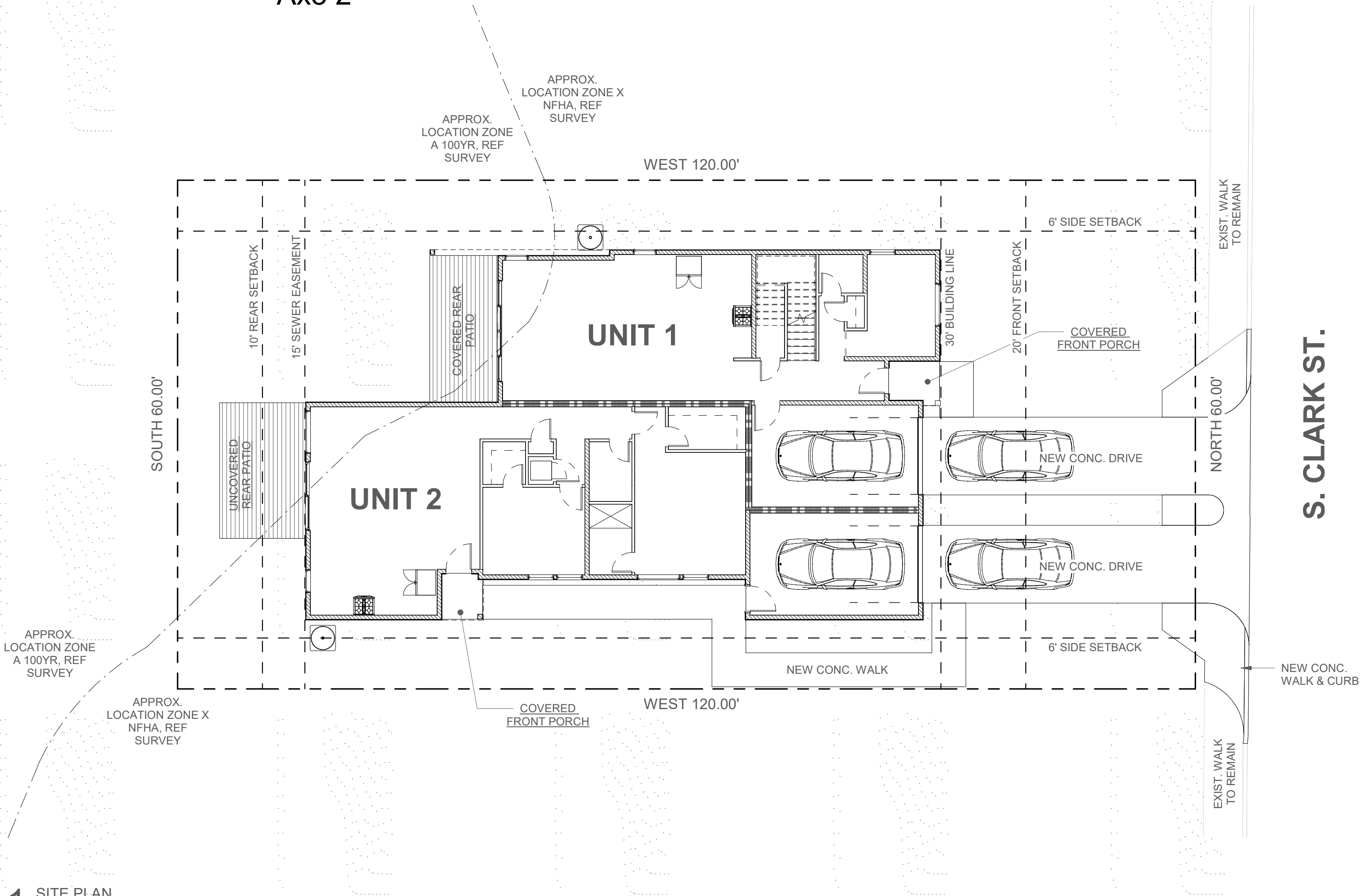
LOCATION MAP



Axo 1



Axo 2



1 SITE PLAN
1" = 10'-0"

APPLICABLE BUILDING CODES

- 2015 INTERNATIONAL PLUMBING CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE WITH ROCKWALL AMENDMENTS
- 2014 NATIONAL ELECTRICAL CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL RESIDENTIAL CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL EXISTING BUILDING CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH ROCKWALL AMENDMENTS
- 2015 INTERNATIONAL FUEL & GAS CODE WITH ROCKWALL AMENDMENTS

PROJECT DIRECTORY

OWNER CASTRO DEVELOPMENT 1006 CLERMONT ST. DALLAS, TX 75223	ARCHITECT OBJECT & ARCHITECTURE 4815 TERRY STREET DALLAS, TX 75223
CONTACT: JASON CASTRO 214.232.2750 JASON@CASTROPROPERTYGROUP.COM	CONTACT: RYAN M. WITHROW 214.240.1995 RYAN@OBJ-ARC.COM

PROJECT INFORMATION

DESCRIPTION: NEW TWO STORY TWO FAMILY (DUPLX) RESIDENCE
ADDRESS: 511 S. CLARK STREET
ROCKWALL, TX 75087
CITY: ROCKWALL
COUNTY: ROCKWALL COUNTY
LOT: 6
BLOCK: J.E. HARRIS SUBDIVISION

SITE INFORMATION

ZONING REGULATIONS
ZONE: TWO-FAMILY (2F)
MAIN USE: TWO FAMILY RESIDENCE (DUPLX)
FRONT SETBACK: 20 FT.
SIDE SETBACKS: 6 FT.
REAR SETBACK: 10 FT. FOR SINGLE FAMILY, 10 FT. OTHER STRUCTURES
UNIT DENSITY: NO MAXIMUM DWELLING UNIT DENSITY.
MAX ALLOWED HT: 32 FT.
LOT COVERAGE: 45% MAX

AREA CALCULATIONS

CONDITIONED AREAS:	
UNIT 1 FIRST FLOOR A/C AREA:	914 SQ.FT.
UNIT 1 SECOND FLOOR A/C AREA:	1,109 SQ.FT.
UNIT 1 TOTAL A/C AREA:	2,023 SQ.FT.
UNIT 2 FIRST FLOOR A/C AREA:	1,171 SQ.FT.
UNIT 2 TOTAL A/C AREA:	1,171 SQ.FT.
UNCONDITIONED AREAS:	
UNIT 1 GARAGE AREA:	253 SQ.FT.
UNIT 2 GARAGE AREA:	268 SQ.FT.
UNIT 1 FRONT PORCH COVERED AREA:	29 SQ.FT.
UNIT 1 REAR PATIO COVERED AREA:	152 SQ.FT.
UNIT 2 FRONT PORCH COVERED AREA:	26 SQ.FT.
TOTAL COVERED PORCHES:	207 SQ.FT.

LOT AREA: 7,200 SQ.FT. (PER SURVEY)
LOT COVERED AREA: 2,292 SQ.FT.
COVERAGE: 31.8 %

CONDITIONED AREAS CALCULATED PER ANSI Z765 STANDARDS

GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO THE FACE OF THE STUD, UNLESS NOTED OTHERWISE SUCH AS TO FACE OF MASONRY (MASRY) OR BRICK. DIMENSIONS TO DOORS ARE TO THE FACE OF THE OPENING AND NOT OUTSIDE OF FRAME. DOORS MARKED WITH "FLUSH" ARE TO BE LOCATED SO THAT THE OPENING IS FLUSH WITH THE INDICATED WALL. WINDOWS NOT DIMENSIONED ARE TO BE LOCATED CENTERED WITHIN THE INDICATED OPENING.
2. U.N.O. ALL NEW WALLS TO RECEIVE 1/2" GYP BD SHEATHING EXCEPT IN WET LOCATIONS. WET LOCATIONS TO RECEIVE TILE ON 1/2" CEMENTITIOUS TILE BACKER OVER #15 TAR PAPER. ALL SHEATHING IN DAMP LOCATIONS SHALL RECEIVE WATER RESISTANT GYP BD.
3. WINDOWS MARKED "EGRESS" ON THE PLAN SHALL ADHERE TO THE 2015 DALLAS BUILDING CODE REQUIREMENTS FOR EGRESSIBLE OPENINGS.
4. PRIOR TO THE PURCHASE OF ANY PLUMBING FIXTURES OR APPLIANCES REFER TO THE DALLAS GREEN CODE PHASE 2 TO CONFIRM THAT FIXTURE/APPLIANCE WILL MEET ALL FLOW RATE/WATER USAGE AND ENERGY EFFICIENCY REQUIREMENTS.
5. U.N.O. EXTERIOR WALLS ARE 2X6 STUD WALLS WITH CONTINUOUS SHEATHING (CONFIRM WITH STRUCTURAL DWGS). U.N.O. INTERIOR WALLS ARE 2X4 WOOD STUD WALLS WITH 1/2" GYP BD BOTH SIDES EXCEPT IN WET AND DAMP LOCATIONS.
6. BEFORE CONSTRUCTING STAIRS VERIFY ACTUAL BUILT FLOOR-TO-FLOOR HEIGHT IN THE FIELD. NOTIFY DESIGN TEAM OF ANY NECESSARY CHANGES. MAXIMUM ALLOWABLE RISER HEIGHT IS 7.6". MINIMUM HEADROOM AT STAIRS IS 8'-0".
7. MAINTAIN MINIMUM OF 24" CLEAR IN FRONT OF TOILETS. SELECT TOILET FIXTURES SUCH THAT DISTANCE FROM EDGE OF TOILET TO WALL IS MINIMUM OF 2'-0" ESPECIALLY IN BATHROOM LESS THAN 5'-0" WIDE.
8. AT ALL ENCLOSED STAIRS WITH ACCESS TO SPACE BENEATH STAIRS INSTALL 5/8" TYPE X GYP BD AT UNDERSIDE OF STAIRS AND SMOKE AND FIRE BLOCK AS REQUIRED BY CODE.
9. REFER TO SHEET A2.2 FOR TYPICAL FLASHING AT WINDOWS AND DOORS.

THESE DRAWINGS ARE THE INSTRUMENT AND PROPERTY OF OJAN WITHROW AND ARE NOT TO BE REPRODUCED OR USED WITHOUT PRIOR CONSENT.

SHEET ISSUE DATE

01/15/2021



PROJECT

Object & Architecture

4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com



UNIT 1

UNIT 2



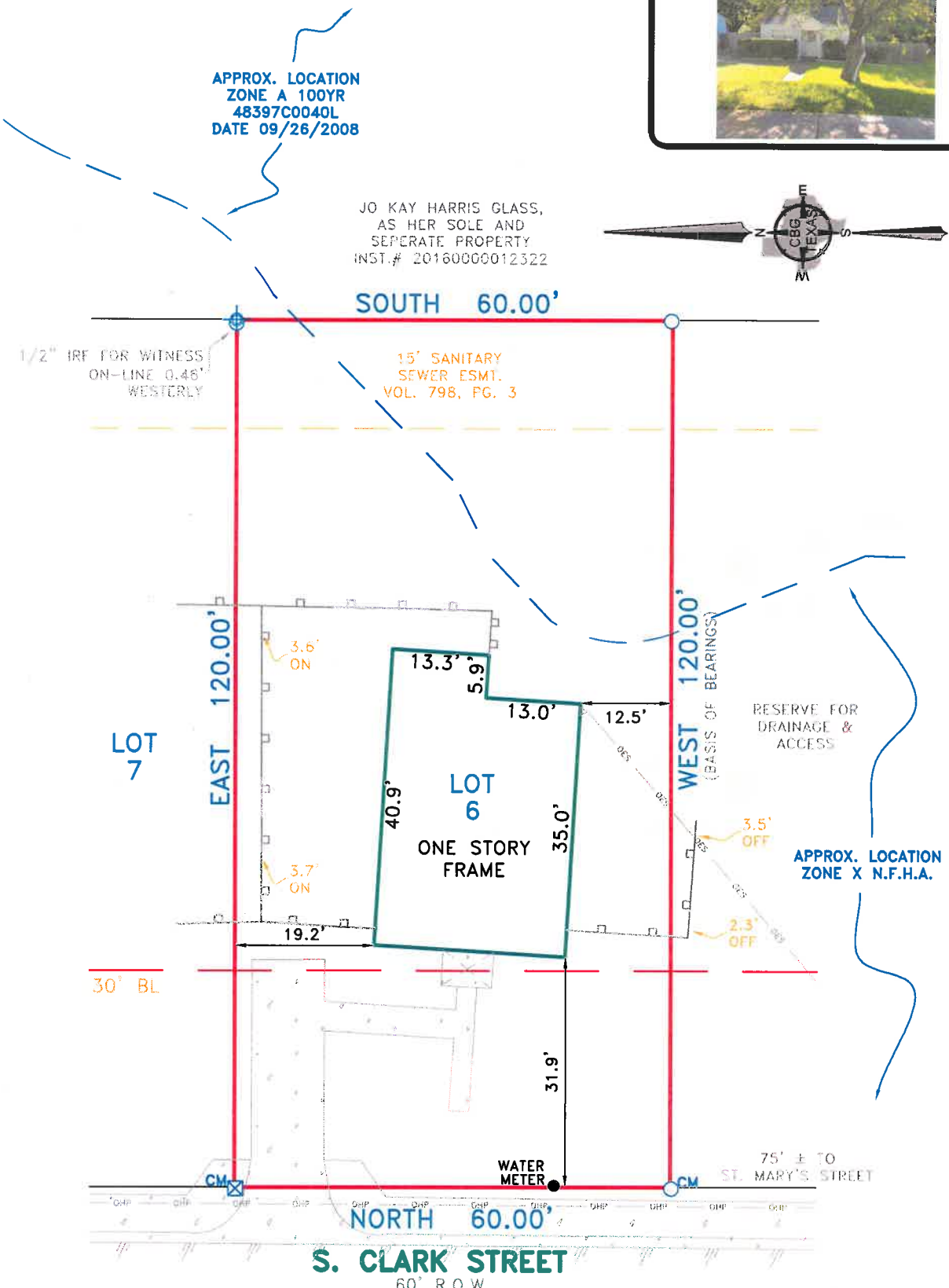


511 S. Clark Street

Lots 6, J.E. HARRIS SUBDIVISION OUT OF THE B.F. BOYDSTUN SURVEY, an Addition in Rockwall County, Texas, according to the Map or Plat recorded in Volume 1, Page 7 now in Cabinet A, Slide 7, Plat Records of Rockwall County, Texas.



- LEGEND**
- 1/2" ROD FOUND
 - ⊗ 1/2" ROD SET
 - 1" PIPE FOUND
 - ⊗ "X" FOUND/SET
 - ⊗ 5/8" ROD FOUND
 - ◆ POINT FOR CORNER FENCE POST FOR CORNER
 - CONTROLLING MONUMENT
 - CM AIR CONDITIONER
 - AC POOL EQUIPMENT
 - PE TRANSFORMER PAD
 - TE
 - COLUMN
 - POWER POLE
 - ▲ UNDERGROUND ELECTRIC
 - △ OVERHEAD ELECTRIC
 - OHP— OVERHEAD ELECTRIC POWER
 - OES— OVERHEAD ELECTRIC SERVICE
 - CHAIN LINK
 - WOOD FENCE 0.5' WIDE TYPICAL
 - IRON FENCE
 - X— BARBED WIRE
 - DOUBLE SIDED WOOD FENCE
 - /— EDGE OF ASPHALT
 - /— EDGE OF GRAVEL
 - /— CONCRETE
 - /— COVERED AREA
 - /— BRICK
 - /— STONE



EXCEPTIONS:

Accepted by: _____
 Purchaser

Date: _____
 Purchaser

NOTES:
 NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN

This survey is made in conjunction with the information provided by Capital Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JAI/CAJ
 Scale: 1" = 20'
 Date: 7-30-2020
 GF No.: 20-509065-RL
 Job No. 2013905

CBG SURVEYING TEXAS LLC
 12025 Shiloh Road, Ste. 240
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.obgtxllc.com

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
TODD FINCHER
 5633
 R.F.L.S. NO. 5633

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.165-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, HARRIS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.165-acre parcel of land being described as Lot 6 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a *duplex* in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a two-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the two-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- 4) The subject property will be required to provide a flood study prior to the issuance of a building permit that indicates the proposed structure will not be constructed within the floodplain.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF MARCH, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2021

2nd Reading: March 1, 2021

Exhibit 'A'
Location Map and Survey

Address: 511 S. Clark Street

Legal Description: Lot 6, Harris Addition



**Exhibit 'B':
Residential Plot Plan**

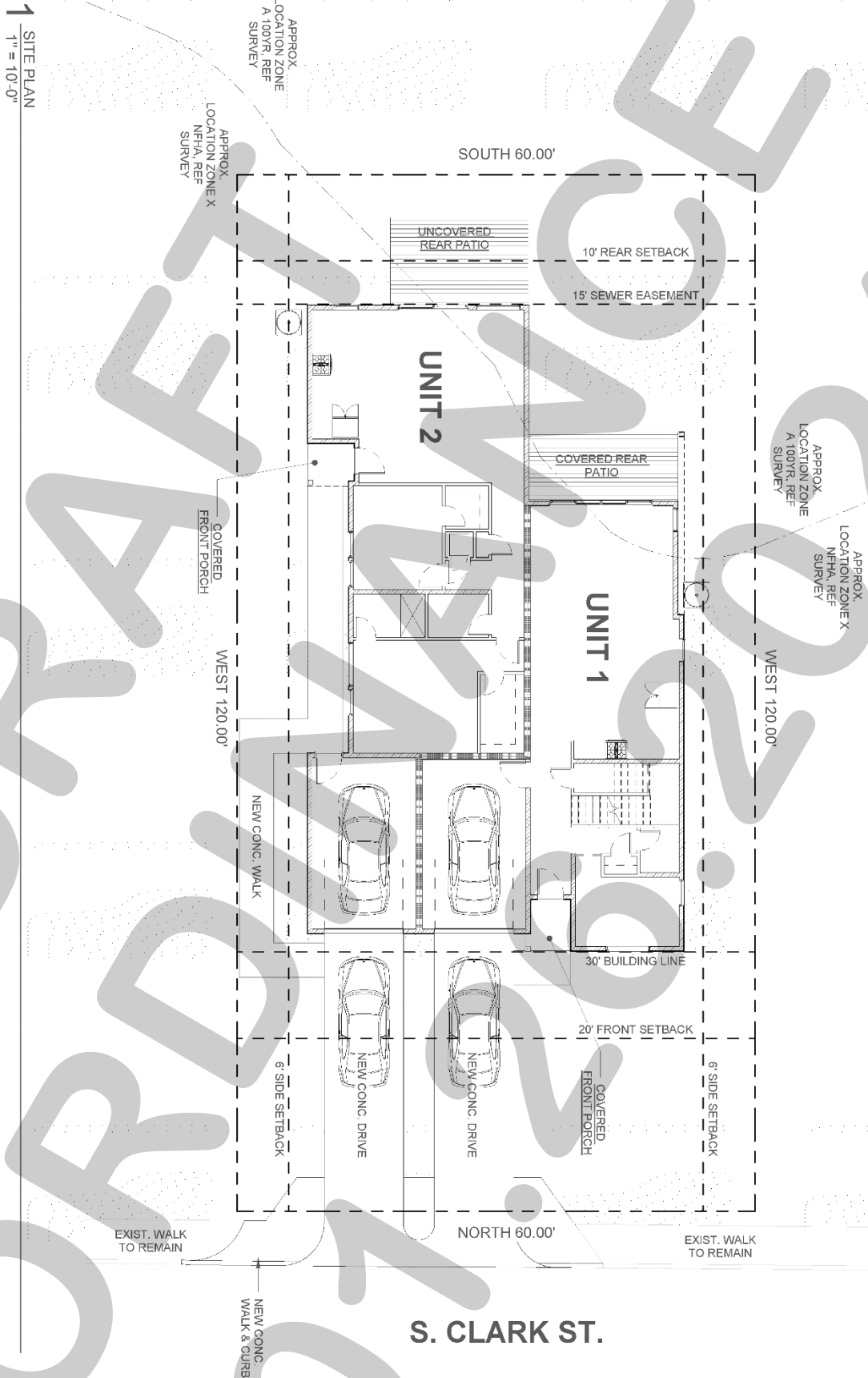
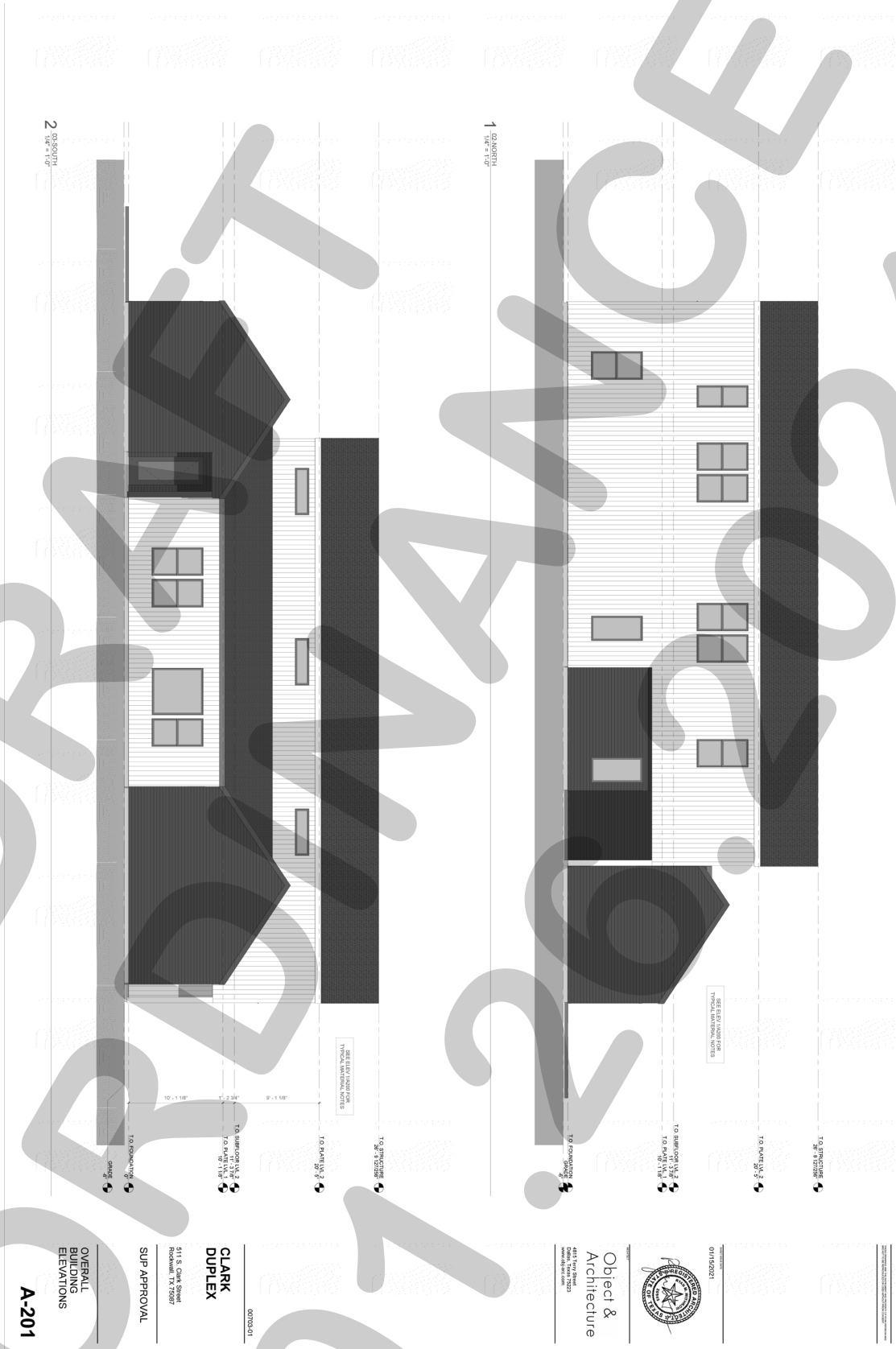
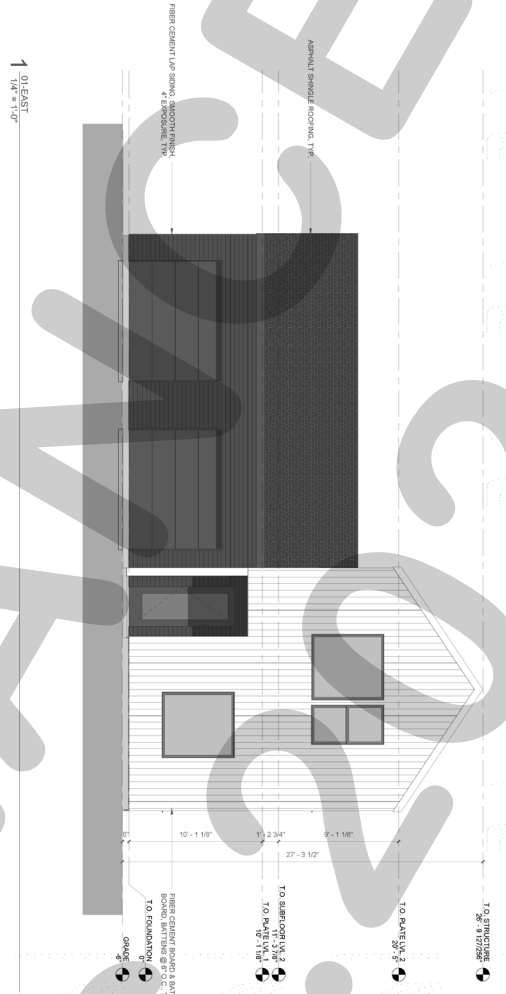


Exhibit 'C':
Building Elevations



**Exhibit 'C':
Building Elevations**



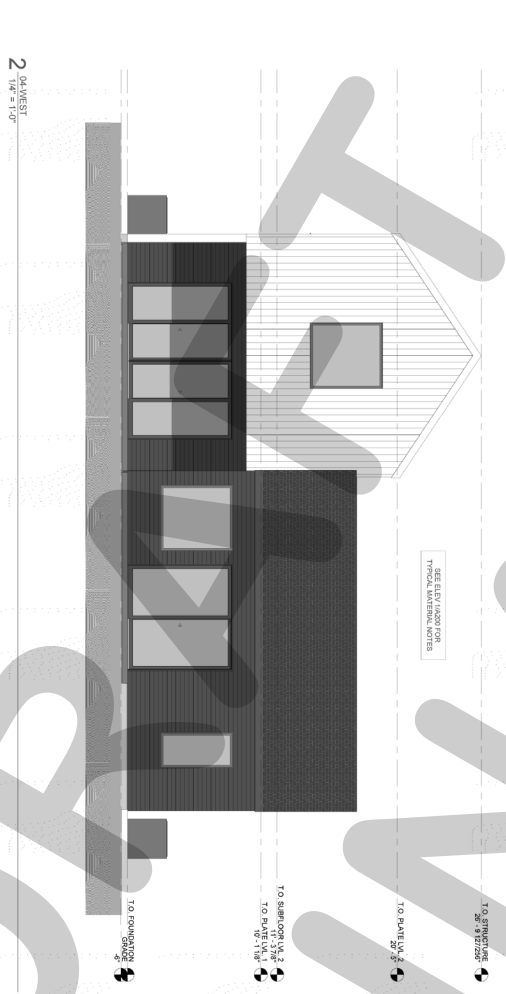
1.0 EAST
1/4" = 1'-0"

ASPHALT SHINGLE ROOFING, TYP.

FIBER CEMENT LATH BOND, SMOOTH FINISH, 4" x 8" GRID, TYP.

TO FINISH

01/15/2021



2.0 WEST
1/4" = 1'-0"

SEE ELEVATIONS FOR TYPICAL INTERNAL NOTES

TO FINISH

00703-01

OVERALL BUILDING ELEVATIONS
A-200

CLARK DUPLEX

511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL

Object & Architecture
4015 Terry Street
Dallas, Texas 75223
Phone: 972-906-9000
www.objectandarchitecture.com

City of Rockwall, Texas

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: P2021-001
PROJECT NAME: Lots 1-7, Block A, Sky Ranch Addition
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	01/21/2021	Needs Review

01/21/2021: P2021-001; Preliminary Plat for the Sky Ridge Addition

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

I.1 This is a request for the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

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

M.3 For reference, include the case number (P2021-001) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 The preliminary plat shall conform to all standards and requirements of Chapter 38, of the Municipal Code of Ordinances, Scenic Overlay (SOV) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 The Conceptual Landscape Plan submitted concurrently (i.e. MIS2021-001) must be approved by the Planning and Zoning Commission as a condition of approval of the Preliminary Plat. (§03.02, Art. 08, UDC)

I.6 Use a lighter gray scale for the label (i.e. Lot 1, Block A, 8.583 Acres, 373,865 SF) located on Lot 6.

I.7 Delineate and label the building setback lines adjacent to the Ridge Road.

I.8 Are all easements shown on the preliminary plat?

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by February 2, 2021, and provide any additional information that is requested.

I.10 Please provide two (2) large copies and one PDF version for review by staff.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 26, 2021
- 2) Planning & Zoning Regular meeting will be held on February 9, 2021
- 3) City Council meeting will be held on February 16, 2021

I.12 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Needs Review

01/21/2021: M - Must show existing and proposed utilities.

M - Fire lane radius is minimum 20', if any of the buildings are 30' or taller, the radius becomes 30' min.

M - Include a legend for the acronyms.

The Following items are for your information for the engineering design.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is accounted for previously.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

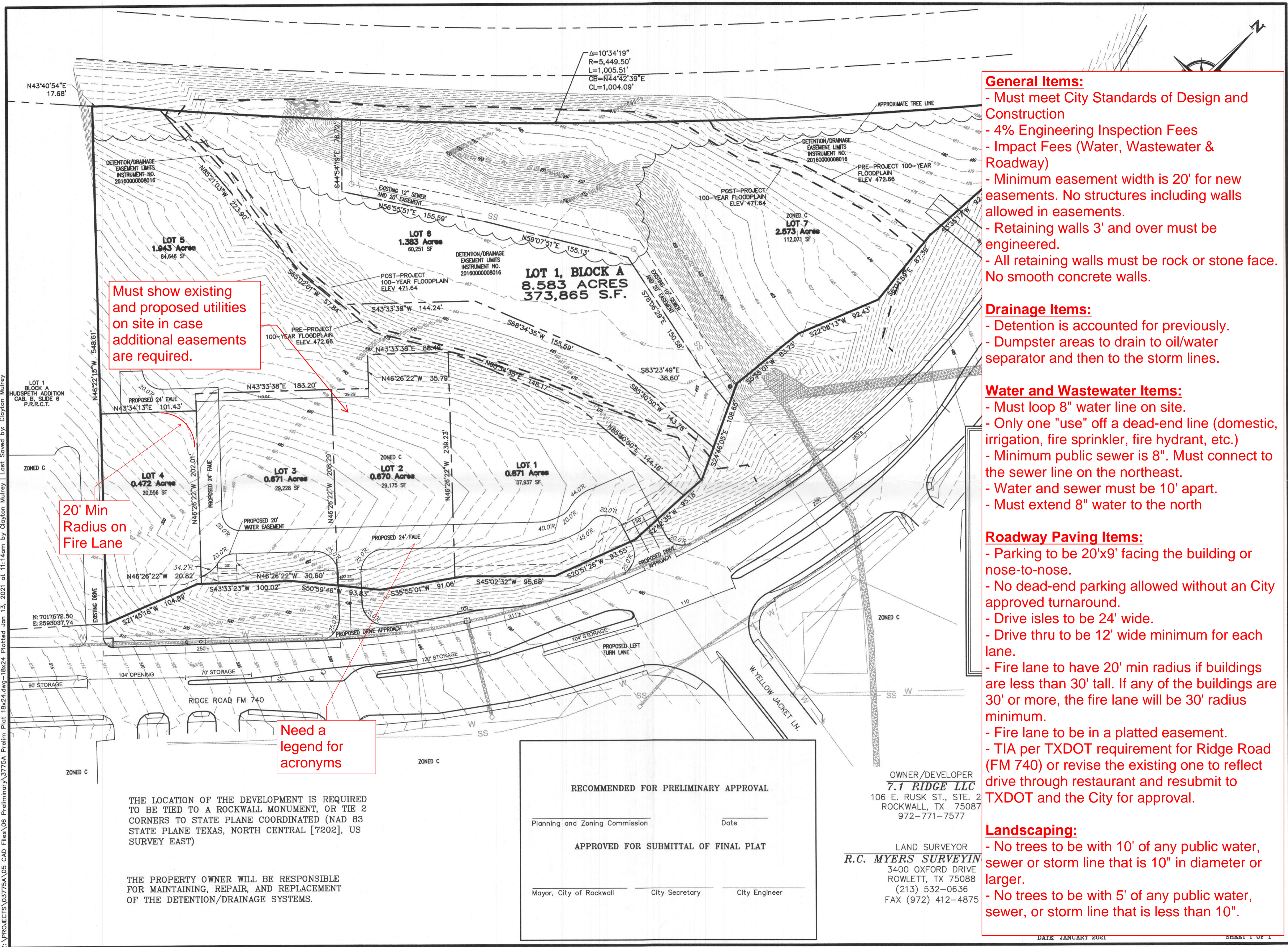
Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/21/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved
No Comments			

Z:\PROJECTS\03775A\05 CAD Files\06 Preliminary\3775A Prelim Plat 18x24.dwg-18x24 Plotted Jan 13, 2021 at 11:14am by Clayton Mulrey



A=10°34'19"
R=5,449.50'
L=1,005.51'
CB=N44°42'39"E
CL=1,004.09'

Must show existing and proposed utilities on site in case additional easements are required.

20' Min Radius on Fire Lane

Need a legend for acronyms

- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
- Drainage Items:**
- Detention is accounted for previously.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.
- Water and Wastewater Items:**
- Must loop 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Minimum public sewer is 8". Must connect to the sewer line on the northeast.
 - Water and sewer must be 10' apart.
 - Must extend 8" water to the north
- Roadway Paving Items:**
- Parking to be 20'x9' facing the building or nose-to-nose.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Drive thru to be 12' wide minimum for each lane.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.
 - TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

THE LOCATION OF THE DEVELOPMENT IS REQUIRED TO BE TIED TO A ROCKWALL MONUMENT, OR TIE 2 CORNERS TO STATE PLANE COORDINATED (NAD 83 STATE PLANE TEXAS, NORTH CENTRAL [7202], US SURVEY EAST)

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS.

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR SUBMITTAL OF FINAL PLAT

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

OWNER/DEVELOPER
7.1 RIDGE LLC
106 E. RUSK ST., STE. 2
ROCKWALL, TX 75087
972-771-7577

LAND SURVEYOR
R.C. MYERS SURVEYIN
3400 OXFORD DRIVE
ROWLETT, TX 75088
(213) 532-0636
FAX (972) 412-4875



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	SKY RIDGE ADDITION	LOT	1	BLOCK	A
GENERAL LOCATION	RIDGE ROAD AT YELLOWJACKET				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	VACANT		
PROPOSED ZONING	C	PROPOSED USE	COMMERCIAL		
ACREAGE	8.583	LOTS [CURRENT]	1	LOTS [PROPOSED]	7

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

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

<input checked="" type="checkbox"/> OWNER	7.1 RIDGE, LLC	<input checked="" type="checkbox"/> APPLICANT	ENGINEERING CONCEPTS AND DESIGN, LP
CONTACT PERSON	JOSHUA SWIERCINSKY	CONTACT PERSON	BILL THOMAS
ADDRESS	106 E. RUSK ST SUITE 200	ADDRESS	201 WINDCO CIRCLE
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	WYLIE, TX 75098
PHONE	972-771-7577	PHONE	972-941-8403
E-MAIL	JOSHUA@SKYREI.COM	E-MAIL	BILL@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

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

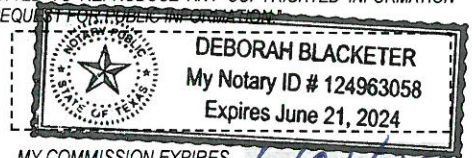
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF January, 2021

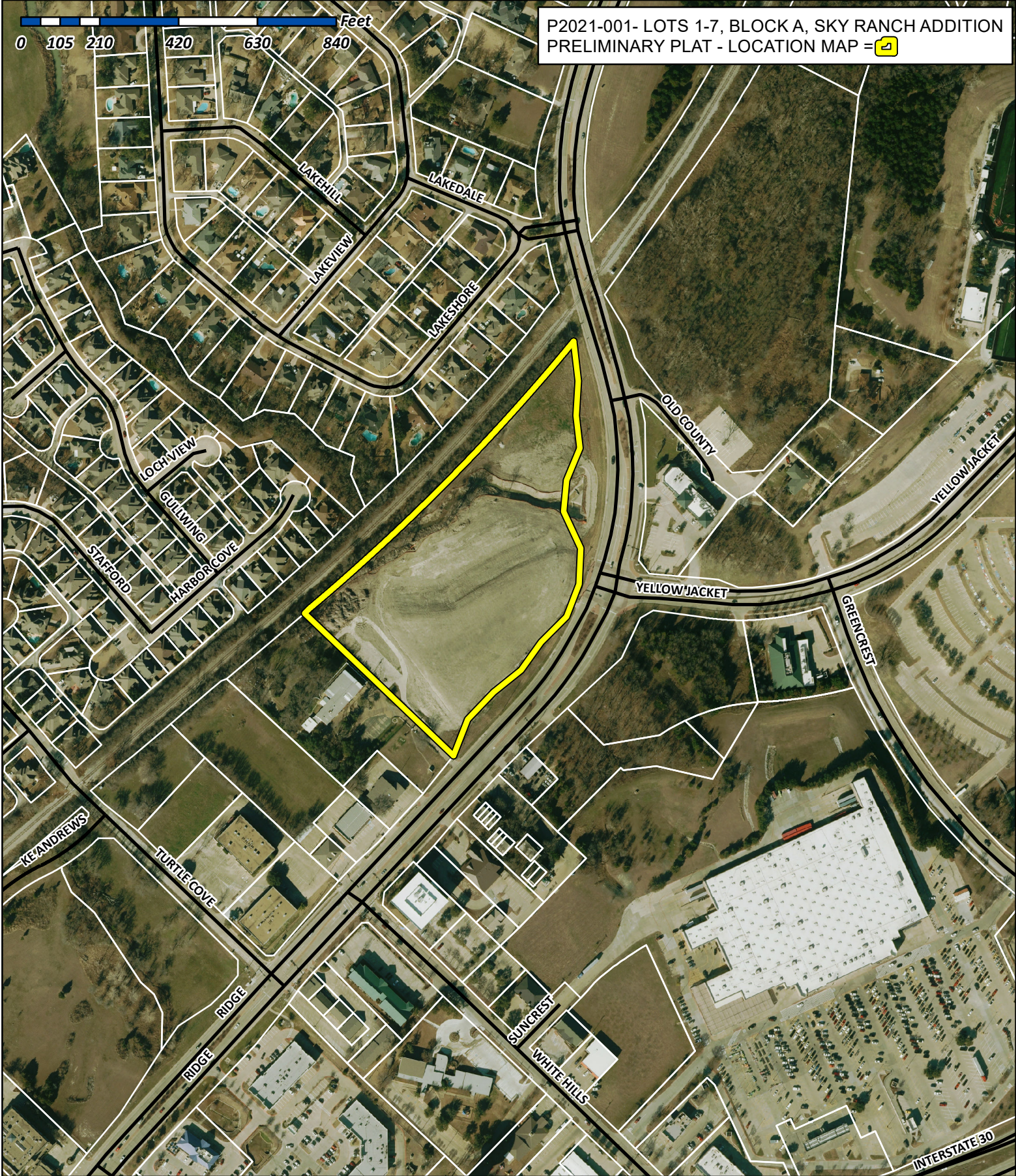
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



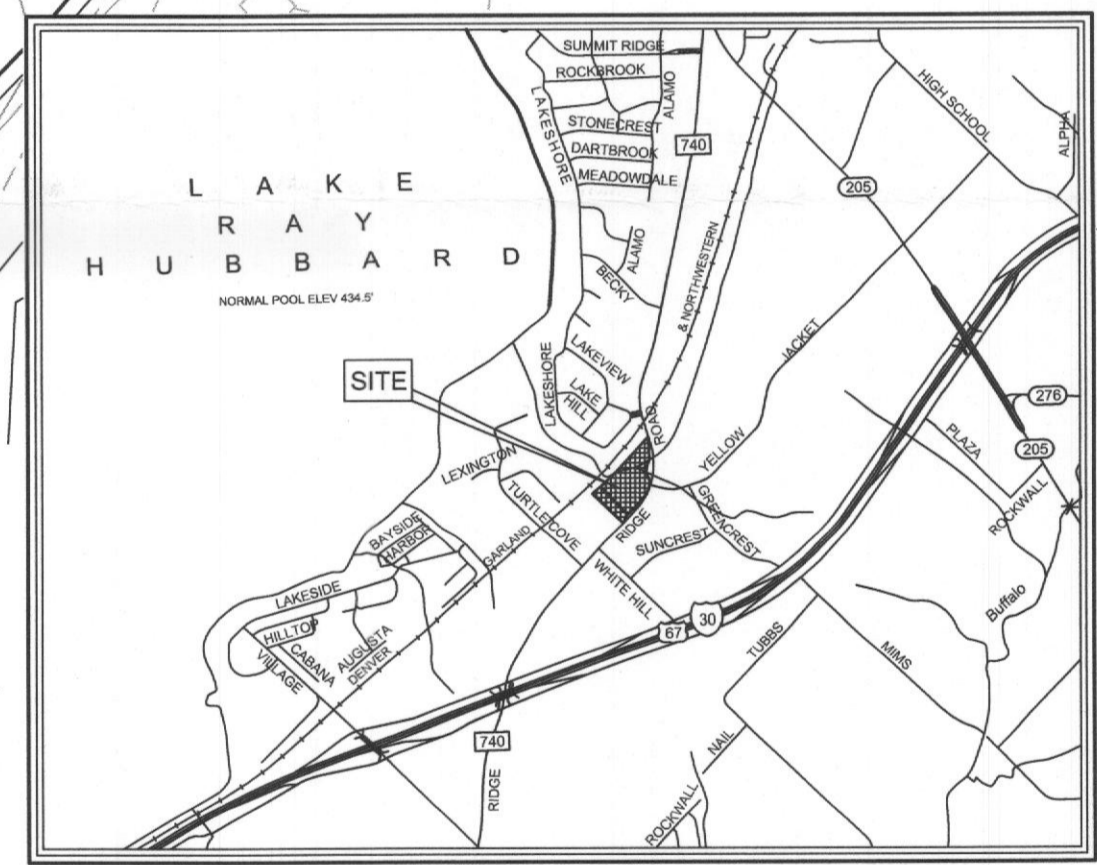
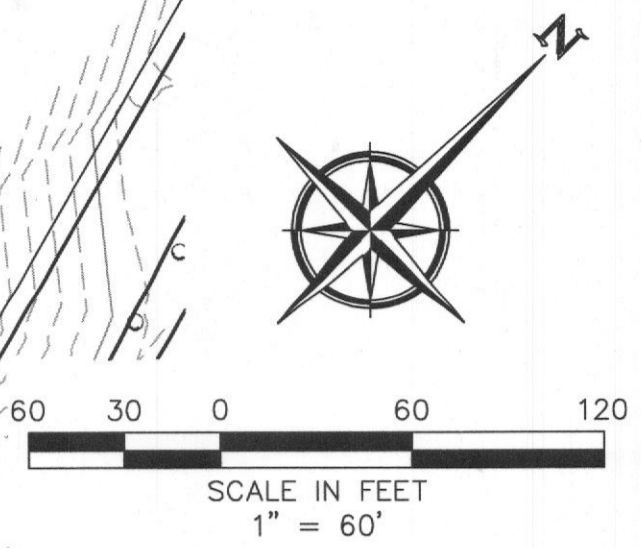
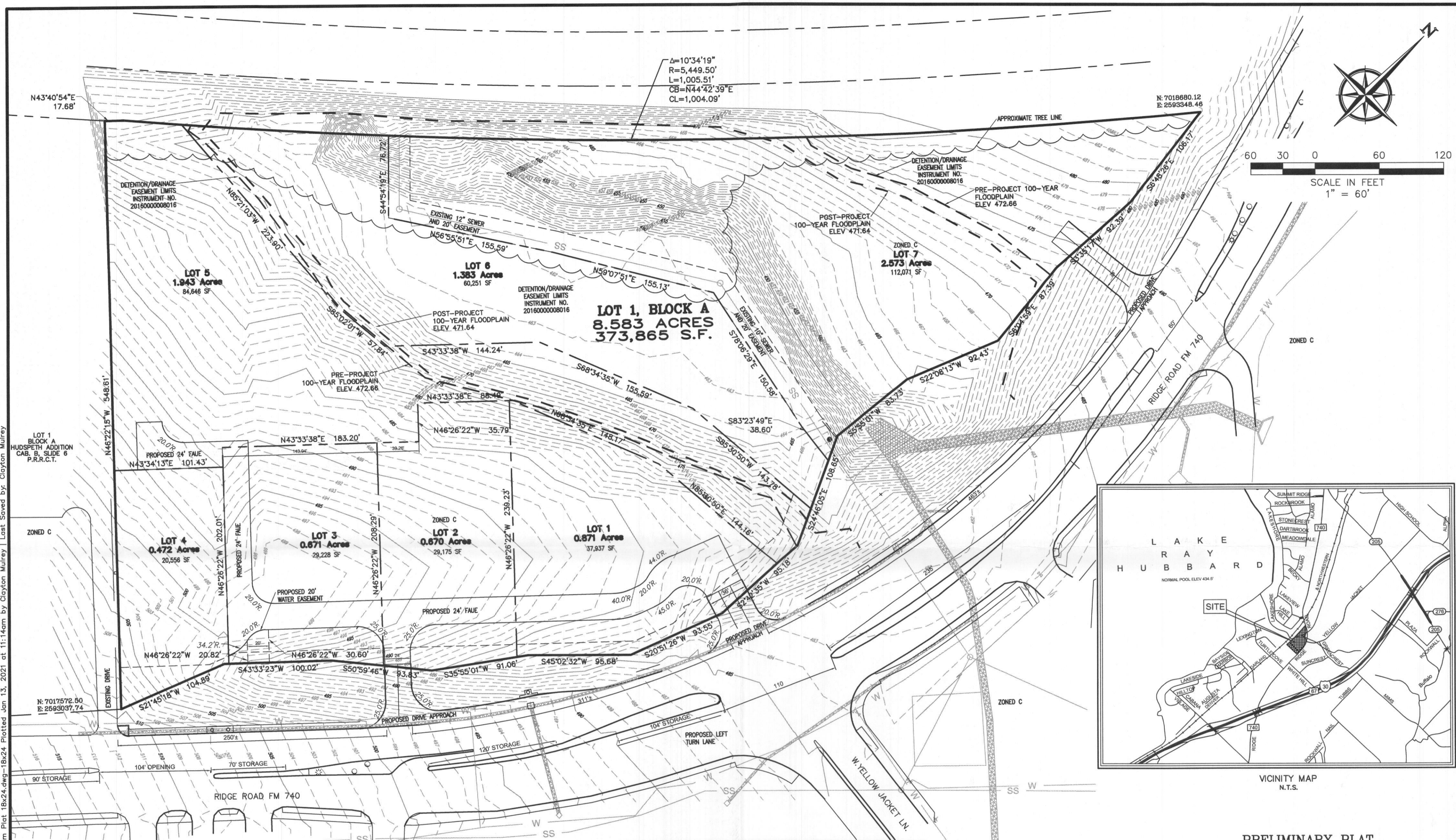
City of Rockwall

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.



Z:\PROJECTS\03775A\05 CAD Files\05 Preliminary\3775A Prelim Plat 18x24.dwg-18x24 Plotted Jan 13, 2021 at 11:14am by Clayton Mulrey | Last Saved by: Clayton Mulrey



VICINITY MAP
N.T.S.

THE LOCATION OF THE DEVELOPMENT IS REQUIRED TO BE TIED TO A ROCKWALL MONUMENT, OR TIE 2 CORNERS TO STATE PLANE COORDINATED (NAD 83 STATE PLANE TEXAS, NORTH CENTRAL [7202], US SURVEY EAST)

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS.

RECOMMENDED FOR PRELIMINARY APPROVAL		
Planning and Zoning Commission		Date
APPROVED FOR SUBMITTAL OF FINAL PLAT		
Mayor, City of Rockwall	City Secretary	City Engineer

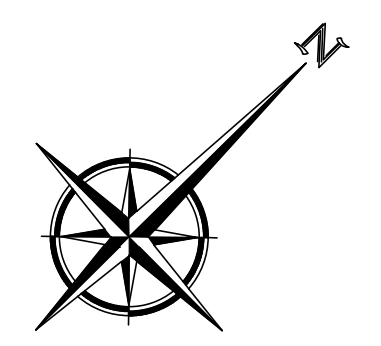
OWNER/DEVELOPER
7.1 RIDGE LLC
106 E. RUSK ST., STE. 200
ROCKWALL, TX 75087
972-771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(213) 532-0636
FAX (972) 412-4875

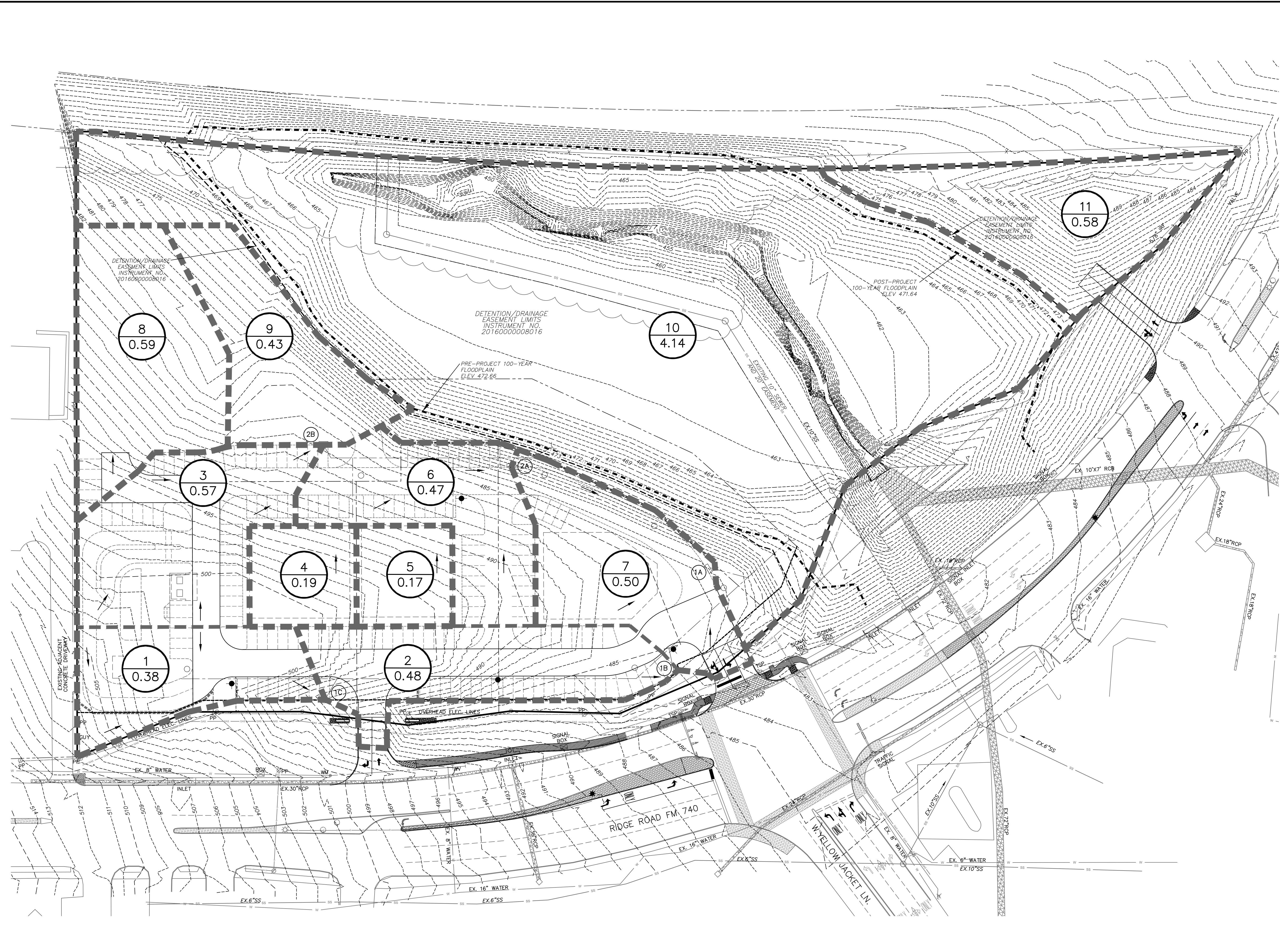
PRELIMINARY PLAT
SKY-RIDGE ADDITION
LOTS 1-7, BLOCK A
8.583 ACRES

SITUATED IN THE
E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



SCALE IN FEET
H: 1" = 40'



LEGEND

- 1
0.36 DRAINAGE AREA NUMBER
DRAINAGE AREA SIZE (AC)
- DRAINAGE DIVIDE
- FLOW DIRECTION
- 5.50 --- EXISTING CONTOURS
- ⊙ A1 INLET NAME

PROPOSED DRAINAGE CALCULATIONS

AREA #	AREA (acres)	C	Tc	Q(100) (m ³ /hr)	Q(100) (cfs)	COMMENTS
1	0.38	0.90	10	9.80	3.35	TO STORM INLET 1C
2	0.48	0.90	10	9.80	4.23	TO STORM INLET 1B
3	0.57	0.90	10	9.80	5.03	TO STORM INLET 2B
4	0.19	0.90	10	9.80	1.68	SHEET FLOW
5	0.17	0.90	10	9.80	1.50	SHEET FLOW
6	0.47	0.90	10	9.80	4.15	TO STORM INLET 2A
7	0.50	0.90	10	9.80	4.41	TO STORM INLET 1A
8	0.59	0.90	10	9.80	5.20	SHEET FLOW
9	0.43	0.90	10	9.80	3.79	SHEET FLOW
10	4.14	0.90	10	9.80	36.51	SHEET FLOW
11	0.58	0.90	10	9.80	5.12	SHEET FLOW

100 YEAR FLOOD ELEVATION PER THE STUDY BY DAVID MCLENDON, P.E. THE STUDY INCORPORATES DETENTION FOR THE DEVELOPABLE PORTION OF THIS PROPERTY AT FULLY DEVELOPED CONDITIONS.

Z:\PROJECTS\03775A\05 CAD Files\08 Preliminary\03775A DAM.dwg-DAM Plotted Jan 22, 2021 at 10:47:20m by Clayton Mulvey | Last Saved by: Clayton Mulvey

MON. R005-1 N: 7023593.75795; E: 2594175.58258;
ELEVATION: 578.6314.
RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN
MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. NO.
740.
MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION:
566.223.
BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30
SOUTH SERVICE ROAD & MIMS ROAD.

CAUTION!
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

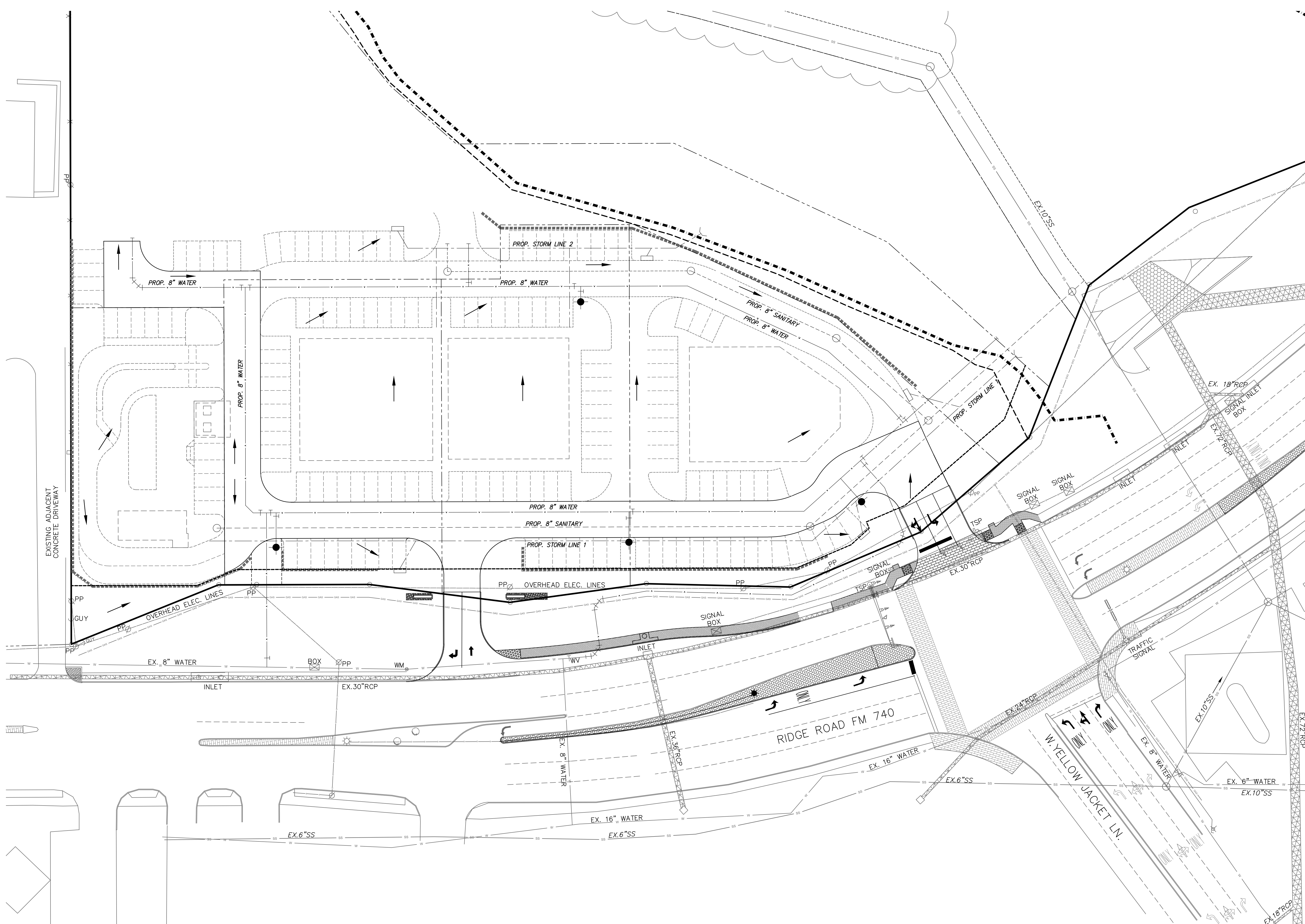
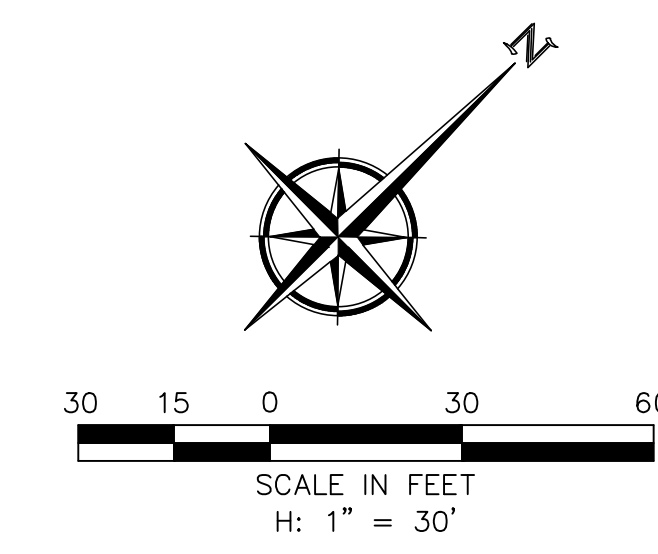
ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP	DATE: January 22, 2021
CHECKED: TW	DATE: January 22, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A DAM.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.



PRELIMINARY DRAINAGE AREA MAP
SKY-RIDGE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



Z:\PROJECTS\03775A\05 CAD Files\08 Preliminary\03775A PRELIM UTL.dwg - PRELIM UTL Plotted Jan 22, 2021 at 10:16am by Clayton Mulrey | Last Saved by Clayton Mulrey

MON. R005-1 N: 7023593.75795; E: 2594175.58258;
 ELEVATION: 578.6314.
 RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN
 MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. NO.
 740.
 MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION:
 566.223.
 BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30
 SOUTH SERVICE ROAD & MIMS ROAD.

CAUTION!
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 SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND
 LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER
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 INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY
 THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE
 CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN
 ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF
 THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE
 CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN
 CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

ENGINEERINGCONCEPTS
 & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT /
 CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP	DATE: January 22, 2021
CHECKED: TW	DATE: January 22, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A PRELIM UTL.DWG	

THIS DOCUMENT IS RELEASED FOR
 THE PURPOSE OF INTERIM REVIEW AND
 BIDDING ONLY.

01/13/21

PRELIMINARY UTILITY PLAN
 SKY-RIDGE ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

3

SHEET

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: SP2021-001
PROJECT NAME: Site Plan for Rockwall CAD
SITE ADDRESS/LOCATIONS: 841 JUSTIN RD, ROCKWALL, 75087

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

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf Kevin Passons of Rockwall Central Appraisal District for the approval of a Site Plan for an office building on a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/22/2021	Approved w/ Comments

01/22/2021: I.1 This is a request for the approval of a Site Plan for an office building on a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road.

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

M.3 For reference, include the case number (SP2021-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Verify the total lot acreage. (Subsection 03.04.B, of Article 11)
2. Indicate the build line adjacent to T.L Townsend Drive. (Subsection 03.04. B, of Article 11)
3. Label the fire lane easements as Fire Lane, Public Access, & Utility Easement. (Subsection 03.04. B, of Article 11)
4. View South-East Parking the head in spaces should be 9'x20' and have a 24' for maneuvering. (Subsection 05.03. C, of Article 06)
5. Label the height and type of fence proposed or existing. (Subsection 08.02. F, of Article 08)
6. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Roof mounted must not be visible from the street or adjacent properties. (Subsection 01.05. C, of Article 05)
7. The minimum dumpster enclosure size is 12'x10'. (Subsection 01.05. B, of Article 05)

M.6 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. Indicate all existing trees and shrubs. (Subsection 05.03. B, of Art. 08)
4. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
5. Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. T.L. Townsend Drive needs one more canopy and accent tree. (Subsection 05.01. B, of Art. 08)
6. The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. The South-East side of the property does not show any grass, please indicate what is to be done. (Sec. 4.2, Coverage, Engr Standards of Design and Construction)

M.7 Treescap Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)

M.8 Building Elevations:

1. Indicate the elevations that are adjacent to public Right-of-Way.
2. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Art. 05)
3. Indicate all materials and colors. The stucco does not have a color. (Subsection 04.01, of Art. 05)
4. If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Art. 05)
5. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. Consider crosshatching on the elevations where any roof mounted units will be located. (Subsection 01.05. C, of Article 05)

I.9 Please notify staff if no variances/exceptions are being requested and that all comments will be addressed. If none are being requested and all comments are addressed then this site plan may be handled administratively.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on February 2, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 9, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 26, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on February 9, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Needs Review

- 01/21/2021: M - All trees must be 5' from 4" force main.
- M - Water line to have 10' of easement on each side of the line. You can use the fire lane as a utility easement. (No Structures in Easement)
- M - Full Panel replacement will be required on TL Townsend.
- M - Parking must be 20' x 9' if there are wheel stops.
- M - Show and label 4" force main in 2.5' utility easement.
- M - Angled parking must be 20.1' minimum deep. This includes the parking at the end of each row.
- I - Ex. 16" water line is RCCP. This requires a special tap.

The following is for your information for the engineering design.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- M- Detention is required for all new paving and building expansion (ex. C=.35 for 20 min and proposed C=.9 for 10 min.)
- I - No vertical walls in detention. Max side slope is 4:1

Water and Wastewater Items:

- I - More than one service must be tied to a looped water line (min. 8")
- I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- I - May need a fire hydrant (check with the fire marshal's office)
- M- Show and label exist water meter service and Size.
- M - Show and label existing and proposed sanitary sewer service.
- I - Full Panel replacement will be required on TL Townsend for connection to 16" RCCP water line.

Roadway Paving Items:

- I - Parking to be 20'x9'.
- I - Drive isles to be 24' wide.
- I - No dead-end parking allowed.
- I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-001

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

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OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 841 Justin Road Rockwall, TX 75087

SUBDIVISION Lofland Industrial Park Addition

LOT 1A-R BLOCK A

GENERAL LOCATION SWC Justin Rd & Townsend Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - Commercial

CURRENT USE Office

PROPOSED ZONING C - Commercial

PROPOSED USE Office

ACREAGE 1.707 Ac.

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall Central Appraiser Dist.

APPLICANT Carroll Architects, Inc.

CONTACT PERSON Kevin Passons

CONTACT PERSON Jeff Carroll

ADDRESS 841 Justin Rd

ADDRESS 750 E. Interstate 30
Ste 110

CITY, STATE & ZIP Rockwall, TX. 75087

CITY, STATE & ZIP Rockwall, TX. 75087

PHONE 972-771-2034

PHONE 972-732-6085

E-MAIL kpassons@rockwallcad.com

E-MAIL jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

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

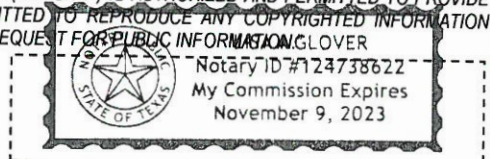
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF January, 2021

OWNER'S SIGNATURE

[Signature]
Lisa A. Glover

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11/9/2023



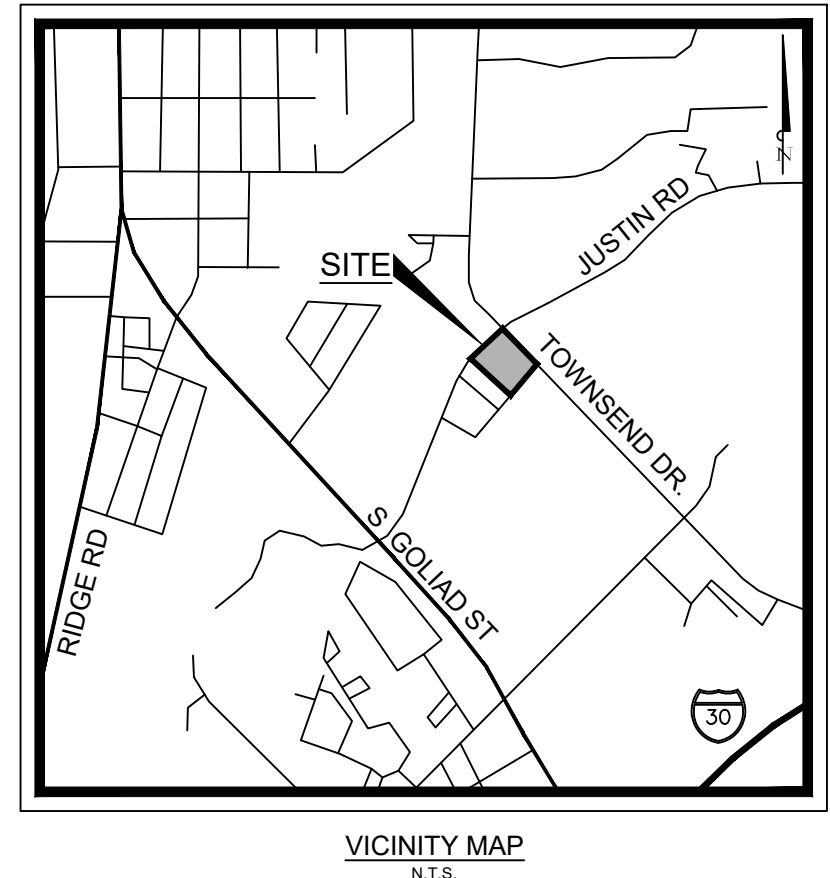
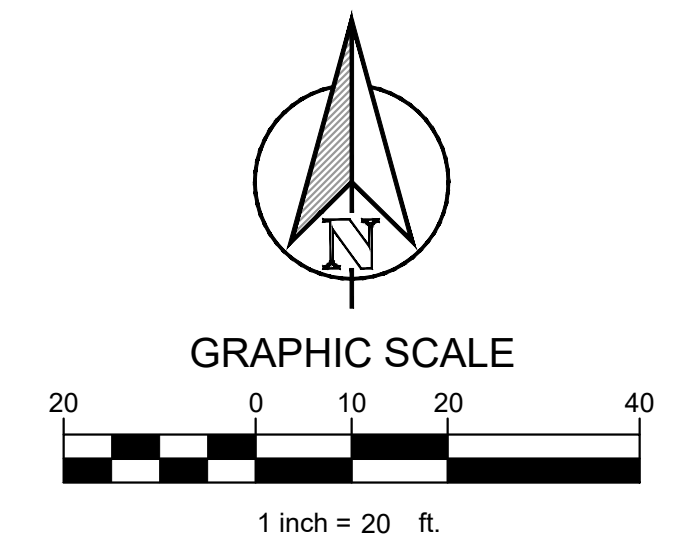
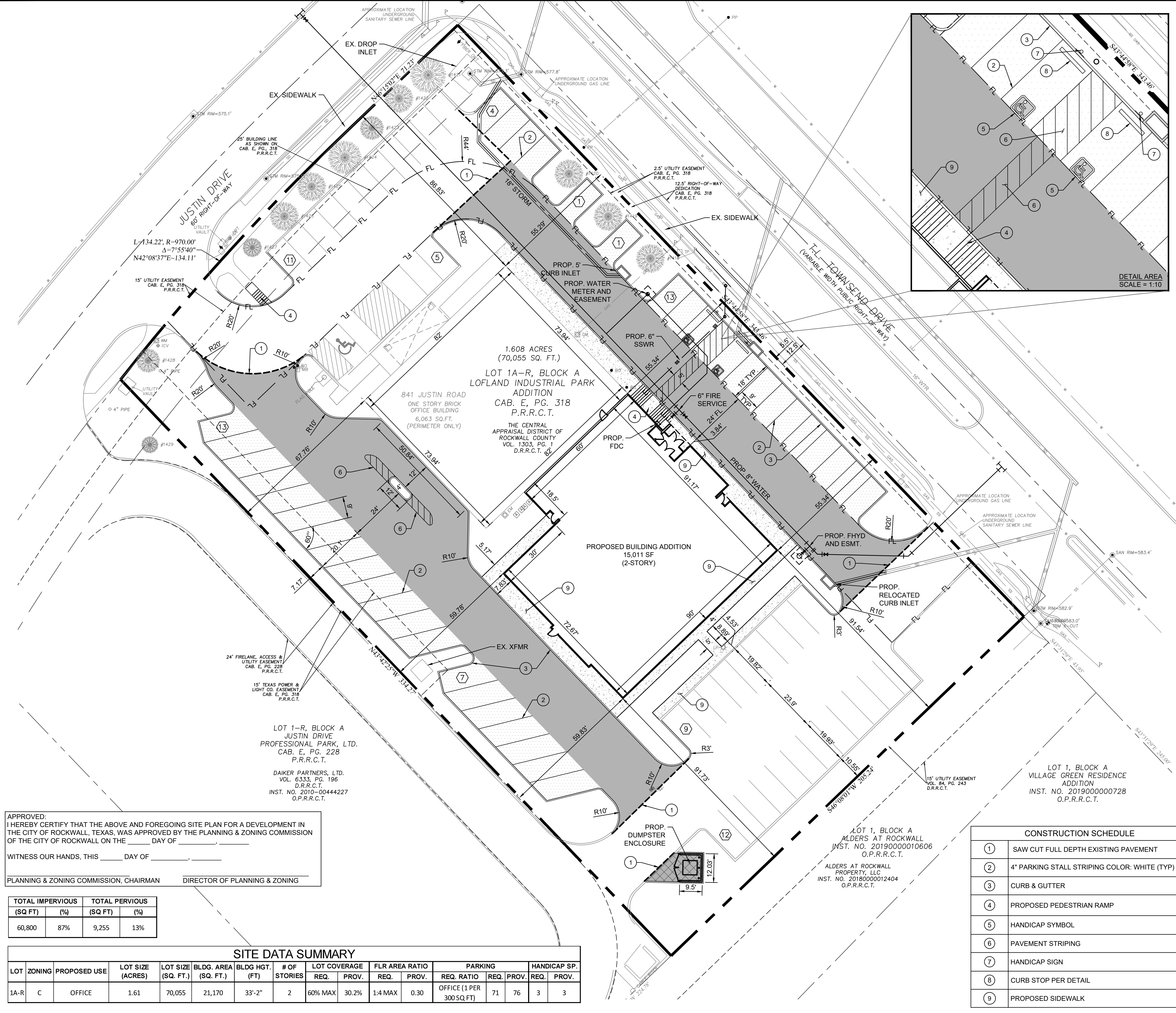
City of Rockwall

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

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PLOTTED BY: CURTIS, PETERS
 PLOT DATE: 1/15/2021 12:13 PM
 LOCATION: Z:\PROJECTS\2020-136 ROCKWALL\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN.DWG
 LAST SAVED: 1/15/2021 12:13 PM



TEXAS FIRM #14199
CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TEXAS 76011
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109800 Date: 1/15/2021

ROCKWALL CAD
814 JUSTIN ROAD
ROCKWALL, TX 75087

LEGEND	
	5' STANDARD DUTY CONCRETE PAVEMENT
	6' HEAVY DUTY CONCRETE PAVEMENT
	7' DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - PROPERTY HAS BEEN PREVIOUSLY PLATTED.
 - NO PROPOSED SIGNAGE ON SITE. EXISTING SIGNAGE TO BE UTILIZED.
 - EXISTING SITE LIGHTING TO BE UTILIZED, NO ADDITIONAL ON SITE LIGHTING PROPOSED.
 - EXISTING STORM SYSTEM SIZED FOR FULLY DEVELOPED CONDITION ON SITE, NO DETENTION REQUIRED. REFER TO CAPITAL IMPROVEMENT PROJECT OF TOWNSEND BLVD. PREPARED BY WEIR AND ASSOCIATES, INC. (DATED 7/27/07) FOR DETAILS.

APPROVED: _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

TOTAL IMPERVIOUS (SQ FT)	TOTAL PERVIOUS (%)	TOTAL PERVIOUS (SQ FT)	TOTAL PERVIOUS (%)
60,800	87%	9,255	13%

SITE DATA SUMMARY																
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ. PROV.	REQ.	PROV.	
1A-R	C	OFFICE	1.61	70,055	21,170	33'-2"	2	60% MAX	30.2%	1:4 MAX	0.30	OFFICE (1 PER 300 SQ FT)	71	76	3	3

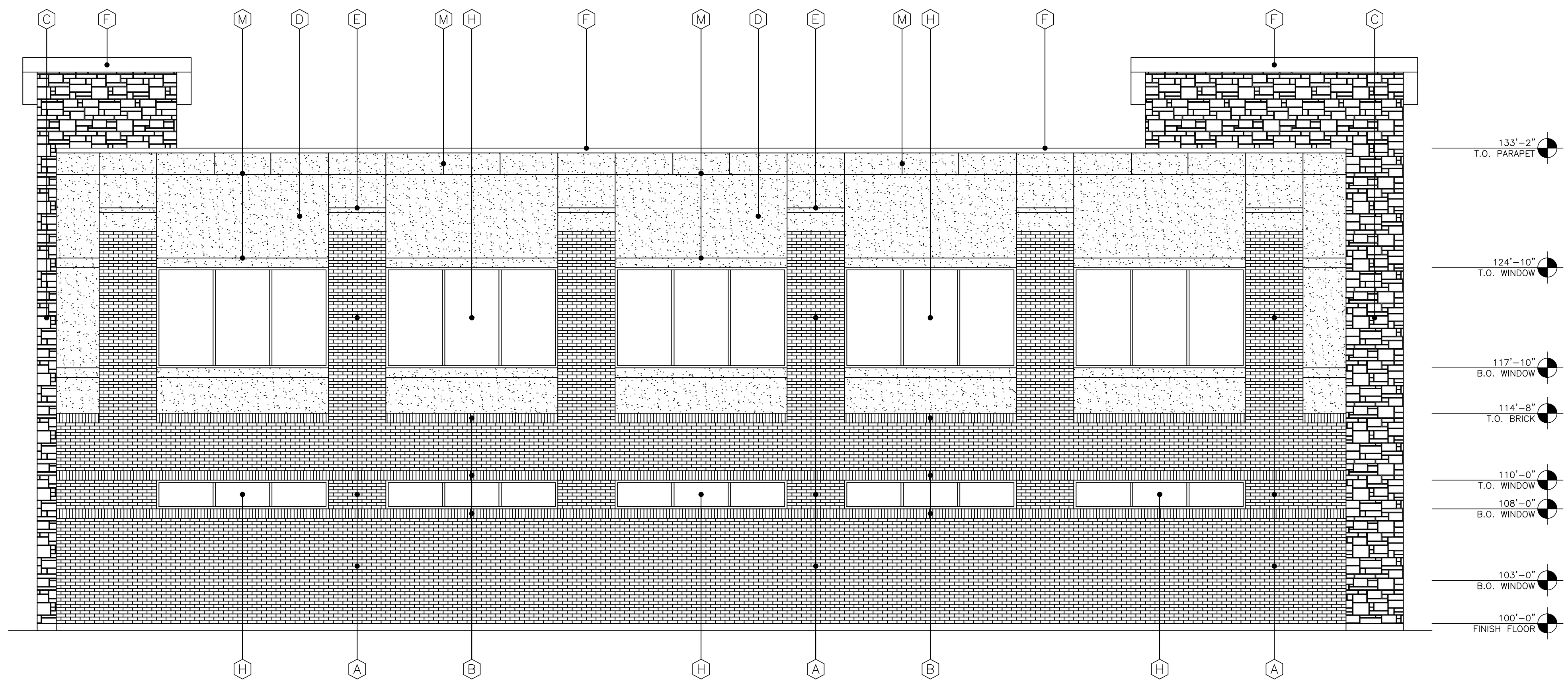
CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER
④	PROPOSED PEDESTRIAN RAMP
⑤	HANDICAP SYMBOL
⑥	PAVEMENT STRIPING
⑦	HANDICAP SIGN
⑧	CURB STOP PER DETAIL
⑨	PROPOSED SIDEWALK

CASE # : _____	
OWNER: CENTRAL APPRAISAL DISTRICT OF ROCKWALL 841 JUSTIN ROAD ROCKWALL, TX 75087 PH: 972-771-2034	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CONTACT NAME: CLAY CRISTY	
LEGAL DESCRIPTION: LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION	
CITY: ROCKWALL	STATE: TEXAS
COUNTY: ROCKWALL	SURVEY: B.J.T. LEWIS
ABSTRACT NO. 255	

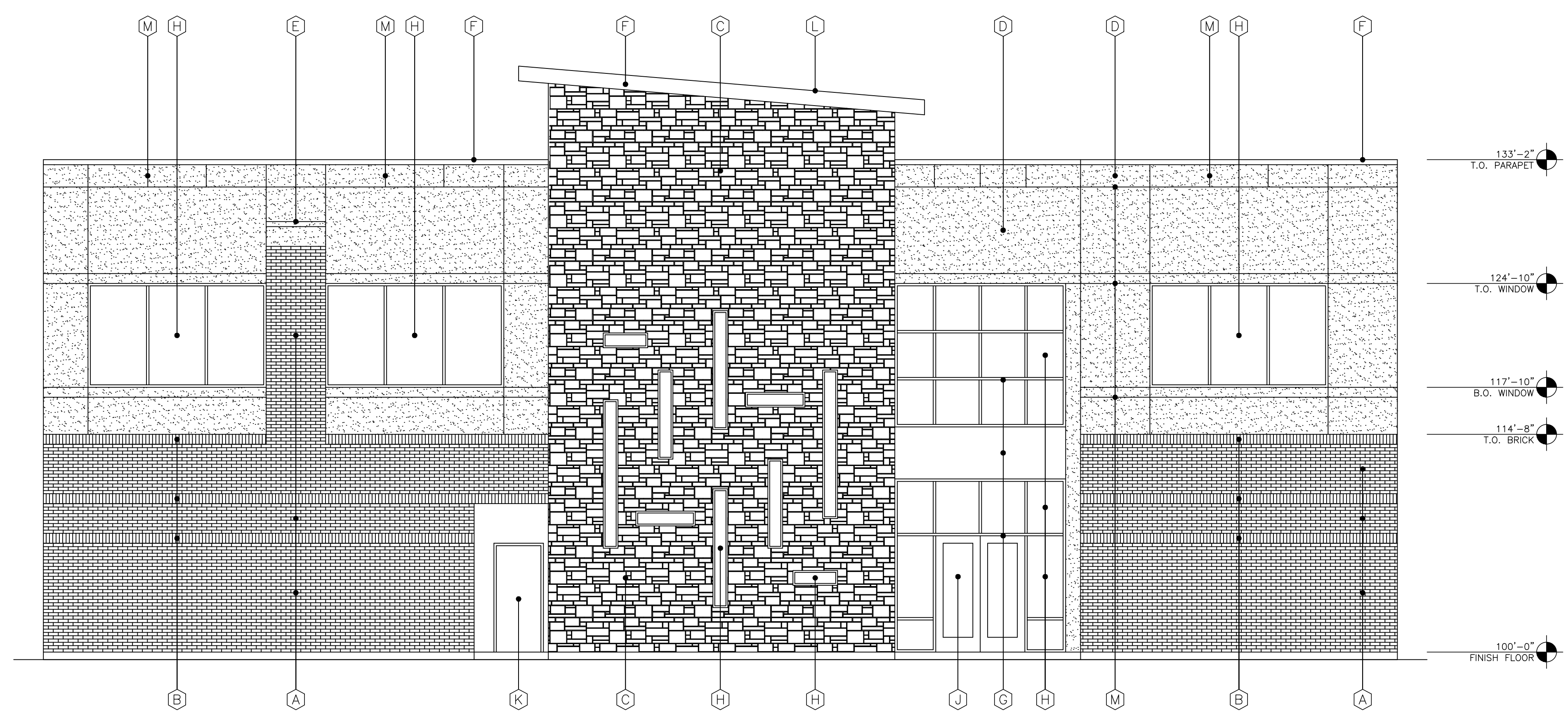
NO.	DATE	REVISION	BY

SITE PLAN

SHEET
SP-1
 File No: 2020-136



2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: FIELD COLOR TO MATCH EXISTING BUILDING ACME
B	BRICK VENEER: ACCENT COLOR - ACME
C	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - BY OWNER
D	STUCCO: (3 PART SYSTEM) COLOR -
E	STUCCO: EIFS STUCCO ACCENT, COLOR -
F	PREFINISHED METAL COPING COLOR - DARK BRONZE
G	ALUMINUM STOREFRONT SYSTEM: COLOR - DARK BRONZE
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10%
J	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - DARK BRONZE
K	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH BRICK
L	ROOF: PREFINISHED STANDING SEAM MTL. ROOF PANELS COLOR - DARK BRONZE
M	STUCCO: MTL. JOINTS AS SHOWN
N	PREFINISHED CATCH BASIN & DOWNSPOUTS. SPLASH BLOCK OR PIPED INTO DRAINAGE SYSTEM

NOTE: ALL RTU'S ARE SCREENED BY PARAPET

OWNER REVIEW:	01-14-2021
ISSUE:	

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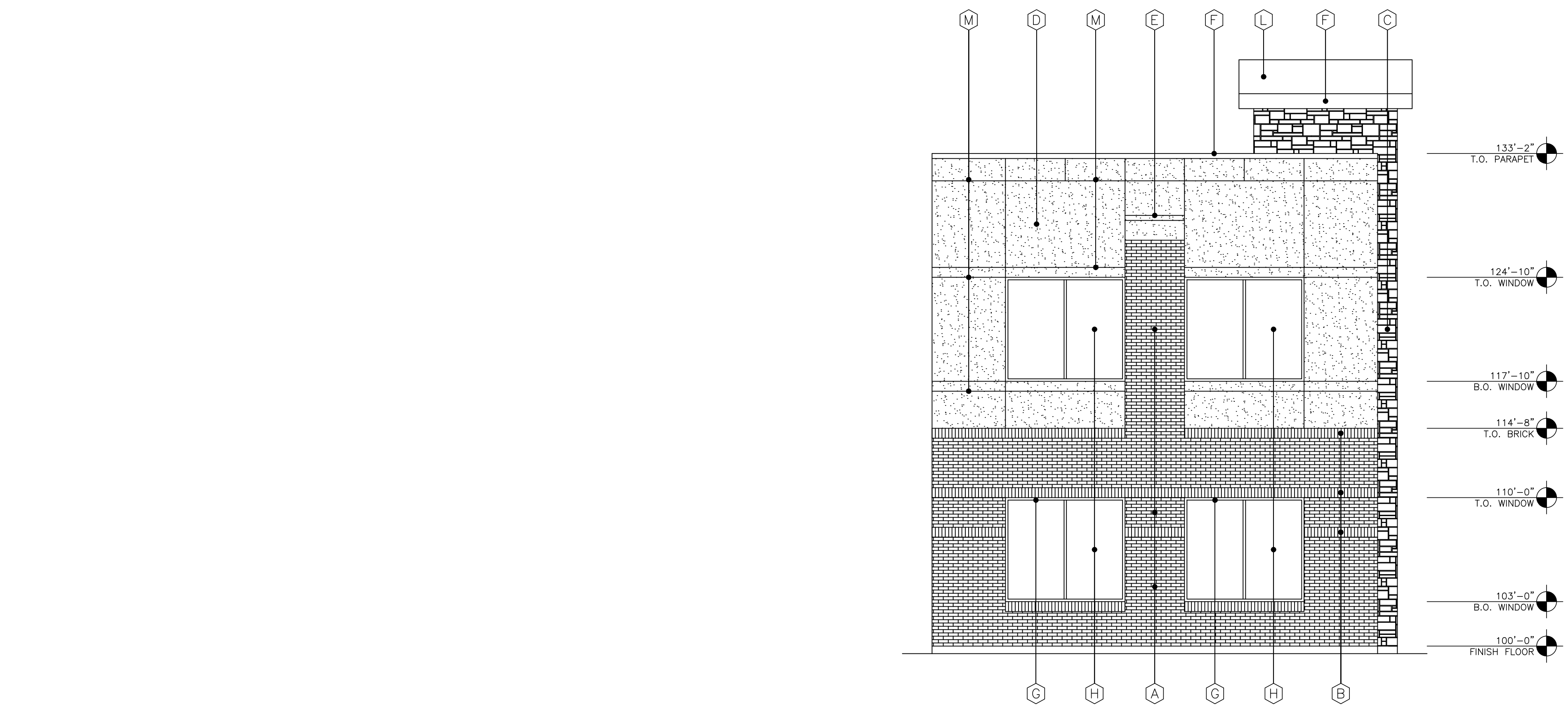
REMODEL & ADDITION TO THE
ROCKWALL CENTRAL APPRAISAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087

ROCKWALL CENTRAL APPRAISAL DISTRICT
841 Justin Road
Rockwall, TX, 75087

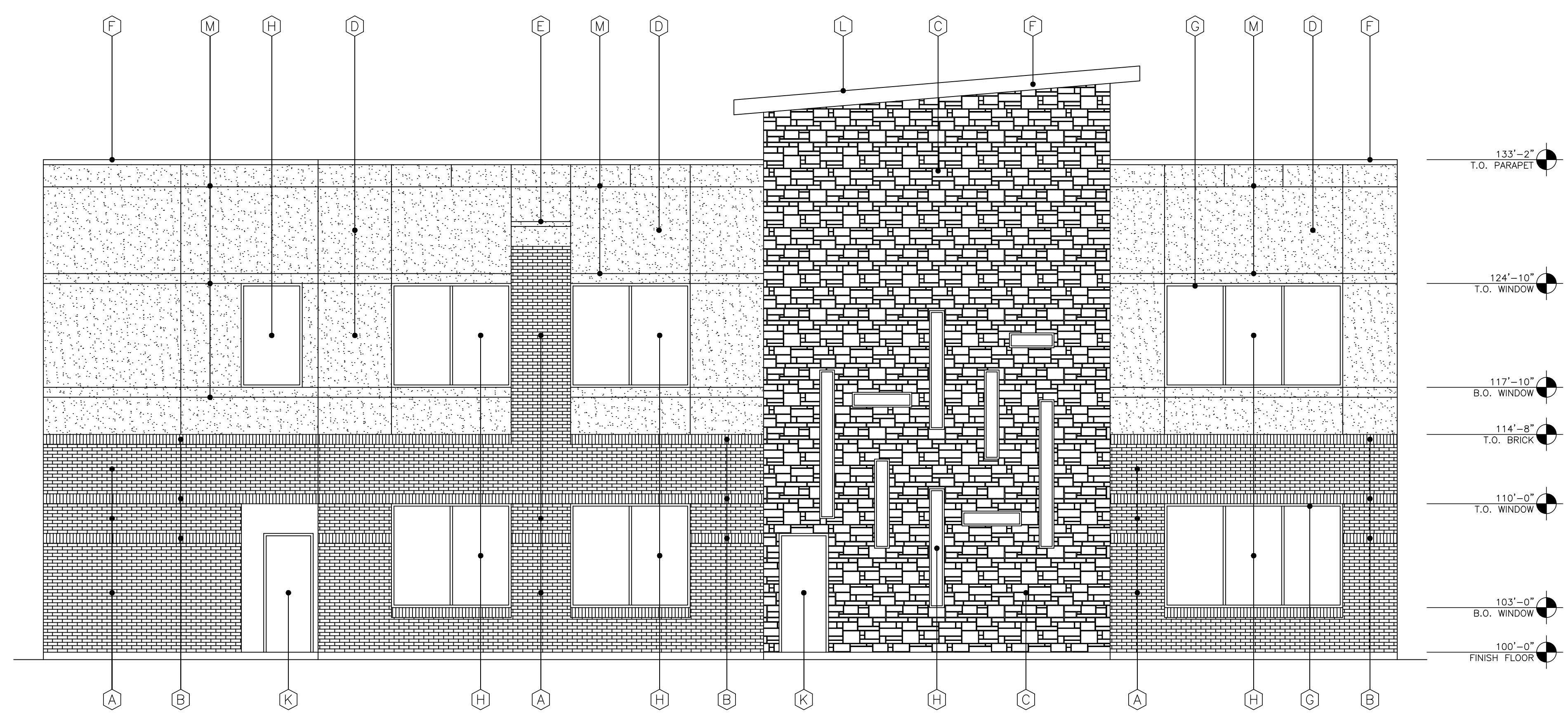
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE:	APR 2020	SHEET NO.:	
PROJECT NO.:	2017001		
DRAWN BY:			A501
CHECKED BY:			



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: FIELD COLOR TO MATCH EXISTING BUILDING ACME
B	BRICK VENEER: ACCENT COLOR - ACME
C	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - BY OWNER
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NOTE: ALL RTU'S ARE SCREENED BY PARAPET

OWNER REVIEW:	01-14-2021
ISSUE:	

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REMODEL & ADDITION TO THE
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841 Justin Road
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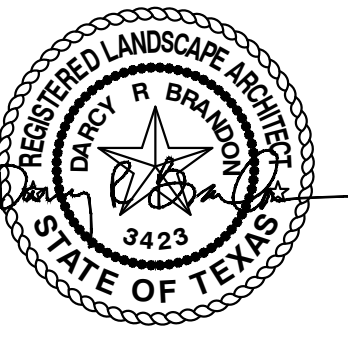
ROCKWALL CENTRAL APPRAISAL DISTRICT
841 Justin Road
Rockwall, TX, 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE:	APR 2020	SHEET NO.:	A502
PROJECT NO.:	2017001		
DRAWN BY:			
CHECKED BY:			



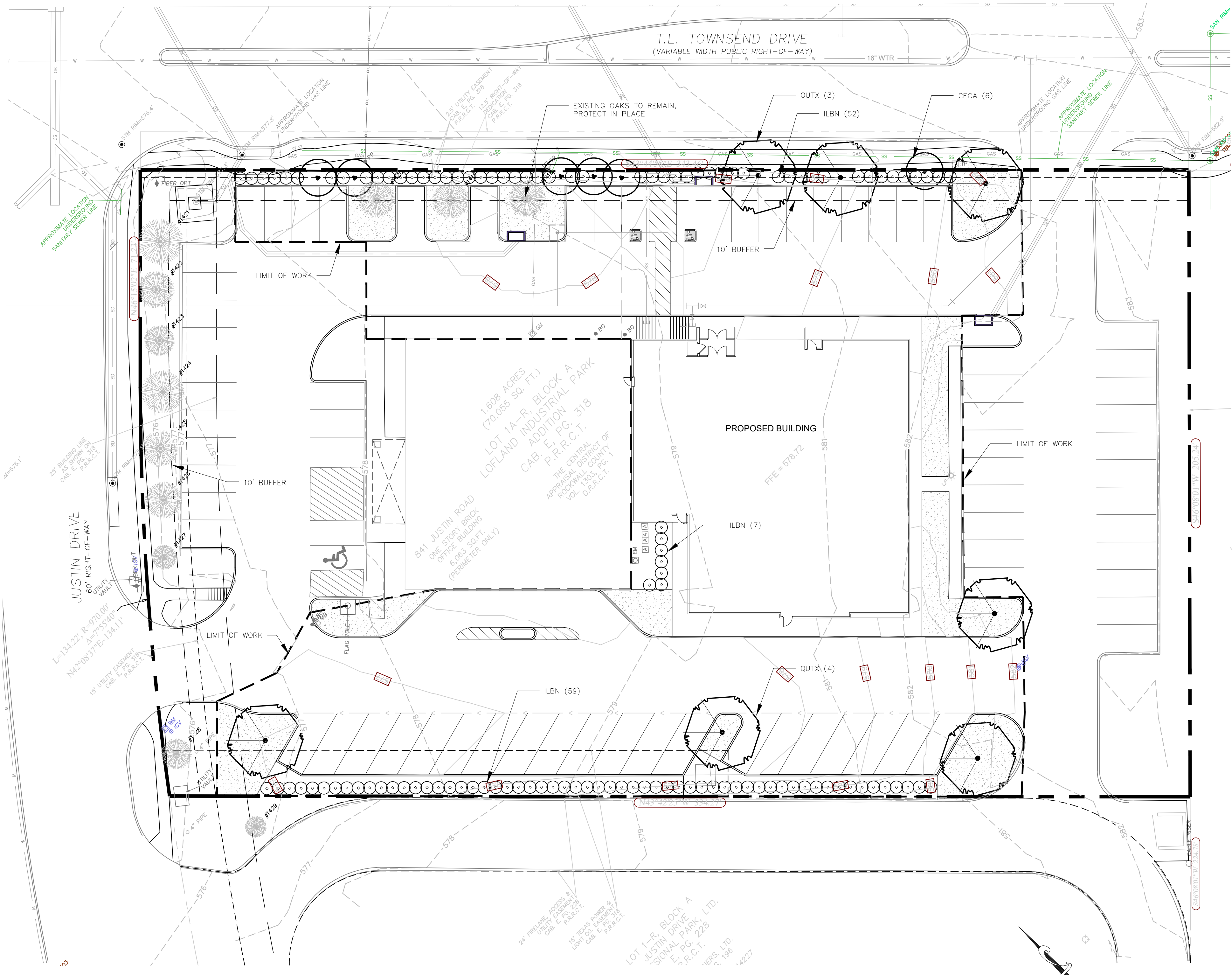


ROCKWALL CAD
841 JUSTIN ROAD
ROCKWALL, TX 75087

NO.	DATE	REVISION

LANDSCAPE PLAN

SHEET
LP-1
 File No. #



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	2" cal., 8'-10" high	per plan	6	Accent Tree
QUTX	Quercus texana	Texas Red Oak	4" cal., 16'-18" high	per plan	7	Canopy Tree
SHRUBS						
ILBN	Ilex comuta 'Burfordii' 'Nana'	Dwarf Burford Holly	#5 cont.	X	118	Evergreen Screening Shrub
TURF AND SEED						
CYN	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	---	---	

EXISTING TREE LEGEND

TREE NO.	COMMON NAME	DBH	REMARKS
1418	OAK	12"	PROTECT IN PLACE
1419	OAK	12"	PROTECT IN PLACE
1420	OAK	12"	PROTECT IN PLACE
1421	OAK	15"	PROTECT IN PLACE
1422	OAK	12"	PROTECT IN PLACE
1423	OAK	10"	PROTECT IN PLACE
1424	OAK	14"	PROTECT IN PLACE
1425	OAK	12"	PROTECT IN PLACE
1426	OAK	12"	PROTECT IN PLACE
1427	OAK	8"	PROTECT IN PLACE
1428	OAK	10"	PROTECT IN PLACE
1429	OAK	7"	OFF SITE

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL
 REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:
 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE GROUND COVER, SHRUBS, 6 OAKS, 6 REDBUDS

05.02 LANDSCAPE SCREENING
 REQ. HEADLIGHT SCREENING
 PROVIDED SCREENING
 HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS. EVERGREEN HOLLY SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES.

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT
 TOTAL SITE AREA FOR NEW DEVELOPMENT: 38,486 SF
 LANDSCAPE AREA REQUIRED (20%): 7,697 SF
 LANDSCAPE AREA PROVIDED: 7,367 SF (19% OF SITE AREA)

LOCATION OF LANDSCAPING:
 MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.

MIN. SIZE OF AREAS
 ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA

DETENTION BASINS
 NONE PROPOSED

PARKING LOT LANDSCAPING
 MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.

PROPOSED PARKING AREA: 17,754 SF
REQ. PARKING LOT LANDSCAPING: 888 SF
PROPOSED PARKING LOT LANDSCAPING: 2,315 SF
 REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

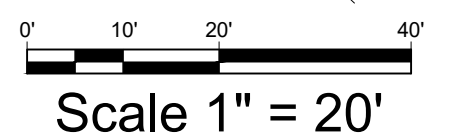
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.



APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.
 WITNESS OUR HANDS, THIS ____ DAY OF _____, _____.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

CASE # : _____

OWNER:
 CENTRAL APPRAISAL DISTRICT OF ROCKWALL
 841 JUSTIN ROAD
 ROCKWALL, TX 75087
 PH: 972-771-2034

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572

CONTACT NAME: CLAY CRISTY

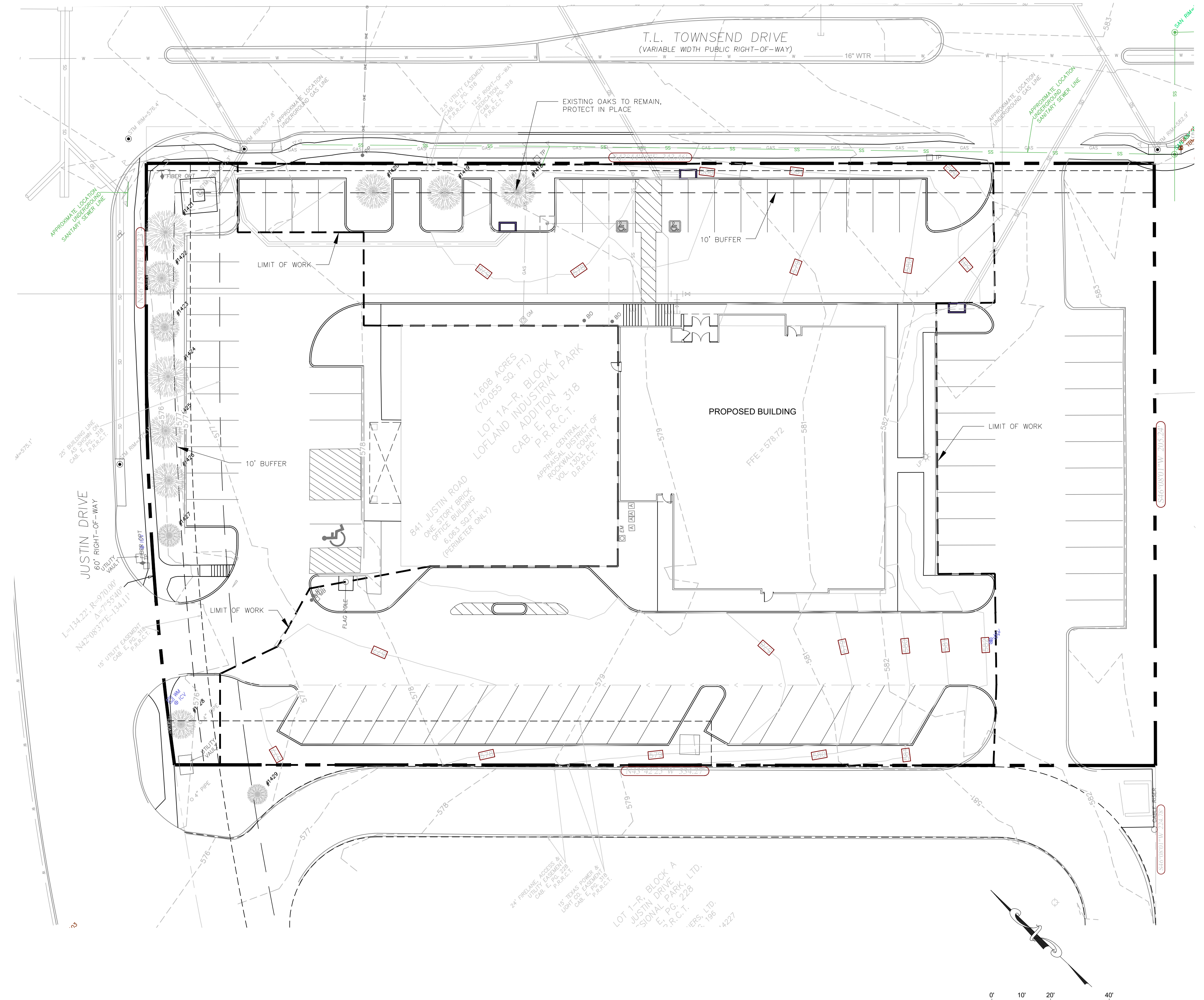
LEGAL DESCRIPTION:
 LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION

CITY: ROCKWALL **STATE:** TEXAS

COUNTY: ROCKWALL **SURVEY:** B.J.T. LEWIS **ABSTRACT NO.:** 255

DESIGN: DB
DRAWN: DB
CHECKED: RM
DATE: 01/15/2021

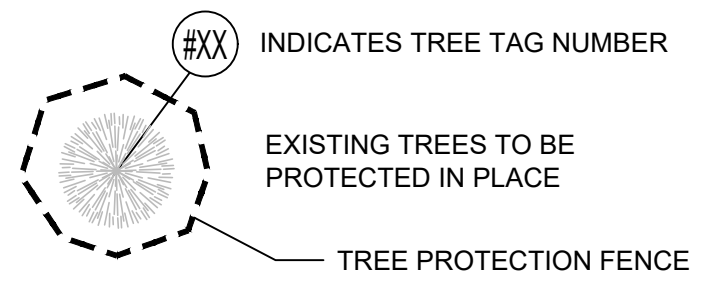
PLOTTED BY: DARCY BRANDON
 PLOT DATE: 1/15/2021 12:12 PM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA\PROJECTS\2021\EDG\CAD - ROCKWALL TX\2021-01-12_RCAD ROCKWALL_TD.DWG
 LAST SAVED: 1/15/2021 11:57 AM



EXISTING TREE LEGEND

TREE NO.	COMMON NAME	DBH	REMARKS
1418	OAK	12"	PROTECT IN PLACE
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LEGEND



Scale 1" = 20'

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

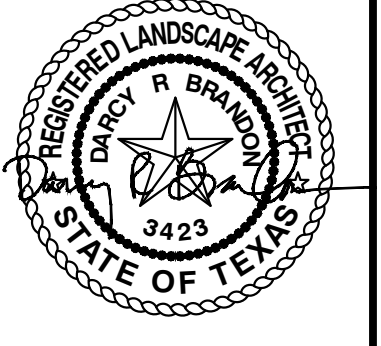
NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

CASE # : _____	
OWNER: CENTRAL APPRAISAL DISTRICT OF ROCKWALL 841 JUSTIN ROAD ROCKWALL, TX 75087 PH: 972-771-2034	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CONTACT NAME: CLAY CRISTY	
LEGAL DESCRIPTION: LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION	
CITY: ROCKWALL	STATE: TEXAS
COUNTY: ROCKWALL	SURVEY: B.J.T. LEWIS
ABSTRACT NO.: 255	

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

CLAYMOORE ENGINEERING



ROCKWALL CAD
841 JUSTIN ROAD
ROCKWALL, TX 75087

No.	DATE	REVISION

TREE DISPOSITION PLAN

DESIGN: DB
 DRAWN: DB
 CHECKED: RM
 DATE: 01/15/2021

SHEET
TD-1

File No: _____

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

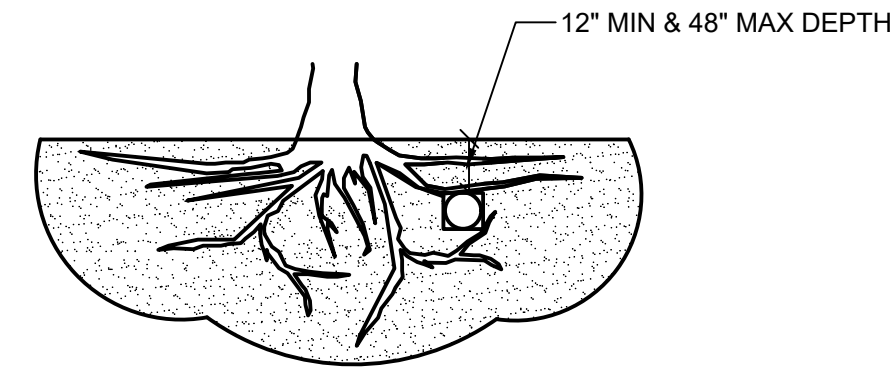
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

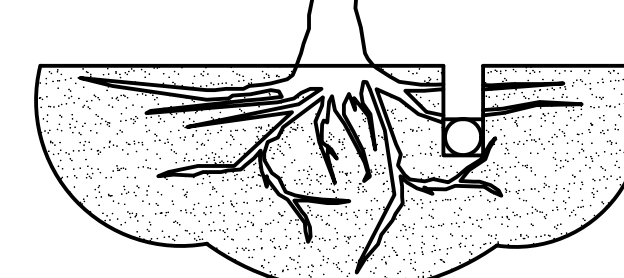
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

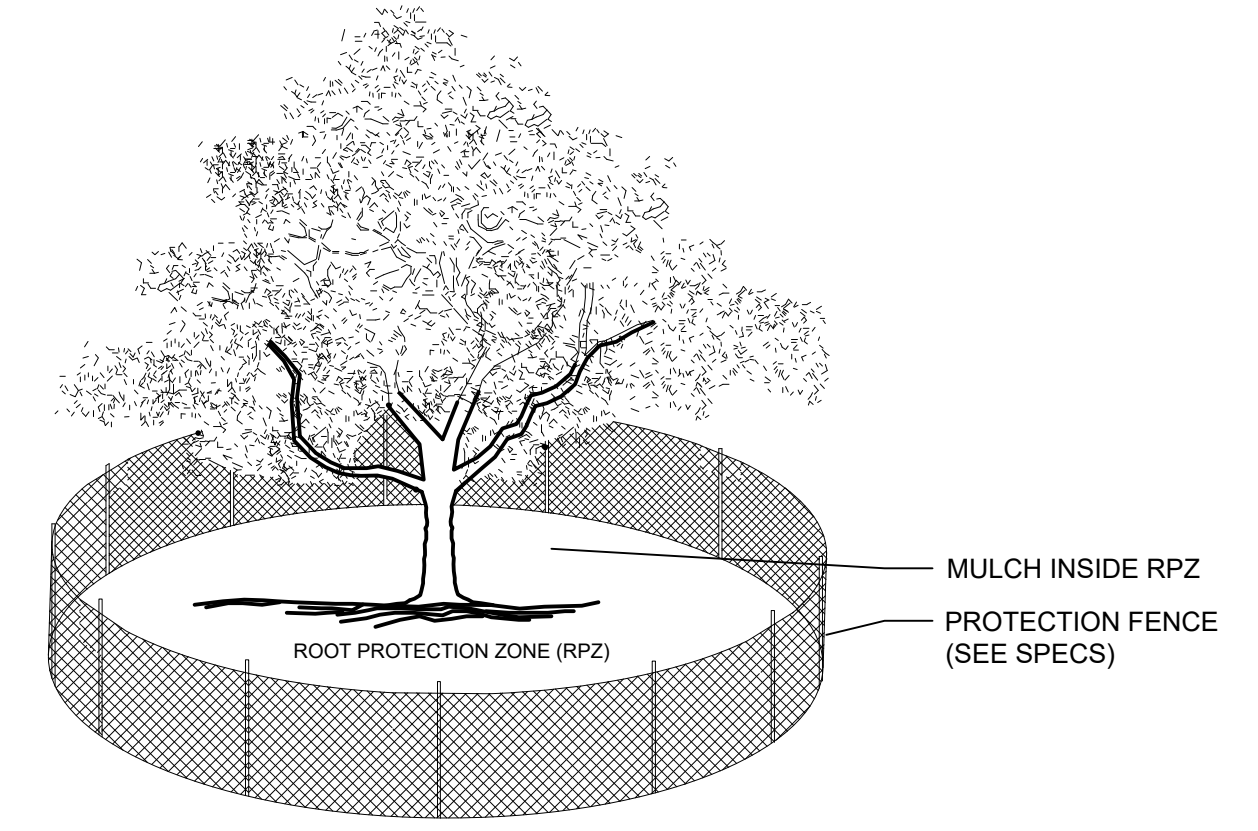
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

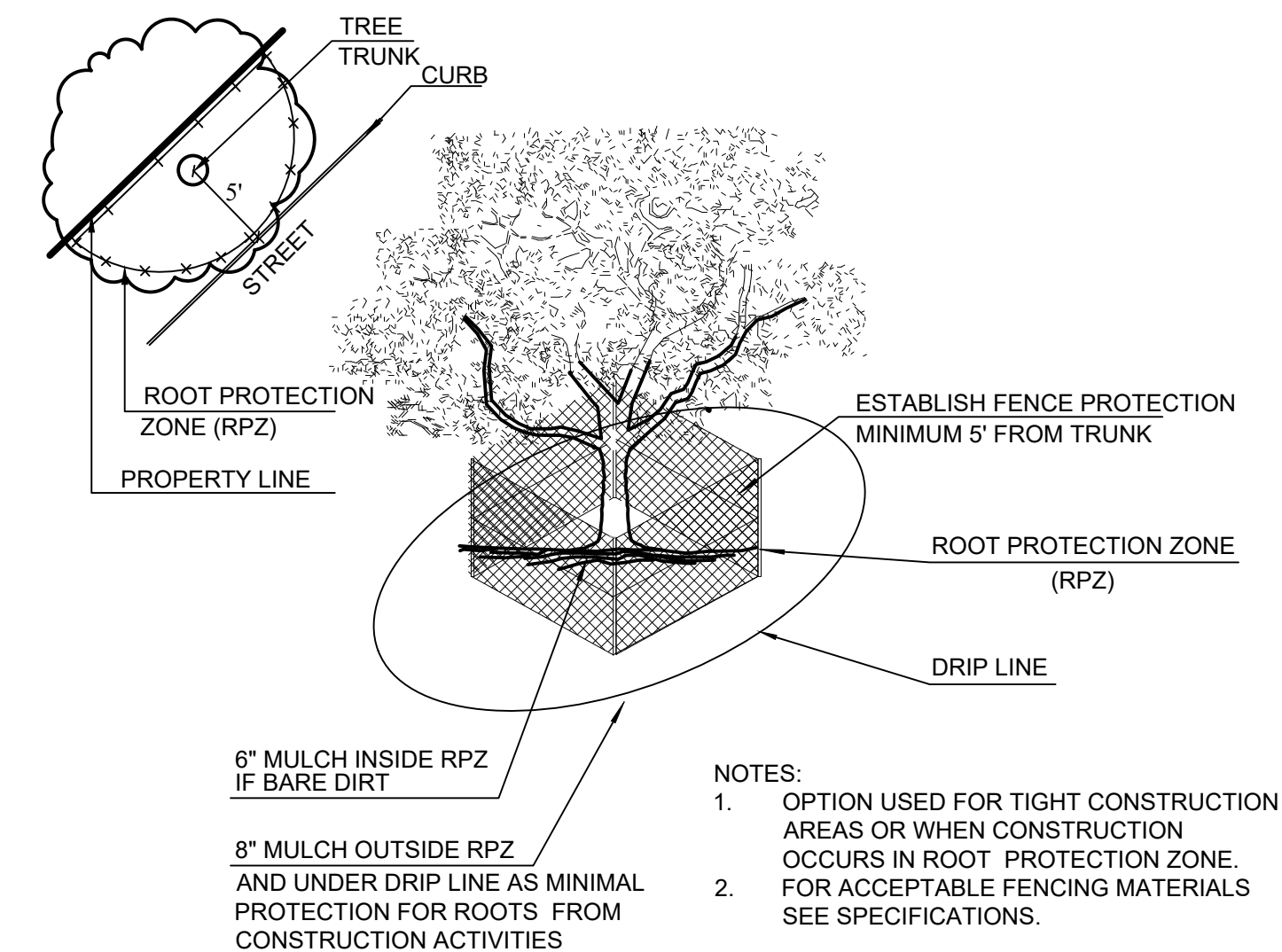


- NOTES:
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

- NOTES
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 - EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 - ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 - SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

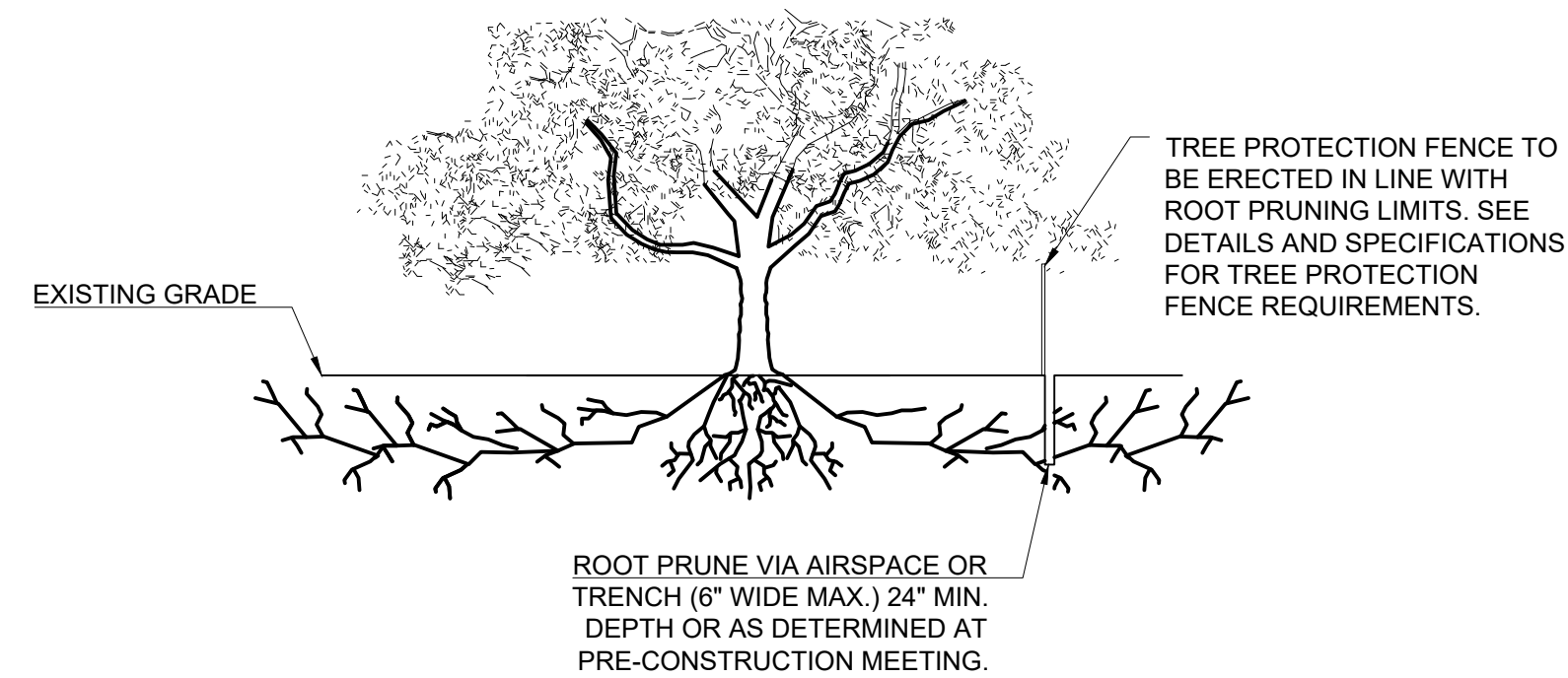
APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

TEXAS FIRM #14199

EVERGREEN DESIGN GROUP

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15455 Dallas Pkwy., Ste 600
Addison, TX 75001
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CLAY MOORE ENGINEERING

PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM



ROCKWALL CAD
841 JUSTIN ROAD
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY

**TREE DISPOSITION
SPECS & DETAILS**

CASE # : _____

OWNER:
CENTRAL APPRAISAL DISTRICT OF ROCKWALL
841 JUSTIN ROAD
ROCKWALL, TX 75087
PH: 972-771-2034

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CONTACT NAME: CLAY CRISTY

LEGAL DESCRIPTION:
LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL
PARK ADDITION

CITY: ROCKWALL STATE: TEXAS

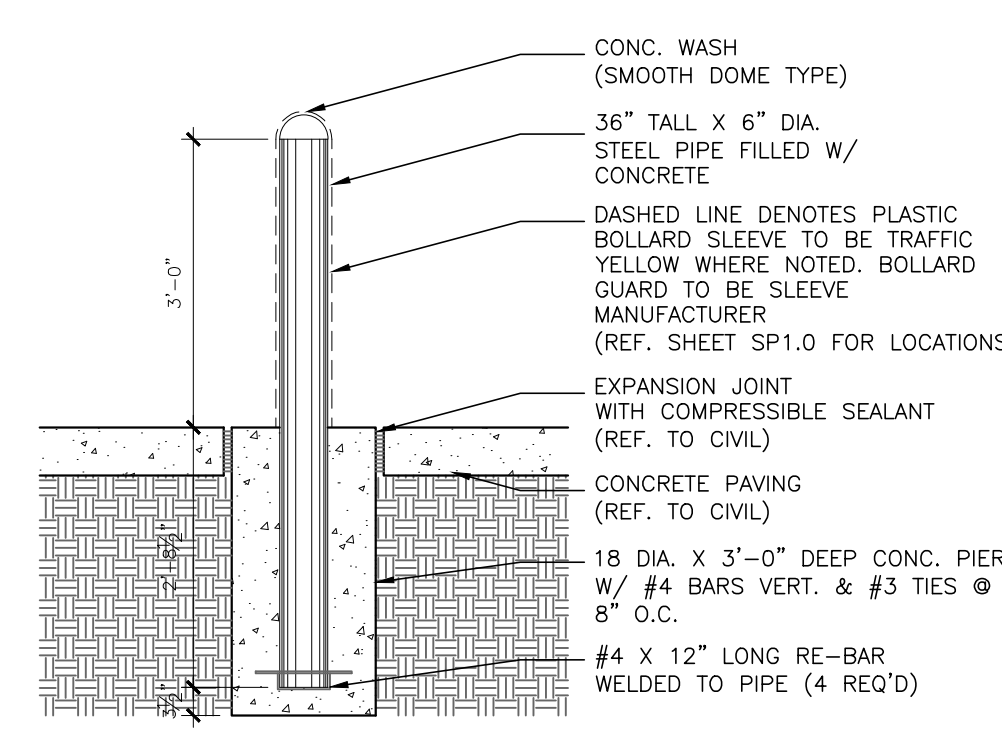
COUNTY: ROCKWALL SURVEY: B.J.T. LEWIS ABSTRACT NO.: 255

DESIGN:	OB
DRAWN:	OB
CHECKED:	RM
DATE:	01/15/2021
SHEET	TD-2
File No:	

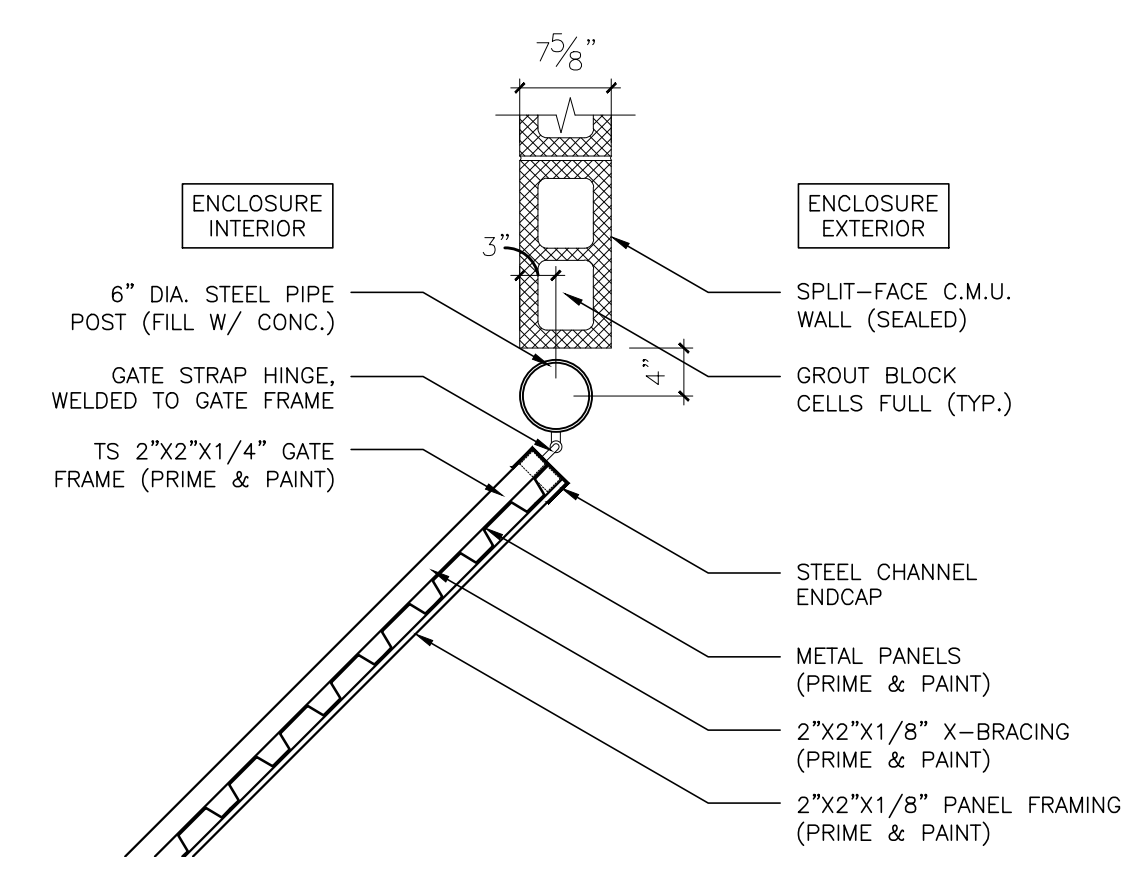
PLOTTED BY: DARCY BRANDON
 PLOT DATE: 1/15/2021 12:11 PM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA\PROJECTS\2021\EDG\CAD - ROCKWALL_T\2021-01-12_RCAD ROCKWALL_TD.DWG
 LAST SAVED: 1/15/2021 11:57 AM

OWNER REVIEW:	
ISSUE:	04-24-2020

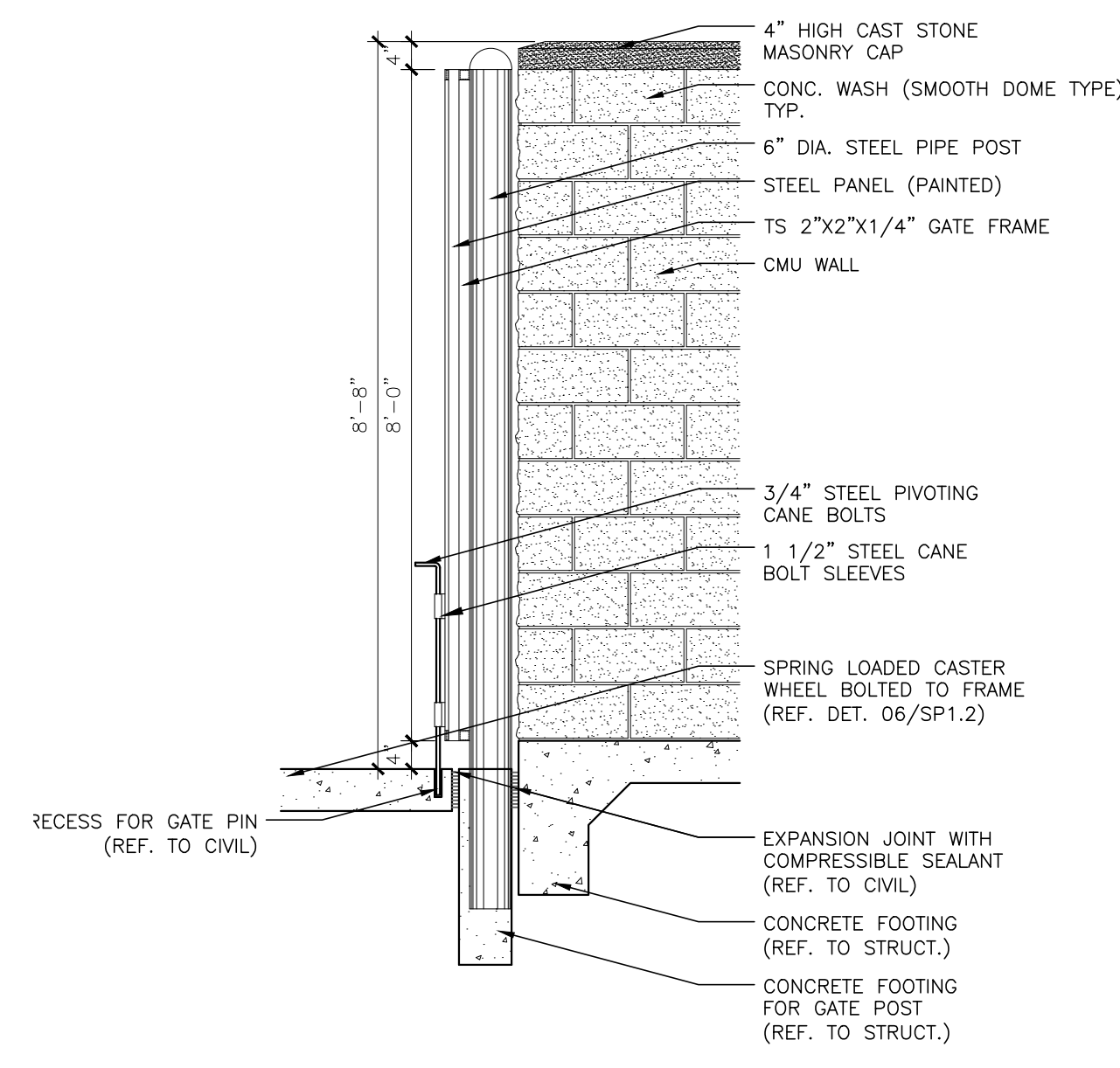
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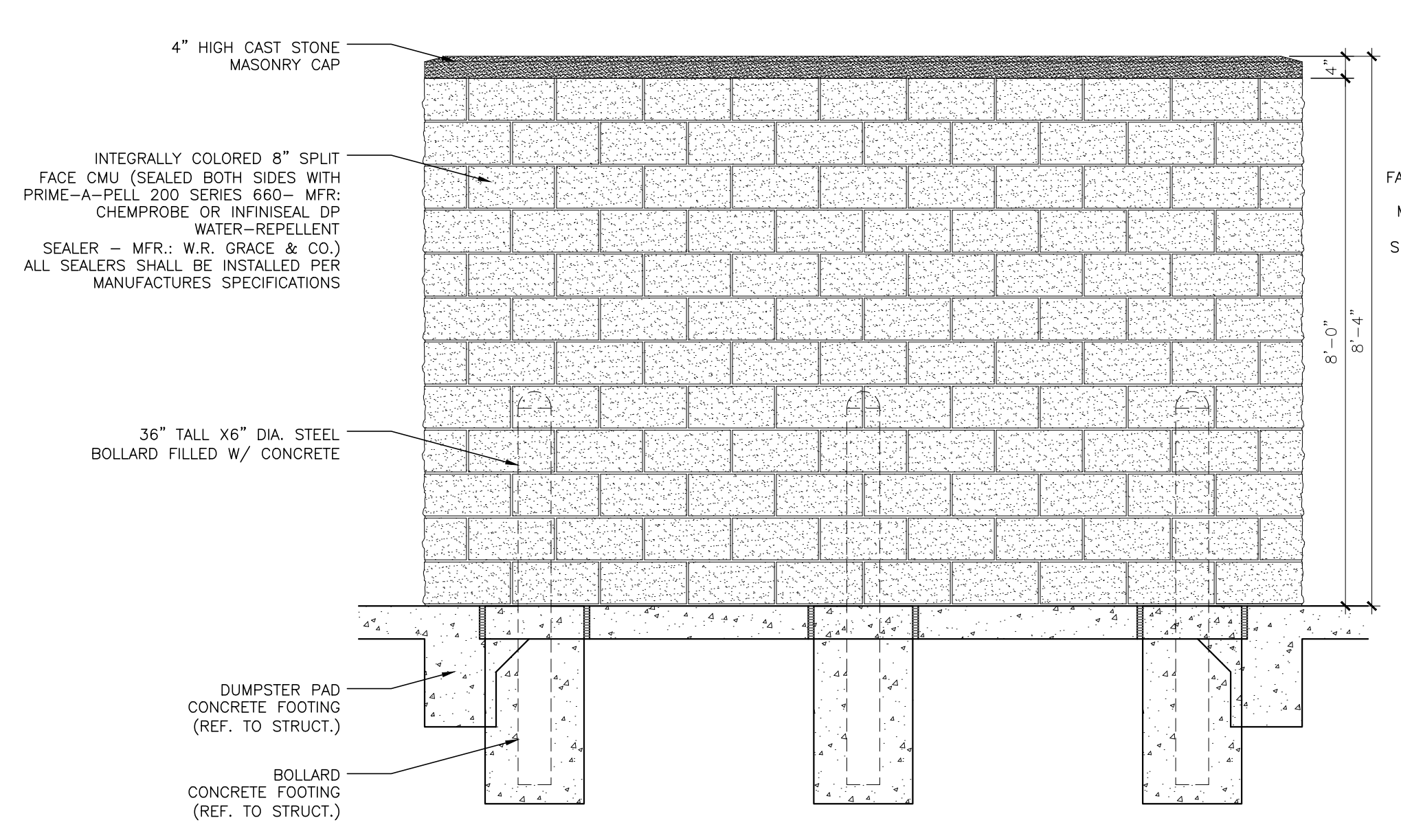
8 BOLLARD (TYPICAL)
SCALE: 1/2" = 1'-0"



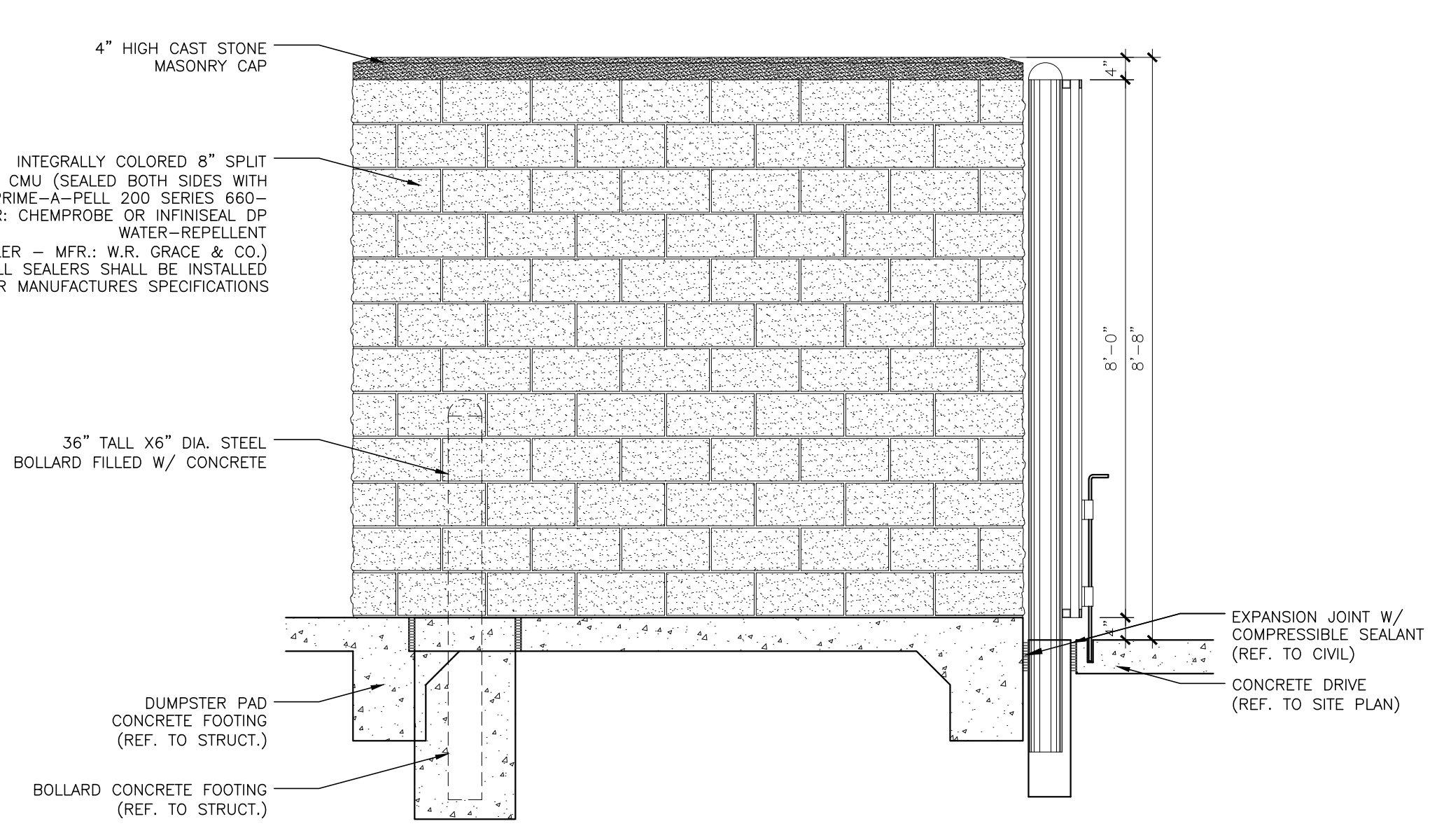
7 DETAIL
SCALE: 3/4" = 1'-0"



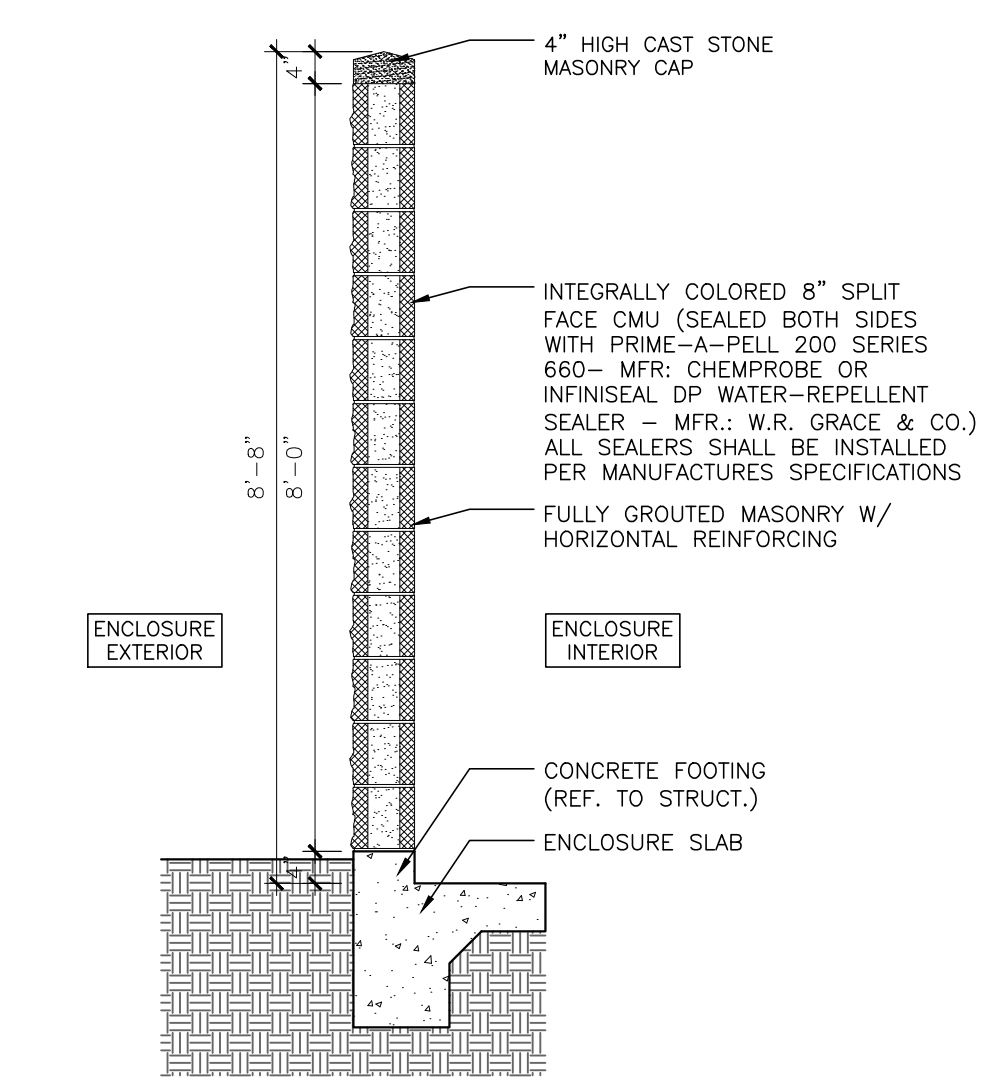
6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



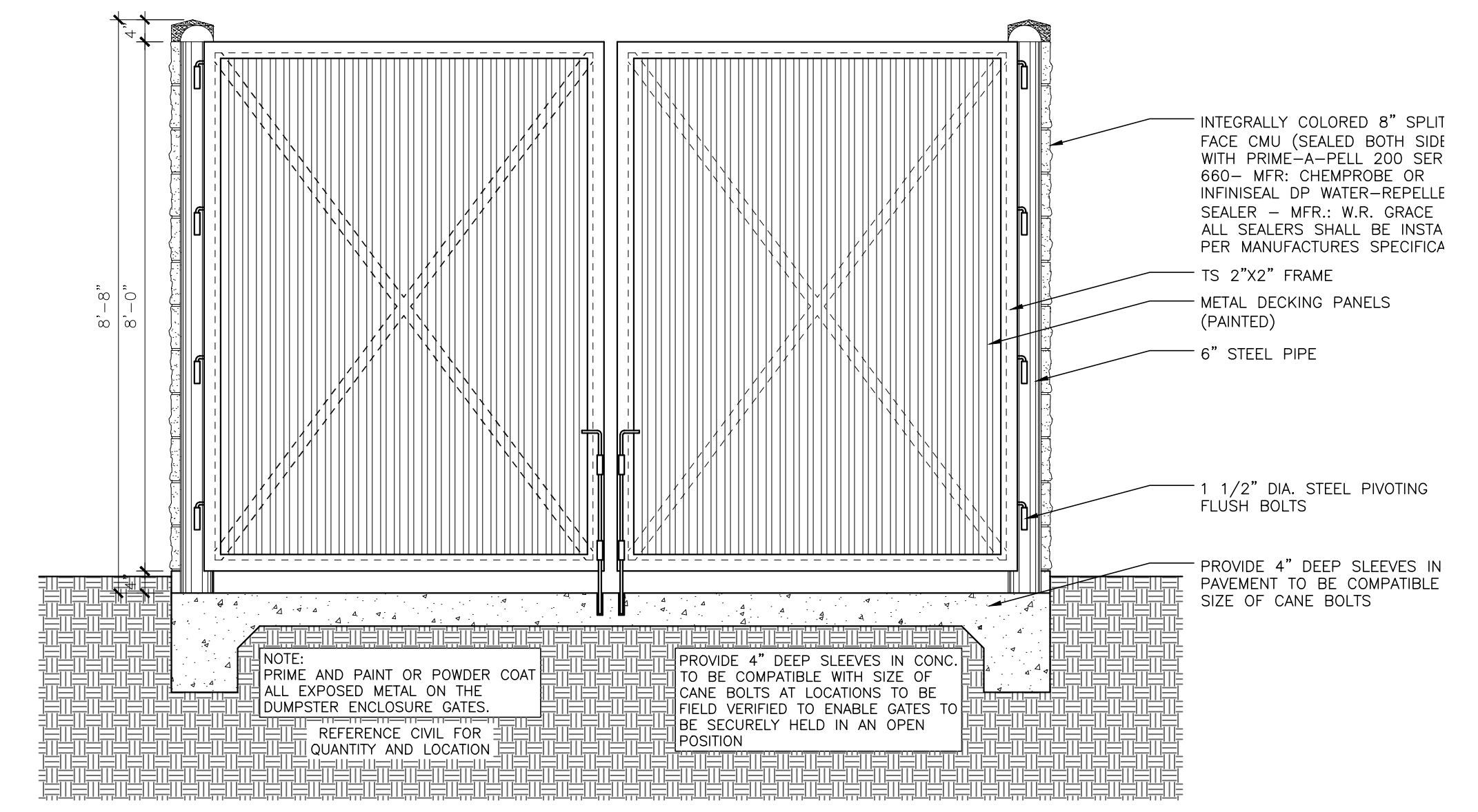
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



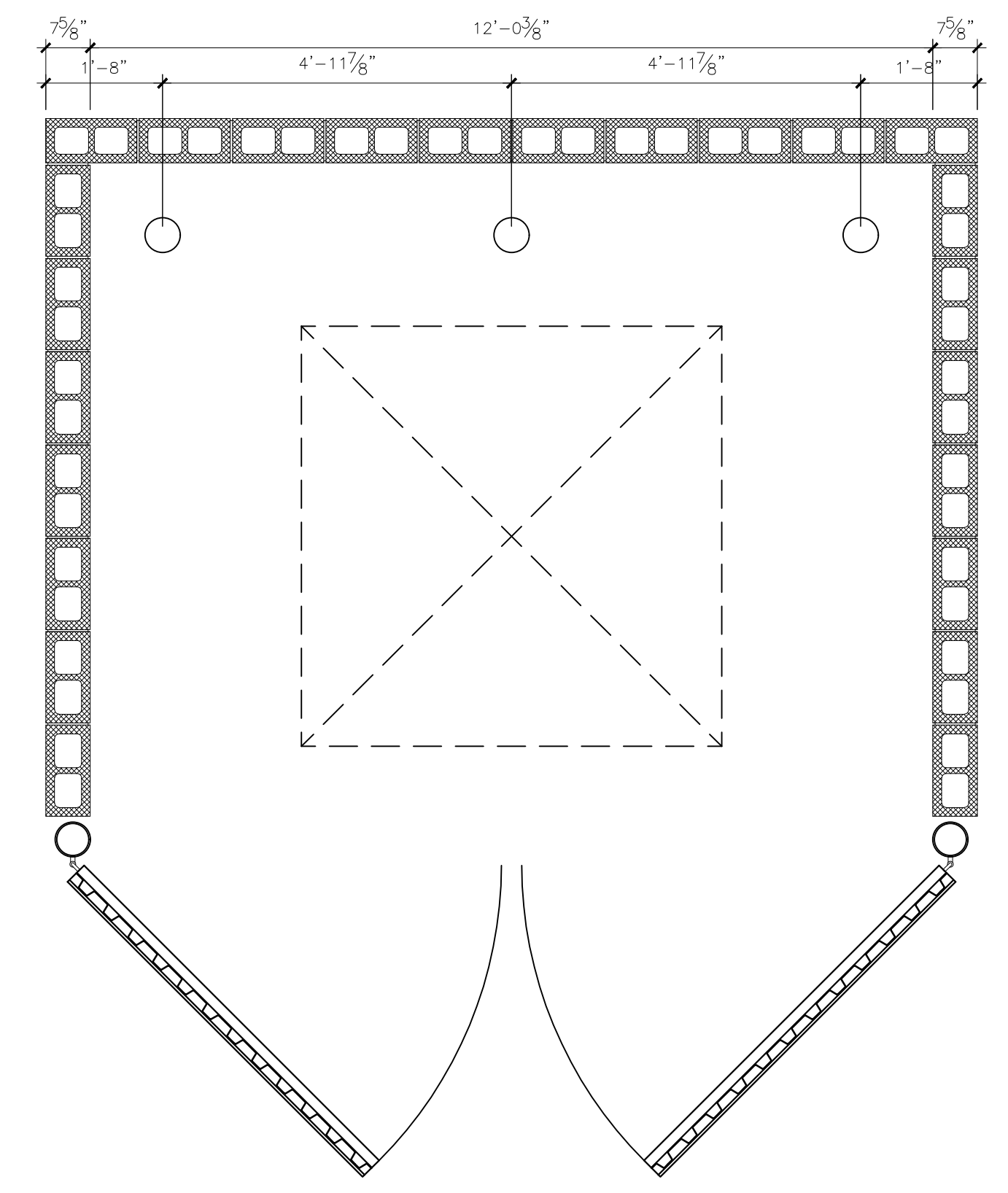
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

REMEDI & ADDITION TO THE
**ROCKWALL CENTRAL APPRAISAL
DISTRICT OFFICE**
841 Justin Road
Rockwall, Texas 75087

ROCKWALL CENTRAL
APPRAISAL DISTRICT
841 Justin Road
Rockwall, TX 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

**DUMPSTER
ENCLOSURE
DETAILS**

DATE:	APR 2020
PROJECT NO:	2017001
DRAWN BY:	
CHECKED BY:	
SHEET NO:	A404