

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 31, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of Minutes for the August 10, 2021 Planning and Zoning Commission meeting.

(3) **P2021-045 (ANGELICA GAMEZ)**

Discuss and consider a request by David Bond of Spiars Engineering on Andrew Melzer of Gingercrest Inc. for the approval of a Replat for Lot 8, Block 1, Meadowcreek Business Center, Phase 2 being a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

(V) ACTION ITEMS

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

(4) **MIS2021-009 (HENRY LEE)**

Discuss and consider a request by Francisco Alvarez for the approval of an Exception to allow the construction of a front yard fence for an existing single-family home on a 0.628-acre parcel of land identified as Lot 61-R, Block A, Turtle Cove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family detached land uses, addressed as 751 Turtle Cove Boulevard, and take any action necessary.

(5) **MIS2021-010 (HENRY LEE)**

Discuss and consider a request by James Best for the approval of an Exception to allow the construction of a front yard fence for a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

(6) **MIS2021-011 (HENRY LEE)**

Discuss and consider a request by Matt Waivering of the Rockwall Economic Development Corporation (REDC) for the approval of a Treescape Plan and an Alternative Tree Mitigation Settlement Agreement for a 137.448-acre tract of land identified as Tracts 5 & 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 (SH-276 OV) District, generally located at the northwest corner of the intersection of Springer Road and Rochelle Road, and take any action necessary.

- (7) Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of Article 02, Development Review Authority, of the Unified Development Code (UDC), and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is September 14, 2021.

(8) **Z2021-032 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 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 Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(9) **Z2021-033 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

(10) **Z2021-034 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary.

(11) **Z2021-035 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

(12) **Z2021-036 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

(13) **Z2021-037 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

(14) **SP2021-024 (DAVID GONZALES)**

Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

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

- P2021-037: Final Plat for Lots 1 & 2, Block A, Isaac Addition (**APPROVED**)
- P2021-040: Final Plat for Lot 1, Block A, SWBC Rockwall Addition (**APPROVED**)
- P2021-041: Master Plat for the Homestead Subdivision (**APPROVED**)

- P2021-044: Preliminary Plat for the Homestead Subdivision (**APPROVED**)
- Z2021-026: Amendment to Planned Development District 8 (PD-8) for Townhomes (**APPROVED; 2ND READING**)
- Z2021-028: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the UDC (**APPROVED; 1ST READING**)
- Z2021-029: SUP for a Residential Infill at 104 Reliance Court (**APPROVED; 1ST READING**)
- Z2021-030: SUP for a Residential Infill at 118 Mischief Lane (**APPROVED; 1ST READING**)
- Z2021-031: Zoning Change AG to SF-1 for 2075 Airport Road (**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 August 27, 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
AUGUST 10, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

3 NOTES ABOUT PUBLIC PARTICIPATION = *RED*

4

5 I. CALL TO ORDER

6

7 Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Sedric Thomas, John Womble, Jean Conway,
8 Derek Deckard and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner Mark Moeller. Staff members present were
9 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica
10 Gamez, Planner Henry Lee, Civil Engineers Sarah Johnston and Jeremy White. Absent from the meeting was City Engineer Amy
11 Williams.

12

13 II. APPOINTMENTS

14

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

17

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

20

21 III. OPEN FORUM

22

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

27

28 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

29

30 **Patty Griffin**
31 **2140 Airport Road**
32 **Rockwall, TX 75087**

33

34 Mrs. Griffin came forward and stated that her issue was not receiving the notices sent for the zoning cases and Historic District
35 expansion.

36

37 Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one coming forward, Chairman
38 Chodun closed the open forum.

39

40 IV. CONSENT AGENDA

41

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

44

45 2. Approval of Minutes for the July 27, 2021 Planning and Zoning Commission meetings.

46

47 3. **P2021-037 (HENRY LEE)**

48 Discuss and consider a request by Isaac Peña for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of
49 land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's
50 Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

51

52 4. **P2021-040 (DAVID GONZALES)**

53 Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a Final Plat for
54 Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified
55 as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District,
56 situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard,
57 and take any action necessary.

58

59 5. **P2021-041 (DAVID GONZALES)**

60 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the
61 approval of a Master Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey,
62 Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast
63 corner of the intersection of FM-549 and FM-1139, and take any action necessary.

64

65 6. **P2021-044 (DAVID GONZALES)**

66 Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of
67 a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No.
68 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the
69 intersection of FM-549 and FM-1139, and take any action necessary.
70

71 7. **SP2021-023 (HENRY LEE)**

72 Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an
73 Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of
74 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30
75 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205], and take any action necessary.
76

77 **Commissioner Deckard made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by**
78 **a vote of 6-0 with Commissioner Moeller absent.**
79

80 V. PUBLIC HEARING ITEMS
81

82 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this*
83 *section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff).*
84 *The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would*
85 *like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
86

87 8. **Z2021-028 (RYAN MILLER)**

88 Hold a public hearing to discuss and consider approval of a Text Amendment to Section 10, Fee Schedule, of Article 11, Development Applications
89 and Review Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of creating a Non-Compliant Structure
90 application fee for Specific Use Permit (SUP) applications.
91

92 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He explained that on May 17, 2021 City**
93 **Council requested that Staff look into ways to deter residents from constructing non-compliant structures without building permits.**
94 **Based on this information, Staff proposed establishing an alternative application fee of \$1000.00 for any structures that were constructed**
95 **without a building permit and any structures that were constructed not in conformance with the approved building permit. This fee**
96 **would be in addition to the standard application fee. The amount was derived from estimates of the additional staff time to review these**
97 **types of requests. In accordance with the Unified Development Code (UDC), the request is being brought before the Planning and Zoning**
98 **Commission for a recommendation to the City Council. Staff also sent out a 15-day notice that was published in the Rockwall Herald**
99 **Banner.**
100

101 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one**
102 **indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.**
103

104 **Vice-Chairman Welch made a motion to approve item Z2021-028 with staff recommendations. Commissioner Womble seconded the**
105 **motion which passed by a vote of 6-0.**
106

107 **Chairman Chodun advised that the case will go before the City Council on August 16, 2021.**
108

109 9. **Z2021-029 (HENRY LEE)**

110 Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP)
111 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified
112 as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for
113 single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary.
114

115 **Planner Henry Lee provided a brief summary in regards to the request. The proposed single-family home meets all of the density and**
116 **dimensional requirements per the UDC. However, garages must be located at least 20-feet behind the front façade as stated in the UDC.**
117 **In this case, the garage is 10.75-feet in front of the front façade but this is not out of character for the neighborhood. If approved, this**
118 **would be waived but is ultimately a discretionary decision for City Council pending a recommendation from the Planning and Zoning**
119 **Commission. On July 27, 2021, Staff mailed out 208 notices to property owners and occupants within 500-feet of the subject property.**
120 **All Homeowners Associations (HOAs) within 1500-feet were notified as well.**
121

122 **Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one**
123 **indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.**
124

125 **Commissioner Conway made a motion to approve Z2021-029. Commissioner Thomas seconded the motion which passed by a vote of**
126 **6-0.**
127

128 **Chairman Chodun advised that the case will go before the City Council on August 16, 2021.**
129

130 10. **Z2021-030 (HENRY LEE)**

131 Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP)
132 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified
133 as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for
134 single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

135 Planner Henry Lee provided a brief summary in regards to the request. The proposed single-family home meets all of the density and
136 dimensional requirements per the UDC. However, garages must be located at least 20-feet behind the front façade as stated in the UDC.
137 In this case, the garage is 8.6-feet in front of the front façade but this is not out of character for the neighborhood. If approved, this
138 would be waived but is ultimately a discretionary decision for City Council pending a recommendation from the Planning and Zoning
139 Commission. On July 27, 2021, Staff mailed out 284 notices to property owners and occupants within 500-feet of the subject property.
140 All Homeowners Associations (HOAs) within 1500-feet were notified as well.

141
142 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
143 indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

144
145 Commissioner Deckard made a motion to approve Z2021-030. Commissioner Thomas seconded the motion which passed by a vote of
146 6-0.

147
148 Chairman Chodun advised that the case will go before the City Council on August 16, 2021.

149
150 11. **Z2021-031 (DAVID GONZALES)**

151 Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning
152 Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton
153 Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action
154 necessary.

155
156 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicants are requesting to
157 change the zoning on the property from an Agricultural District to a Single-Family 1 District. The purpose of rezoning the subject
158 property is to subdivide it for the purpose of constructing a single-family home. If this request does go through for approval, it will
159 require a replat in order to subdivide that property. If approved, the subject property will also be required to conform to all the
160 requirements of the SF-1 District. OurHometown Vision 2040 Comprehensive Plan indicates the subject property within the Central
161 District and is designated for low-density residential. Staff mailed out notifications to all property owners and occupants within 500-feet
162 of the subject property as well as notifying all HOAs within 1500-fee of the property. Mr. Gonzales then advised that he was present and
163 available to answer questions.

164
165 Commissioner Deckard asked how many homes could fit on the property under SF-1.

166
167 Chairman Chodun asked the applicant to come forward.

168
169 Jeremy Epton
170 2075 Airport Road
171 Rockwall, TX 75087

172
173 Mr. Epton came forward and provided additional details in regards to the request. He also mentioned that they do have a prospective
174 second buyer for the remainder of the property.

175
176 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

177
178 Will Hester
179 405 Fox Hollow
180 Rockwall, TX 75087

181
182 Mr. Hester came forward and wanted clarification on which properties were in question for the zoning change.

183
184 Chairman Chodun asked if anyone else wished to speak to come forward; there being no one indicating such, Chairman Chodun closed
185 the public hearing and brought the item back to the Commission for discussion or action.

186
187 Commissioner Thomas made a motion to approve item Z2021-031. Commissioner Deckard seconded the motion which passed by a vote
188 of 6-0.

189
190 Chairman Chodun advised that the case will go before the City Council on August 16, 2021.

191
192 VI. ACTION ITEMS

193
194 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances*
195 *and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code*
196 *of Ordinances.*

197
198 12. **SP2021-015 (DAVID GONZALES)**

199 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of a Site Plan for a warehouse/office
200 building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
201 Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the southside of Springer Road west of the intersection
202 of Springer Road and Data Drive, and take any action necessary.

204 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting approval
205 of a site plan for the construction of a 22,000-square foot office warehouse distribution facility. The site plan, landscape plan, elevations,
206 and photometric plan all generally conform to the technical requirements associated with a property that's developed within PD-46 as
207 well as a Commercial Zoning district. Mr. Gonzales explained that the applicant is requesting 2 variances: one for the building
208 articulation and the other for the Engineering Standards of Design. This is a discretionary decision for the Planning and Zoning
209 Commission and does require a super majority vote for approval. Mr. Gonzales then advised that the applicant and staff were present
210 and available to answer questions.

211
212 Chairman Chodun asked the applicant to come forward.

213
214 **Greg Wallis**
215 **1520 E. I-30**
216 **Rockwall, TX 75087**

217
218 Mr. Wallis came forward and provided additional details in regards to the request.

219
220 Commissioner Deckard made a motion to approve item SP2021-015. Commissioner Conway seconded the motion which passed by a
221 vote of 6-0.

222
223 13. **SP2021-021 (DAVID GONZALES)**

224 Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval
225 of a *Site Plan* for a *Retail Store with Gasoline Sales* on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as
226 Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within
227 the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any
228 action necessary.

229
230 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting approval
231 of the site plan for the purpose of developing a retail store with gasoline sales. According to the UDC, a convenience store with gasoline
232 sales is a permitted use by right within the Commercial District. The site plan does meet the standards of the General Overlay district
233 with the exception of the roof design. The Architectural Review Board (ARB) is forwarding a recommendation for approval on this
234 request. The applicant does have the ability to request the variance by providing compensatory measures. This is a discretionary
235 decision for the Planning and Zoning Commission and does require a super majority vote for approval. Mr. Gonzales then advised that
236 the applicant and Staff were present and available for questions.

237
238 Chairman Chodun asked the applicant to come forward.

239
240 **Keaton Mai**
241 **10755 Sandhill RD**
242 **Dallas, TX**

243
244 Mr. Mai came forward and was prepared to answer questions.

245
246 Commissioner Deckard made a motion to approve item SP2021-021. Vice-Chairman Welch seconded the motion which passed by a vote
247 of 6-0.

248
249 VII. DISCUSSION ITEMS

250
251 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that*
252 *will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take*
253 *place when these items are considered for action by the Planning and Zoning Commission.*

254
255 14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 256
257
 - P2021-038: Replat for Lots 2-7, Block A, Sky Ridge Addition [APPROVED]
 - P2021-039: Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition [APPROVED]
 - P2021-042: Replat for Lot 2, Block A, Ladera Rockwall Addition [APPROVED]
 - P2021-043: Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition [APPROVED]
 - MIS2021-008: Alternative Tree Mitigation Settlement Agreement for RISD [APPROVED]
 - Z2021-020: SUP for a House of Worship at 1500 Sunset Hill Drive [APPROVED; 2ND READING]
 - Z2021-021: SUP for a Mini-Warehouse Facility at 1280 E. Ralph Hall Parkway [APPROVED; 2ND READING]
 - Z2021-022: SUP for a Residential Infill at 147 Eva Place [APPROVED; 2ND READING]
 - Z2021-024: Zoning Amendment to Planned Development District 46 (PD-46) [APPROVED; 2ND READING]
 - Z2021-025: SUP for a Residential Infill at 154 Lynne Drive [APPROVED; 2ND READING]
 - Z2021-026: Amendment to Planned Development District 8 (PD-8) [APPROVED; 1ST READING]

268
269 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
270 meeting.

271
272 VIII. ADJOURNMENT

273
274 **Chairman Chodun adjourned the meeting at 6:44 pm.**
275

276 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of ____
277 _____, 2021.
278

279 _____
280 Eric Chodun, Chairman
281

282 Attest:

283 _____
284 Angelica Gamez, Planning and Zoning Coordinator
285



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
DATE: August 31, 2021
APPLICANT: David Bond
CASE NUMBER: P2021-045; *Lot 8, Block 1, Meadowcreek Business Center, Phase II Addition*

SUMMARY

Discuss and consider a request by David Bond of Spiars Engineering on Andrew Melzer of Gingercrest Inc. for the approval of a *Replat* for Lot 8, Block 1, Meadowcreek Business Center, Phase 2 being a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat combining two (2) parcels of land (*i.e. Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition*) into one (1) parcel of land (*i.e., Lot 8, Block 1, Meadowcreek Business Center, Phase 2 Addition*).
- On May 11, 2010, the Planning and Zoning Commission approved a site plan [*Case No. SP2010-006*] for a retail store with gasoline sales at 2301 S. Goliad Street. This facility (*i.e. RaceTrac*) was constructed in 2010-2011 and has been in operation since late 2011. On January 12, 2021, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2020-033*] allowing the construction of an additional gas canopy, separate from the existing general retail store with gasoline sales. On June 29, 2021, the Planning and Zoning Commission approved a subsequent amended site plan [*Case No. SP2021-019*] reducing the size of the canopy's square footage by 580 SF (*i.e. total 2,040 SF*) and reducing the number of fuel dispensers from five (5) to four (4).
- 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 8, Block 1, Meadowcreek Business Center, Phase II 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: 8/26/2021

PROJECT NUMBER: P2021-045
PROJECT NAME: Lot 8, Block 1, Meadowcreek Business Center Phase II
SITE ADDRESS/LOCATIONS: 2301 S GOLIAD ST, ROCKWALL, 75032

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

CASE CAPTION: Discuss and consider a request by David Bond of Spiars Engineering on Andrew Melzer of Gingercrest Inc. for the approval of a Replat for Lot 8, Block 1, Meadowcreek Business Center, Phase 2 being a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	08/26/2021	Approved w/ Comments

08/26/2021: P2021-045; Lot 8, Block 1, Meadowcreek Business Center, Phase II
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lot 8, Block 1, Lot 8, Block 1, Meadowcreek Business Center, Phase 2 being a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
- M.3 For reference, include the case number (P2021-045) in the lower right-hand corner of all pages on future submittals.
- M.4 Please tie in and label two (2) corners to state plane coordinates on Sheet 1.
- M.5 Please label a 15-foot building line adjacent to the primary roadways SH-205 and SH-276.
- M.6 Please add the owner information to the adjacent properties.
- M.7 Please add/change the Standard Plat Wording/Dedication to the following below on Sheet 2:

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

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 [SUBDIVISION NAME] 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 [SUBDIVISION NAME] 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.

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.

Property Owner Signature

M.8 Please add the Public Improvement Statement to Sheet 1.

GENERAL NOTES [Please add this to any other notes included on the plat.]

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) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I.9 Please be sure to address all comments made by the Engineering Department.

I.10 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.11 Please provide the Storm Drainage Improvement Statement in the General Notes section.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning & Zoning Work Session meeting will be held on August 31, 2021.

I.13 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

I.14 This City Council meeting date for this case will be September 7, 2021.

I.15 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

08/26/2021: M - Label two corners Northing and Easting

M - Add Note: All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.

M- Need to show and label the flood plain cross-sections and elevations

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved w/ Comments

08/23/2021: Please tie two corners to State Plane Coordinate System (grid). NAD83 NCTX 4202

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved w/ Comments

08/23/2021: 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 2301 Goliad St.

Subdivision Meadowcreek Business Center Phase 2 Lot 6 & 7 Block 1

General Location SE Corner of St. Hwy 205 & St. Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C Current Use Convenience Store

Proposed Zoning C Proposed Use Convenience Store

Acreage 8.240Ac. Lots [Current] 6 & 7 Lots [Proposed] 6 & 8

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 Gingercrest Inc.

Contact Person Andrew Malzer

Address P.O. Box 2437

City, State & Zip Smyrna, GA 30081

Phone 770-431-7600

E-Mail amalzer@race-trac.com

Applicant Spiars Engineering

Contact Person David Bond

Address 765 Custer Rd.
Suite 100

City, State & Zip Plano, TX 75075

Phone 972-422-0077

E-Mail david.bond@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Brian Thornton [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 \$ 464.80, to cover the cost of this application, has been paid to the City of Rockwall on this the 3 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 with its response to a request for public information."

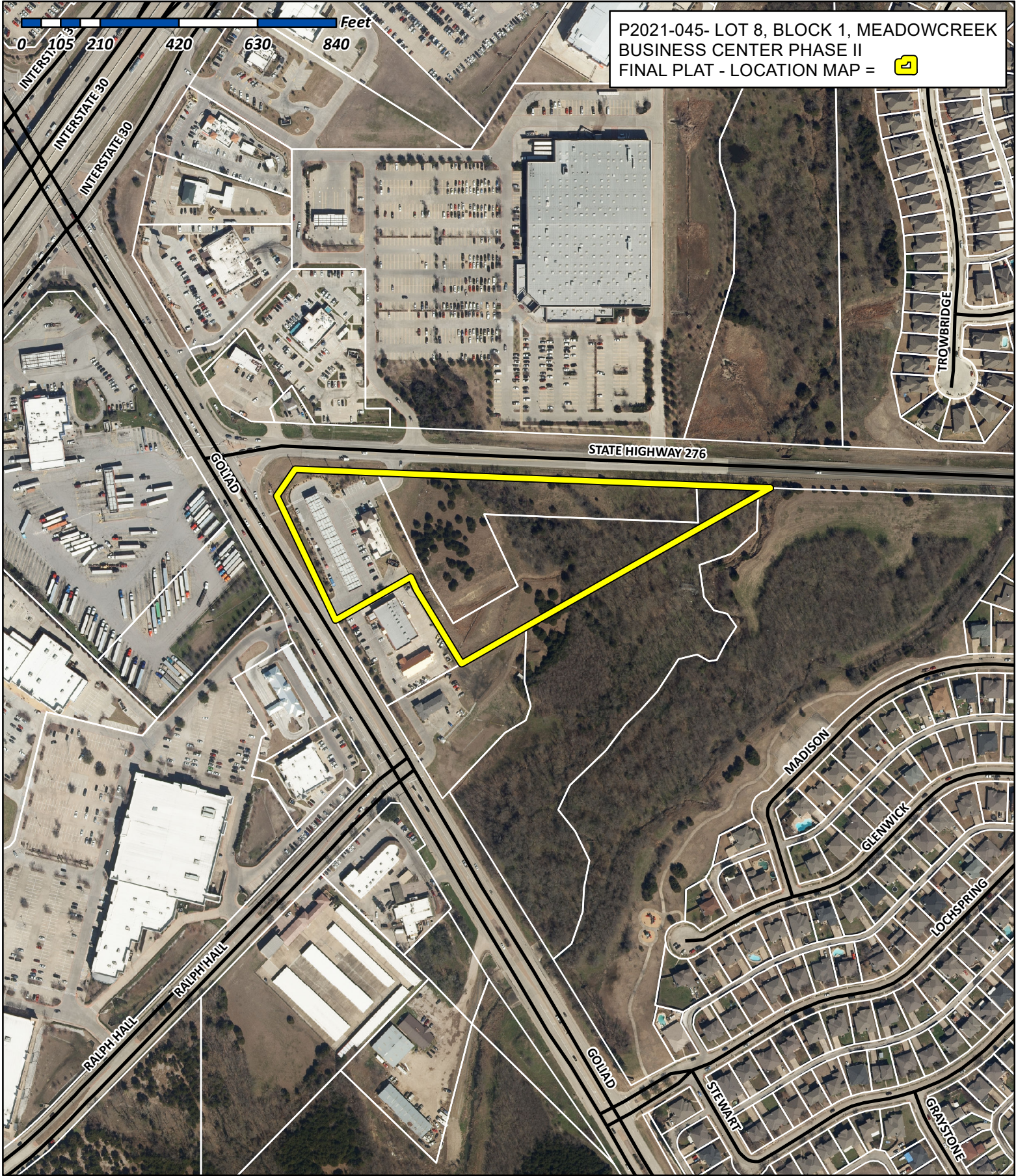
Given under my hand and seal of office on this the 3rd day of December, 20 20.


Owner's Signature

Brian Thornton

Notary Public in and for the State of Texas





P2021-045- LOT 8, BLOCK 1, MEADOWCREEK
 BUSINESS CENTER PHASE II
 FINAL PLAT - LOCATION MAP = 

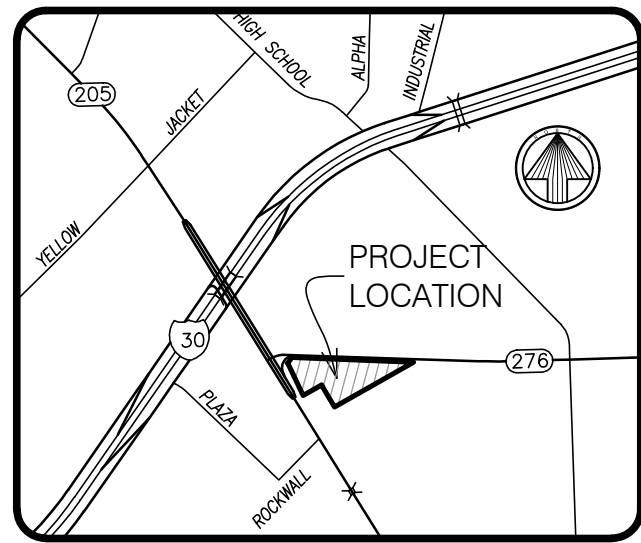
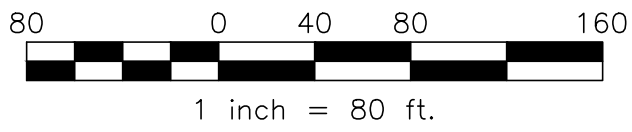
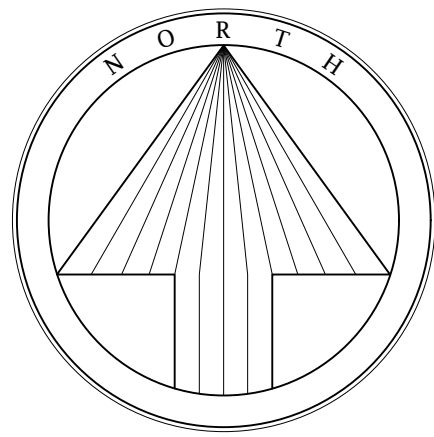


City of Rockwall

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.

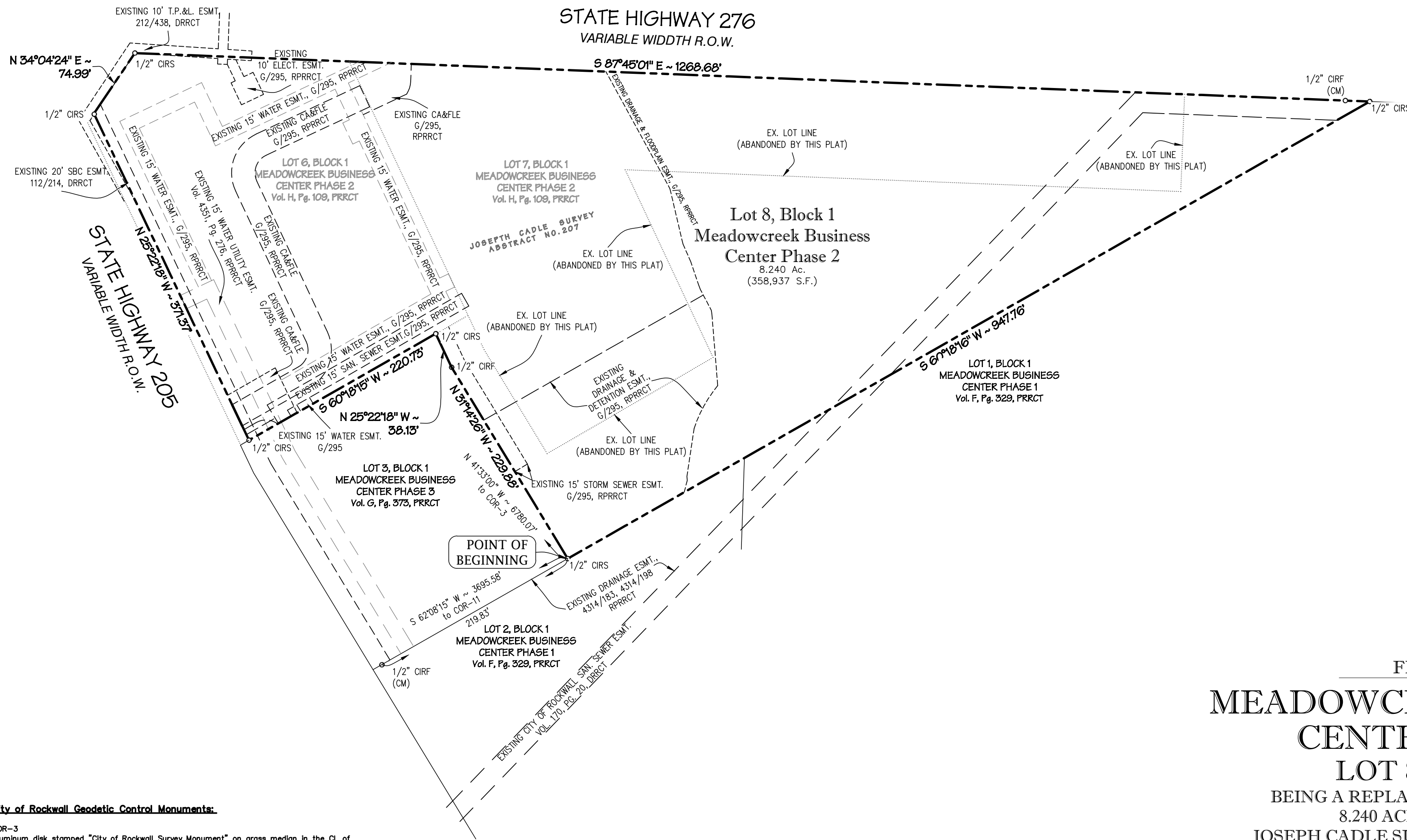




LOCATION MAP
1" = 1000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED 'SPIARSEN' SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND

Note:
Property Owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems onsite.



FINAL PLAT
**MEADOWCREEK BUSINESS
 CENTER PHASE 2**
LOT 8, BLOCK 1,
 BEING A REPLAT OF LOTS 6 & 7, BLOCK 1
 8.240 ACRES OUT OF THE
 JOSEPH CADLE SURVEY ~ ABSTRACT NO. 207
 AN ADDITION TO THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

City of Rockwall Geodetic Control Monuments:

COR-3
 Aluminum disk stamped "City of Rockwall Survey Monument" on grass median in the CL of Summit Ridge Drive +2' west of median nose +55' west of CL of FM 740.
 Northing: 7,023,593.689, Easting: 2,594,175.756,
 Elevation = 578.40

COR-11
 Brass disk stamped "City of Rockwall Survey Monument" on the northeast side of Mims Rd. at the southerly end of a concrete headwall at the intersection of the northeast line of Mims Rd. with the southerly line of I-30.
 Northing: 7,016,792.505, Easting: 2,595,405.639,
 Elevation = 565.98

Owner/Applicant
 GINGERCREST, INC.,
 200 Galleria Pkwy, SE, Suite 900
 Atlanta, Georgia 30339
 Telephone (770) 431-7600
 Contact: Andrew Malzer

Engineer/Surveyor
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, Texas 75075
 Telephone (972) 422-0077
 Contact: David Bond

OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, GINGERCREST, INC., a Georgia corporation, is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being all of Lots 6 and 7, Block 1, Meadowbrook Business Center Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in Cabinet H, Slides 109, 110 and 111 of the Plat Records of Rockwall County, Texas, being a replat of Lots 4 and 5, Block 1 of Meadowcreek Business Center Phase 2, and being the same tract conveyed to Gingercrest, Inc., a Georgia corporation, by Deed without Warranty recorded in Instrument No. 20150000000065 of the Official Public Records of Rockwall County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the east corner of a Lot 3, Block 1 of Meadowcreek Business Center Phase 3, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 373 of the Plat Records of Rockwall County, Texas, and lying in the northwest line of Lot 2, Block 1 of Meadowcreek Business Center Phase 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 329 of the Plat Records of Rockwall County, Texas;

THENCE, N 31°14'26" W, 229.88 feet to a 1/2 inch iron rod found lying in the northeast line of said Lot 3, Block 1;

THENCE, N 25°22'18" W, 38.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the north corner of said Lot 3, Block A of Meadowcreek Business Center Phase 3;

THENCE, S 60°18'15" W, 220.73 feet, to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set lying in the northeast right-of-way line of State Highway 205 (variable width right-of-way);

THENCE, N 25°22'18" W, 371.37 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the south corner of a corner clip at the intersection of said northeast right-of-way line of State Highway 205 and the south right-of-way line of State Highway 276 (variable width right-of-way);

THENCE, N 34°04'24" E, 74.99 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the north corner of said corner clip and lying in said south right-of-way line of State Highway 276;

THENCE, S 87°45'01" E, 1,268.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the northwest corner of Lot 1, Block 1 of said Meadowcreek Business Center Phase 1;

THENCE, S 60°18'16" W, 947.76 feet to the POINT OF BEGINNING with the subject tract containing 358,937 square feet or 8.240 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GINGERCREST INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MEADOWCREEK BUSINESS CENTER PHASE 2, LOT 8, BLOCK 1, an addition to the City of Rockwall, Texas, and does hereby dedicate to the public use forever, the streets, alleys and easements shown thereon as created hereby. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown and created hereby, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements created by this plat as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Rockwall. In addition, utility easements created hereby may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Rockwall's use thereof. The City of Rockwall and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements created hereby. The City of Rockwall and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements created hereby for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas

WITNESS MY HAND at _____, Georgia, this ____ day of _____, 2021

GINGERCREST INC.

By: _____
Max E. McBryer, Jr.
Chief Executive Officer

STATE OF GEORGIA §
COUNTY OF COBB §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Georgia, on this day personally appeared _____, known to me to be the person and officer 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 _____, 2021

Notary Public, State of Georgia

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 this final approval.

WITNESS OUR HANDS, this ___ day of _____, 20____.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
MEADOWCREEK BUSINESS
CENTER PHASE 2
LOT 8, BLOCK 1,
BEING A REPLAT OF LOTS 6 & 7, BLOCK 1
8.240 ACRES OUT OF THE
JOSEPH CADLE SURVEY ~ ABSTRACT NO. 207
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Owner/Applicant
GINGERCREST, INC.,
200 Galleria Pkwy, SE, Suite 900
Atlanta, Georgia 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

Engineer/Surveyor
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond



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: August 31, 2021
APPLICANT: Francisco Alvarez
CASE NUMBER: MIS2021-009; *Exception for a Front Yard Fence at 751 Turtle Cove Boulevard*

SUMMARY

Discuss and consider a request Francisco Alvarez for the approval of an Exception to allow the construction of a front yard fence for an existing single-family home on a 0.628-acre parcel of land identified as Lot 61-R, Block A, Turtle Cove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family detached land uses, addressed as 751 Turtle Cove Boulevard, and take any action necessary.

BACKGROUND

On September 5, 1960, the subject property was annexed -- *along with the other properties that make up the Turtle Cove Subdivision* -- by the City Council through *Ordinance No. 60-02 [Case No. A1960-002]*. According to the January 3, 1972 zoning map, the subject property was rezoned from an Agricultural (AG) District to Planned Development District 2 (PD-2) prior to the establishment of this map. On September 4, 1973, the City Council approved an amendment to Planned Development District 2 (PD-2) [*Ordinance No. 73-32*] designating the area that makes up the current boundaries of the Turtle Cove Subdivision for single-family, multi-family, neighborhood services, office, and shopping center land uses. On March 18, 1985, the City Council adopted *Ordinance No. 85-16* amending Planned Development District 2 (PD-2) and establishing the Turtle Cove Subdivision as a single-family subdivision. On June 20, 1985, the City Council approved a final plat [*Case No. PZ 1985-025-01*] for the Turtle Cove Subdivision; this final plat created the subject property (*i.e. Lots 17-20, Block C, Turtle Cove Addition*). On January 5, 1993, the City Council approved a replat for the subject property and establishing Lots 8R, 9R, and 10R, Block C, Turtle Cove Addition. On April 1, 1996, the City Council approved a subsequent replat that establish the subject property as Lots 59-61, Block C, Turtle Cove Addition. According to the Rockwall Central Appraisal District (RCAD), a 2,966 SF single-family home was constructed on the subject property in 1997. On November 14, 2003, the City Council approved a replat that established the subject property as Lot 61R, Block C, Turtle Cove Addition.

PURPOSE

The applicant is requesting approval of an exception to allow for a front yard fence as stipulated by Subsection 08.03(D)(b) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 751 Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Takeline for Lake Ray Hubbard. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard.

South: Directly south of the subject property is Phase 2 of Turtle Cove Subdivision, which was established on February 17, 1998 and consists of 55 single-family homes. This phase of the Turtle Cove Subdivision is zoned Planned Development District 2 (PD-2). Beyond this is a 100-foot right-of-way for the Union Pacific Railroad.

East: Directly east of the subject property is a small floodway that is a part of the Takeline for Lake Ray Hubbard. Beyond this is the Lakeridge Park Subdivision, which was established on September 29, 1972 and consists of 87 single-family homes. This subdivision is zoned Single Family 10 (SF-10) District.

West: Directly west of the subject property is a parcel of land identified as *Common Area No. 4*, which is owned by the Turtle Cove Residential Association. Beyond this are seven (7) parcels of land developed with single-family homes and situated within Phase 1 of the Turtle Cove Subdivision. These properties are zoned Planned Development District 2 (PD-2). Beyond this is the Takeline for Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST:

The applicant is proposing to install a 48-inch high wrought iron fence with a gate along the southwestern property line, which is shared with a parking area to the west that is owned by the Turtle Cove Residential Association. According to Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(n)o fence shall be constructed in the front yard of a residential property without being granted an *exception* from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3).” Subsection 08.03(D)(3) outlines exemptions for certain properties that do not need to request a special exception for a front yard fence. These exemptions include properties in a *Single-Family Estate* zoning district and model homes, neither of which apply to the subject property. Additionally, Subsection 08.03(D)(2)(b) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(w)rought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height”. In this case, the applicant is requesting a special exception to construct a wrought iron fence, which does meet the requirements for the special exception request; however, front yard fences are discretionary decisions for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s request for an exception to allow for a front yard fence, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) The fence be limited to a maximum of 48-inches in the front yard in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC); and,
- (3) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-009

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 751 Turtle Cove Blvd

Subdivision Turtle Cove

Lot 61-R Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-2

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner Francisco Alvarez

Applicant

Contact Person Francisco Alvarez

Contact Person

Address 751 Turtle Cove Blvd

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972 757 1647

Phone

E-Mail falvarezm15@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

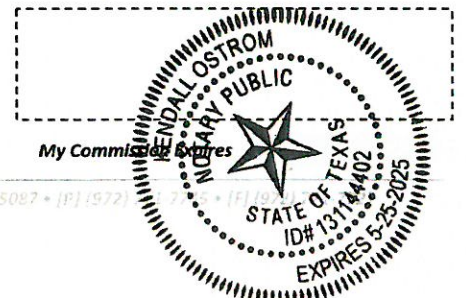
Before me, the undersigned authority, on this day personally appeared Francisco Alvarez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20th day of August, 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 22 day of JULY, 20 21.

Owner's Signature

Notary Public in and for the State of Texas





MIS2021-009- SPECIAL EXCEPTION FOR A FENCE
AT 751 TURTLE COVE
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.



Francisco Alvarez
751 Turtle Cove Blvd
Rockwall, TX 75087
Falvarezm15@gmail.com
972 757 1047

TO: Ms. Angelica Gamez, *Planning and Zoning Coordinator*
FROM: Francisco J. Alvarez
DATE: August 18th, 2021
RE: Applicant's Letter of Explanation for a Development Application (Variance Request)

Dear Ms. Gamez:

Pursuant to the 2021 Development Application Schedule at City of Rockwall's Planning and Zoning Department, please consider this letter of explanation as part of your **Special Exception** approval process.

My family wishes to install a wrought iron fence consisting of vertical pickets spaced out every four inches (4") along eight-foot (8') posts with a height of forty-eight inches (48") in our front yard. The fence would include two (2) four-foot (4') side-by-side gates for a total access gate of eight feet (8'). The subject fence has been unanimously approved by the Turtle Cove HOA Board so we plan to install the fence shortly after hearing back from your Department. We have requested markings from utility companies via "Texas 811" and have a legal start date of August 19th, 2021.

Please let me know if you have any questions whatsoever.

Sincerely,

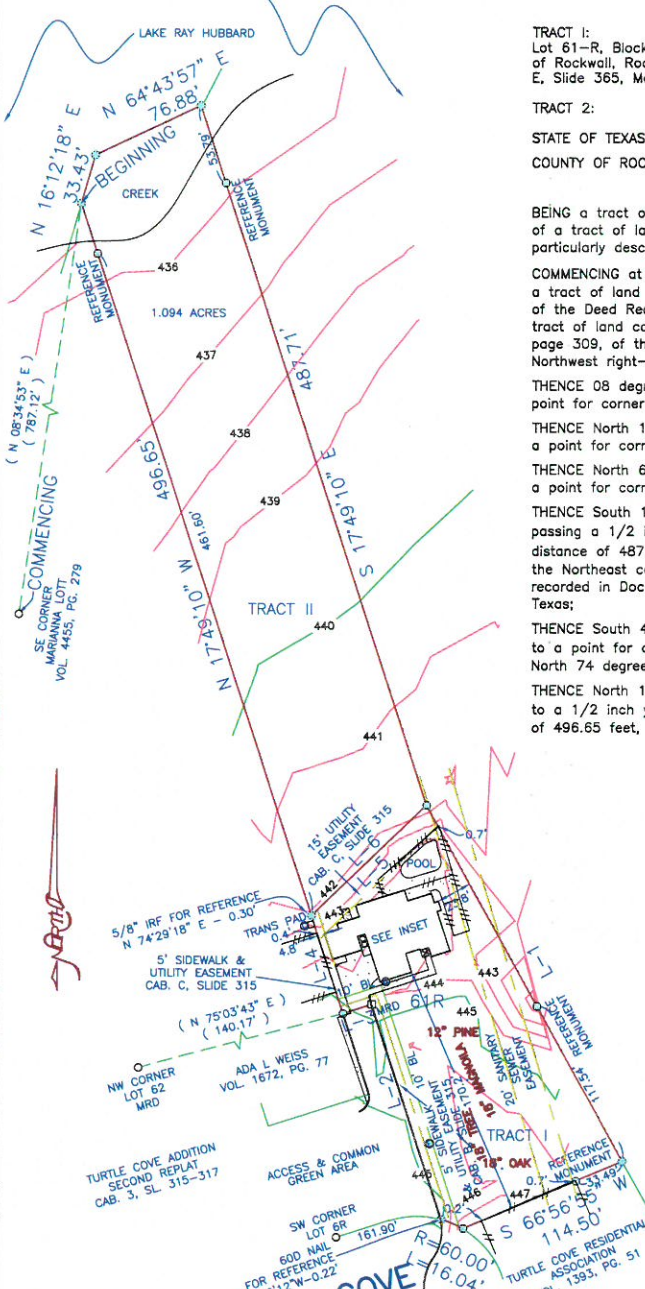


Francisco J. Alvarez

(972) 757-1047

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 751 TURTLE COVE BOULEVARD, in the city of ROCKWALL, ROCKWALL COUNTY Texas.



TRACT 1:
Lot 61-R, Block A, TURTLE COVE ADDITION, SECOND REPLAT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat recorded in Cabinet E, Slide 365, Map Records of Rockwall County, Texas.

TRACT 2:
STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall, Rockwall County, Texas, and being particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner being the Southeast corner of a tract of land conveyed to Marianna Lott, as recorded in Volume 4455, Page 279, of the Deed Records of Rockwall County, Texas, and being the Southwest corner of a tract of land conveyed to Patricia and Ricky D. Smith, as recorded in Volume 530, page 309, of the Deed Records of Rockwall County, Texas, and being on the Northwest right-of-way line of Turtle Cove Boulevard;

THENCE 08 degrees 34 minutes 53 seconds East, a distance of 787.12 feet, to a point for corner said point being the PLACE OF BEGINNING;

THENCE North 16 degrees 12 minutes 18 seconds East, a distance of 33.43 feet, to a point for corner;

THENCE North 64 degrees 43 minutes 57 seconds East, a distance of 76.88 feet, to a point for corner;

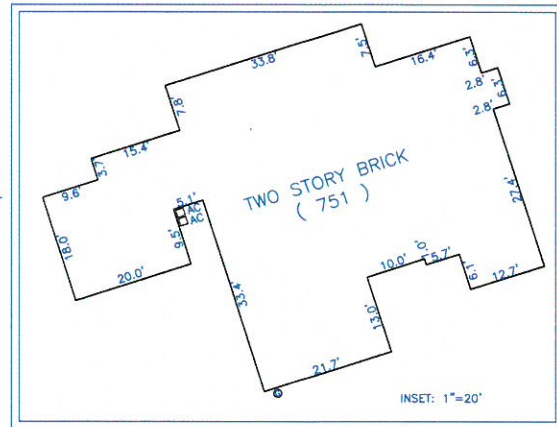
THENCE South 17 degrees 49 minutes 10 seconds East, a distance of 53.79 feet, passing a 1/2 inch yellow-capped iron rod set for reference, continuing a total distance of 487.71 feet, to a 1/2 inch yellow-capped iron rod set for corner, being the Northeast corner of a tract of land conveyed to Ryan A. and Danielle Porten, as recorded in Document No. 2018-11202, of the Deed Records of Rockwall County, Texas;

THENCE South 46 degrees 01 minutes 56 seconds West, a distance of 105.76 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 74 degrees 29 minutes 18 seconds East, a distance of 0.30 feet;

THENCE North 17 degrees 49 minutes 10 seconds West, a distance of 461.60 feet, to a 1/2 inch yellow-capped iron rod set for reference, continuing a total distance of 496.65 feet, to the PLACE OF BEGINNING and containing 1.094 acres of land.



EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
VOL. 98, PG. 545
VOL. 98, PG. 549
VOL. 100, PG. 379
VOL. 105, PG. 877
VOL. 109, PG. 214
VOL. 124, PG. 937
VOL. 147, PG. 931
VOL. 105, PG. 883
VOL. 105, PG. 887
VOL. 1153, PG. 1



ACCEPTED BY: _____

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 1153, PG. 1
VOL. 3785, PG. 32
VOL. 3875, PG. 45
VOL. 3936, PG. 197
VOL. 4547, PG. 242
C.C.# 2007-00388944
C.C.# 2011-00459786
C.C.# 2011-00459787
C.C.# 2011-00459788
C.C.# 2011-00459789
C.C.# 2011-00459790
C.C.# 20130000500736
C.C.# 20130000502033
C.C.# 20170000018465

TURTLE COVE BOULEVARD

Line #	Direction	Length
L-1	S 28°45'43" E	289.67'
L-2	N 17°49'10" W	150.00'
L-3	S 72°10'50" W	20.00'
L-4	N 17°49'10" W	68.15'
L-5	N 45°01'56" E	105.76'
L-6	S 45°01'56" W	105.76'

Capital Title
A Shaddock's Company

MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR

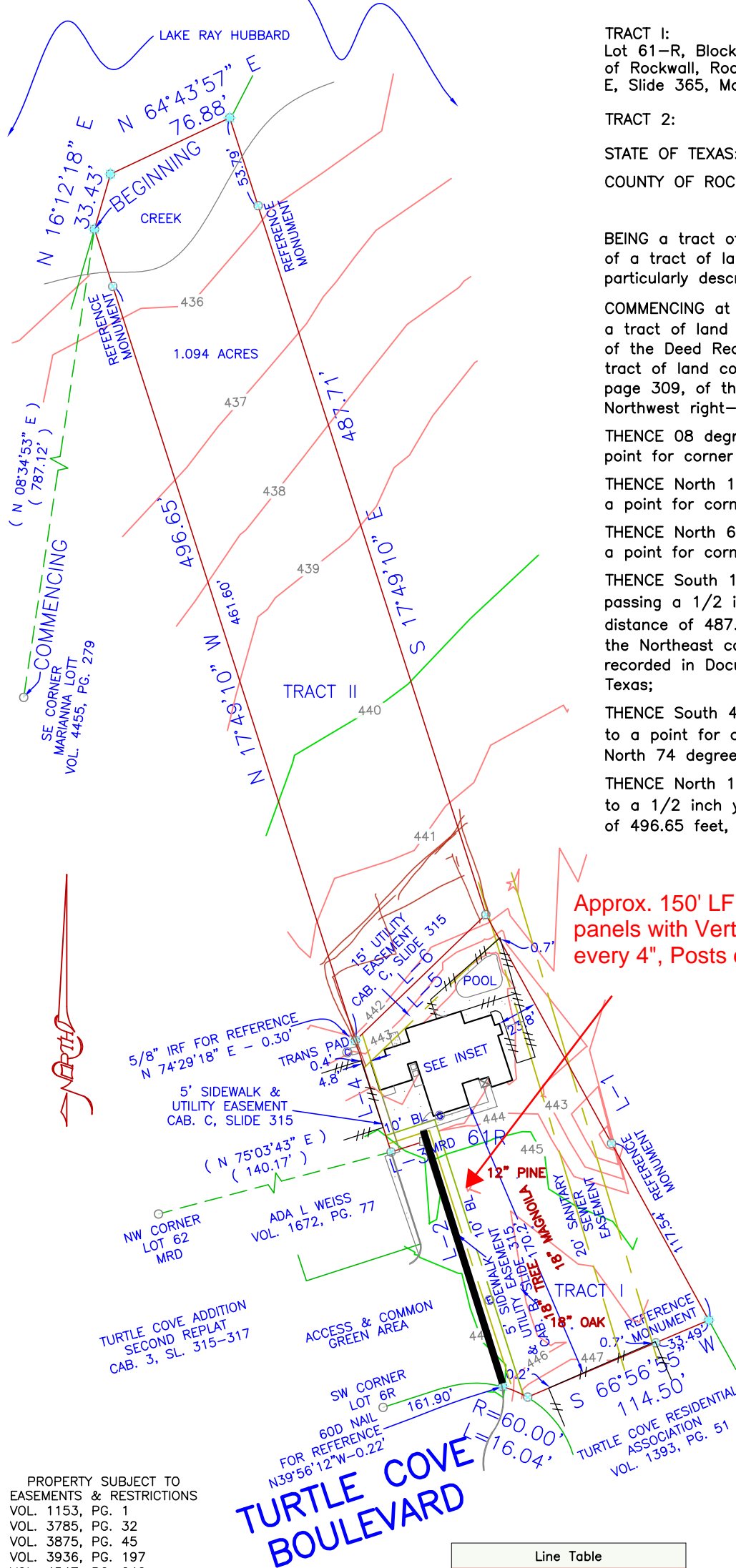
LEGEND
WOOD FENCE - - - - -
CHAIN LINK - - - - -
IRON FENCE - - - - -
WIRE FENCE - - - - -
RESIDENCE
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
1/2" YELLOW-CAPPED IRON ROD FOUND
3/8" IRON ROD FOUND
POINT FOR CORNER
OM - CONTROL MONUMENT
CO - CLEAN OUT
OM - GAS METER
PH - FIRE HYDRANT
LP - LIGHT POLE
WM - WOOD
IM - IMPROVEMENTS
BL - BOUNDARY LINE
AS - ASSESSMENT SETBACK
RESIDENCE



TAKELINE SURVEY

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

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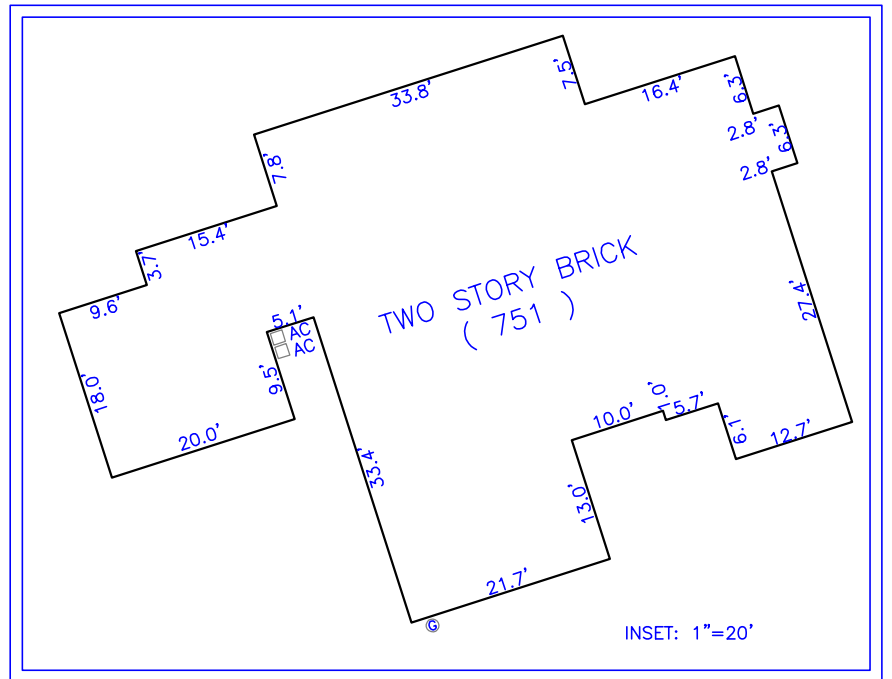
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Approx. 150' LF of Fence, panels with Vertical bars every 4", Posts every 8'.

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
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TURTLE COVE BOULEVARD

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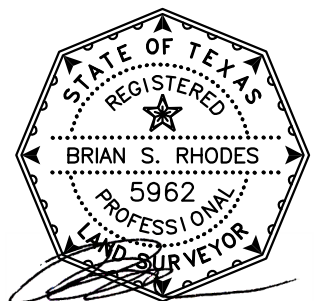
Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE

LEGEND

WOOD FENCE	--- TEXT	
CHAIN LINK	--- IMPROVEMENTS	
IRON FENCE	--- BOUNDARY LINE	
WIRE FENCE	--- EASEMENT SETBACK	
RESIDENCE		
○ 1/2" IRON ROD FOUND		
○ 1/2" YELLOW-CAPPED IRON ROD SET		
□ SET X		
○ 1/2" YELLOW-CAPPED IRON ROD FOUND		
○ 5/8" IRON ROD FOUND		
○ POINT FOR CORNER		
CM - CONTROL MONUMENT		
CO - CLEAN OUT	PE - POOL EQUIP	
GM - GAS METER	PP - POWER POLE	
FH - FIRE HYDRANT	WM - WATER METER	
LP - LIGHT POLE	WV - WATER VALVE	
MH - MANHOLE		

(UNLESS OTHERWISE NOTED)

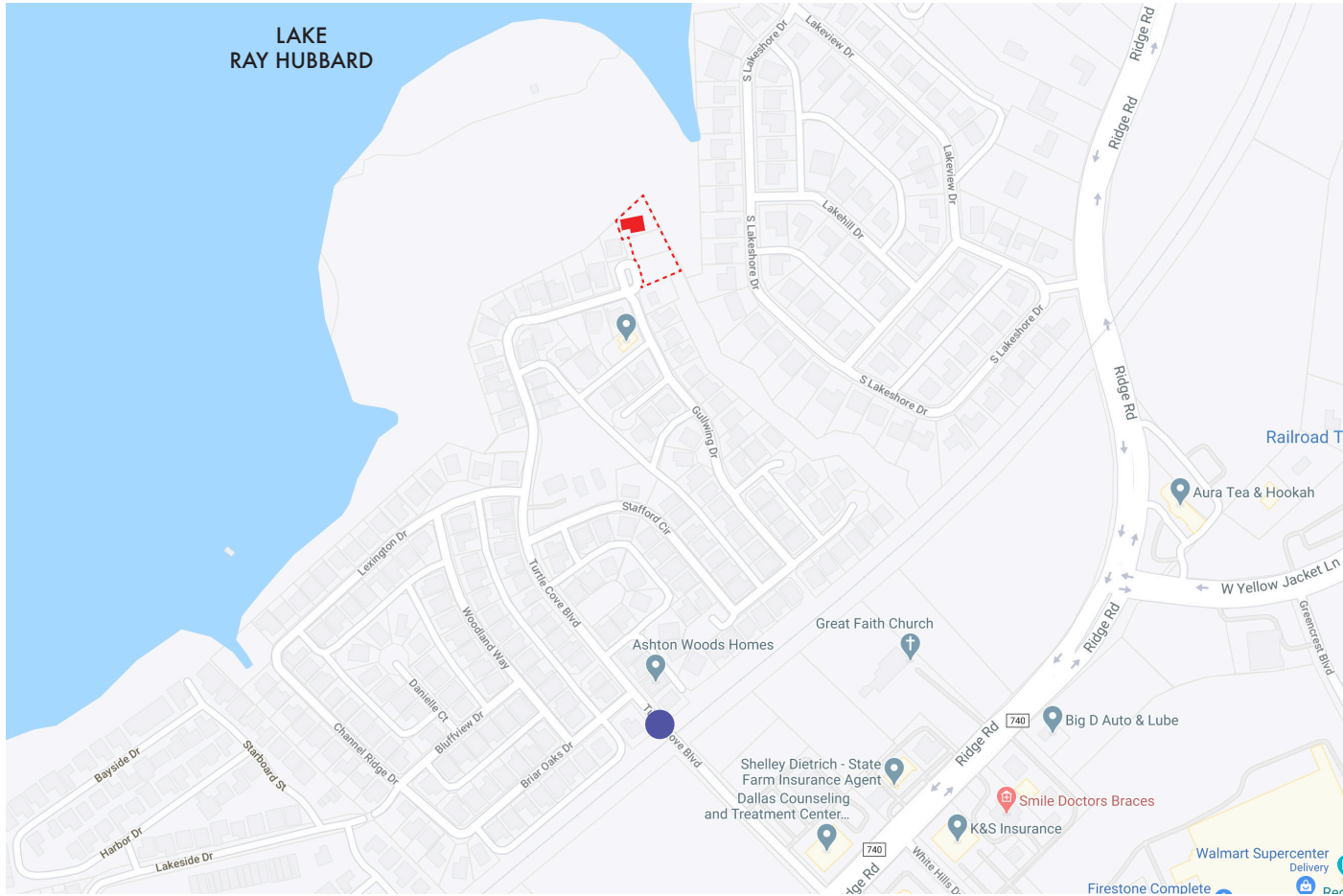





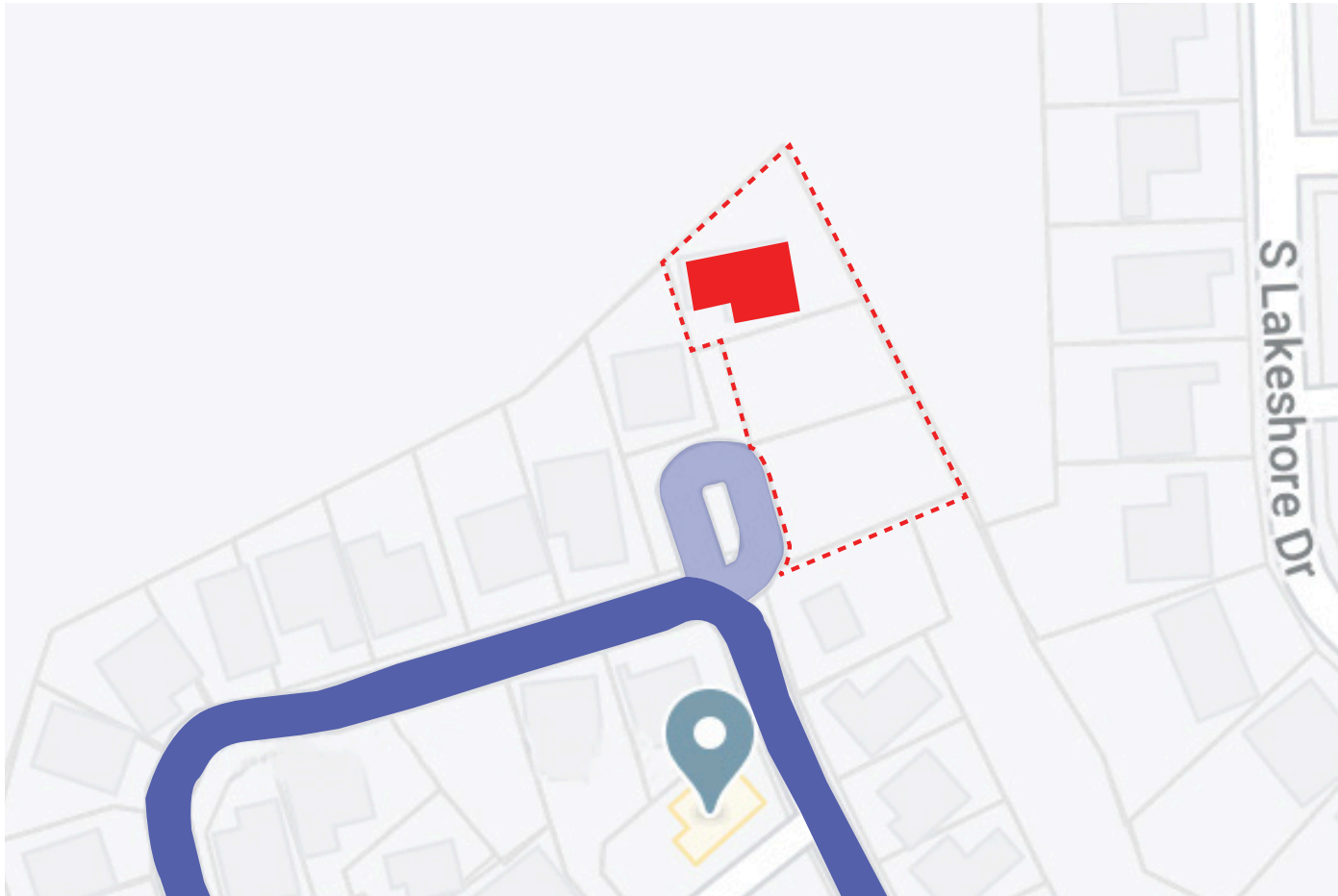
ALVAREZ RESIDENCE

751 Turtle Cove Blvd, Rockwall, TX 75087
August 20th, 2021

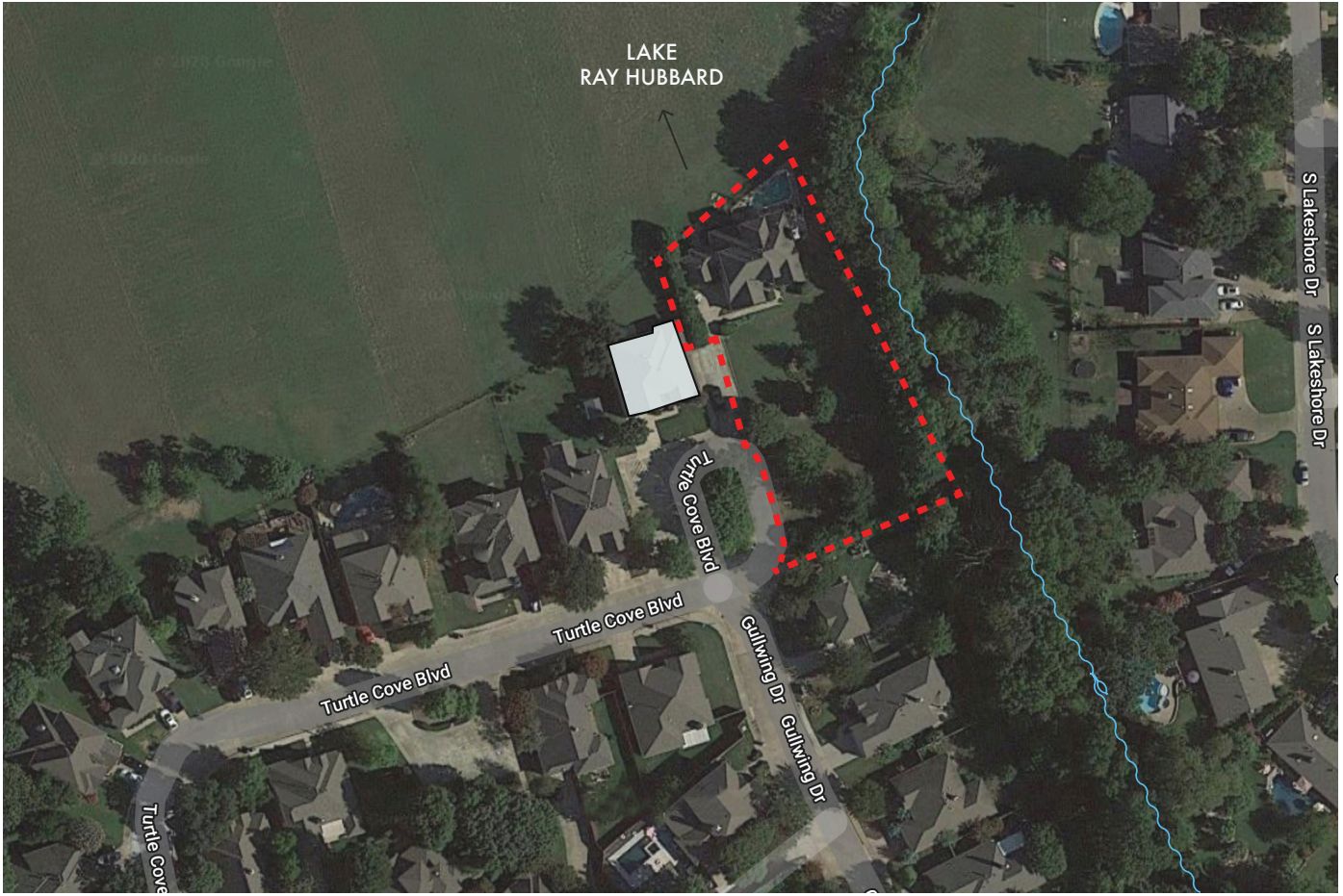
LOCATION



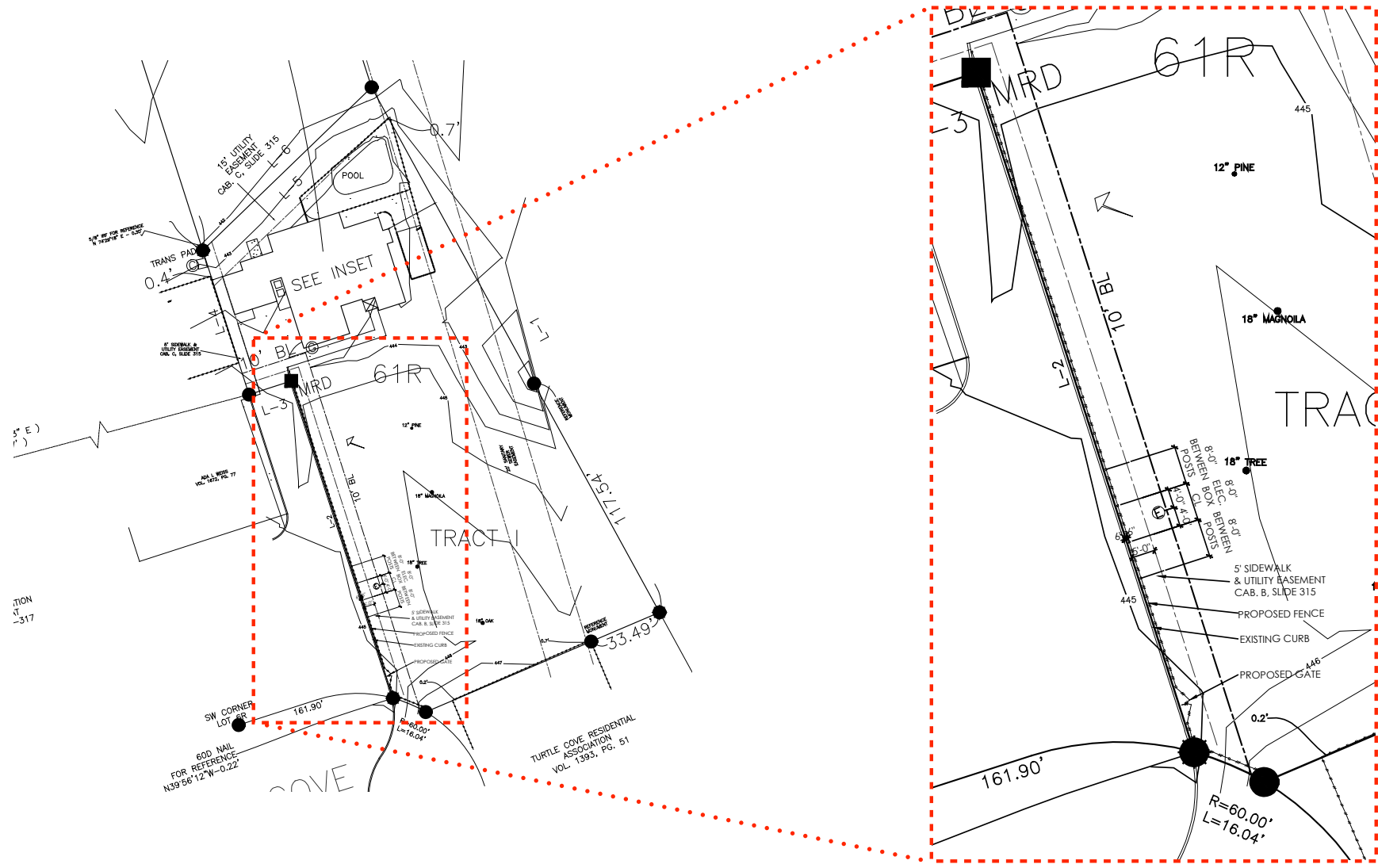
-  Turtle Cove Entry
-  Property
-  House Location on Property



- Property
- House Location on Property
- Main Turtle Creek Blvd street
- Secondary Turtle Creek Blvd circle



- Property
- Creek
- Single Neighbor



TURTLE COVE RESIDENTIAL ASSOCIATION VOL. 1393, PG. 51

60D NAIL FOR REFERENCE N39 56° 12' W - 0.22'

ITION ST -317



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: August 31, 2021
APPLICANT: Andrew Thomas
CASE NUMBER: MIS2021-010; *Special Exception for a Front Yard Fence at 54 Shadydale Lane*

SUMMARY

Discuss and consider a request by James Best for the approval of an Exception to allow the construction of a front yard fence for a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing single-family home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S228*] to construct a single-family home on the subject property. After approval of the Specific Use Permit (SUP) the applicant received approval for three (3) separate Special Exceptions [*Case No. MIS2020-013, Case No. MIS2021-003, and Case No. MIS2021-006*] allowing a pre-cast concrete screening wall that exceed the maximum permissible height.

PURPOSE

The applicant is requesting approval of an exception to allow for a front yard fence as stipulated by Subsection 08.03(D)(b), of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF10) District land uses.

South: Directly south of the subject property is Shady Dale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant is proposing to construct an eight (8) foot cedar front yard fence, a six (6) foot wrought iron front yard fence, a six (6) foot steel gate, and two (2) seven (7) foot masonry columns for the gate. The subject property is a keystone or corner lot and has front yards along Ridge Road [FM-740] and Shady Dale Lane. According to Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that front yard fences should be "(w)rought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height". Additionally, Subsection 08.03(D)(2) states that, "(o)paque fences are prohibited in the front yard of residential properties." Based on this, the applicant's proposal will require five (5) variances to the fence requirements set forth by the Unified Development Code (UDC), which are as follows:

- (1) An eight (8) foot opaque cedar fence along the north property line from the existing cedar fence approximately 90-feet, due west, into the front yard.
- (2) A six (6) foot wrought iron front yard fence that connects to the proposed cedar fence on the north property line, follows the build line along Ridge Road, and terminates at the proposed steel gate on Shadydale Lane.
- (3) A six (6) foot steel gate in the front yard along the southern build line.
- (4) Two (2), seven (7) foot cast stone and stucco columns connecting the gate to the wrought iron front yard fence on the southern build line.
- (5) An eight (8) foot opaque cedar front yard fence on the southern build line connecting the proposed wrought iron front yard fence to the existing cast-concrete fence.

According to Subsection 08.03(D)(3) outlines exemptions for certain properties that do not need to request a special exception for a front yard fence. These exemptions include properties in a *Single-Family Estate* zoning district and model homes, neither of which apply to the subject property. Additionally, Subsection 08.03(D)(2), "(n)o fence shall be constructed in the front yard of a residential property without being granted an *exception* from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3)." All considered, the applicant is requesting five (5) special exceptions to construct a front yard fence, which does not meet the requirements set forth by the Unified Development Code (UDC). Based on this, this request is a discretionary decision for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for an exception to allow for a front yard fence, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department, and;

- (2) The cedar fence on the north property line shall be limited to a maximum of eight (8) feet in the front yard, and;
- (3) The wrought iron fence shall be limited to a maximum of six (6) feet, and;
- (4) The automatic gate on the southern property line shall be limited to a maximum of six (6) feet, and;
- (5) The cedar fence on the southern property line shall be limited to a maximum of eight (8) feet, and;
- (6) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-010

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 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best CURRENT USE Same

PROPOSED ZONING Fence variance PROPOSED USE Same

ACREAGE 2.6 acres 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 James Best APPLICANT Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas CONTACT PERSON Andrew D. Thomas

ADDRESS ADDRESS 422 E I-30, Suite F

CITY, STATE & ZIP CITY, STATE & ZIP Royse City, Texas 75189

PHONE PHONE (469) 965-4500

E-MAIL E-MAIL andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

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

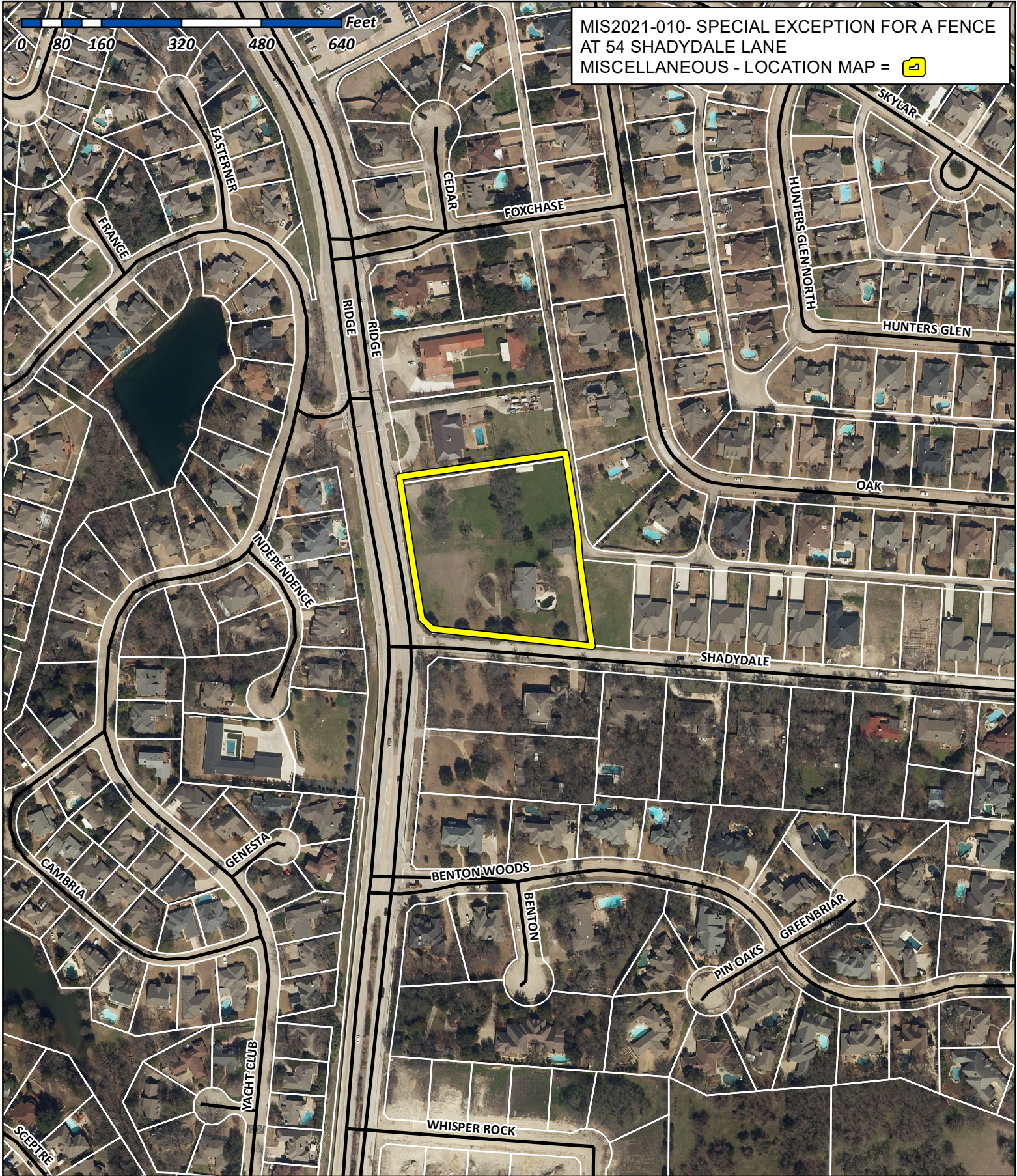
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF 21 BY SIGNING THIS APPLICATION, I AGREE 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 18 DAY OF August, 20 21.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2021-010- SPECIAL EXCEPTION FOR A FENCE
 AT 54 SHADYDALE LANE
 MISCELLANEOUS - LOCATION MAP = 

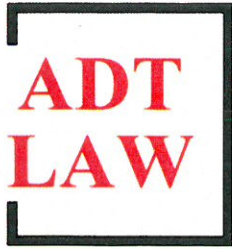


City of Rockwall

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.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Variance Request: Fencing at 54 Shady Dale, Rockwall, Texas 75087
DATE: August 18, 2021

Variance Request

The homeowners, James and Kimberly Best, request the Planning & Zoning Commission (**P&Z Board**) grant a variance to City of Rockwall Unified Development Code § 08.08.03(D) allowing the homeowners to:

- Continue an 8-foot cedar fence¹ approximately 90 feet past the front building façade on the north side of the property;
- Construct a 6-foot aluminum wrought iron styled fence from the end of the 8-foot cedar fence to the front set-back line of the property, across the front of the property to the Shady Dale set back line, down Shady Dale to a column on the west side of the driveway;
- Construct two 7-foot cast stone and stucco columns on either side of the driveway with a 6-foot-tall automatic steel gate between the columns;
- Construct a 6-foot aluminum wrought iron styled fence from the east driveway column to the front building façade; and
- Construct an 8-foot cedar fence from the front building façade along Shady Dale to the existing 8-foot cast-concrete fence.

A plat of the property identifying the requested variances is attached as **Exhibit A** and the requests are discussed in more detail below.

¹ On April 22, 2021, the City of Rockwall issued permit RES2021-1285 approving the construction of an 8-foot cedar fence from the Northeast corner of the property to the front corner of the house. See Exhibit B.

Brief Statement

The homeowners are senior citizens that travel 12-15 weeks a year. Due to their age and travel schedule, they desire a fully fenced and gated property to protect them and their property when they are away, and to secure the swimming pool being constructed on the property.

The property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01. The property setbacks are: (1) 25-feet along Ridge and Shady Dale Roads, (2) 10-feet in the rear, and (3) 8-feet to the north. See § 05.07.01.

Building Code Requirements

The applicable fencing requirements are:

.08.08.03(D)(1)(a) – Side Yard Fences. Side yard fences shall not extend beyond the front façade of a single-family structure. In cases where a structure has a front porch or other encroachment, the fence shall not extend beyond where the front porch or encroachment meets the front façade of the single-family structure (as depicted in Figure 18).

.08.08.03(D)(1)(d) – Corner Lots. Corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 14); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 16).

.08.08.03(D)(2) – Fences in the Front Yard. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (as depicted in Figure 14). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 48-inches in height.

- (c) *Opaque Fences*. Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Discussion

1. 8-foot cedar fence – north side.

The homeowners have been approved for an 8-foot cedar fence from the northeast corner to the front building façade of the home being constructed. *See Exhibit B*. The property to the north has a chain link fence running from its southwestern corner west to a point perpendicular to its front building façade. Because the neighboring property is constructed closer to Ridge Road, the chain link fence continues for approximately 90 feet in front of the subject property's front building façade and the neighbor's utility shed sits adjacent to the chain link fence and in front of the front building façade of the subject property. *See Exhibit C*.





The homeowners want to extend the 8-foot cedar fence from their front building façade approximately ninety feet to the end of the chain link fence. Pictures demonstrating the style of the proposed 8-foot cedar fence are attached as **Exhibit D**. Extending the cedar fence along the chain link fence will not impede the visibility of drivers along Ridge Road or neighboring property owners because the neighboring property is already heavily landscaped with trees and hedges along the fence line preventing visibility through chain link fence. Extending the fence will only affect the subject property and the neighboring property to the north providing additional privacy to both homeowners.

2. 6-foot aluminum wrought iron styled-fence.

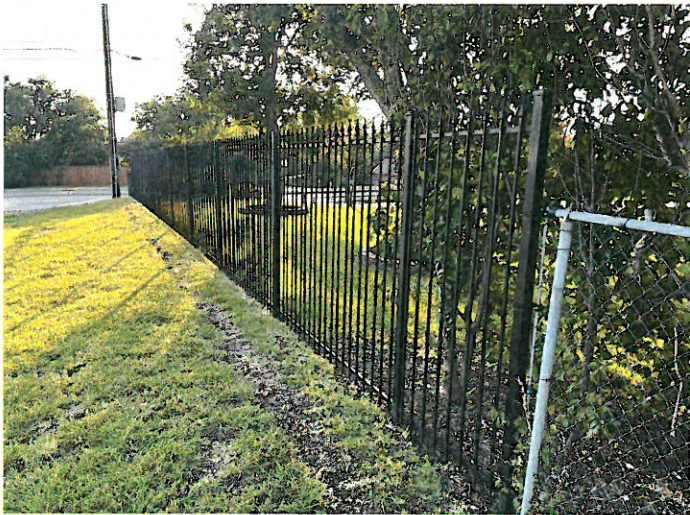
The homeowners want to construct a 6-foot aluminum wrought iron styled fence from the end of the proposed 8-foot cedar fence to the front set back line, across the property to the Shady Dale set back line, and then to a point along Shady Dale perpendicular to the front building façade. *See Exhibit C*. Because of the homeowners' age and travel schedule, they desire a fully fenced and gated property for their protection and security. Having an entirely fenced and gated property would also provide additional security for the lap pool being constructed on the property. *See Rockwall Code of Ordinances § 10-425*.

A picture demonstrating the style of the proposed 6-foot aluminum wrought iron styled fence is attached as **Exhibit E** and a schematic identifying the dimensions of the proposed fence is attached as **Exhibit F**. The fence will be constructed using 6-foot spires and have a 2-inch gap underneath the bottom of the fence for drainage.

Construction of a 6-foot aluminum wrought iron styled fence on the front and side of the property is consistent with several fences on nearby properties along Ridge Road. The property directly to

the north has a 6-foot wrought iron fence separating it from the subject property and 4-foot fences that appear to be within the setback line.

3187 S. Ridge Road



Across the street, Chandler’s Landing has a 6-foot wrought iron fence facing ridge road.

Chandler’s Landing



Across the street and to the north of the subject property, several properties have solid, 8-foot wooden fences (at the back of the properties) that face Ridge Road.

5303 Yacht Club Drive



2705 Cedar Court



2701 Cedar Court



Due to the heavy traffic on Ridge Road and the speed to which it travels, front yard fences are very common in and around the subject property.

3187 S. Ridge Road



1 Shadydale Lane



3201 Ridge Road



3. 7-foot cast stone and stucco columns with 6-foot steel automatic gate.

The homeowners want to build two 7-foot stone and stucco columns on either side of the driveway to support and house a 6-foot steel automatic gate. A diagram of the proposed columns and gate is attached as **Exhibit G**. The columns would be constructed to match the architecture of the house. The automatic steel gate would provide safety and security to the homeowners.

The proposed columns are consistent in size and material to columns located on nearby properties. With regard to the steel gate, the neighboring property to the north has a wrought iron automatic gate, and across the street Chandler’s Landing has two 6-foot automatic gates.

Benton Woods



Chandler’s Landing



3187 S. Ridge Road



4. 8-foot cedar fence along Shady Dale

The homeowners intend to connect the end of the 6-foot aluminum wrought iron styled-fence along Shady Dale to the existing cast concrete fence with an 8-foot cedar fence identical in style to the 8-foot cedar fence along the northern side of the property.

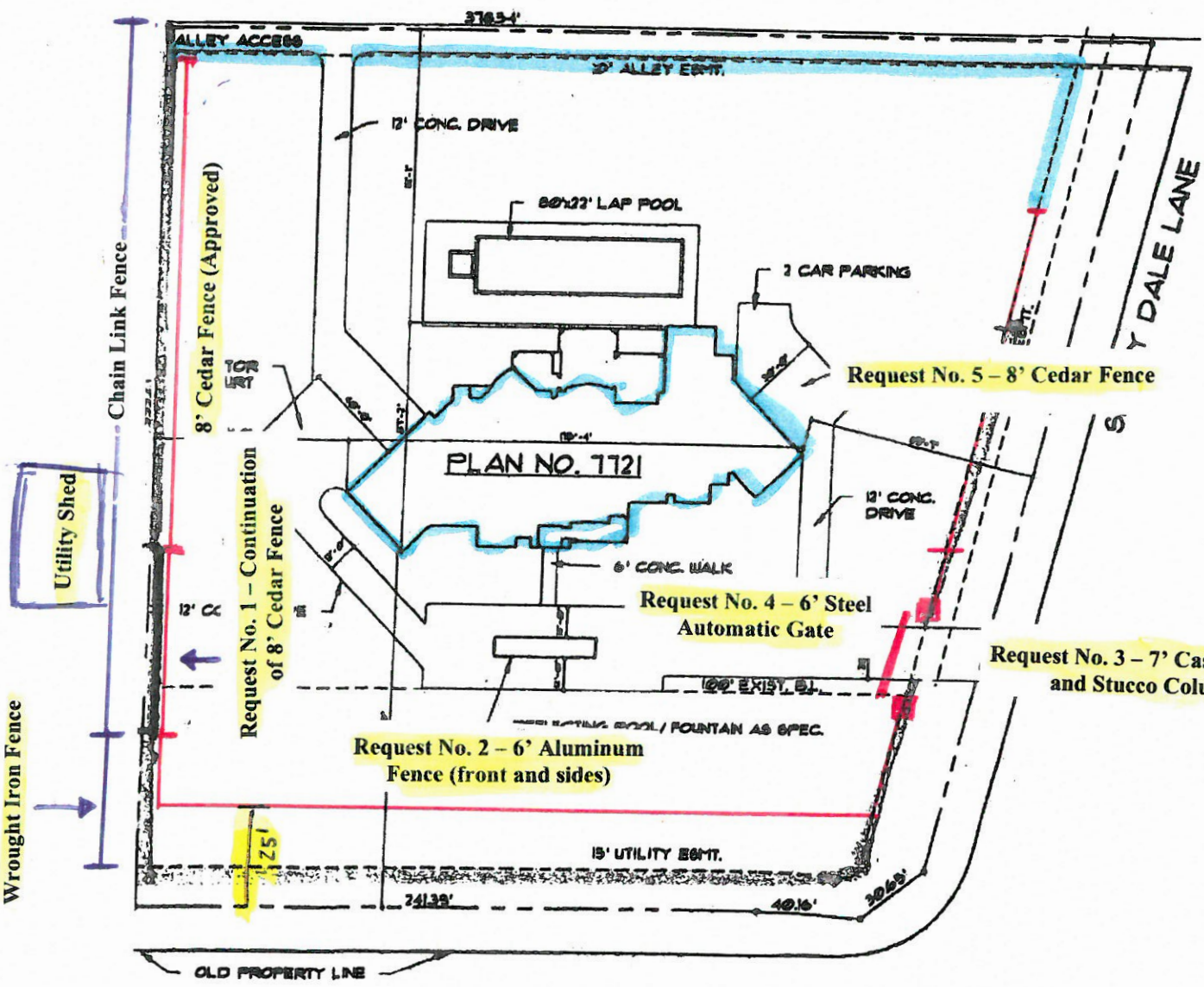


EXHIBIT
 A



City of Rockwall
The New Horizon

CITY OF ROCKWALL BUILDING PERMIT

BUILDING INSPECTIONS DEPT.
385 S. GOLIAD
ROCKWALL, TX 75087
Phone (972) 771-7709

Schedule Inspections:
<http://www.rockwall.com/buildinginspections/inspectionReq.asp>

PERMIT RES2021-1285

CONSTRUCTION ADDRESS 54 SHADYDALE LN, ROCKWALL, 75032			TYPE/SUBTYPE Residential Building Permit / Fence Permit	
SUBDIVISION BEST ESTATE ADDITION, BLOCK A, LOT 1, ACRES 2.6				ZONING SF-16
BUILDING OWNER James Best	MAIL ADDRESS 54 Shady Dale Lane	CITY, STATE, ZIP Rockwall, TX, 75032	PHONE	
GENERAL CONTRACTOR B&L IRON INC	MAIL ADDRESS PO BOX 628	CITY, STATE, ZIP Caddo Mills, TX, 75135	PHONE 903-527-5577	
ELECTRICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE	
PLUMBING CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE	
MECHANICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP	PHONE	



BUILDING INFORMATION

SFR/MFR:	Proposed SF:	Valuation of Work	Garage SF:	Structure Height:	Lot Size :	Plan Number:
----------	--------------	-------------------	------------	-------------------	------------	--------------

PERMIT DESCRIPTION: Install a 8 ft. tall fence made of cedar boards and iron frame and posts as pictured.

CITY REMARKS/DESC:
NEW FENCE SHALL STOP AT THE FRONT CORNER OF THE HOUSE INDICATED BY THE RED LINE, NOT ENCROACH THE FRONTYARD. FENCE/POSTS SHALL NOT EXCEED 8 FEET IN HEIGHT MEASURED FROM THE GROUND TO THE TOP OF THE FENCE/POST AT ANY LOCATION

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS. AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES ALL STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.

I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

AGENT OR APPLICANT

(DATE)

[Signature]

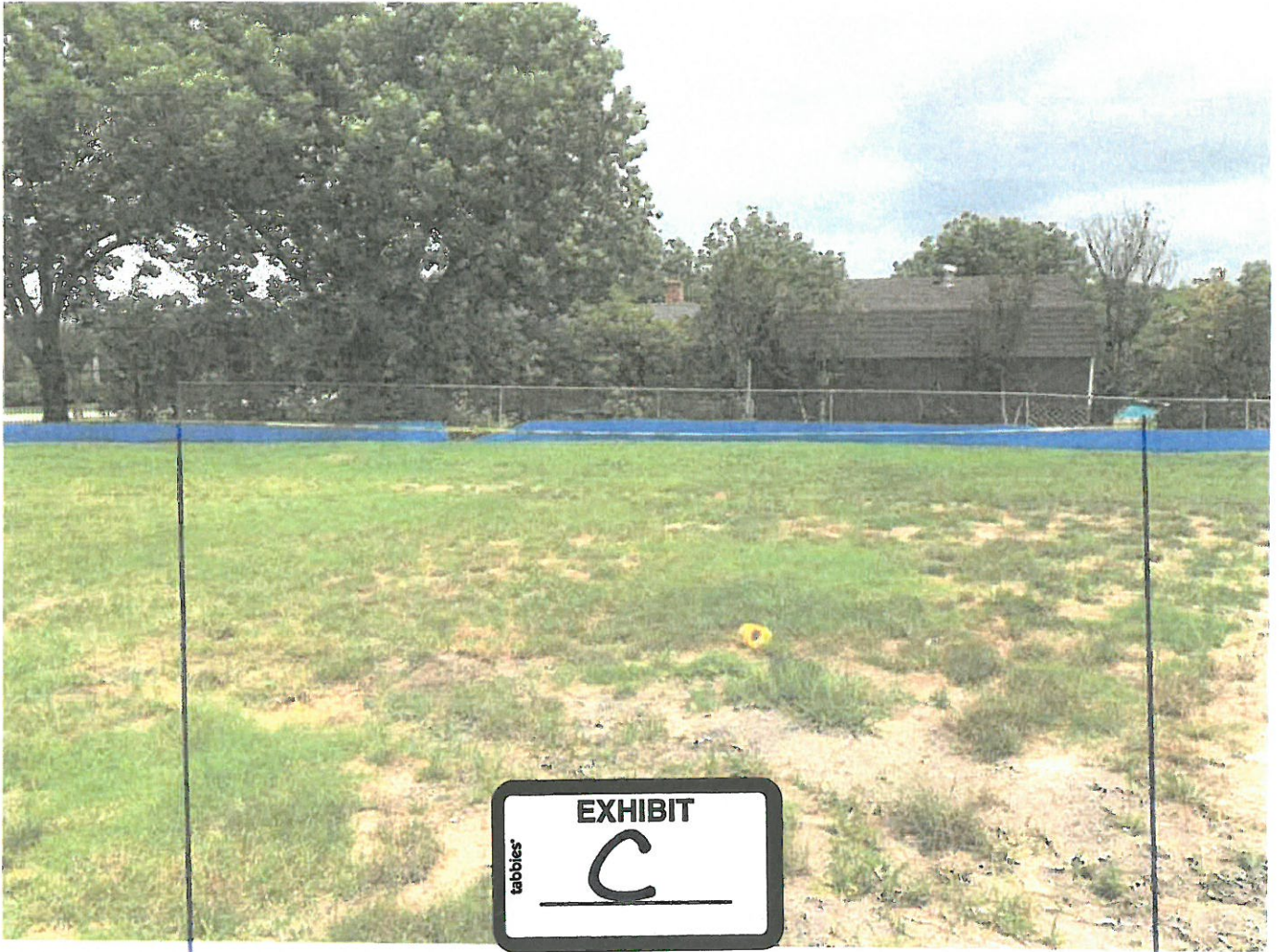
CITY APPROVAL

04/22/2021

(DATE)

ESTIMATED VALUE (MFR ONLY):		
Credit Card Processing Fee	01-4015	\$1.00
Fence Permit Fee	01-4302	\$50.00
TOTAL FEES		\$51.00

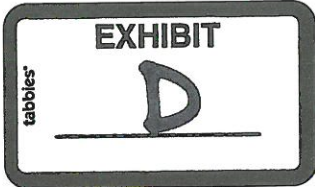
fence



Proposed new cedar fence to
cover chain link fence
on neighboring property

Front of my house - Build line
Present permit stops fence here

fence







Colors

Options

Accessories

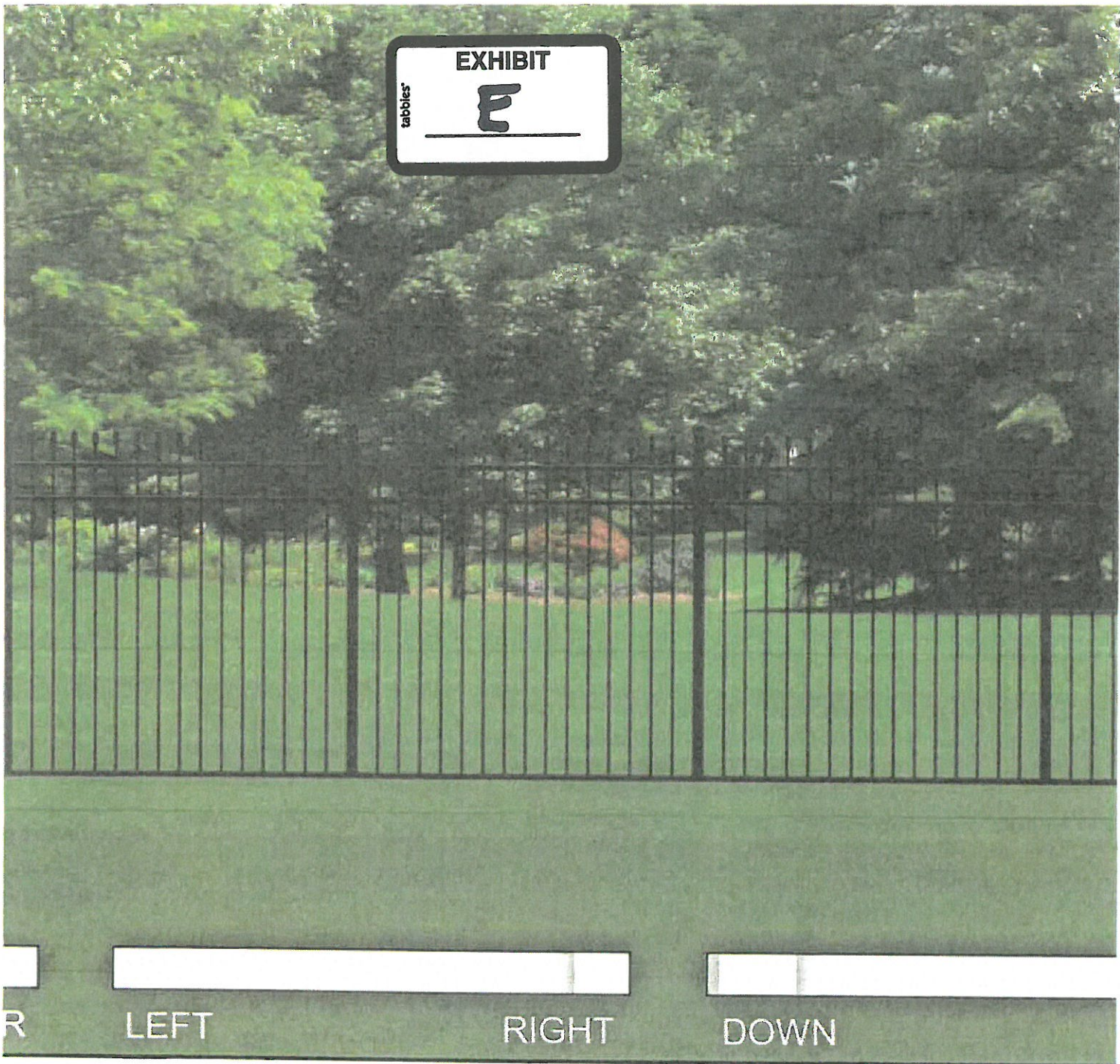


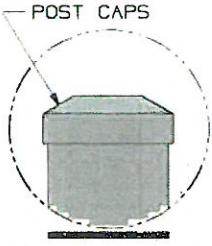
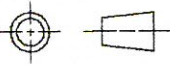
EXHIBIT
tabbies
E

R

LEFT

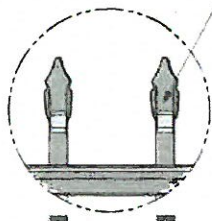
RIGHT

DOWN



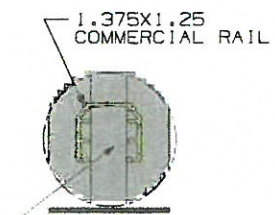
POST CAPS

DETAIL B
SCALE 1:2



COMERCIAL
SPEAR TOP

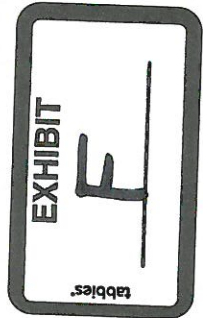
DETAIL A
SCALE 1:4



1.375X1.25
COMMERCIAL RAIL

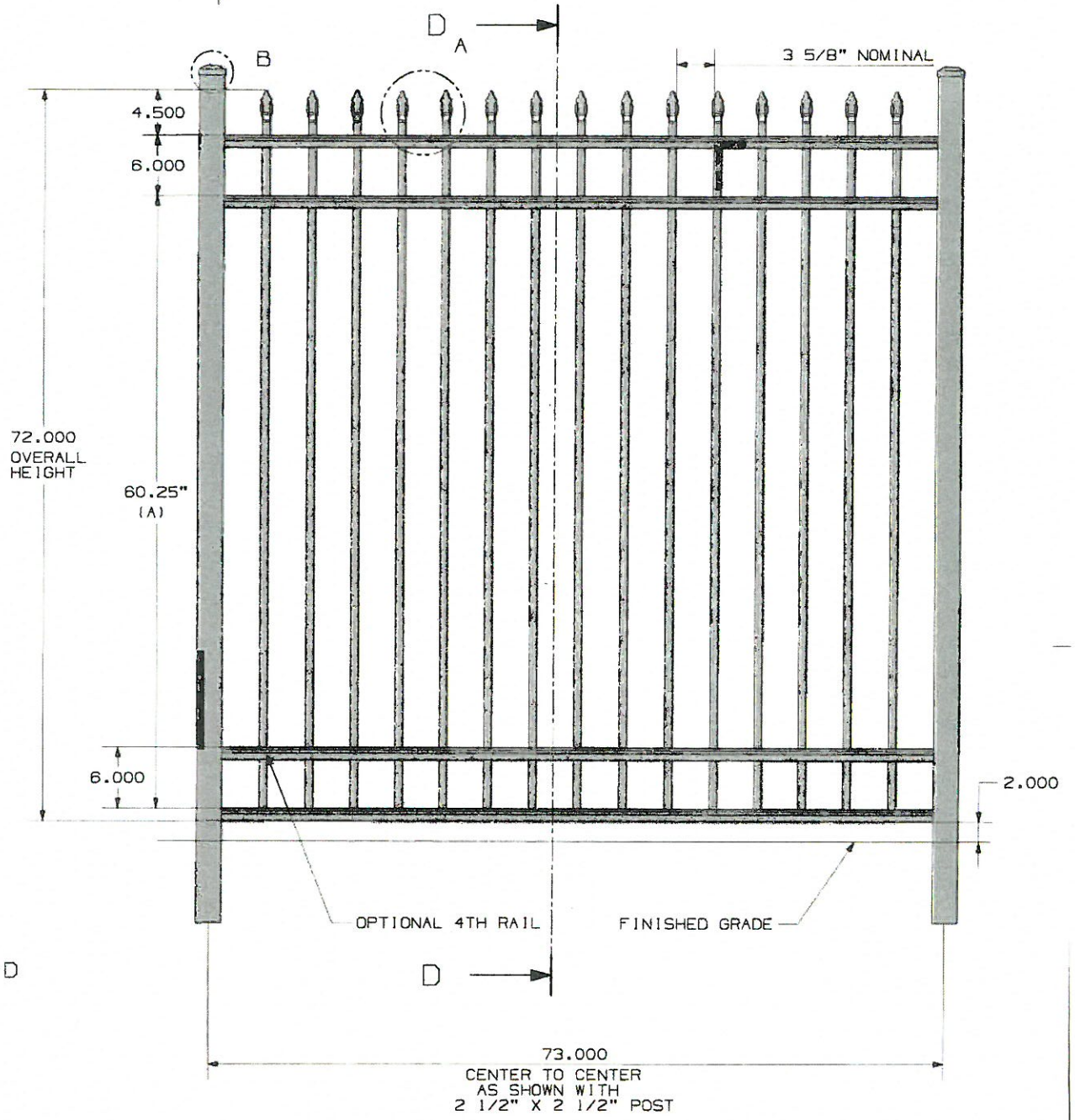
3/4" X 3/4" X .055 WALL
COMMERCIAL PICKET

DETAIL C
SCALE 1:2



SECTION D-D

- POST OPTIONS —
 2" X 2" X .080" WALL
 2" X 2" X .125" WALL
 2 1/2" X 2 1/2" X .100" WALL
 3" X 3" X .125" WALL

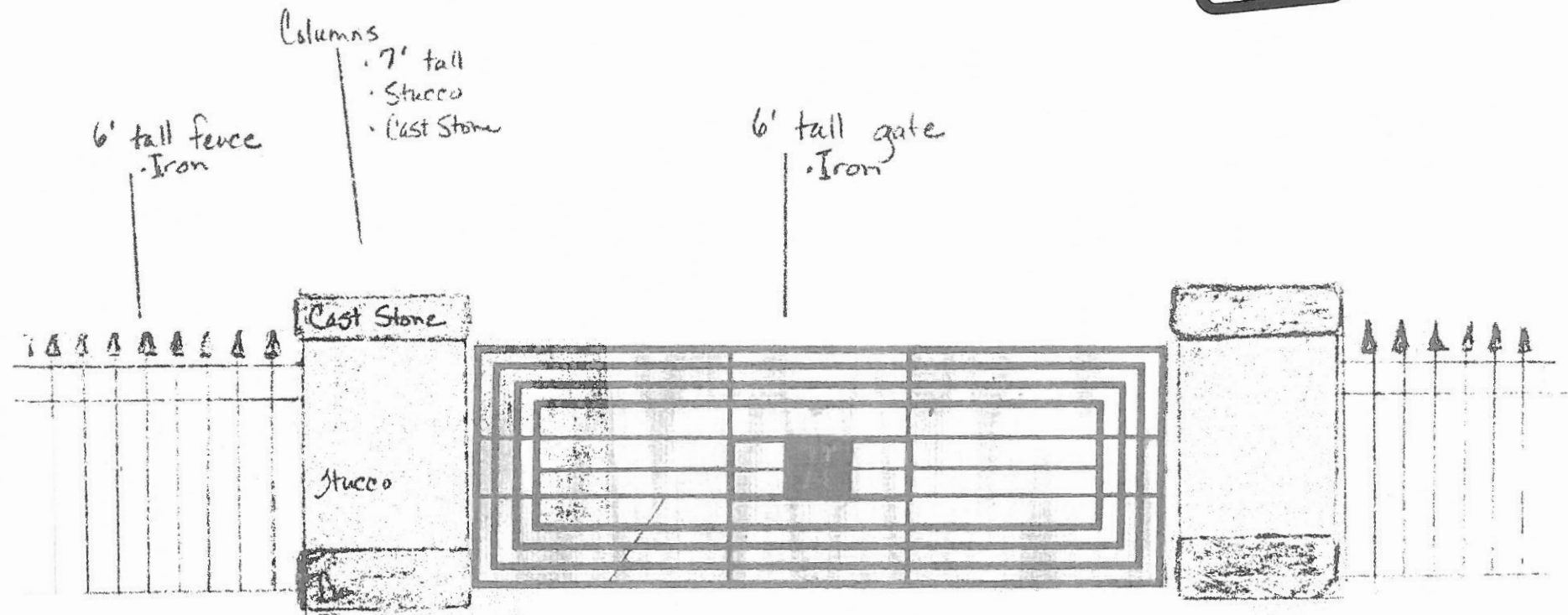
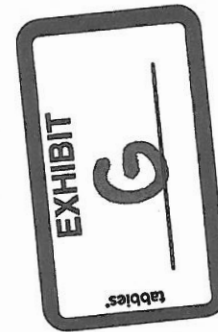


HEIGHT	A
3'	24 1/4"
3 1/2'	30 1/4"
4'	36 1/4"
4 1/2'	42 1/4"
5'	48 1/4"
6'	60 1/4"

3D CAD MASTER PART NAME:

ALL DIMENSIONS IN INCHES

		ULTRA ALUMINUM MANUFACTURING, INC. 2124 GRAND COMMERCE DR. HOWELL, MI 48855 PHONE (800) 656-4420 FAX (800) 646-7429	
FIRST ISSUED		TITLE	UAS-100 FLUSH BOTTOM WITH SPEAR COMMERCIAL
DRAWN BY		SIZE (DIM) NO.	UAS-100 FLUSH BOTTOM COMMERCIAL SPEAR Top 6x8
CHECKED BY		SCALE 1:1	R-V <input checked="" type="checkbox"/>
APPROVED BY		SHEET 1 OF 1	





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Planner*

DATE: August 31, 2021

SUBJECT: MIS2021-011; *Treescape Plan and Alternative Tree Mitigation Settlement Agreement for the REDC*

The applicant, Matt Wavering of Rockwall Economic Development Corporation (REDC), is requesting the approval of a Treescape Plan and Alternative Tree Mitigation Settlement Agreement. The subject property is located on a 137.448-acre tract of land (*Tracts 5 & 6 of the J. H. B. Jones Survey, Abstract No. 125*) generally located at the northwest corner of the intersection of Springer Road and Rochelle Road. The proposed Treescape Plan and Alternative Tree Mitigation Settlement Agreement indicate that: [1] 2,198.50 caliper inches of trees will be removed from the site, [2] 80-inches of trees will be planted in the future right-of-way of Discovery Boulevard, and [3] the franchise utilities will be relocated undergrounded in lieu of paying a \$211,750.00 tree mitigation fee.

Based on the Treescape Plan the total tree mitigation balance is 2,117.50 caliper inches. If the applicant applied for the maximum tree preservation credit this would equate to them providing 1,677.80 inches of tree and a payment of \$43,970.00 (*i.e. 2,117.5-inches x 20% = 439.70 x \$100.00/Caliper Inch = \$43,970.00*). In lieu of this method of mitigation the applicant has calculated the total cash value of the 2,117.50 caliper inches of tree to be \$211,750.00 (*i.e. \$100.00 x 2,117.50 = \$211,750.00*). In addition, the applicant estimated the cost of undergrounding the existing utilities in accordance with the City's ordinances at \$570,475.00. Based on this, the applicant is requesting to utilize the total cash value of the tree mitigation towards the undergrounding cost of the utilities. In this case the applicant is proposing to do this through an Alternative Tree Mitigation Settlement Agreement. According to Subsection 05(G), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "... the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement..." Staff should point out that within Chapter 7, *Community Character*, of the OURHometown Vision 2040 Comprehensive Plan, *Implementation Strategy #4* indicates that the City of Rockwall should "(I)dentify opportunities and explore possible incentives for the relocation of existing overhead utilities underground." That being said an Alternative Tree Mitigation Settlement Agreement is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. In addition, the Planning and Zoning Commission is charged with acting upon Treescape Plans. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on August 31, 2021.



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

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, West of Rochell Rd, North of SH-276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Rockwall Economic Development Corp.

APPLICANT

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

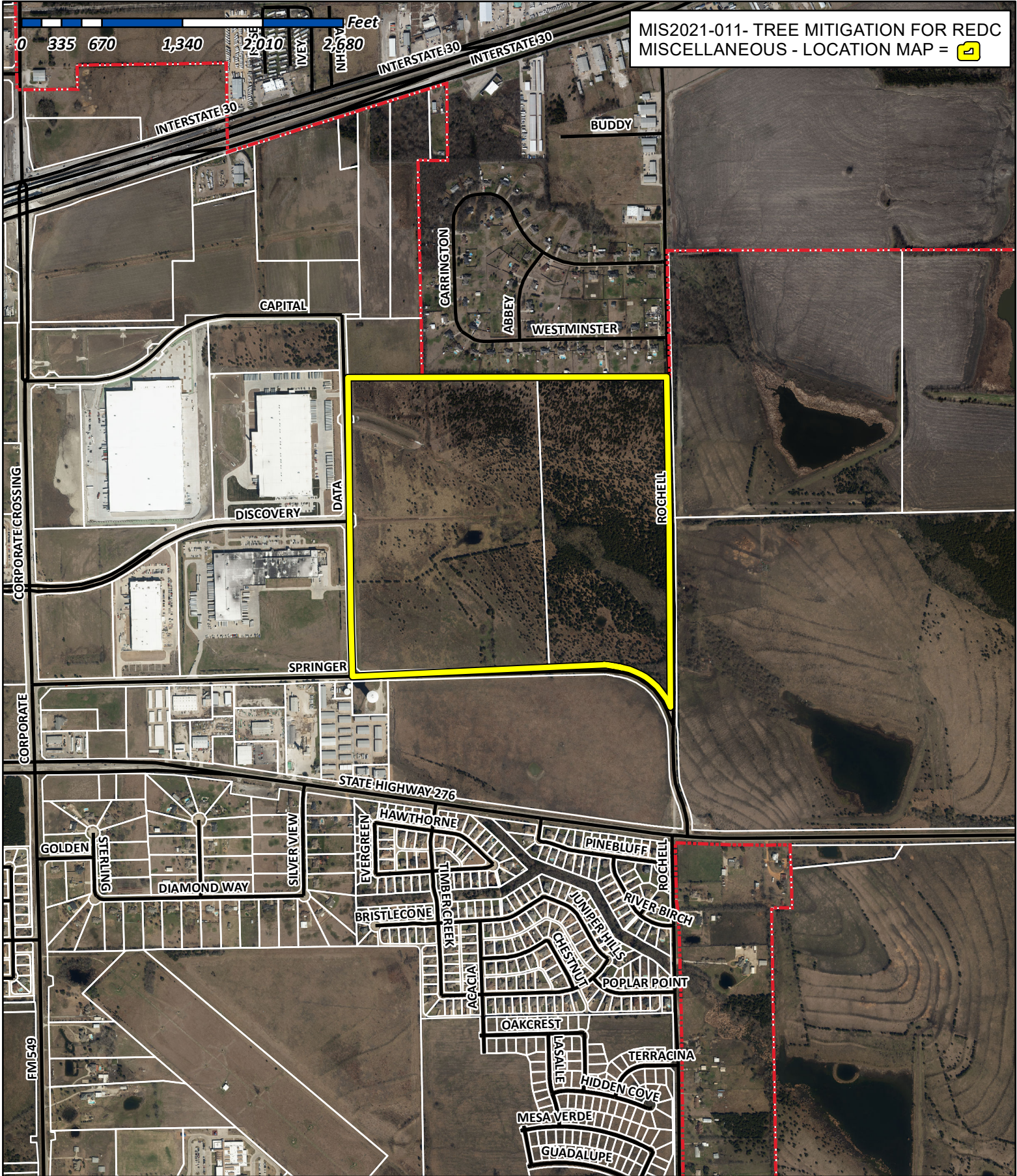
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF August, 2021. BY SIGNING THIS APPLICATION, 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 2nd DAY OF August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2021-011- TREE MITIGATION FOR REDC
 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.





August 2, 2021

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

Re: Tree Mitigation Waiver Request

Mr. Miller:

The Rockwall Economic Development Corporation plans to install horizontal infrastructure to develop Phase V of the Rockwall Technology Park. Plans include new roadways, public and franchise utilities, a stormwater system, and regional detention pond to open up the future development of approximately 200 acres of Light Industrial zoned land. The proposed online regional detention pond design utilizes the existing contours and natural creek alignment of the existing floodplain. This design will maintain the natural conveyance of flow, limit the amount of grading required, and preserve as many existing mature trees as possible while contributing to the natural wetland prairie aesthetic. The attached tree conservation plan illustrates the proposed project and the trees that will be impacted or protected.

The grading and paving work associated with the above infrastructure will displace roughly 2,224 caliper inches of existing protected trees, as calculated in accordance with the City of Rockwall's tree preservation ordinance. The Rockwall EDC will plant 80 caliper inches of replacement trees in the new Discovery Blvd median to offset the displaced trees, but the net impact will require mitigation of approximately 2,144 caliper inches. In lieu of additional replacement trees, the REDC would be responsible to contribute approximately \$215,000 to the tree preservation fund.

Considering that the Rockwall EDC is publicly funded and will utilize the issuance of public infrastructure bonds to fund the project, we would like to propose an alternative that may have a greater aesthetic impact. Three franchise utility providers – Oncor Electric, Farmers Electric Cooperative, and Suddenlink Communications – have existing overhead lines running adjacent to Springer Rd and Rochell Rd. The infrastructure project includes widening and improving both of those roadways. In lieu of the funds for tree mitigation, the Rockwall EDC proposes paying to underground those franchise utilities at an estimated cost of \$570,475. Moving these lines underground before the development of the lots will create a more aesthetically pleasing business park consistent with earlier phases of the development. We believe that this will help further the Rockwall EDC's mission of broadening and diversifying the tax base through new business attraction, land acquisition and development, progressive infrastructure, corporate business expansion, and job creation.

We respectfully request that the Planning & Zoning Commission consider approval of the

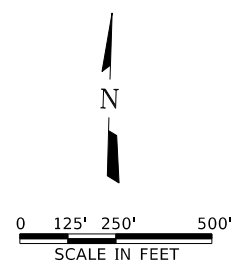
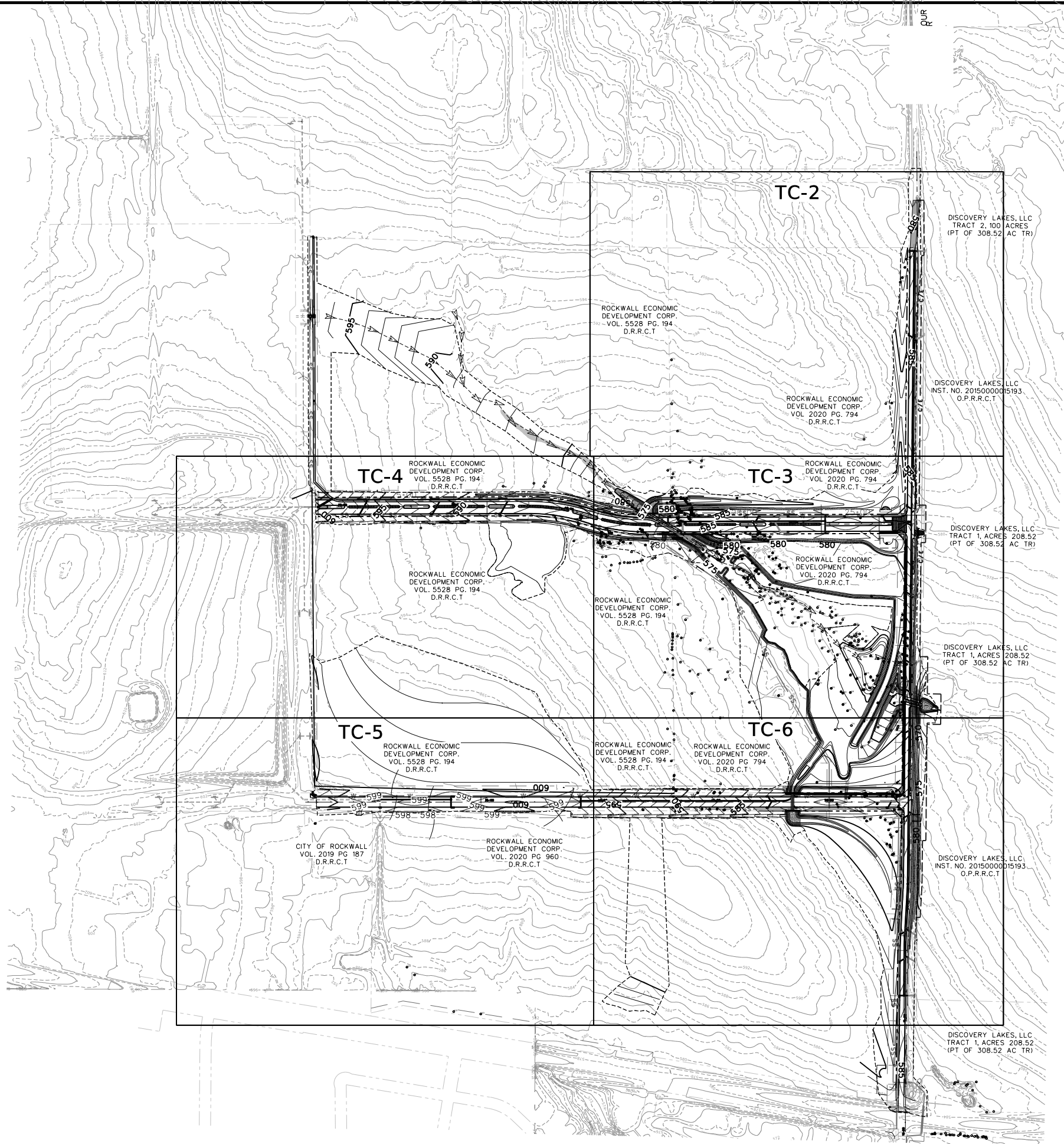
attached Tree Conservation Plan and that the Rockwall City Council consider granting a waiver of the contribution to the tree preservation fund.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Wavering", with a stylized, cursive flourish at the end.

Matt Wavering
Director of Project Development

attachments



MicroStation V8 User: 03752 Office: On Site
 Plotter: HP DesignJet 5000 Series Plotter
 Plot Scale: 1/8" = 100'-0" (1/8" = 100'-0")
 Date: Jul 23, 2021 05:28:19 PM
 Project: Freese and Nichols, Inc. - Tree Types Fronts

FREESE AND NICHOLS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-2144
 7/26/2021
 [Professional Engineer Seal]

FREESE NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Phone: (214) 217-2200
 Fax: (214) 217-2201
 Web: www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
 OVERALL TREE CONSERVATION MAP

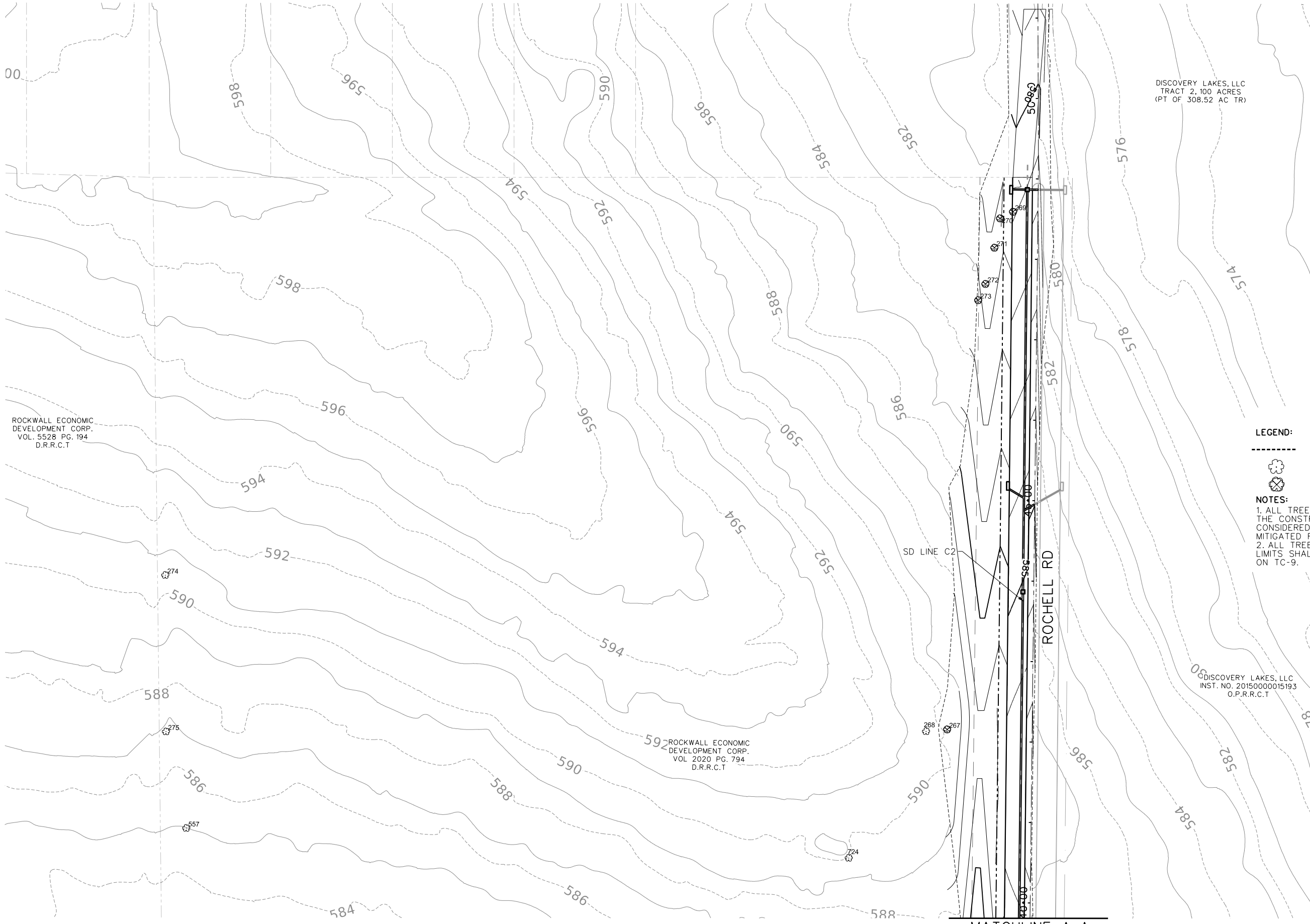
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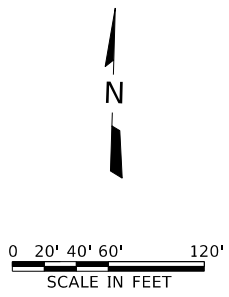
ROCKWALL ECONOMIC DEVELOPMENT CORP. VOL. 5528 PG. 194 D.R.R.C.T

MicroStation v8 User: 03752 Office: On Site
N:\Drawings\Environmental\cv-trt-pl-treeco1.sht
Project: Freese and Nichols, Inc. - Trt Type Forms
Date: Jul 23, 2021 - 05:35:55 PM



DISCOVERY LAKES, LLC
TRACT 2.100 ACRES
(PT OF 308.52 AC TR)

DISCOVERY LAKES, LLC
INST. NO. 20150000015193
O.P.R.R.C.T



LEGEND:

- - - CONSTRUCTION LIMITS
- ⊗ TREE
- ⊗ TREE REMOVAL

NOTES:

- ALL TREES THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE CONSIDERED TO BE REMOVED AND MITIGATED FOR.
- ALL TREES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE PROTECTED PER DETAIL ON TC-9.

MATCHLINE A-A

Office: On Site
Date: Jul 23, 2021 - 05:35:55 PM
User: 03752 File: N:\Drawings\Environmental\cv-trt-pl-treeco1.sht

FREESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-2144



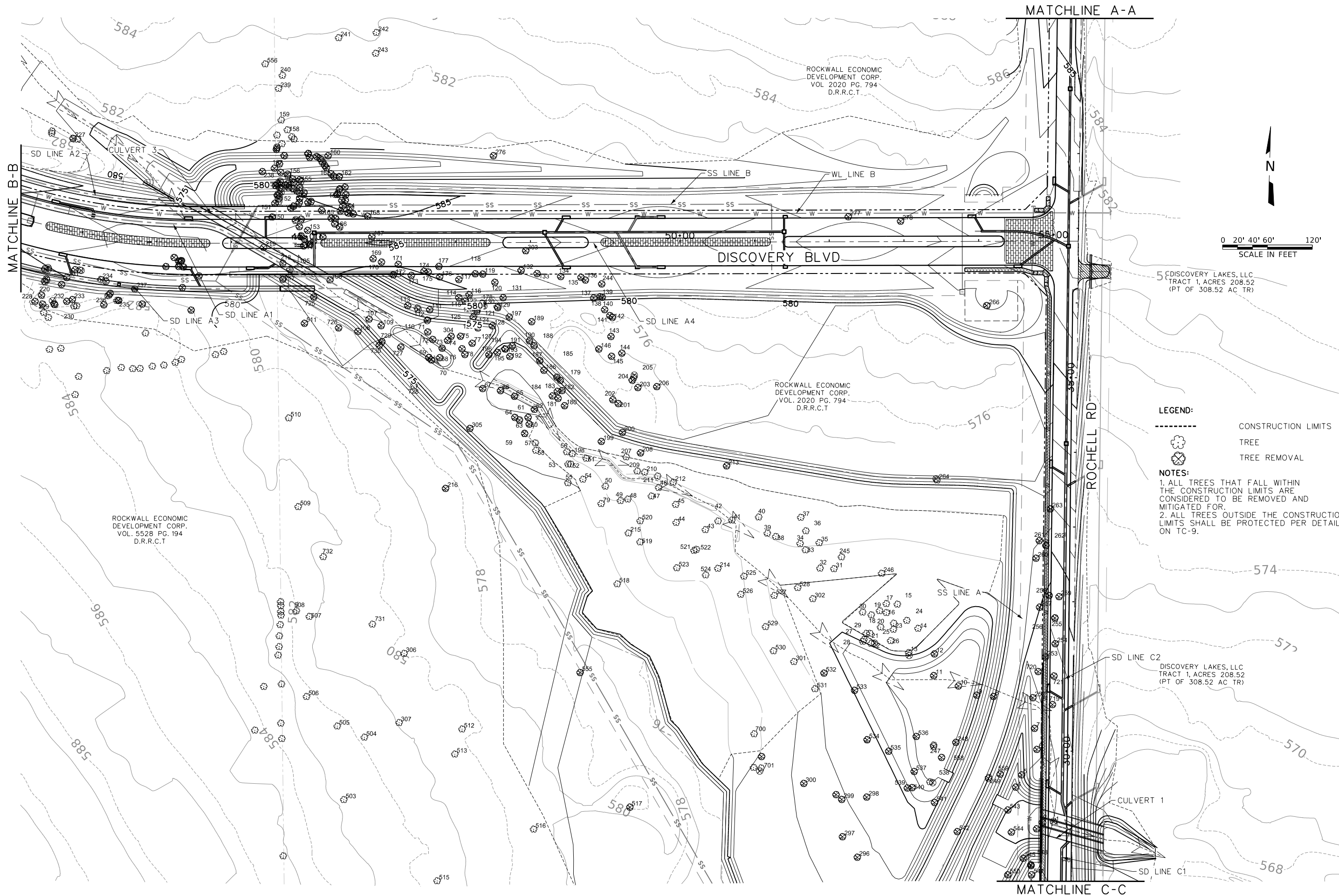
FREESE AND NICHOLS
2711 North Haskell Avenue, Suite 3300
Rockwall, Texas 75087
Phone: (214) 217-2200
Fax: (214) 217-2201
Web: www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE

CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FBN JOB NO.	DATE	DESIGNED		DRAWN		CHECKED		FILE NAME
						MW	MW	MW	MW	ADH	ADH	
				RKW19711	JULY 2021							cv-trt-pl-treeco1.sht

SHEET
TC-2
SEQ. 108

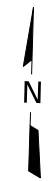


MATCHLINE A-A

MATCHLINE B-B

MATCHLINE C-C

0 20' 40' 60' 120'
SCALE IN FEET



LEGEND:

- CONSTRUCTION LIMITS
- ☼ TREE
- ☼ TREE REMOVAL

NOTES:

1. ALL TREES THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE CONSIDERED TO BE REMOVED AND MITIGATED FOR.
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ROCKWALL ECONOMIC DEVELOPMENT CORP.
VOL. 5528 PG. 194
D.R.R.C.T

ROCKWALL ECONOMIC DEVELOPMENT CORP.
VOL. 2020 PG. 794
D.R.R.C.T

DISCOVERY LAKES, LLC
TRACT 1, ACRES 208.52
(PT OF 308.52 AC TR)

DISCOVERY LAKES, LLC
TRACT 1, ACRES 208.52
(PT OF 308.52 AC TR)

FRESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-2144

Alan Freese
7/26/2021

FRESE & NICHOLS
2711 North Haskell Avenue, Suite 3300
Dallas, Texas 75218
Phone - (214) 217-2200
Fax - (214) 217-2201
Web - www.freese.com

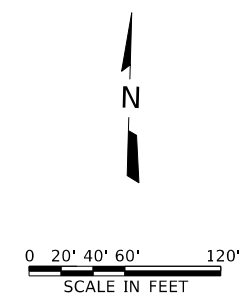
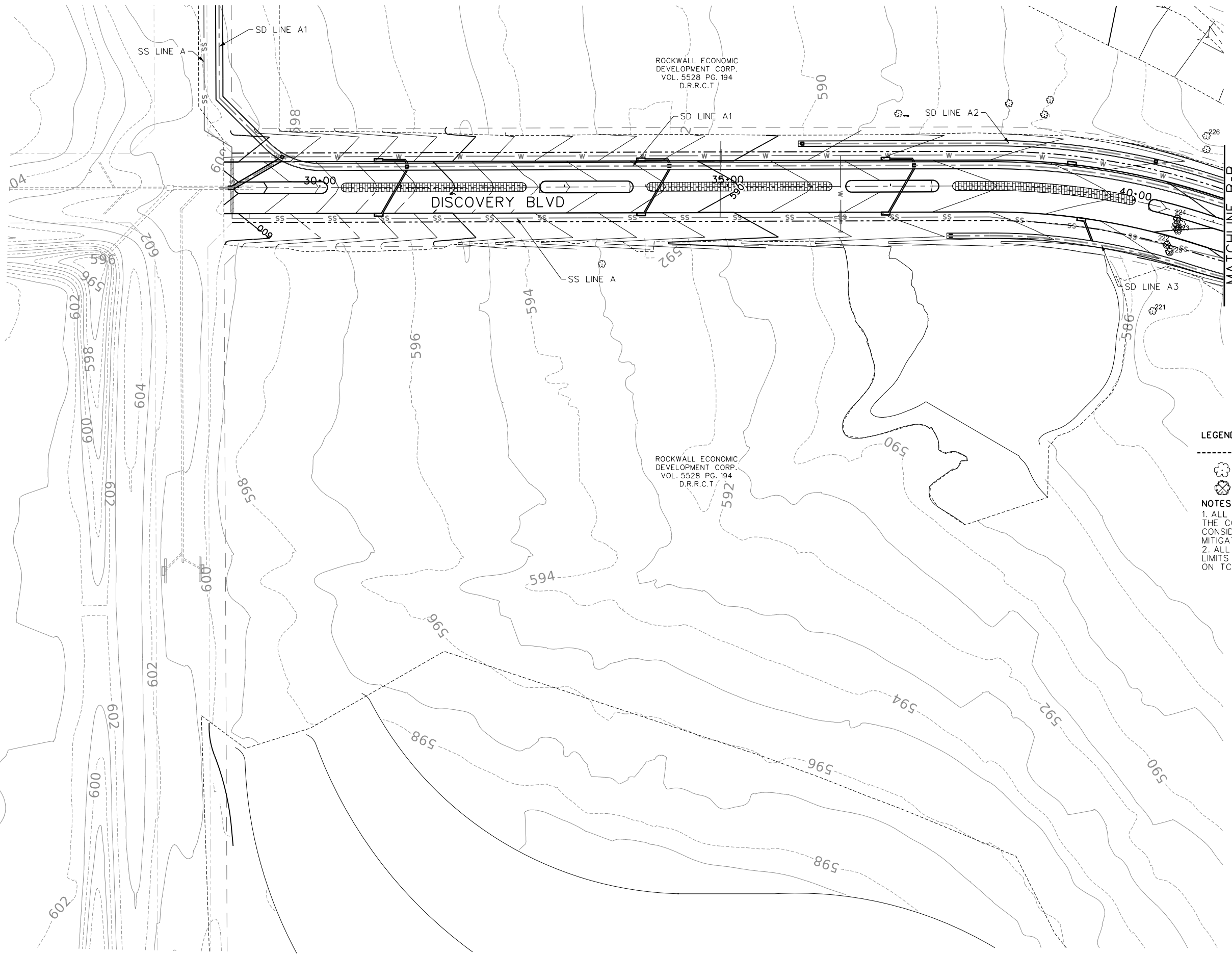
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FEN JOB NO.	DATE	DESIGNED	DRAWN	REVISION	CHECKED	ADH	FILE NAME
				RAW1971H	JULY 2021	MW	MW				cv-rt-pl-treecon02.sht

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Plotter: HPPlotter V8; Plot: FilePDF-Amboplot.ctb
Plot Scale: 1/8" = 1'-0"; Model: Default
Plot Date: 7/23/2021 5:34:49 PM; Project: Freese and Nichols, Inc. - Tree Line Fonts

MicroStation V8 User: 03752 Office: On Site
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 Plot Scale: 1/8" = 1'-0" Plot Date: 7/23/2021 5:29:08 PM
 Project: Freese and Nichols, Inc. - Tree Type Fronts

Office: On Site Date: Jul. 23, 2021 - 05:29:08 PM User: 03752 File: N:\Drawings\Environmental\cv-trt-pt-treecon03.sht



- LEGEND:**
- CONSTRUCTION LIMITS
 - 🌳 TREE
 - ☒ TREE REMOVAL
- NOTES:**
1. ALL TREES THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE CONSIDERED TO BE REMOVED AND MITIGATED FOR.
 2. ALL TREES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE PROTECTED PER DETAIL ON TC-9.



FREES AND NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Phone: (214) 217-2200
 Fax: (214) 217-2201
 Web: www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
 CIVIL
TREE CONSERVATION PLAN

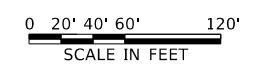
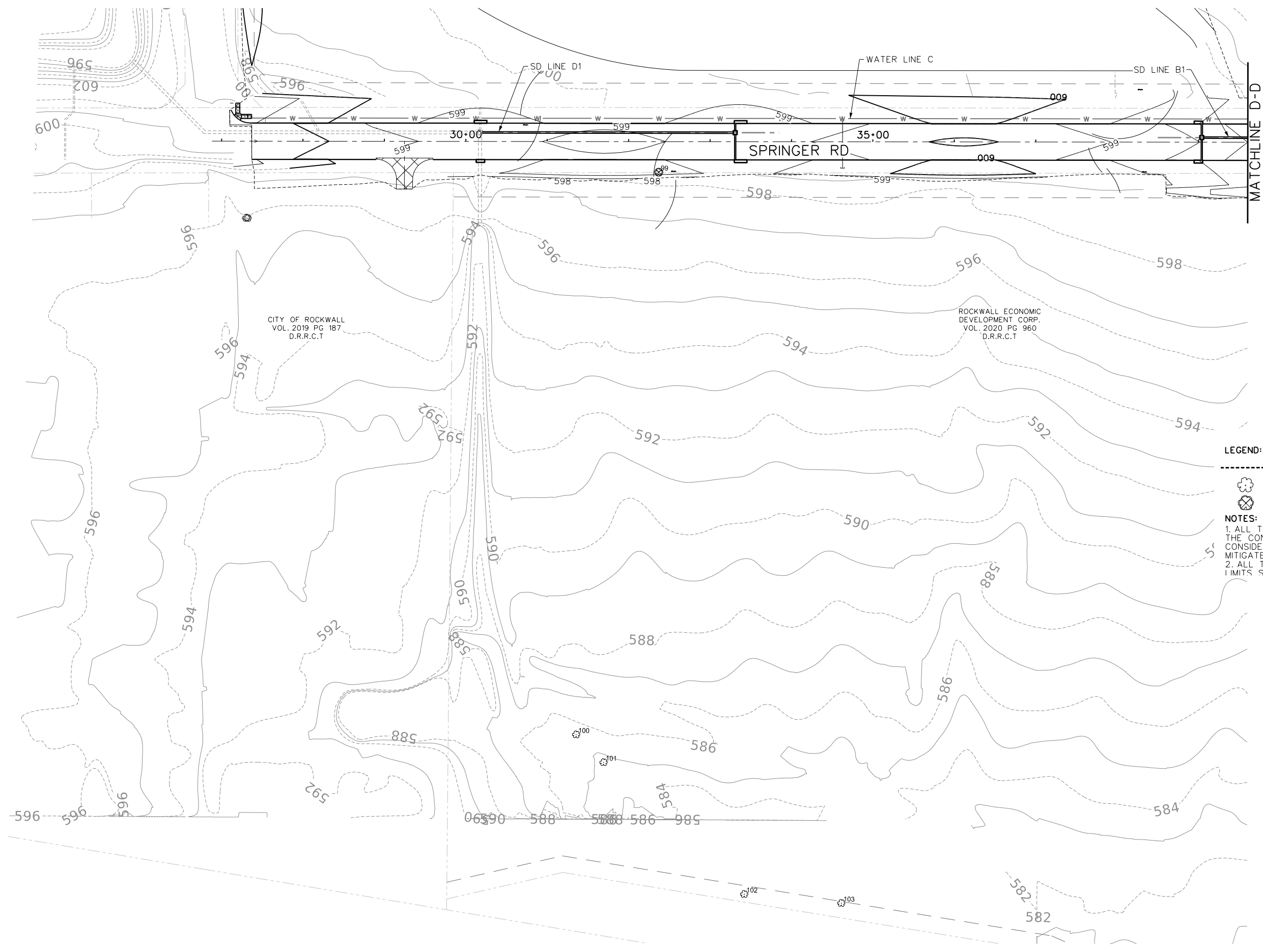
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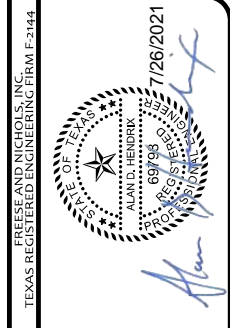
SHEET: **TC-4**

SEQ: 110

MicroStation V8 User: 03752 Office: On Site
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 Plot Scale: 1/8" = 1'-0" Plot Date: 07/23/2021 10:05:17 AM
 Date: Jul 23, 2021 10:05:17 AM Project: Freese and Nichols, Inc. - Tree Types Fronts



- LEGEND:**
- CONSTRUCTION LIMITS
 - TREE
 - TREE REMOVAL
- NOTES:**
1. ALL TREES THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE CONSIDERED TO BE REMOVED AND MITIGATED FOR.
 2. ALL TREES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE PROTECTED PER DETAIL



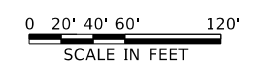
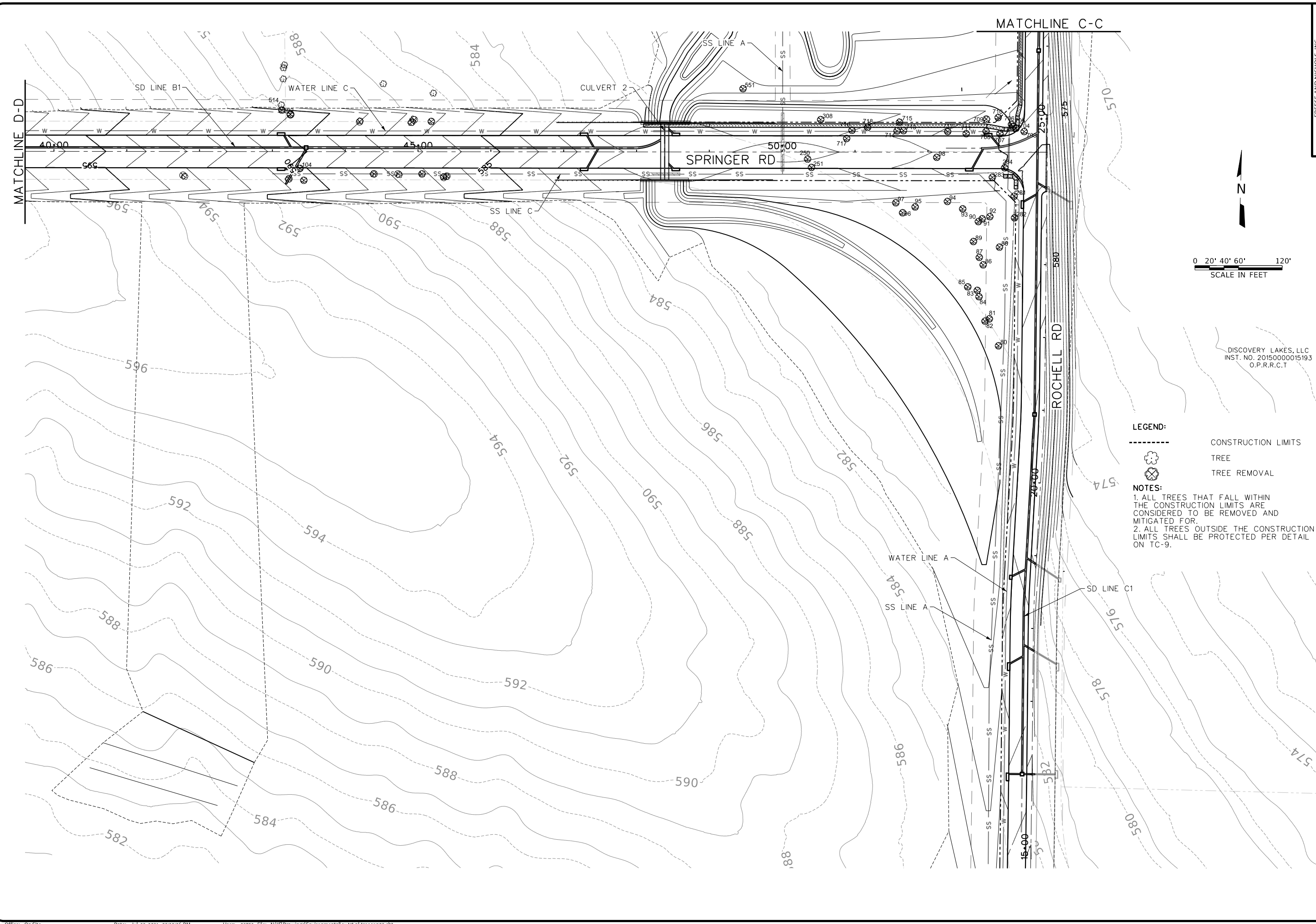
FREES & NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Rockwall, TX 75087
 Phone - (214) 217-2200
 Fax - (214) 217-2201
 Web - www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE

CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	DESIGNED	DRAWN	REVISION	CHECKED	ADH	FILE NAME
									cv-trt-pt-treecon04.sht

MicroStation V8 User: 03752 Office: On Site
 Plotter: HP DesignJet 5000 Plotter
 Plot Scale: 1/8" = 1'-0"
 Date: Jul 23, 2021 - 05:29:36 PM
 Project: Freese and Nichols, Inc. - Tree Types Fronts



DISCOVERY LAKES, LLC
 INST. NO. 2015000015193
 O.P.R.R.C.T

- LEGEND:**
- CONSTRUCTION LIMITS
 - ⊗ TREE
 - ⊗ TREE REMOVAL

- NOTES:**
1. ALL TREES THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE CONSIDERED TO BE REMOVED AND MITIGATED FOR.
 2. ALL TREES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE PROTECTED PER DETAIL ON TC-9.

FREESE AND NICHOLS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-2144
 7/26/2021
 69798
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 Alan

FREESE NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Houston, TX 77018
 Phone - (214) 217-2200
 Fax - (214) 217-2201
 Web - www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
 CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FNJ JOB NO.	RKW1971H
				DATE	JULY 2021
				DESIGNED	MW
				DRAWN	MW
				REVISED	
				CHECKED	ADH
				FILE NAME	cv-trt-pt-treecons05.sht

VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET: **TC-6**

SEQ: 112

PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: Z2021-032
PROJECT NAME: SUP for Restaurant Less than 2,000 SF (Dutch Bros)
SITE ADDRESS/LOCATIONS: 2200 RIDGE RD, ROCKWALL, 75087

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 Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 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 Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/26/2021	Approved w/ Comments

08/26/2021: Z2021-032; Specific Use Permit for a Restaurant – Lot 1, Block A, 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 Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 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 Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket 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.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the Commercial (C) District, the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than September 7, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. CONFORMING

M.6 Indicate on the concept plan the headlight screening being utilized to eliminate glare onto adjacent properties and roadways (i.e. Great Faith Church and Ridge Road). I would review the approved landscape buffer in front of the property from Case No. MIS2021-001; utilize this along with any additional screening to meet the headlight screening requirement.

M.7 Indicate the point of order (i.e. any menu boards/speakers) on the conceptual site plan.

I.8 Consider moving the drive-through lane to the west side of the building to reduce the amount of headlight screening required for Ridge Road. This will also allow the front of the building to be more visible as opposed to locating the drive-through window adjacent to Ridge Road.

I.9 Based on the provided elevations the below variances have been identified. Based on these variances, the proposed building elevations will not be incorporated into the

Specific Use Permit (SUP) ordinance and will be addressed at site plan. Please note that the Unified Development Code (UDC) requires two (2) off-setting compensatory measures for each requested variance.

- (1) Minimum 20% stone on all facades
- (2) Greater than 50% stucco on south and west elevations
- (3) Proposed flat roof instead on a pitched roof

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on August 31, 2021.
- (2) Planning & Zoning Public Hearing will be held on September 14, 2021.
- (3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- (4) City Council regular meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.11 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	08/26/2021	Needs Review

08/26/2021: M - The escape lane for the drive-thru must be 24' wide. (see markup)

The following items are informational for the engineering design process.

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 or across easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls. Walls and footings to be completely on their property.
- If proposed wall on south side of property is within 10 feet of the existing adjacent property driveway to the south then a traffic rated barrier to be put at the top of the wall. (Section 6.5.G)
- Show all easements on site plan

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.
- 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	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	08/26/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved

08/23/2021: 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	2200 Ridge Rd		
SUBDIVISION	Vacant Land - Commercial	LOT	1
		BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	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]

<input type="checkbox"/> OWNER	7.1 Ridge LLC	<input type="checkbox"/> APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

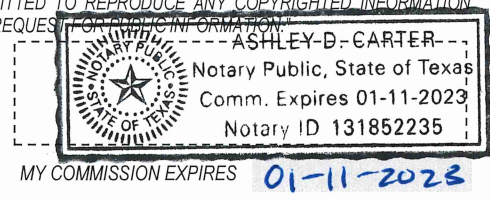
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM MOORE [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 20TH DAY OF AUGUST, 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 12 DAY OF August, 2021.
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2021-032- SUP FOR RESTAURANT LESS THAN 2,000 SF
(DUTCH BROS)
ZONING - LOCATION MAP = 



City of Rockwall

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

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

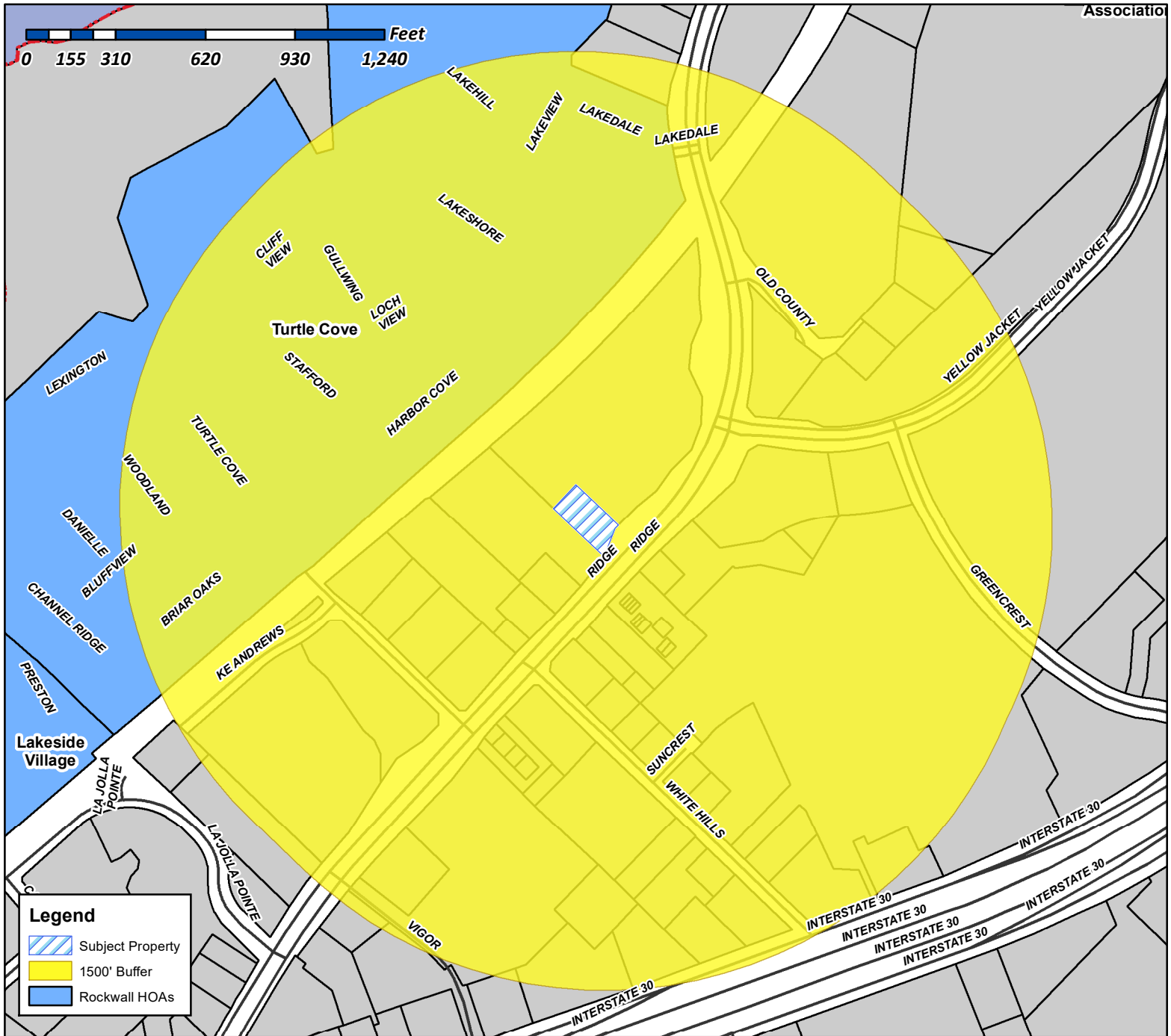




City of Rockwall

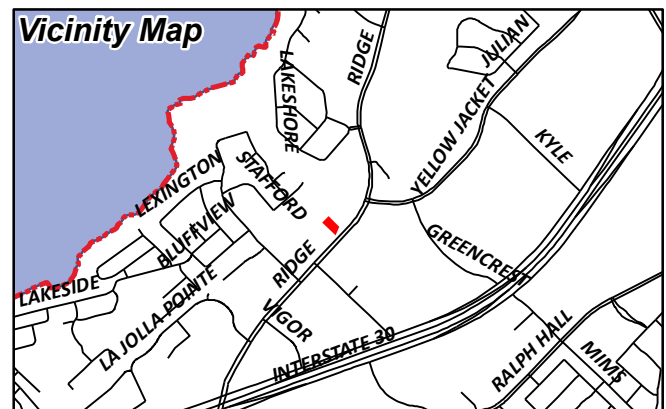
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

Date Created: 8/20/2021
 For Questions on this Case Call (972) 771-7745

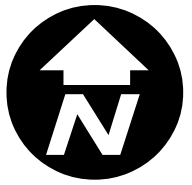




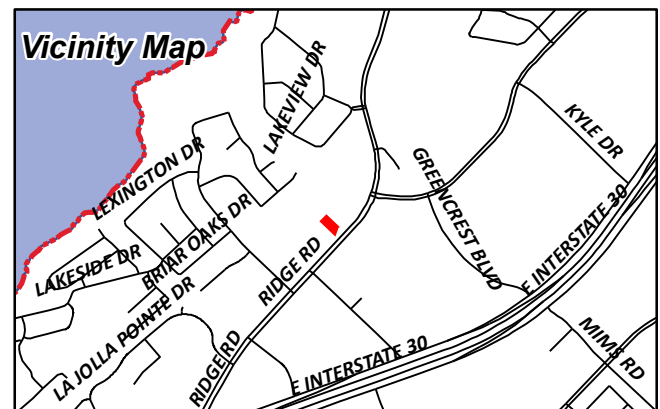
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road



Date Created: 8/20/2021
For Questions on this Case Call (972) 771-7745

CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGERD
ROCKWALL, TX 75087

DOUPHRAE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
2249 RIDGE RD
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
2305 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

VANDERSLICE ROBERT
2308 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
2310 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
3051 N GOLIAD STREET
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

DAIKER PARTNERS LTD
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVEDR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE
600
DALLAS, TX 75254

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

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

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. Z2021-032: SUP for Restaurant w/ Drive Through

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 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 Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket 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, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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 Monday, September 20, 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. Z2021-032: SUP for Restaurant w/ Drive-Through

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



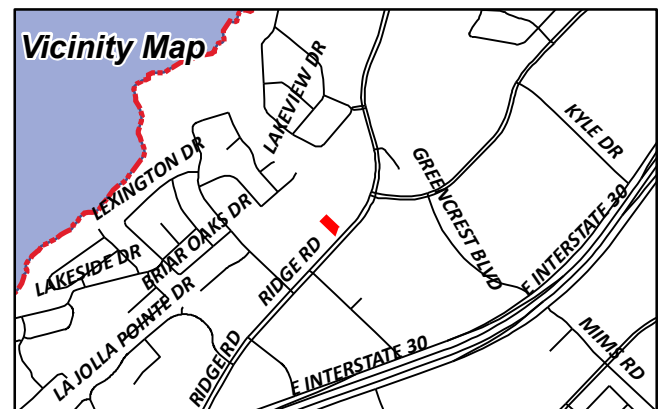
City of Rockwall

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

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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road



Date Created: 8/20/2021
For Questions on this Case Call (972) 771-7745



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.

We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

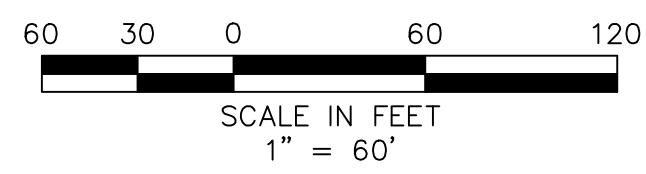
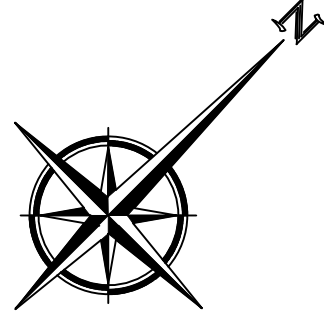
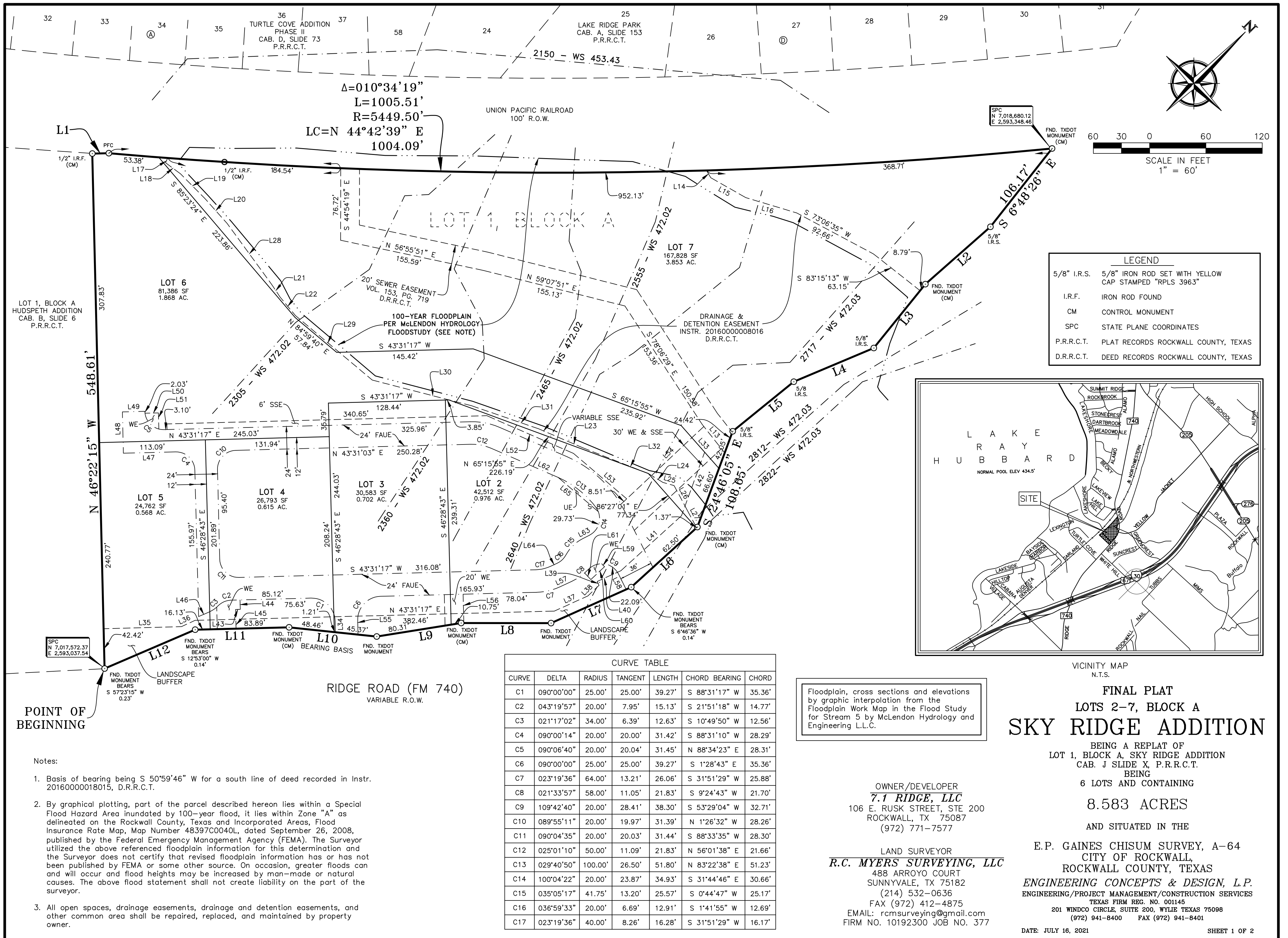
Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

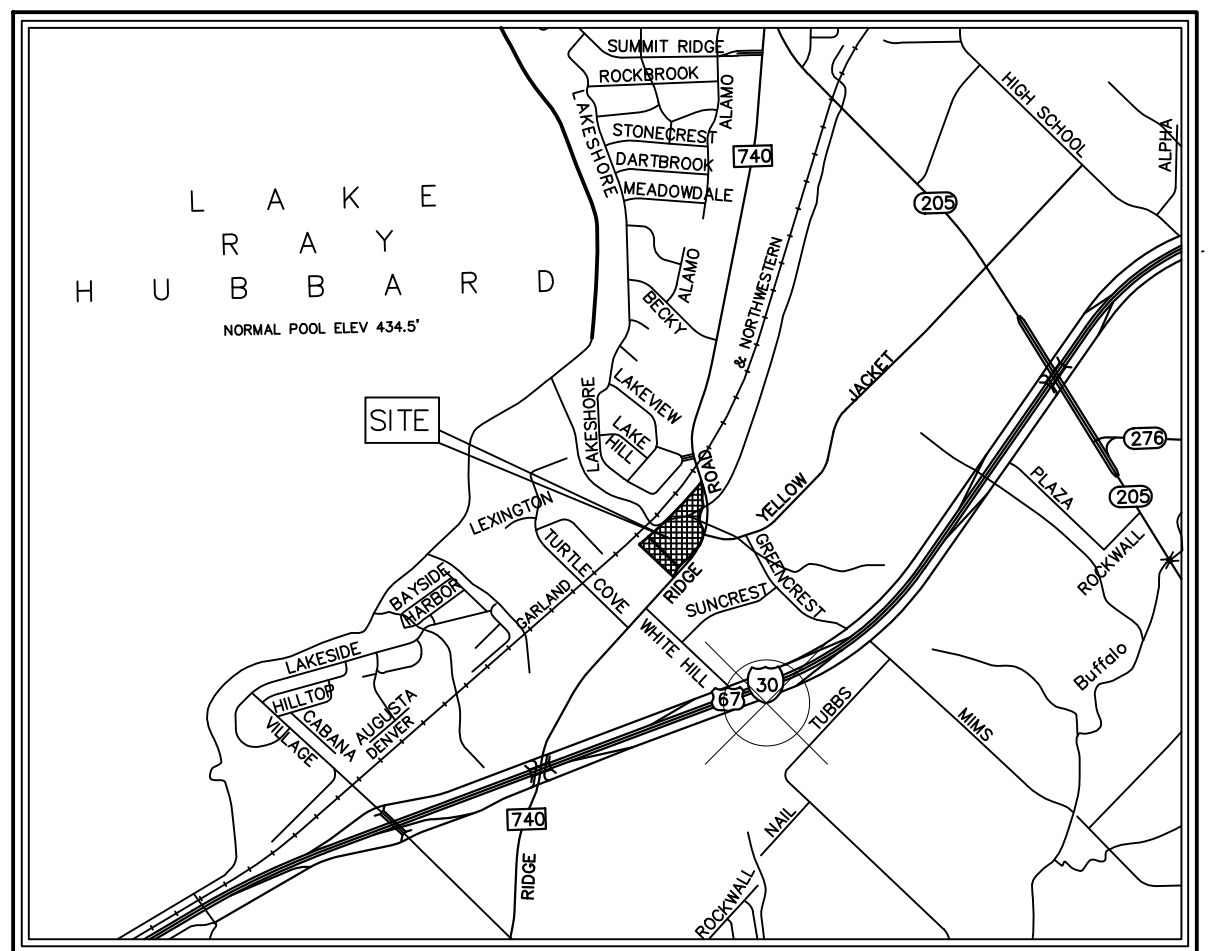
Best,

Sam Moore

Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING
8.583 ACRES

AND 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, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

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

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

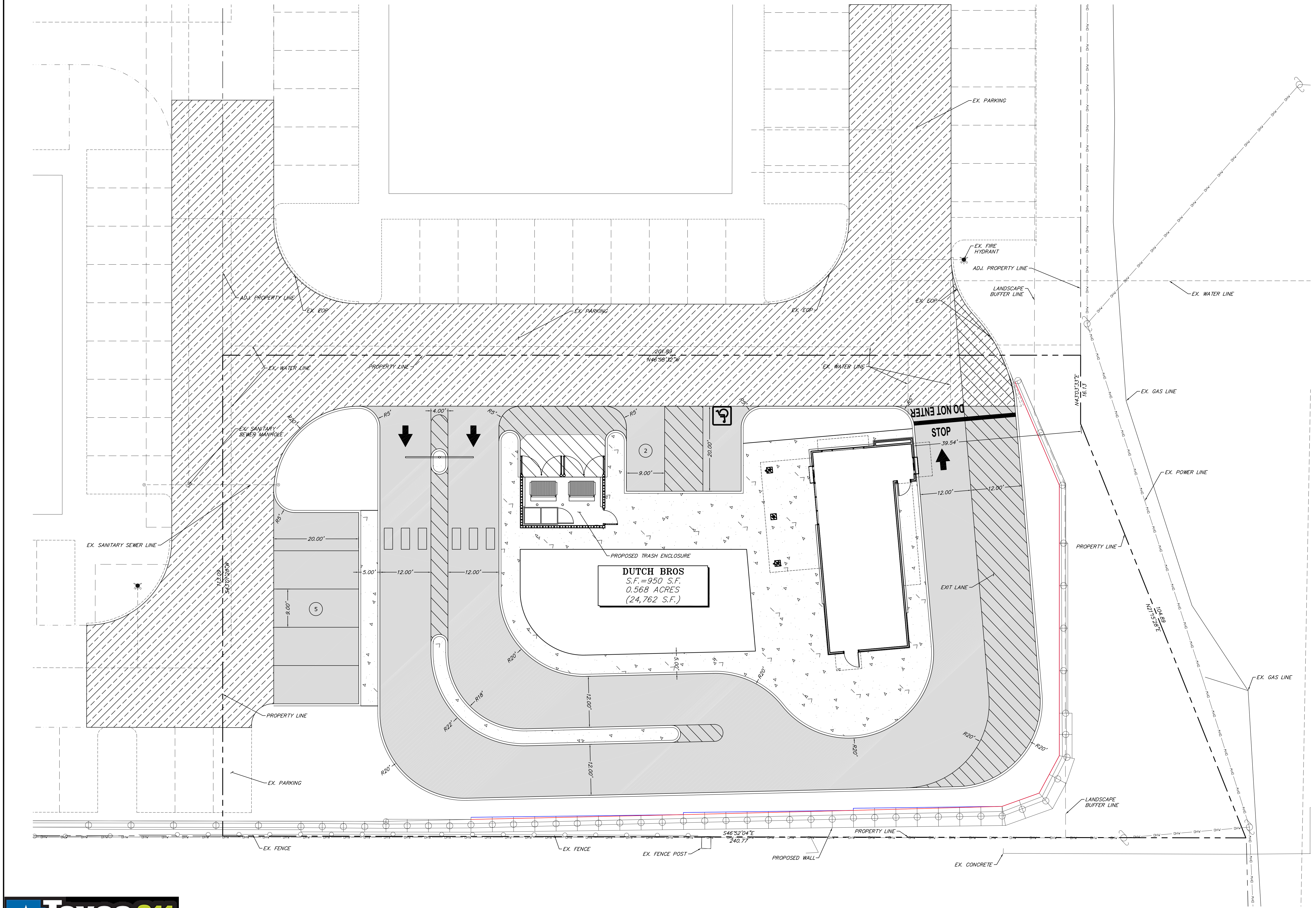
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

POINT OF BEGINNING

- Notes:
- Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 2016000018015, D.R.R.C.T.
 - By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

DATE: JULY 16, 2021

SHEET 1 OF 2



SITE PLAN
SCALE: 1" = 10'-0"



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DRAWN: H.E.M.
 DESIGNED: H.E.M.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

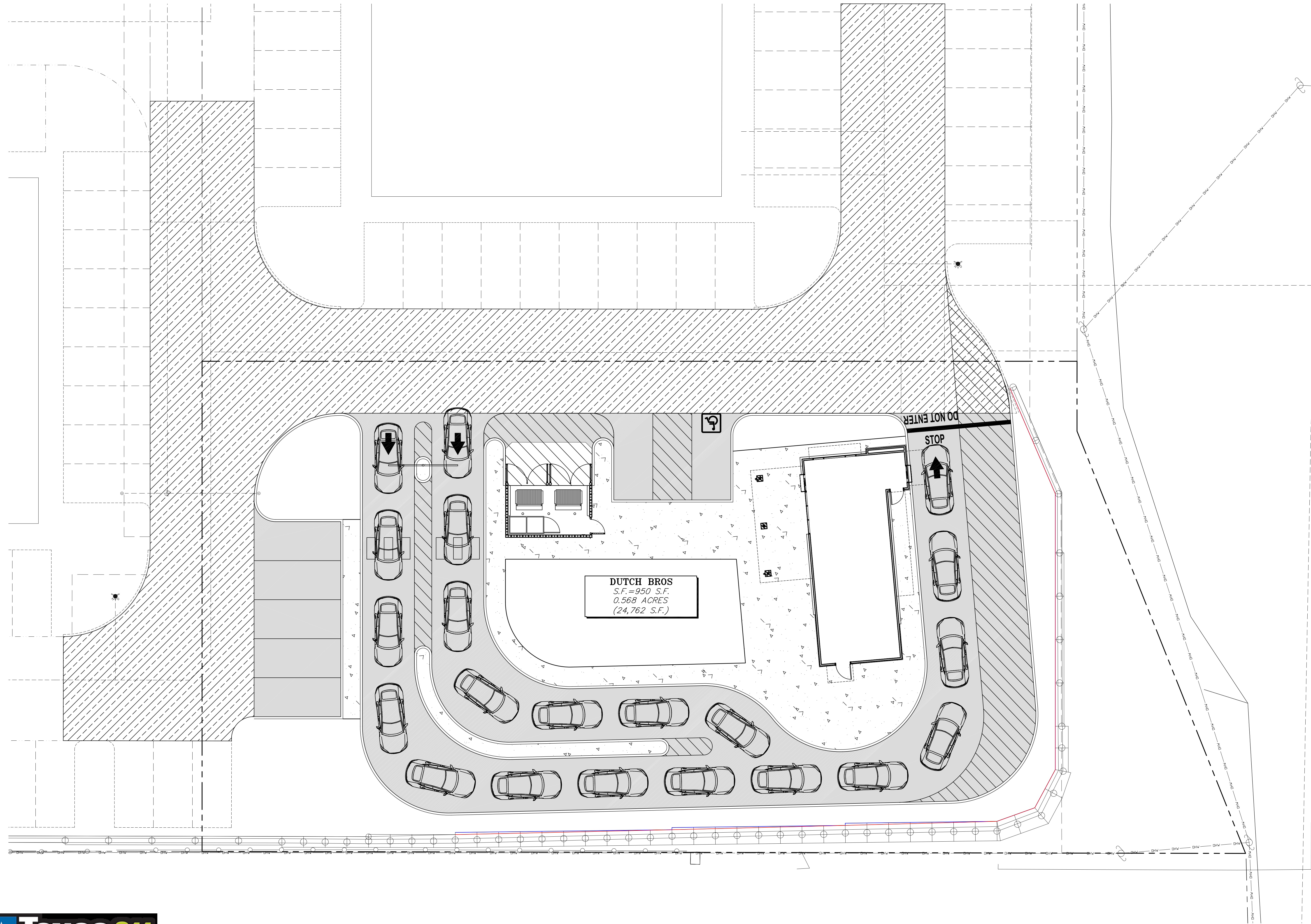
PRELIMINARY

TECTONICS DESIGN GROUP
 730 Sandhill Rd., #250, Reno, Nevada 89521
 tel 775-824-9988
 fax 775-824-9986
 www.tectonicsdesigngroup.com

DESIGNER:

Dutch Bros No.: TX1802
 TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
 5750 Genesis Court, Suite 103, Frisco, TX 75034

PROJECT/CLIENT: # 21090
 DATE: 08/16/21
 SUBMITTAL RECORD: PRELIM
 SHEET TITLE: SITE PLAN
C2.1



SITE QUEUE
SCALE: 1" = 10'-0"



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DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:

TECTONICS
DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

DESIGNER:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

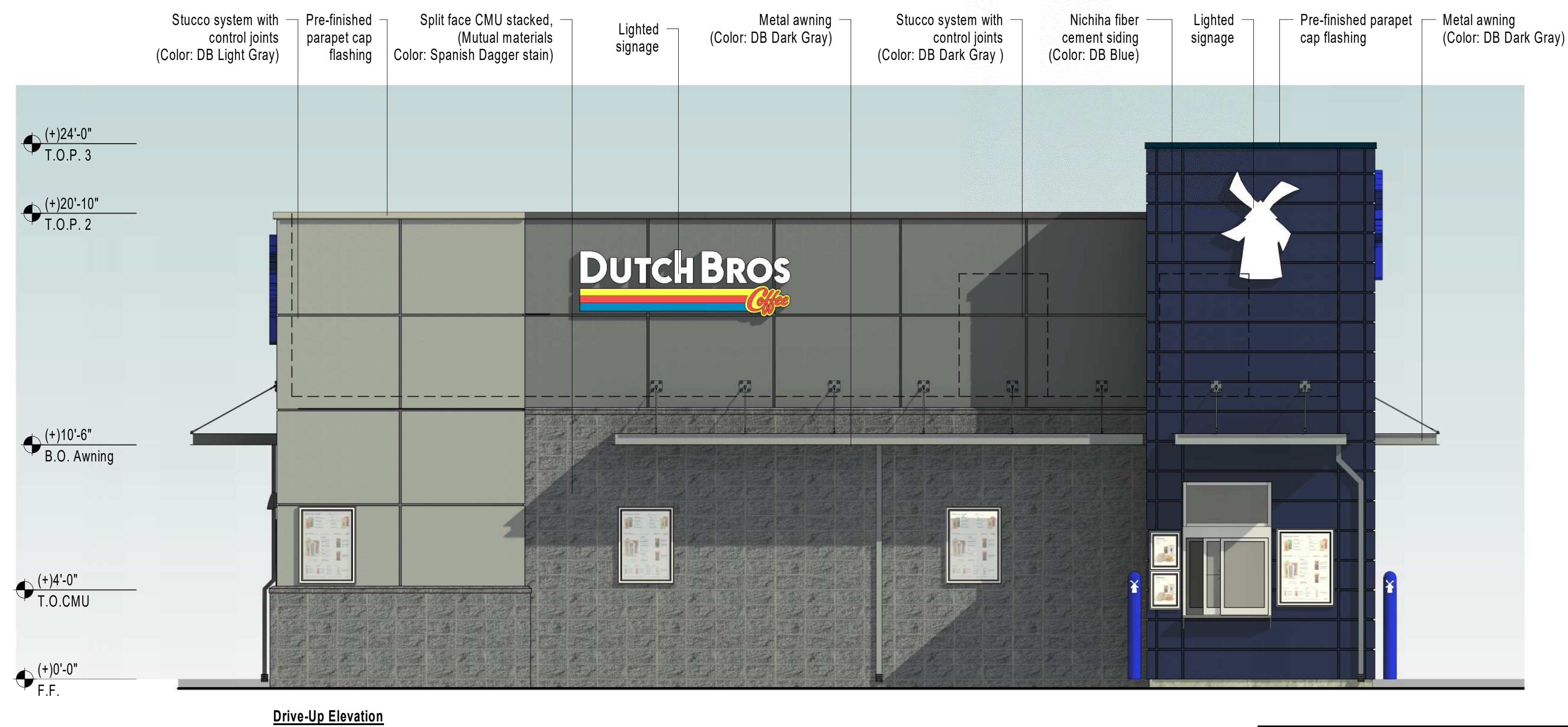
PROJECT/CLIENT:
#: 21090

DATE: 08/16/21
SUBMITTAL: PRELIM

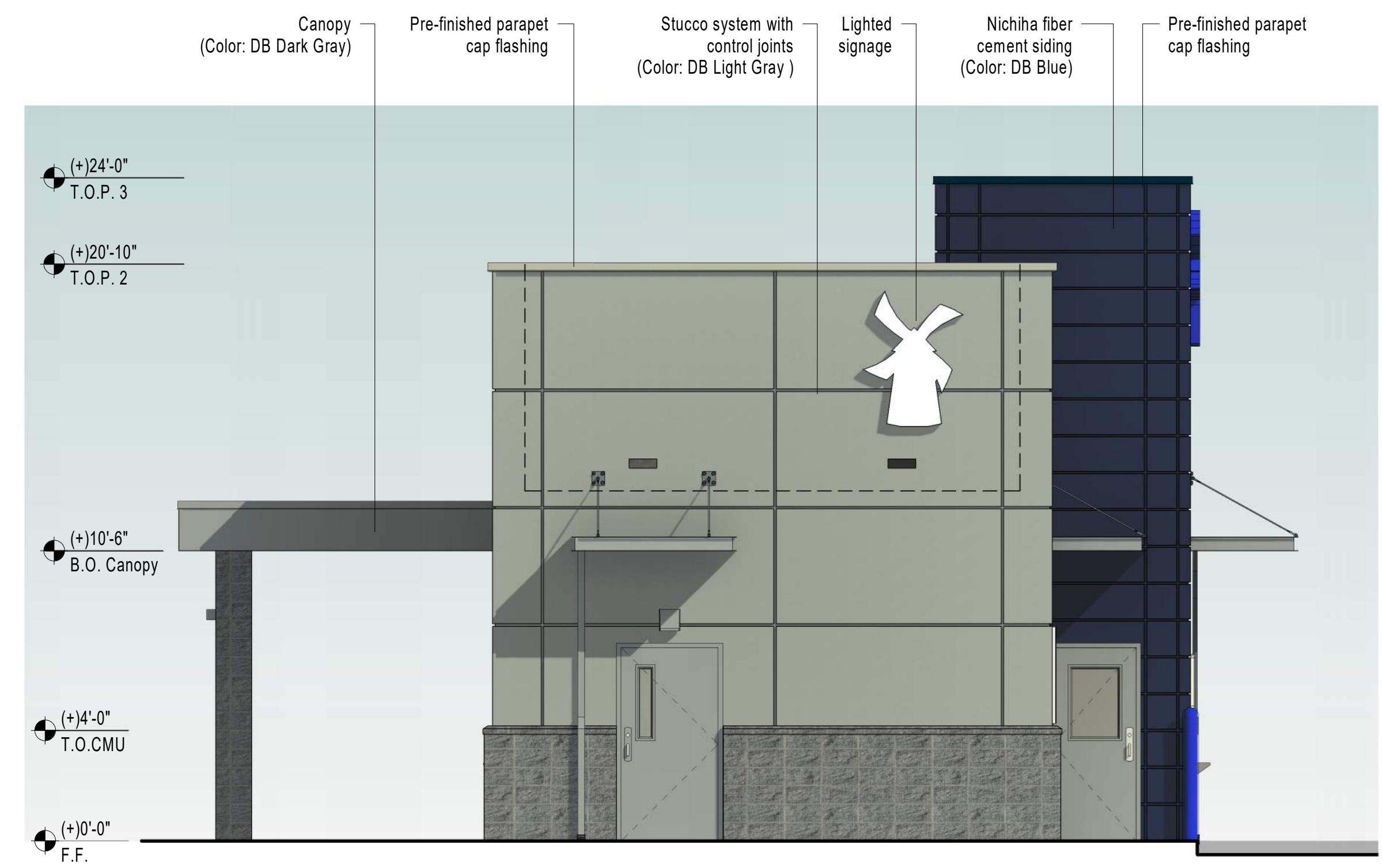
SUBMITTAL RECORD:

SHEET TITLE: SITE QUEUE

C2.2



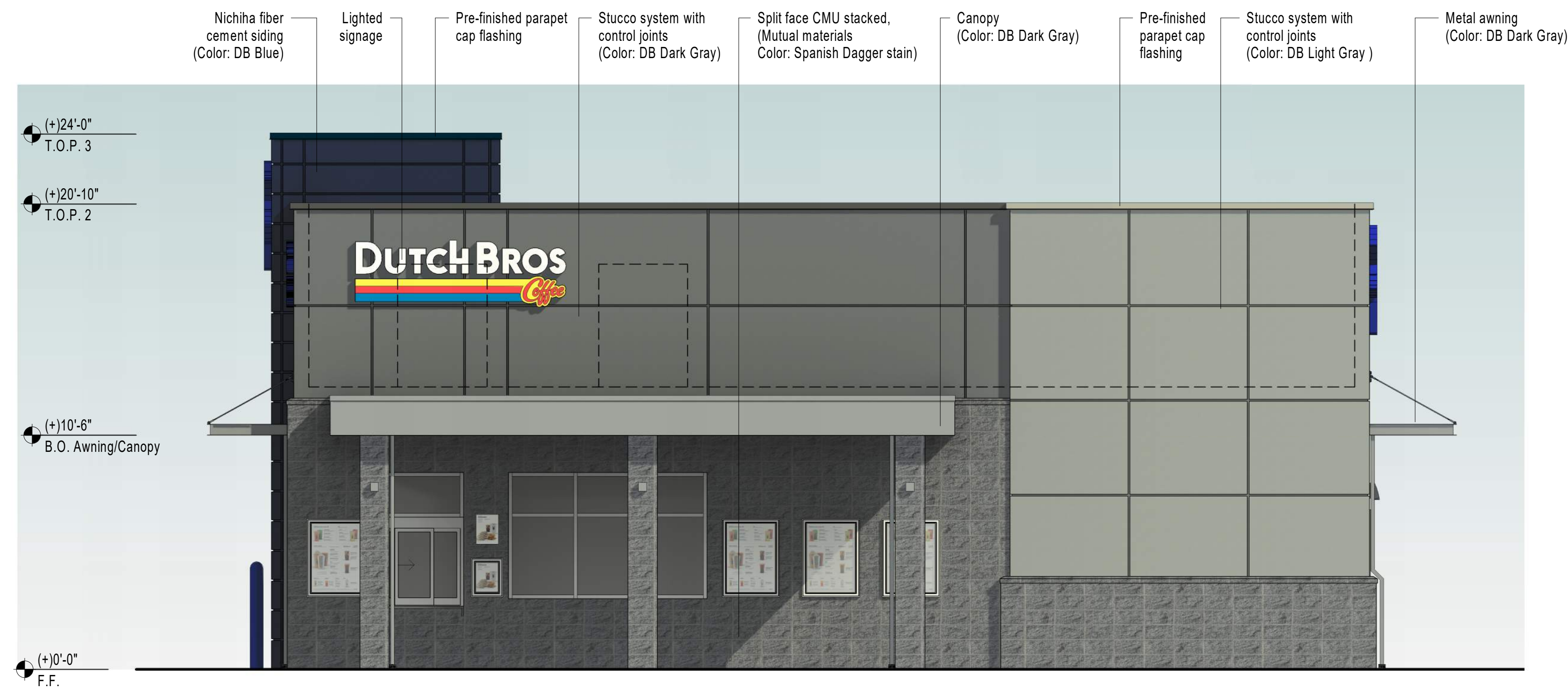
Drive-Up Elevation



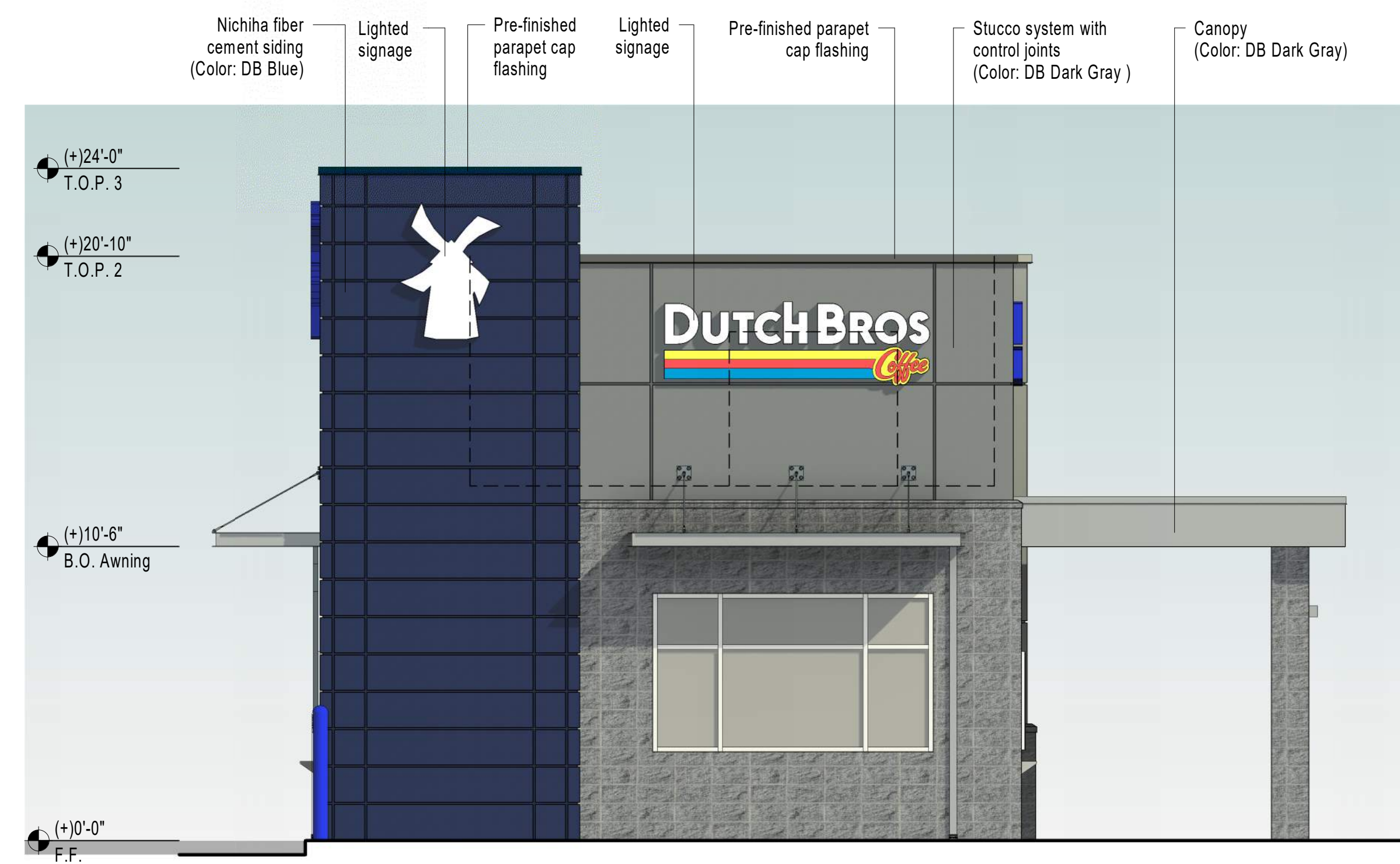
Rear Elevation

Material Calculations

Drive-Up Elevation:	
Primary Material:	Stucco 40%
Secondary Material:	Split Face CMU 36%
	Nichia Siding 24% (Request variance)
Rear Elevation:	
Primary Material:	Stucco 79% (Request variance)
	Split Face CMU 21%
Walk-Up Elevation:	
Primary Material:	Stucco 53%
	Split Face CMU 47%
Front Elevation:	
Primary Material:	Stucco 24%
	Split Face CMU 36%
Secondary Material:	Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru





DUTCH BROS COMMUNITY ENGAGEMENT



DUTCH BROS FOUNDATION



- Includes several philanthropic focuses:
 - **Be Aware**
 - Support for the fight against breast cancer since 2014, with more than \$1.6 million in donations.
 - **Drink One for Dane**
 - Support and mission to find a cause and a cure for ALS.
 - Dane Boersma, Dutch Bros co-founder, battled with ALS.
 - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
 - **Buck for Kids**
 - One day in September, Dutch Bros donates \$1 from every drink sold to local youth organizations.
 - **Dutch Luv**
 - On February 14th, Dutch Bros donates \$1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
 - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
 - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
 - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
 - Increase of approximately 10% in contributions in 2020.



SOURCES

- Dutch Bros foundation - <https://www.dutchbros.com/dutch-bros-foundation/>
- Wildfire Relief - <https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts>
- First Responders First - <https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst>

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 A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 0.57-acre parcel of land described 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 southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, and Subsection 06.08, *Scenic Overlay (SOC) District*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the

following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The drive-through window shall be oriented away from Ridge Road to conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- 3) Mature landscaping shall be planted to provide headlight screening for Ridge Road [FM-740] and adjacent property owners.

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 *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and 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 4TH DAY OF OCTOBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 20, 2021

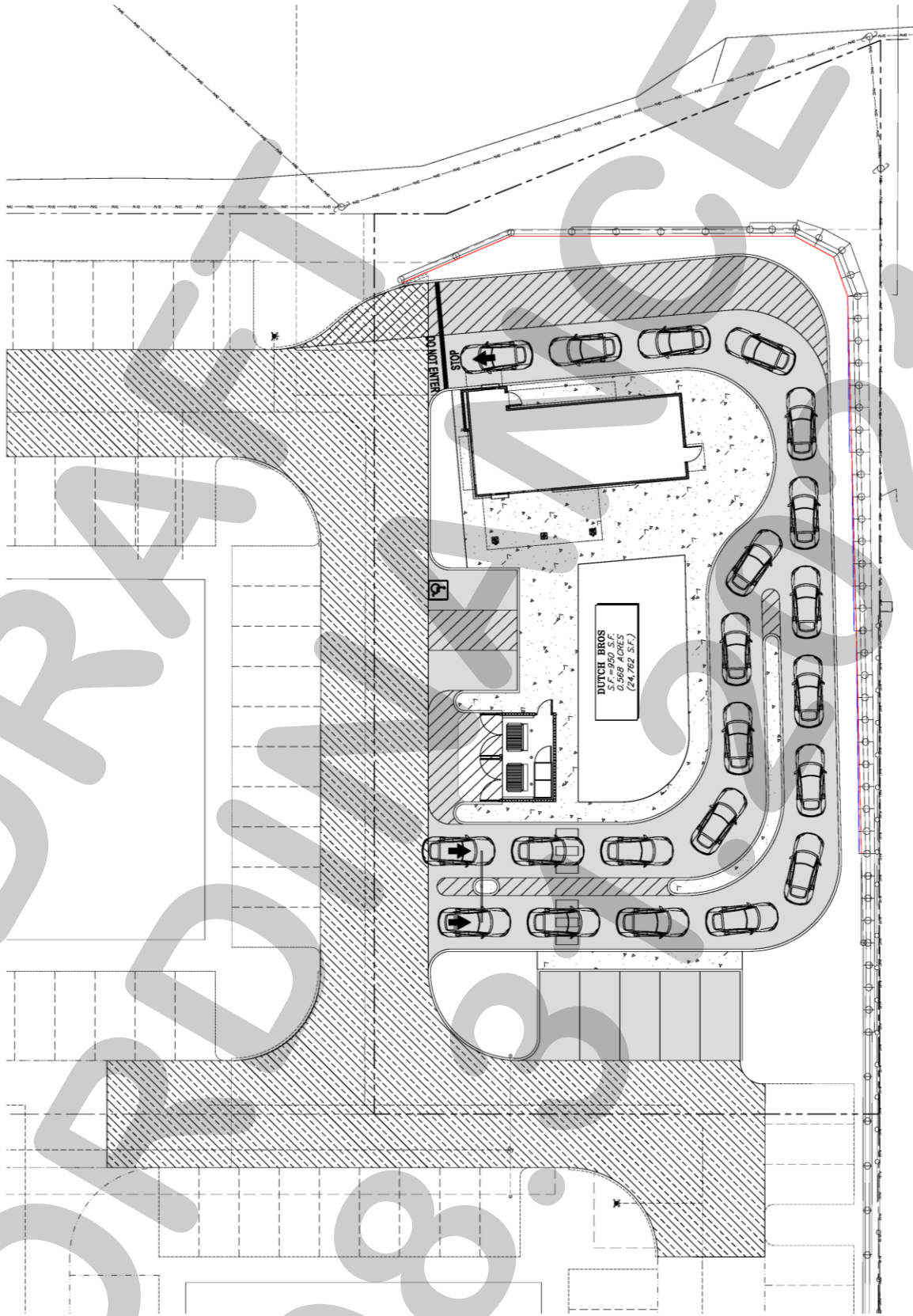
2nd Reading: October 4, 2021

Exhibit 'A'
Location Map

Address: Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane
Legal Description: Lot 1, Block A, Sky Ridge Addition



Exhibit 'B':
Concept Plan



PROJECT COMMENTS



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

DATE: 8/27/2021

PROJECT NUMBER: Z2021-033
PROJECT NAME: Amendment to Planned Development District 4
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	08/27/2021	Needs Review

08/27/2021: Z2021-024; Zoning Amendment to PD-4 for the Edge at Rockwall Development
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, and generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 771-7745 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2021-033) in the lower right-hand corner of all pages on future submittals.

I.4 What is the overall height of the structure? The Scenic Overlay (SOV) District, Multi-Family 14 (MF-14) District, and the General Retail (GR) District all require an overall maximum height of 36-feet. The concept plan indicates a 4-story building, which may not conform to the height requirements.

I.5 The minimum required front yard setback within the Scenic Overlay (SOV) District is 15-feet. The minimum front yard setback for the MF-14 district is 25-feet. What is the minimum front yard setback you are proposing? The concept plan does not conform to the setback requirements.

I.6 The minimum required landscape buffer within the Scenic Overlay (SOV) District is 20-feet, and requires two (2) canopy and four (4) accent trees per 100 linear feet with a built-up berm and shrubbery. As a note, the Planned Development District standards require a minimum 30-foot landscape buffer with three (3) canopy and four (4) accent trees per 100 linear feet with a built-up berm and shrubbery. What are you proposing? The concept plan does not conform to the landscape requirements.

I.7 Density is calculated by gross acre. The highest density allowed by the Unified Development Code (UDC) is 14 dwelling units per acre [i.e. Multi-Family 14 (MF-14) District]. The concept plan indicates two (2) phases with 350 dwelling units each for a total of 700 dwelling units. This calculates to approximately 57 dwelling units per acre and is four (4) times denser than allowed. Can this be reduced? The concept plan does not conform to the density requirements.

I.8 Based on 700 dwelling units and the restaurant & general retail land uses, the total parking required per the UDC is 1,267 spaces (i.e. 1,155 apartments, 80 restaurant, and 32 retail). The concept plan indicates a total of 971 parking spaces, which is 296 parking spaces deficient. Apartment requirements: [1] One (1) bedroom apartment = 1.5 parking spaces, and [2] Two (2) bedroom apartment = 2 parking spaces. The legend indicate 3,000 SF for restaurant, the concept plan indicate 4,000 SF. The concept plan does not conform to the parking requirements.

I.9 The Planned Development District Standards of the UDC requires a minimum of 20% of the gross area as open space, which equates to approximately 2.42-acres. How much open space are you proposing?

I.10 With the proposed project being developed in two (2) phases, will you be subdividing the property?

I.11 If approved, the development is subject to parkland dedication and pro-rata equipment fees. Currently, those fees are calculated as follows: [1] Cash-in-lieu of land, \$529 x 700 du = \$370,300, and [2] Pro-rata equipment fees, \$501 x 700 du = \$350,700. As a note, these fees are subject to change on an annual basis and are due at the time of final plat.

I.12 On the concept plan please indicate the location of the dumpster enclosures or trash compactor, and if necessary demonstrate that this will be screened from all public rights-of-way and adjacent properties. Can this be located internal to the garage?

I.13 According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Scenic District and is designated for Commercial/Retail land uses on the Future Land Use Plan.

I.14 Once staff has provided a copy of the Draft Ordinance, please review and provide red-lined mark-ups prior to September 7, 2021 for review.

I.15 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 September 7, 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 Planning and Zoning Commission Public Hearing.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 31, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on September 14, 2021.
- 3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- 4) City Council meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.17 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. The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/27/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved

08/23/2021: no comments

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.
- 10' Utility easement on all ROW frontage.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No walls in or across easements
- No signage in easements
- Show and label all existing and proposed utilities
- Each phase must have paving circulation, looped water line, and detention. Show the phase line

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".

Drainage Items:

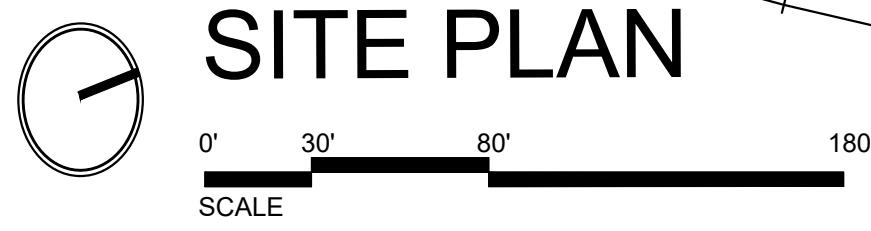
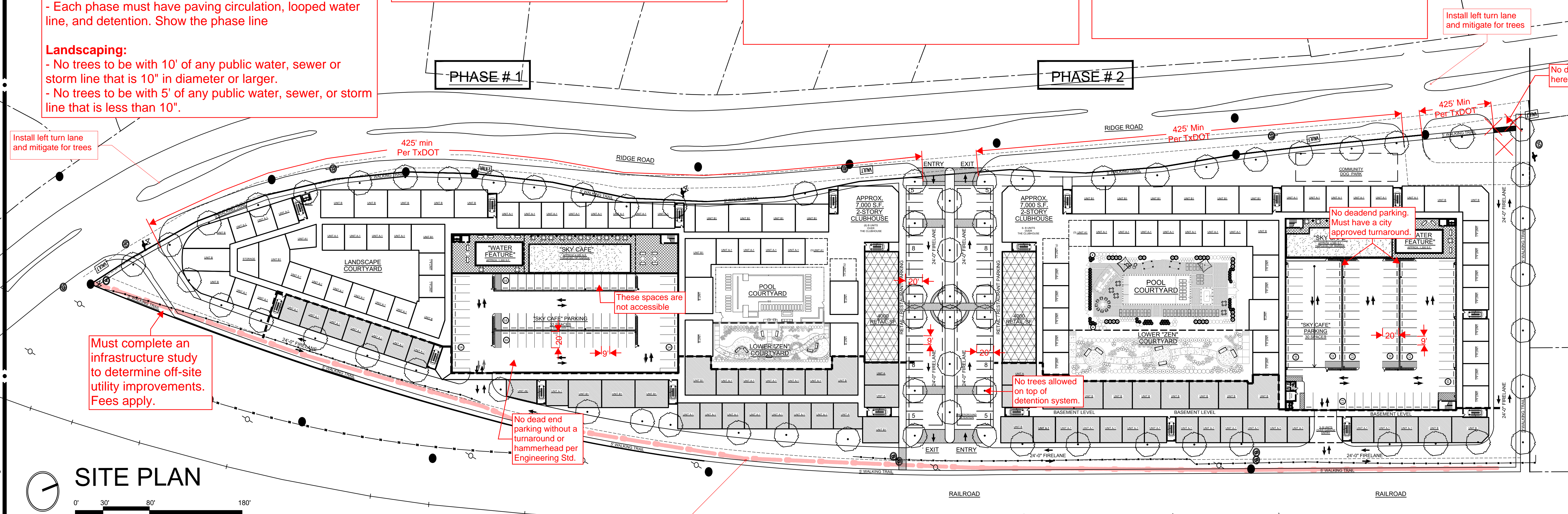
- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- No increase of storm water is allowed to cross property lines.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement

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.)
- Must complete an infrastructure study to determine off-site utilities (water and wastewater) improvements that will be required with this development. Fees apply.
- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Will need a utility crossing permit if crossing the railroad

Roadway Paving Items:

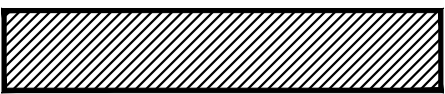
- TIA required. Fee apply.
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.



SITE PLAN

<p>PHASE # 1</p> <p>350 TOTAL UNITS: - 4 stories w/ basement portion</p> <p>70% "A-units" - 245 units 30% "B-units" - 105 units</p> <p>PARKING GARAGE: Parking Req'd:</p> <p>1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)</p> <p>PARKING PROVIDED:</p> <p>(Garage) :Approx. 100 spaces per tier (4.5 levels) - total of approx. 475 spaces provided. (Surface) : 26 spaces</p> <p>Grand Total parking spaces provided: 501</p>
--

<p>PHASE # 2</p> <p>350 TOTAL UNITS: - 4 stories w/ basement portion</p> <p>72% "A-units" - 245 units 28% "B-units" - 105 units</p> <p>PARKING GARAGE: Parking Req'd:</p> <p>1.0 for 1- Bedroom = 245 x 1.0 = 227 spaces 1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/250 General Retail = 4,000 s.f. = 16 spaces (449 Total parking spaces required)</p> <p>PARKING PROVIDED:</p> <p>(Garage) :Approx. 111 spaces per tier (4 levels) - total of approx. 444 spaces provided. (Surface) : 26 spaces</p> <p>Grand Total parking spaces provided: 470</p>
--

<p>BASEMENT LEVEL</p> <p>Basement level - shown hatched</p> 
<p>UNIT SQUARE FOOTAGES:</p> <p>Basement level - shown hatched</p> <p>-Unit A1 - Approx. 700,.s.f (+-) -Unit A2 - Approx. 750 s.f. (+-) -Unit B1 - Approx. 950 s.f. (+-) -Unit B2 - Approx. 1,025 s.f. (+-) -Unit B3 - Approx. 1,100 s.f. (+-)</p>

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE1
ARCHITECTURE GROUP

Architecture
Planning
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph: 817.514.0584 - Fx: 817.514.0694

SEAL

<p>ISSUED FOR: DD REVIEW SET</p> <p>SUBMITTAL DATE: 04/09/2021</p> <p>SCALE:</p>	<p>CHECKED BY: JMT</p> <p>SHEET NO.:</p>
--	--



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 **FM 740, Rockwall TX**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-4**

CURRENT USE **Retail & Neighborhood Services**

PROPOSED ZONING **PD-4 with residential**

PROPOSED USE **Restaurant & Multifamily**

ACREAGE **12.11**

LOTS [CURRENT] **1**

1

LOTS [PROPOSED] **2**

2

- 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 **HFS Management Inc.**

APPLICANT **WB Companies**

CONTACT PERSON **Richard Chandler**

CONTACT PERSON **Robert Weinstein**

ADDRESS **122 W John Carpenter Frwy, Ste 400**

ADDRESS **495 Broadway, 7th Floor**

CITY, STATE & ZIP **Irving, TX 75039**

CITY, STATE & ZIP **New York, NY 10012**

PHONE **214-649-7187**

PHONE **212 226 6066**

E-MAIL **rchandler@sei-mi.com**

E-MAIL **robert@wbpropertygroup.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Chandler [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 \$ 28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 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."

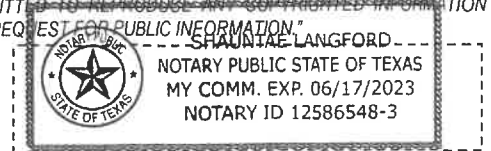
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 DAY OF June, 2021.

OWNER'S SIGNATURE

Richard P. Chandler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shauntae Langford



MY COMMISSION EXPIRES 6/17/2023



Z2021-033- AMENDMENT TO PD-04
 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.

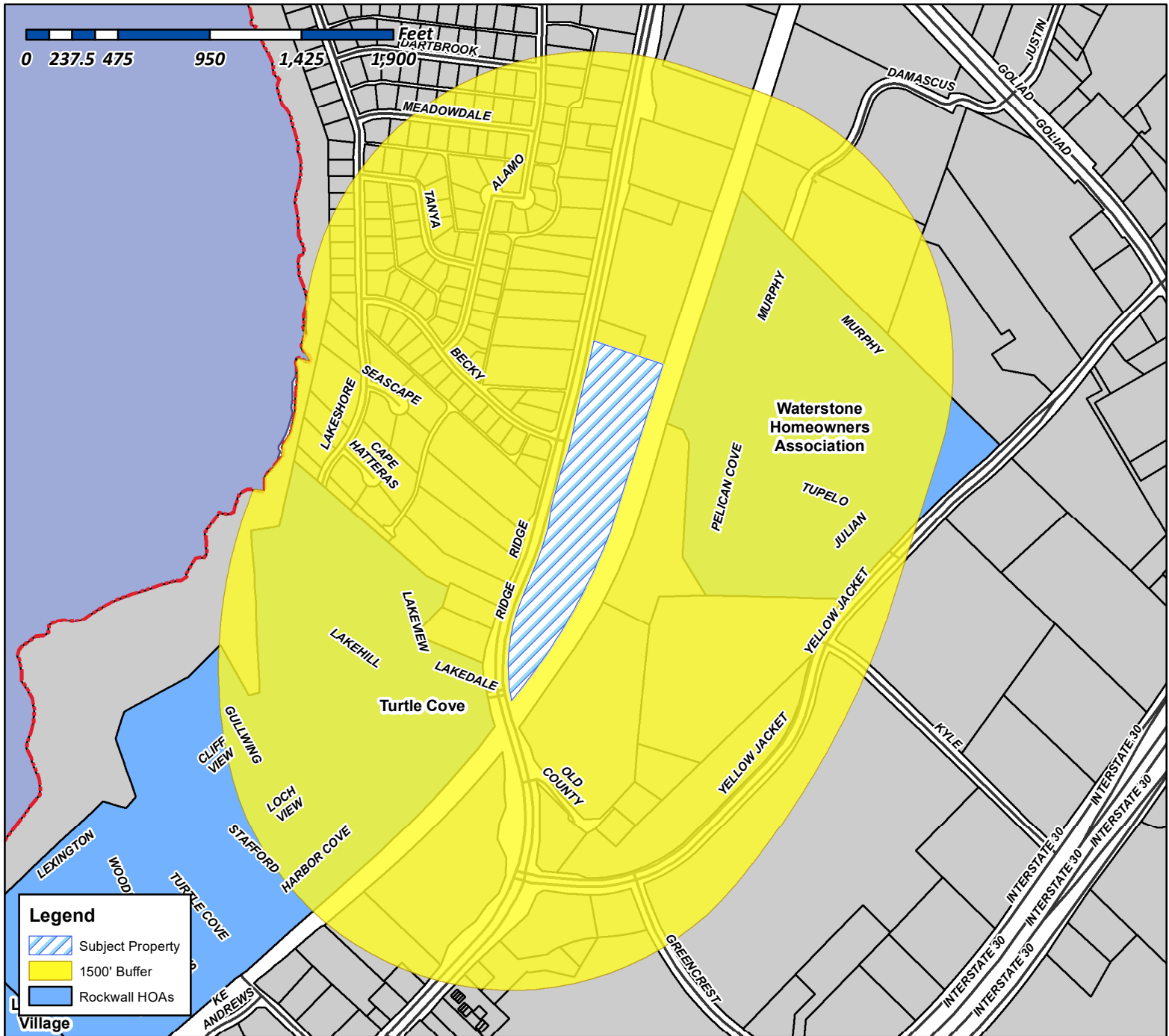




City of Rockwall

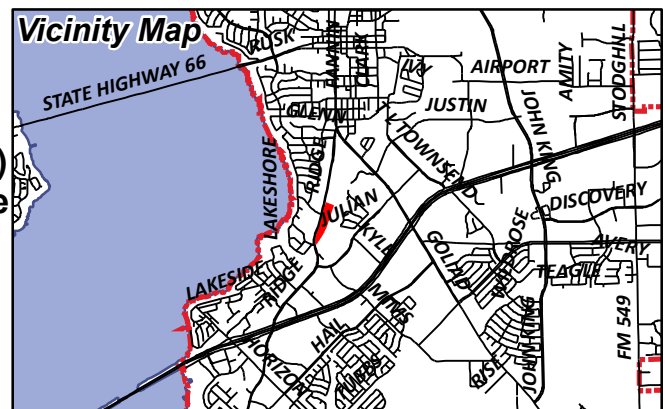
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Case Number: Z2021-033
Case Name: Amendment to PD-4
Case Type: Zoning
Zoning: Planned Development District 4 (PD-4)
Case Address: Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

Date Created: 8/20/2021
For Questions on this Case Call (972) 771-7745

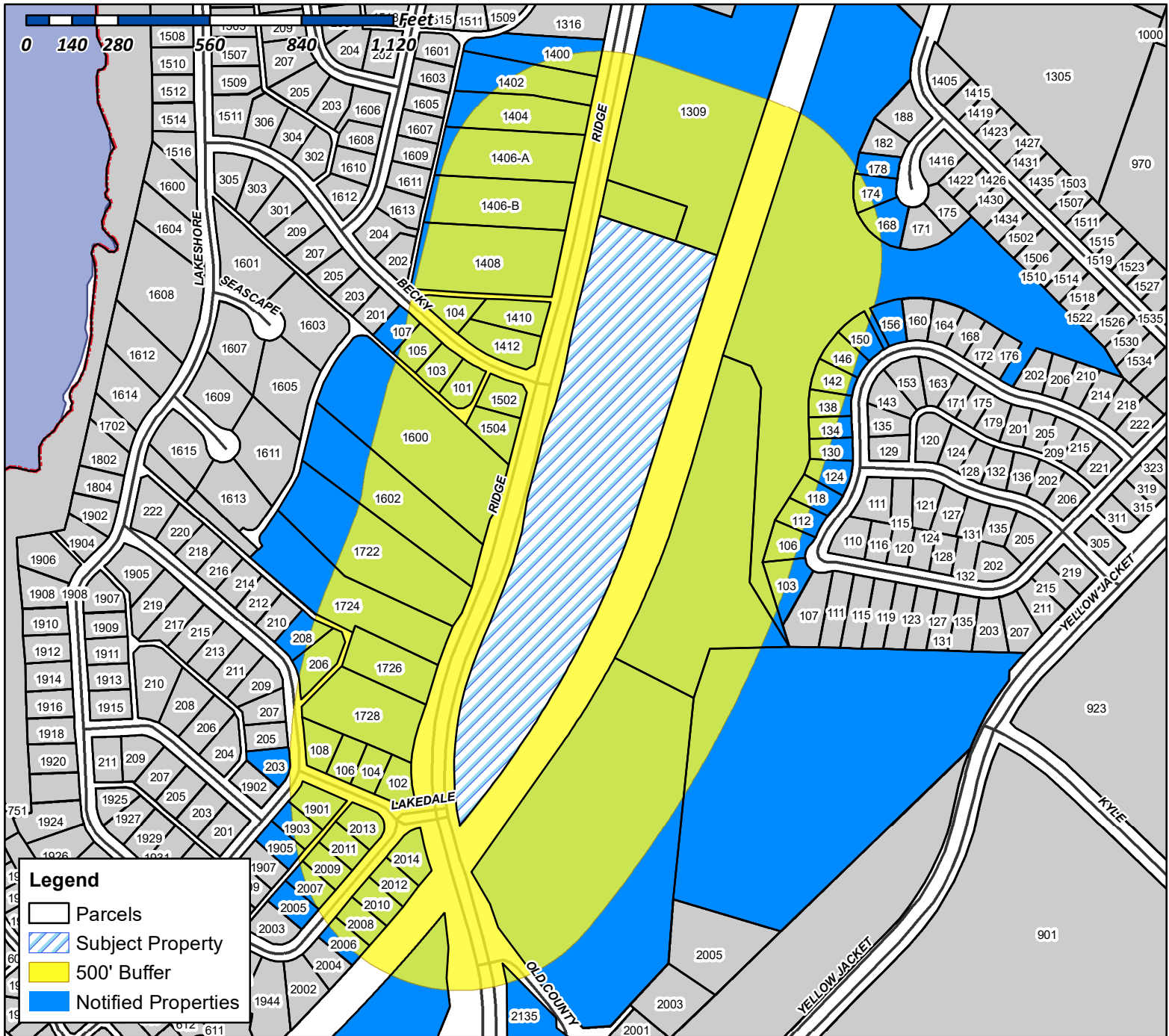




City of Rockwall

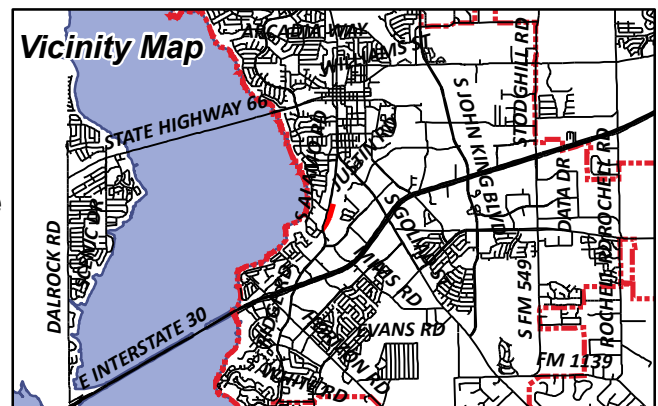
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PUBLIC NOTICE



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. Z2021-033: Amendment to PD-4

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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 Monday, September 20, 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. Z2021-033: Amendment to PD-4

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

NEFF DARRYL LEE JR
101 BECKYLN
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J
103 JULIAN DR
ROCKWALL, TX 75087

GARNER CASEY
104 BECKY LANE
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

VILLASENOR HENRY ROBERT &
HAYDY E VILLASENOR
106 PELICAN COVE DR
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

ECKERT TRUST
DAVID W & BONNIE L ECKERT
112 PELICAN COVE DRIVE
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA
118 PELICAN COVE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

SHUGART WILLIAM E & MERIDITH JUNE
124 PELICAN COVE DR
ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY
130 PELICAN COVE DR
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
1309 RIDGE RD
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F
134 PELICAN COVEDR
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
1400 RIDGE RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
1406-A RIDGERD
ROCKWALL, TX 75087

NORMAN LINDA
1406-B RIDGE RD
ROCKWALL, TX 75087

JBR2 LLC
1408 RIDGE RD
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
1410 RIDGE RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

KROPKE JAMES & MARY
142 PELICAN COVE DR
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA
150 PELICAN COVE DRIVE
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
1602 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
174 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

KELLY TANNER B
178 MURPHY CT
ROCKWALL, TX 75087

THAMES HOLDING LLC
1887 ENGLISH RD
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

BALL DEREK AND AMANDA
1903 LAKEVIEW DR
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J
2006 S LAKESHORE DR
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
2010 LAKESHORE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
2011 LAKESHORE DR
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA
2012 LAKESHORE DR
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

THAMES HOLDING LLC
2014 LAKESHORE DR
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST
TRUSTEE RICKI LEE RIIS
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

LAUREA ANTHONY BLAINE AND
CHRISTINE LONG
208 LAKEVIEW DR
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
2135 RIDGE RD
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 ROADSIDE DR SUITE 270
AGOURA HILLS, CA 91301

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY
SUITE 101
RICHARDSON, TX 75082

WILLCOXEN R GENE & MARY F
4820 SUTCLIFF AVE
SAN JOSE, CA 95118

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

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

NEFF DARRYL LEE JR
7214 BENNINGTON DR
DALLAS, TX 75214

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

KELLY TANNER B
9801 ROYAL LN APT 708
DALLAS, TX 75231

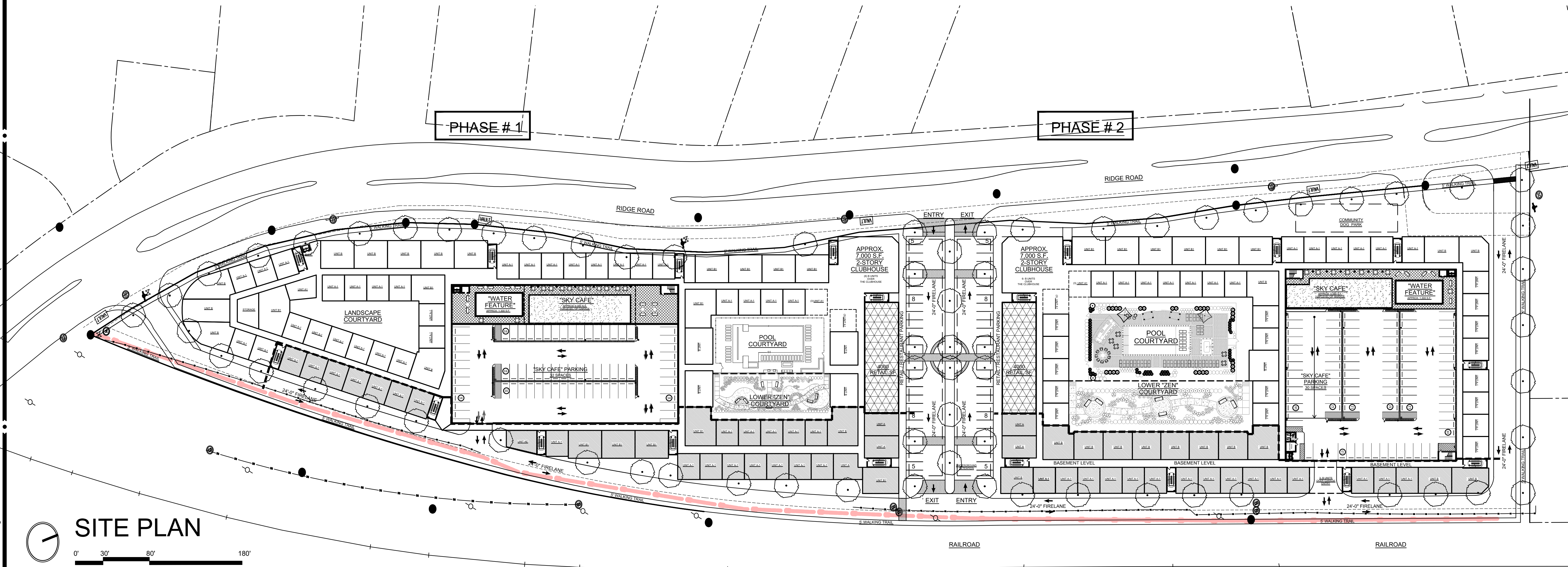
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

HAMBRICK GARY/GRACE HAMBRICK
P.O. BOX 907
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
PO BOX 101
DENTON, TX 76202

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
PO BOX 2514
ROCKWALL, TX 75087



SITE PLAN

0' 30' 80' 180'
SCALE

PHASE # 1

350 TOTAL UNITS: - 4 stories w/ basement portion

70% "A-units" - 245 units
30% "B-units" - 105 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 4,000 s.f. = 16 spaces
(449 Total parking spaces required)

PARKING PROVIDED:

(Garage) :Approx. 100 spaces per tier (4.5 levels)
- total of approx. 475 spaces provided.
(Surface) : 26 spaces

Grand Total parking spaces provided: 501

PHASE # 2

350 TOTAL UNITS: - 4 stories w/ basement portion

72% "A-units" - 245 units
28% "B-units" - 105 units

PARKING GARAGE:
Parking Req'd:

1.0 for 1- Bedroom = 245 x 1.0 = 245 spaces
1.5 for 2- Bedroom = 105 x 1.5 = 158 spaces
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces
1/250 General Retail = 4,000 s.f. = 16 spaces
(449 Total parking spaces required)

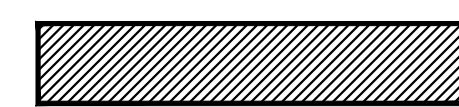
PARKING PROVIDED:

(Garage) :Approx. 111 spaces per tier (4 levels)
- total of approx. 444 spaces provided.
(Surface) : 26 spaces

Grand Total parking spaces provided: 470

BASEMENT LEVEL

Basement level - shown hatched



UNIT SQUARE FOOTAGES:

Basement level - shown hatched

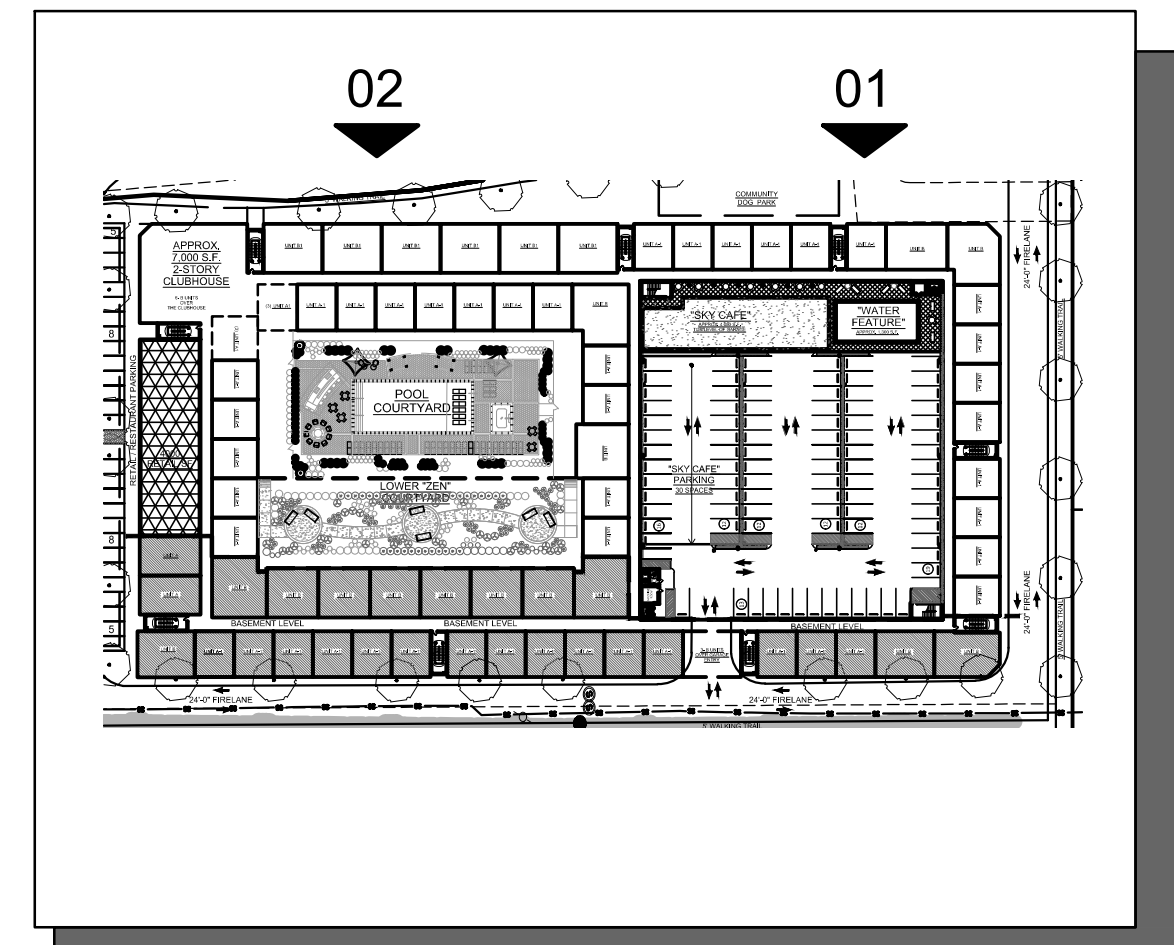
- Unit A1 - Approx. 700,.s.f (+-)
- Unit A2 - Approx. 750 s.f. (+-)
- Unit B1 - Approx. 950 s.f. (+-)
- Unit B2 - Approx. 1,025 s.f. (+-)
- Unit B3 - Approx. 1,100 s.f. (+-)



01 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



02 CONCEPTUAL-EXTERIOR ELEVATION
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



03 CONCEPTUAL-FRONT ELEVATION
SCALE 3/32" = 1'-0" PHASE 1

The Edge at Rockwall

ROCKWALL, TEXAS

ARRIVE1
ARCHITECTURE GROUP

Architecture
Planning
Project Management

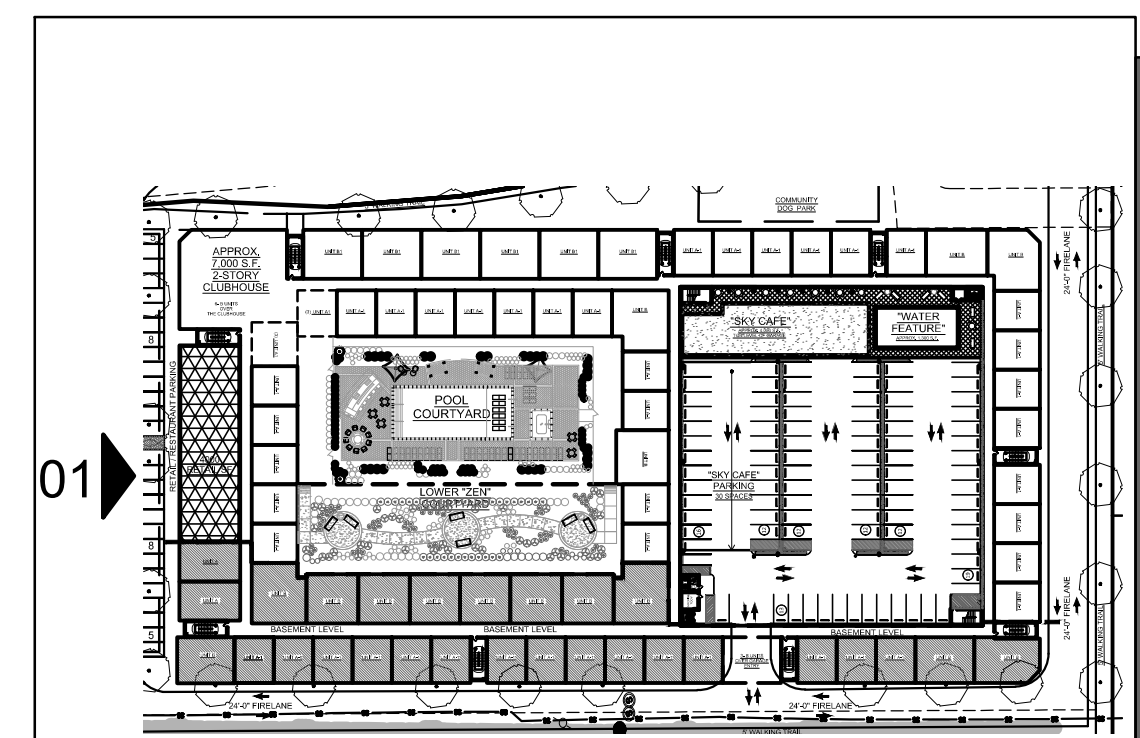
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph 817.514.0584 - Fx 817.514.0694

SEAL

ISSUED FOR:	DD REVIEW SET
DRAWN BY:	AAG
CHECKED BY:	JMT
SUBMITTAL DATE:	04/09/2021
SHEET NO.:	A5.01
SCALE:	



01 CONCEPTUAL-EXTERIOR ELEVATION
 SCALE 3/32" = 1'-0" PHASE 1



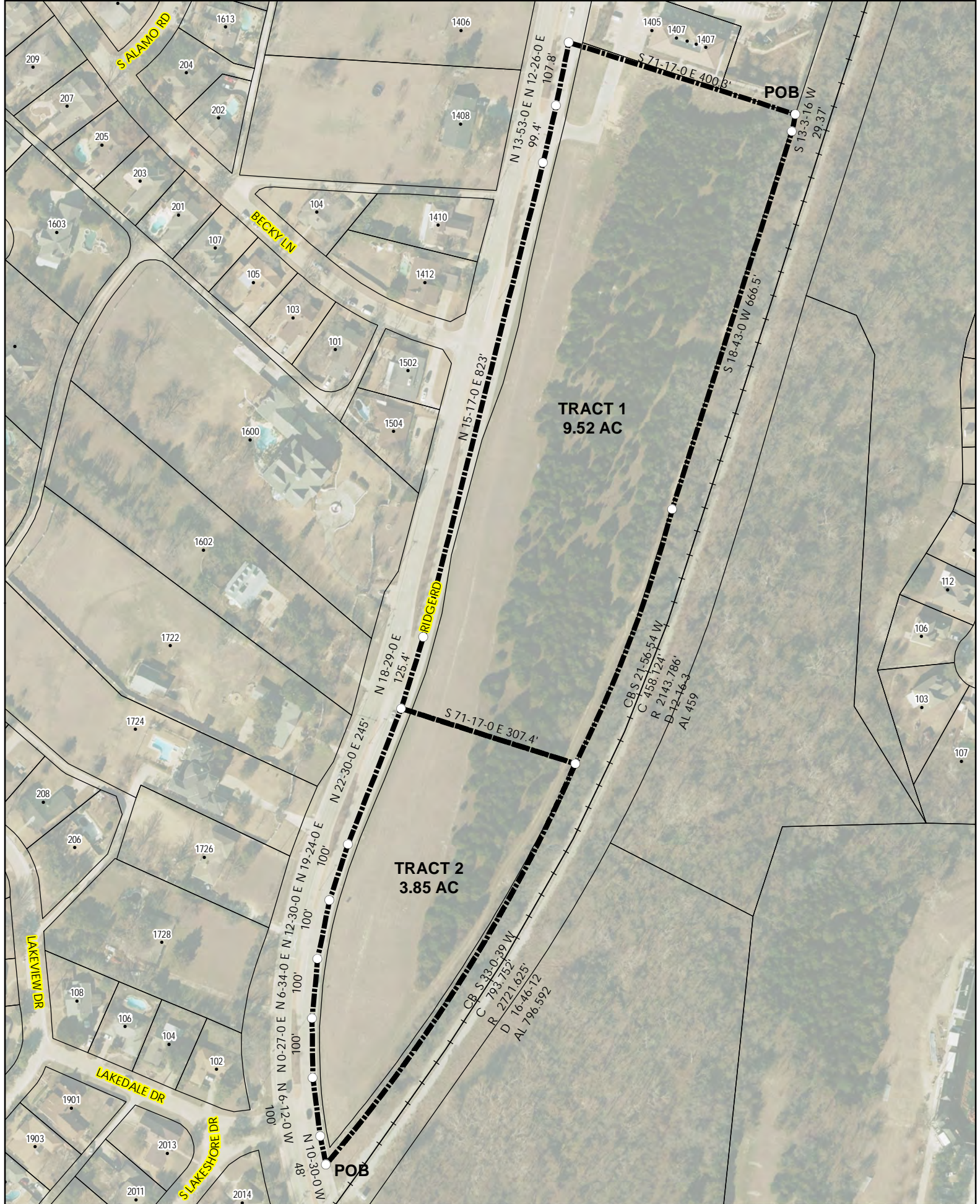
SITE - KEY LEGEND

The Edge at Rockwall
 ROCKWALL, TEXAS

ARRIVE1
 ARCHITECTURE GROUP
 Architecture
 Planning
 Project Management
 2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
 Ph 817.514.0584 - Fx 817.514.0694

SEAL

DRAWN BY AAG		CHECKED BY JMT	
ISSUED FOR DD REVIEW SET		SHEET NO.	
SUBMITTAL DATE 04/09/2021		SCALE	
		A5.02	



**TRACT 1
9.52 AC**

**TRACT 2
3.85 AC**



0 50 100 Feet
Date: 8/24/2021

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

PLANNED DEVELOPMENT #4

WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

August 18th 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-OR

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5th floor of the Parking structure. We also propose 4,000 sq. ft. of retail located on the ground floor of each building.

The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come. We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

Phase I 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Phase II 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

Community Amenities Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

Apartment Interiors Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein

14 SCENIC DISTRICT

↑ DOWNTOWN DISTRICT (PAGE 1-14)



2 The Commons

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [SH-205] and Ridge Road [FM-740], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (~26.58%) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- designated for Commercial land uses -- adjacent to Ridge Road [FM-740] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

- 1 Live/Work.** The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
- 2 Mixed-Use.** The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
- 3 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
- 4 Infill Development.** Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

- A. Rockwall Commons
- B. Spring Sports Complex
- C. Waterstone Estates Subdivision
- D. Rockwall High School
- E. Yellow Jacket Park



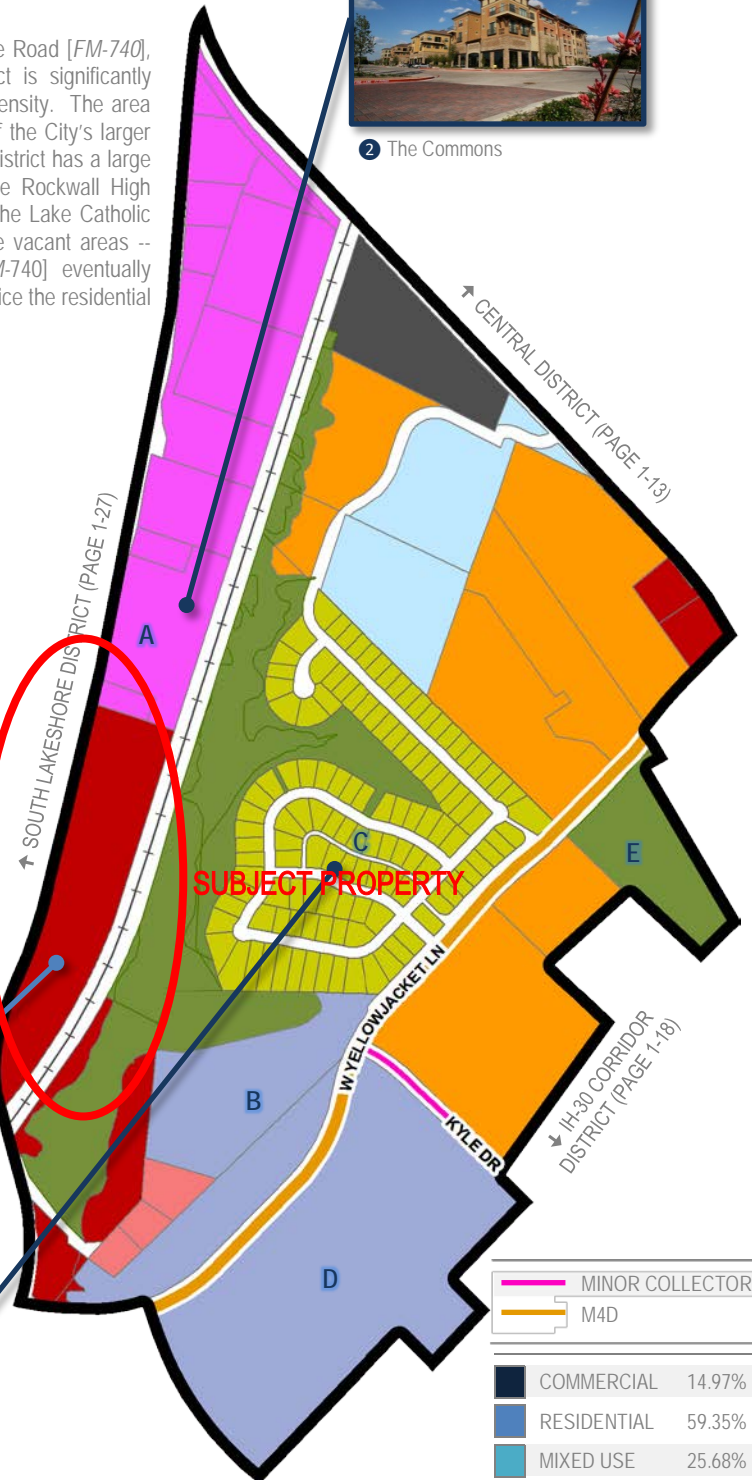
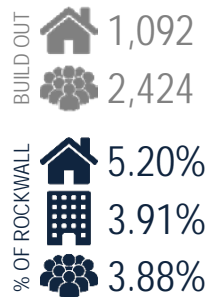
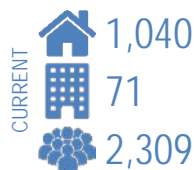
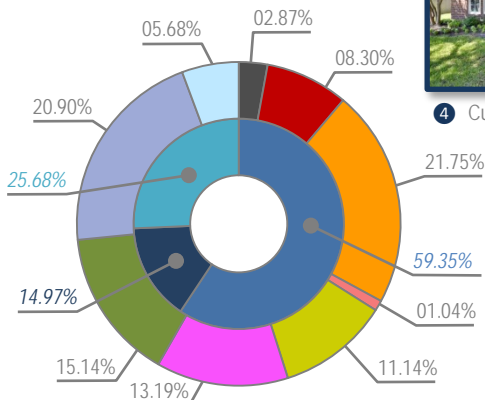
3 Future Neighborhood/Convenience Center



4 Current Suburban Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use



Color	Designation
Orange	MINOR COLLECTOR
Yellow	M4D
Dark Blue	COMMERCIAL 14.97%
Light Blue	RESIDENTIAL 59.35%
Teal	MIXED USE 25.68%

Grey	CEMETERY (CEM)	7.22-ACRES
Red	COMMERCIAL/RETAIL (CR)	20.89-ACRES
Orange	HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
Light Blue	LIVE/WORK (LW)	2.63-ACRES
Yellow	MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
Pink	MIXED USE (MU)	33.21-ACRES
Green	PARKS AND OPEN SPACE (OS)	38.13-ACRES
Light Blue	PUBLIC (P)	52.63-ACRES
Light Blue	QUASI-PUBLIC (QP)	14.31-ACRES

PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: Z2021-034
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	08/24/2021	Needs Review

08/24/2021: Z2021-034; Change of Zoning from AG to LI

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

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road.

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), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

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

- 1) Planning & Zoning Work Session meeting will be held on August 31, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on September 14, 2021.
- 3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- 4) City Council meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.5 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. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

- 08/26/2021: M - Driveway spacing to be 200' from John King.
- M - Driveway spacing to be 100' between driveways and to the east.
- M - Must install a 12" water line along John King frontage in the easement.

The following items are informational for the engineering design process.

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.
- 20' utility easement required along all street frontage.
- Show existing and proposed water and sewer on site plan

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- Must get a WOTUS/ Wetland study for the on-site pond.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement
- Must pick up drainage from the properties east that are supposed to drain into the existing drainage easement along Airport. Driveways can't block drainage will need culverts

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 to the southeast. Will need a Railroad permit to cross their ROW.
- Water and sewer must be 10' apart.
- Install 12" water line along John King in a 20' easement
- Will need off-site easements to get to the sewer which is on the other side of the railroad tract and approx. 1,200' east of the subject property.
- Will need a utility crossing permit from the railroad

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.
- 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.
- Install 5' sidewalk along Airport
- Verify the ROW required for the John King swap with TxDOT.

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	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/24/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved
08/23/2021: no comments			

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.
- 20' utility easement required along all street frontage.
- Show existing and proposed water and sewer on site plan

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- Must get a WOTUS/ Wetland study for the on-site pond.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement
- Must pick up drainage from the properties east that are supposed to drain into the existing drainage easement along Airport. Driveways can't block drainage will need culverts

Water and Wastewater Items:

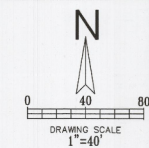
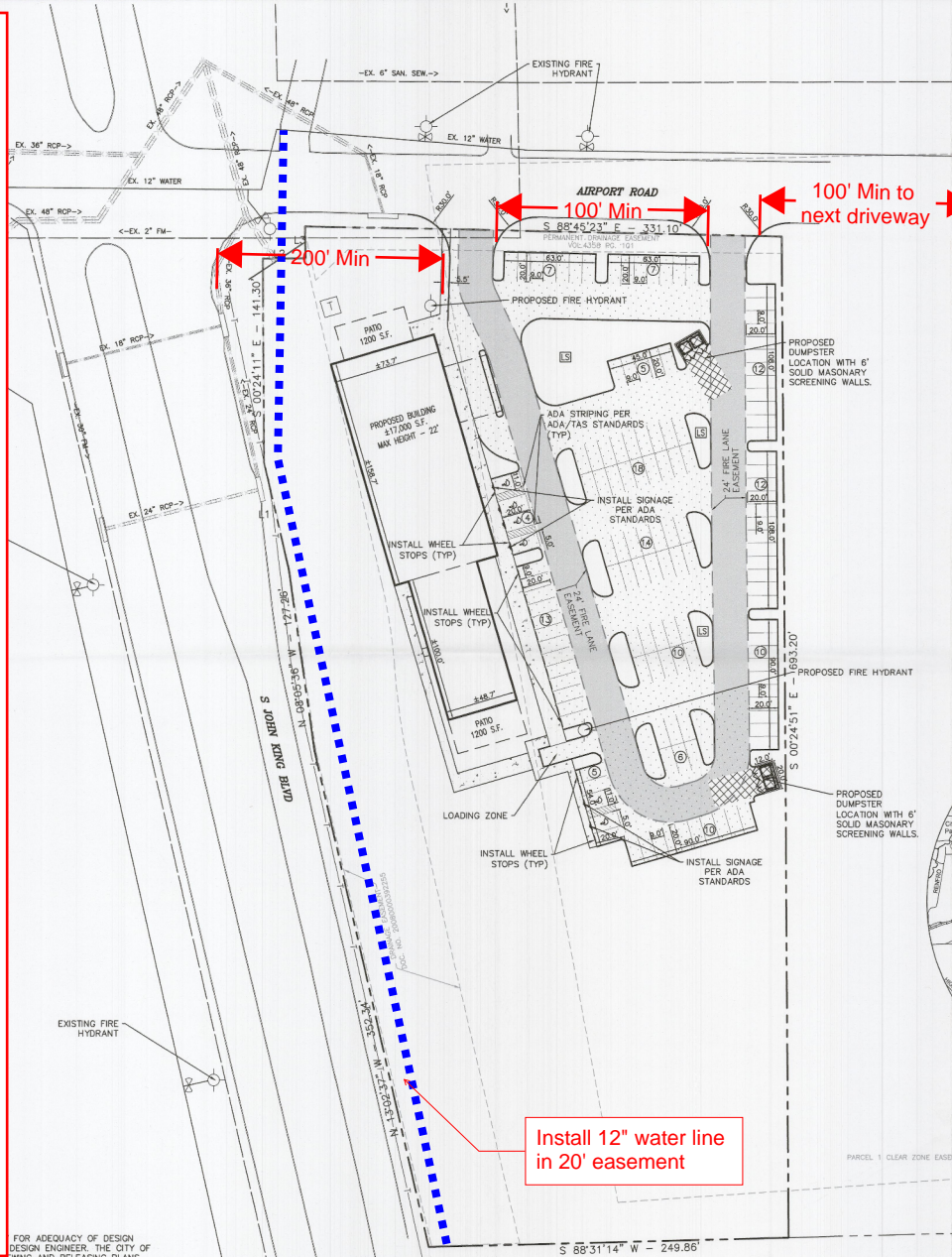
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW.
- Water and sewer must be 10' apart.
- Install 12" water line along John King in a 20' easement
- Will need off-site easements to get to the sewer which is on the other side of the railroad tract and approx. 1,200' east of the subject property.
- Will need a utility crossing permit from the railroad

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.
- 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.
- Install 5' sidewalk along Airport
- Verify the ROW required for the John King swap with TxDOT.

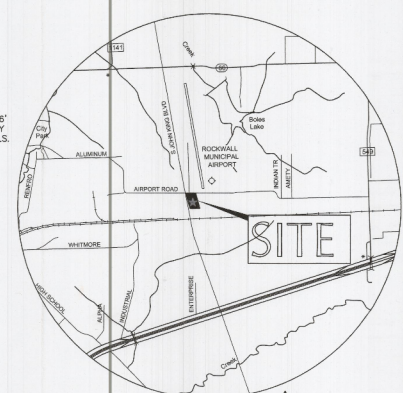
Landscaping:

- 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".



LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING SPACES IN A ROW
- PROPOSED LANDSCAPING
- PROPOSED FIRELANE
- PROPOSED TRANSFORMER
- 4" PROPOSED SIDEWALK 3,800 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX)
- 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX) (PROPOSED FIRE LANE)
- 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX)



VICINITY MAP
NTS NORTH

Cumulus Design
Firm #14870
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0387

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL ORAMON, P.E. NO. 112767 ON 07/30/21.

CONCEPT PLAN
BOYS AND GIRLS CLUB
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	07/30/21
DRAWING SCALE	1" = 40'
PROJECT NUMBER	CD21021
SHEET NUMBER	CP

CONTRACTOR TO MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
 CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.
 USHER-PC/ENGINEER/2021 PROJECT/CD21021 - BOYS AND GIRLS CLUB, ROCKWALL VILLAGE/PLAT PLAN CD21021.DWG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-034

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	N/A				
SUBDIVISION	ABS A0102, D HARR, TRACT 2-06	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	Southeast corner of Airport Road & N. John King Boulevard				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Vacant		
PROPOSED ZONING	LI	PROPOSED USE	Boys & Girls Club		
ACREAGE	5.07	LOTS [CURRENT]	0	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 type="checkbox"/> OWNER	Saro Partners LLC	<input checked="" type="checkbox"/> APPLICANT	Masterplan
CONTACT PERSON		CONTACT PERSON	Maxwell Fisher
ADDRESS	1450 T.L. Townsend	ADDRESS	2595 Dallas Parkway
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(214) 470-3972
E-MAIL		E-MAIL	maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valic [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 \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 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 AND COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

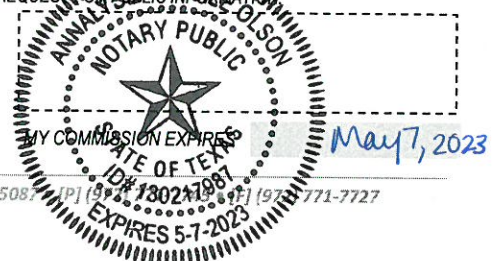
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF August, 2021

OWNER'S SIGNATURE

Shawn Valic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Annalyse Olson





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.

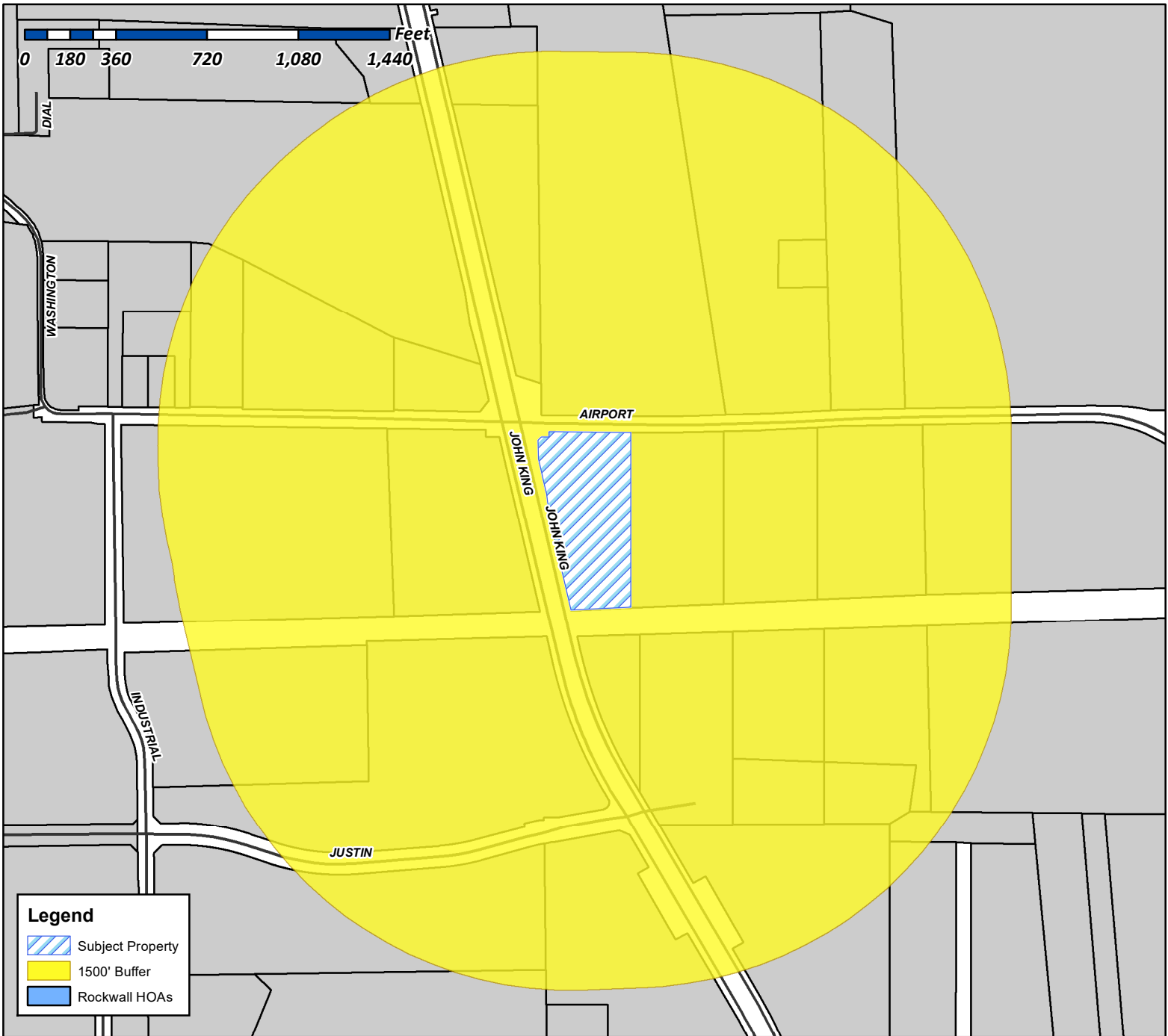
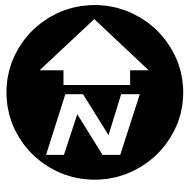




City of Rockwall

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Case Number: Z2021-034
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SEC of Airport Road & John King Blvd



Date Created: 8/20/2021
 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. Z2021-034: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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 Monday, September 20, 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. Z2021-034: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]
Address: [Grey box]

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

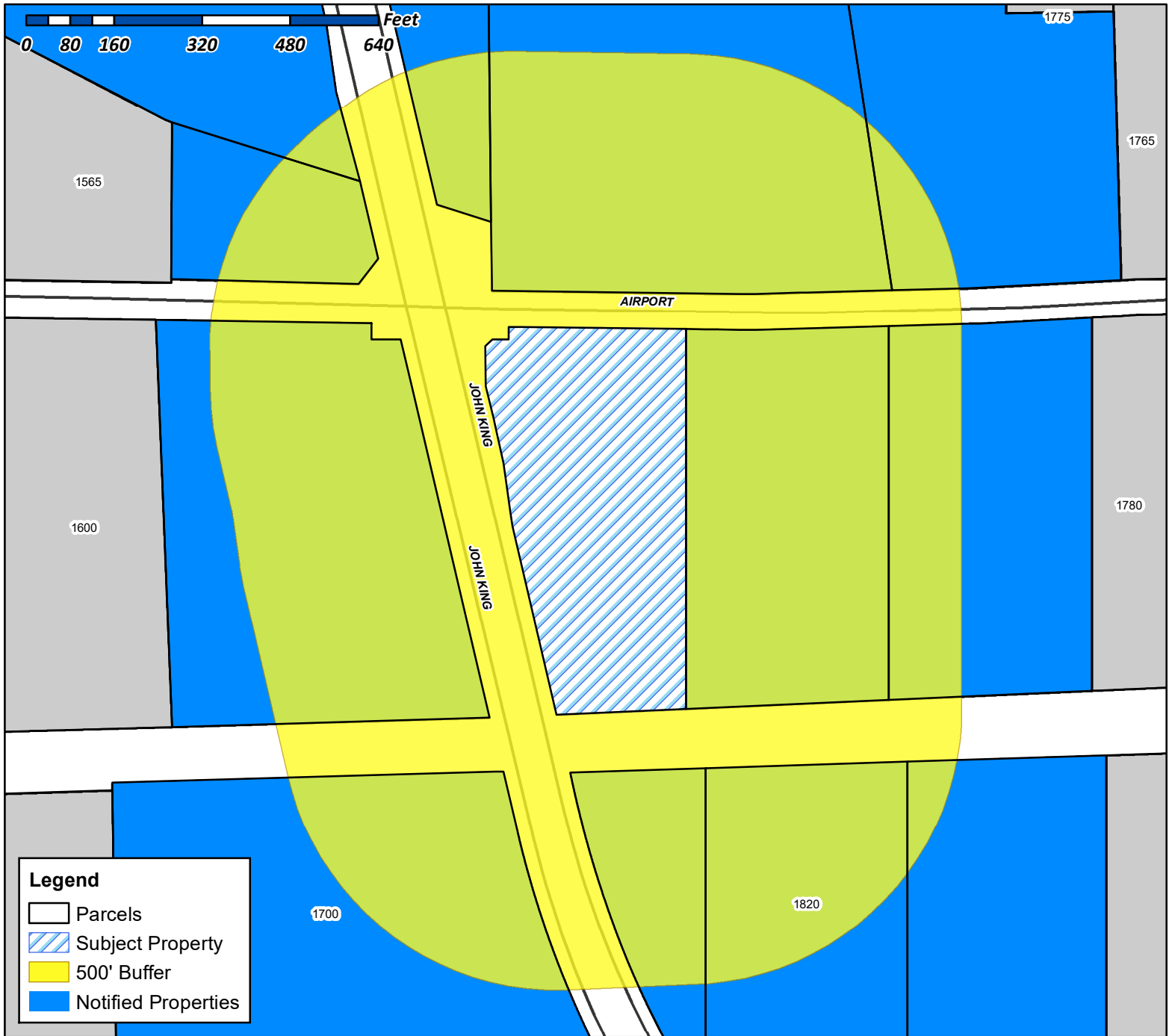
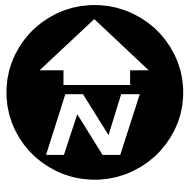
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



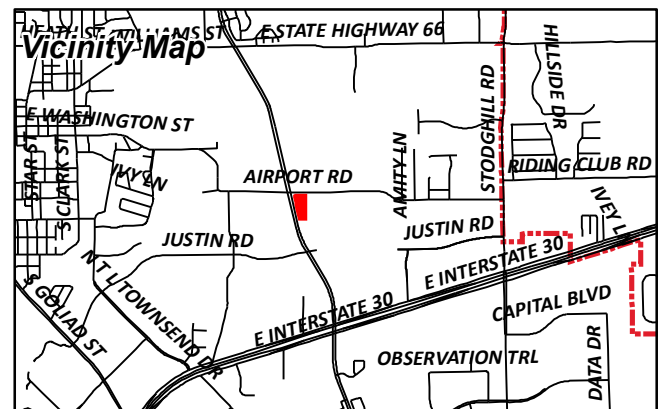
City of Rockwall

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Date Created: 8/20/2021
 For Questions on this Case Call (972) 771-7745

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
1700 JUSTIN RD
ROCKWALL, TX 75087

JCP JUSTIN LLC
1820 JUSTIN RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP JUSTIN LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

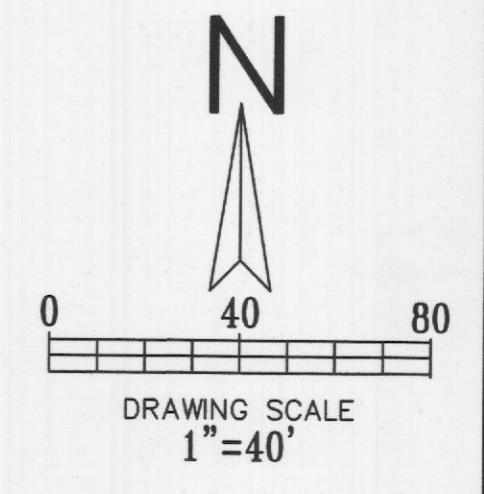
ATHEY JACK R
P.O. BOX 219
LAVON, TX 75166

ATHEY JACKIE R
P.O. BOX 219
LAVON, TX 75166

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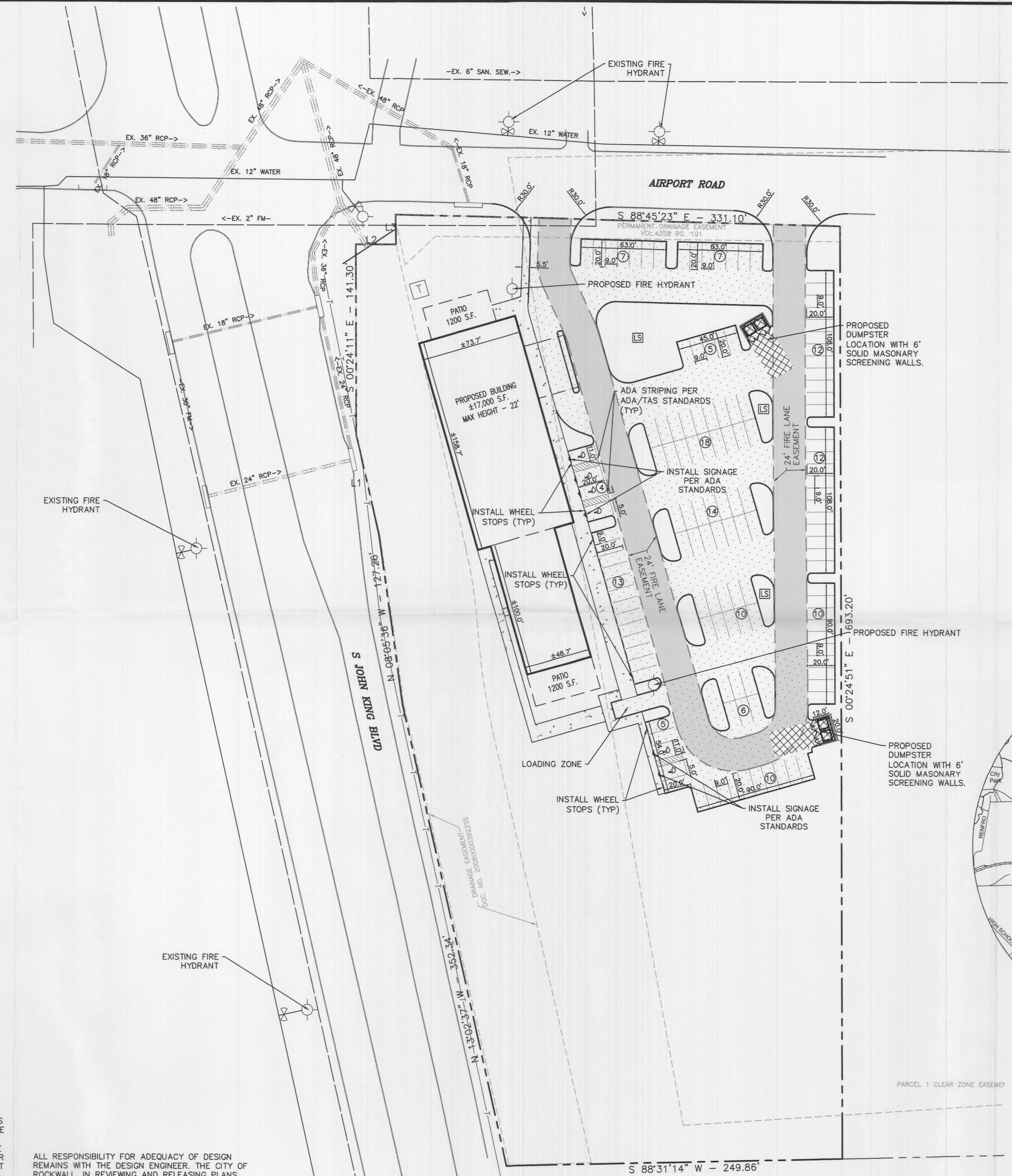
CONCEPT PLAN
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PLOT DATE	07/30/21
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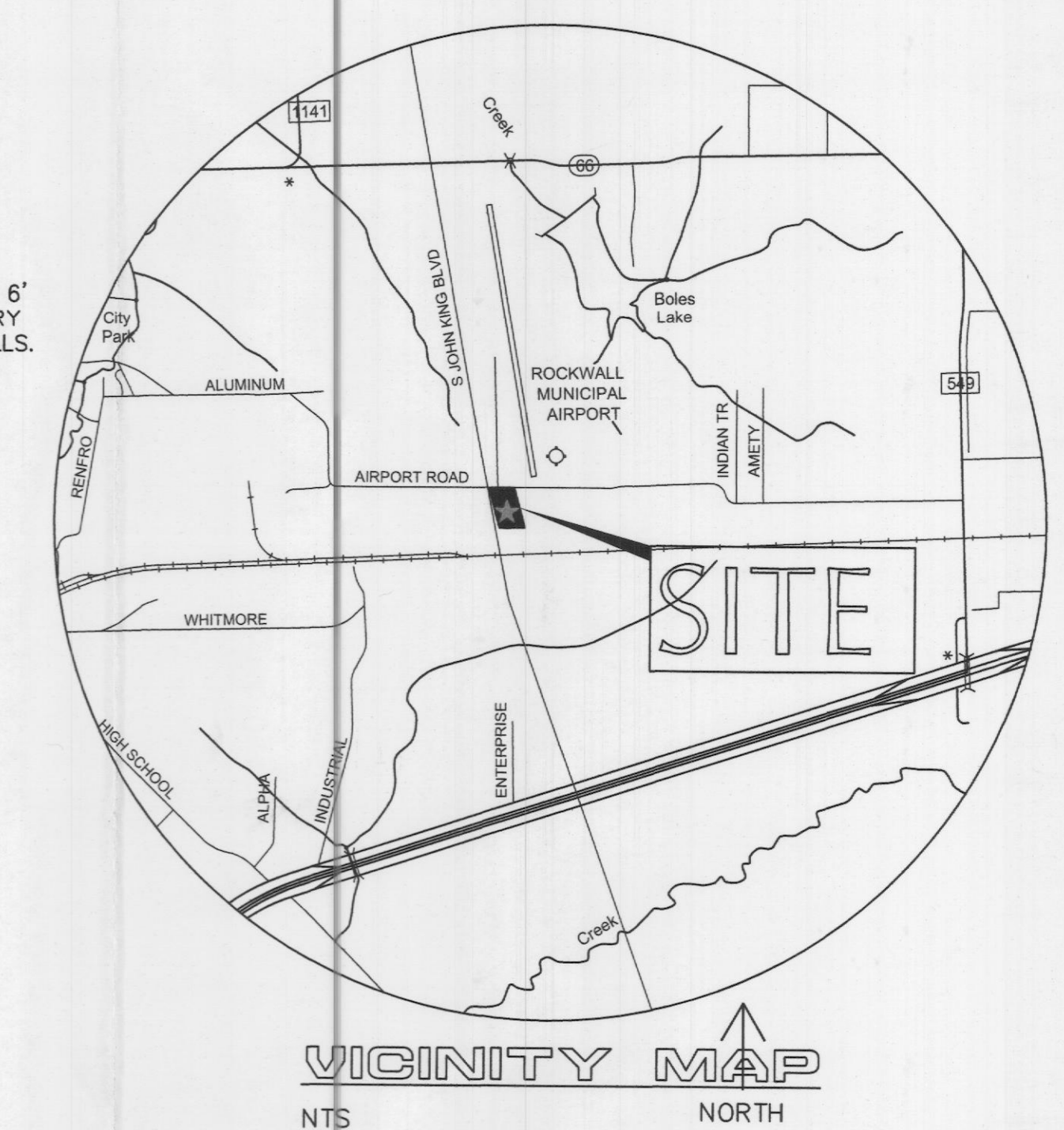


- SITE NOTES:**
1. THE PROPOSED BUILDINGS WILL BE FIRE SPRINKLERED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
 4. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
 5. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
ZONING:	COMMERCIAL
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	5.13 ACRES (223,607 SQ FT)
BUILDING FOOTPRINT:	17,000 SQUARE FEET
BUILDING AREA:	17,000 SQUARE FEET
OPEN SPACE:	133,982.4/223,607 : 59.9%
PAVED SURFACE AREA:	89,624.6/223,607 : 40.1%
BUILDING HEIGHT:	1 STORY (22'-0" MAX)
PARKING REQUIRED:	85 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	4 PARKING SPACES
PARKING PROVIDED:	133 PARKING SPACES (6 ACCESSIBLE PARKING SPACES INCLUDED)
LOADING SPACE REQUIRED:	1 LOADING SPACE
LOADING SPACE PROVIDED:	1 LOADING SPACES



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
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!!! CAUTION !!!
 UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

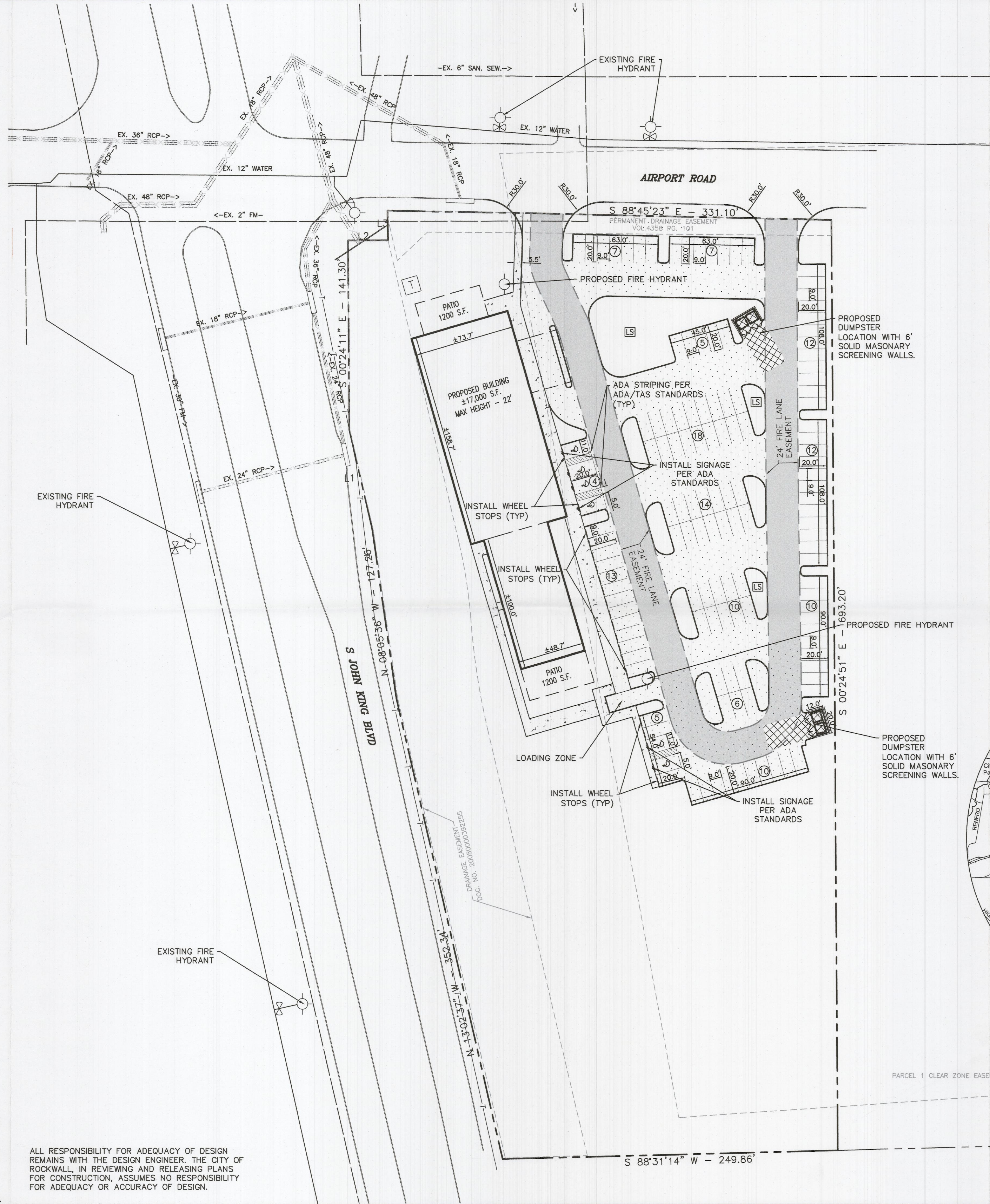
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

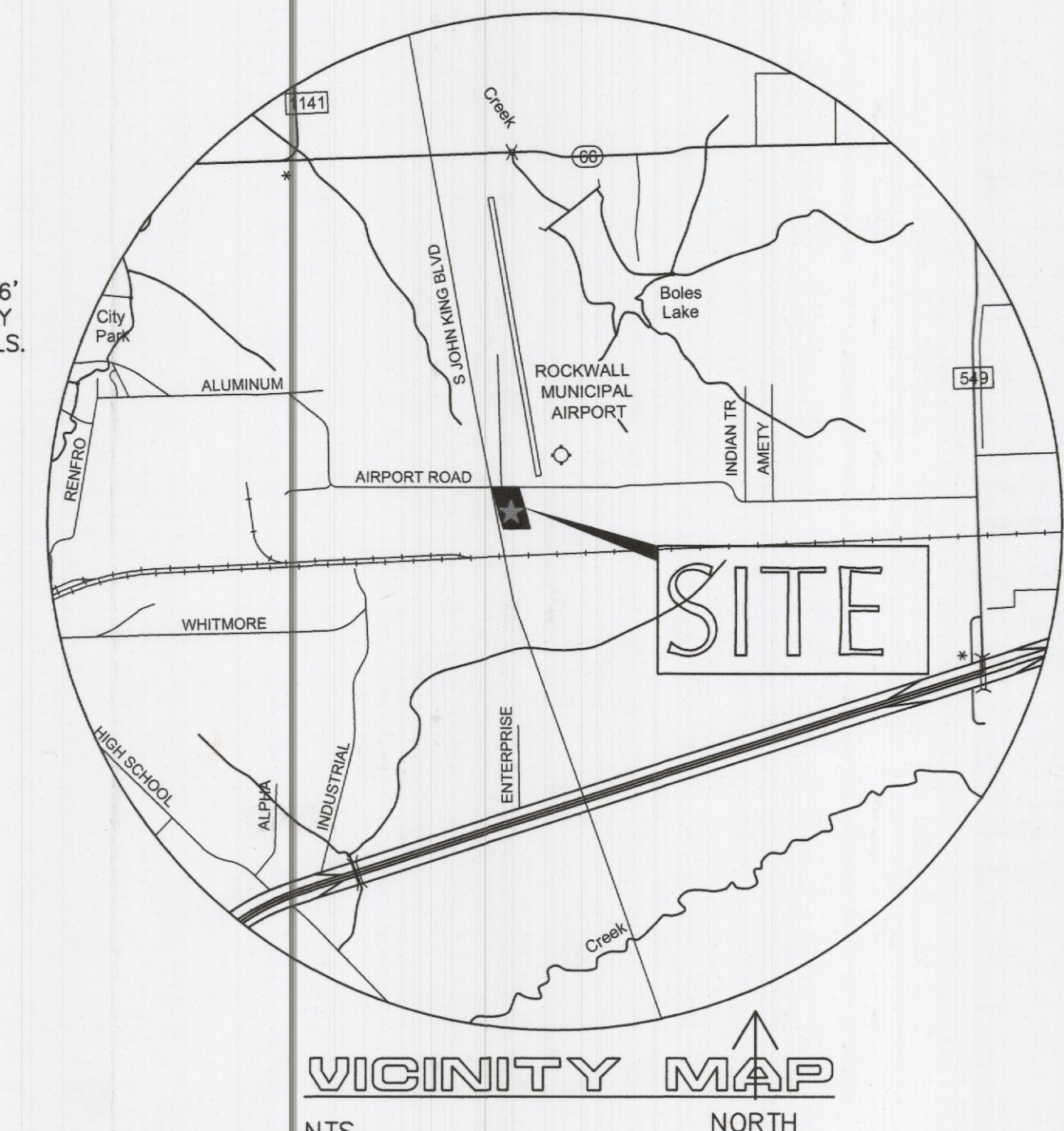
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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112787 ON 07/30/21.

CONCEPT PLAN

BOYS AND GIRLS CLUB

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PLOT DATE
07/30/21

DRAWING SCALE
1" = 40'

PROJECT NUMBER
CD21021

SHEET NUMBER
CP

Legal Description

All that, certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of a 6.177 acres tract of land as described in a Special Warranty deed from Bobby Frank Athey, Jo An Athey and Jackie Ray Athey to Julie Catherine Marshall, Ann Elizabeth Holley and Billy H. Athey, Jr., dated December 22, 2006 and being recorded in Volume 4875, Page 125 of the Official Public Records of Rockwall County, Texas, and Being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of M.K. & T. Railroad, a 100 foot right-of-way, said point being at the southeast corner of said 6.177 acres tract of land, said point also being at the southwest corner of a 6.177 acres tract of land as described in a Special Warranty deed from Bobby Frank Athey, Jo An Athey and Jackie Ray Athey to Bobby Frank Athey dated December 22, 2006 and being recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE S. 88 deg. 21 min. 10 sec. W. along said right-of-way line, a distance of 250.10 feet to a 1/2" iron rod found for corner in the east right-of-way line of John King Boulevard SH 205 bypass, a variable width right-of-way per deed recorded in Volume 5342. Page 256 of the Official Public Records of Rockwall County, Texas;

THENCE N. 13 deg. 13 min. 12 sec. W. along said right-of-way line, a distance of 351.97 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 15 min. 40 sec. W. along said right-of-way line, a distance of 127.26 feet to a 1/2" iron rod found for corner;

THENCE N. 13 deg. 09 min. 48 sec. W. along said right-of-way line, a distance of 76.52 feet to a 1/2" iron rod found for corner in the west boundary line of said Marshall 6.117 acres tract;

THENCE N. 00 deg. 34 min. 55 sec. W. along the west boundary line of said Marshall 6.117 acres tract, a distance of 141.41 feet to a 1/2" iron rod found for corner in the south right-of-way line of said Bypass;

THENCE EAST, along said right-of-way line, a distance of 29.85 feet to a 1/2" iron rod found for corner;

THENCE NORTH, along said right-of-way line, a distance of 3.54 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road per deed recorded in Volume 6002, Page 270 of the Official Public records of Rockwall County. Texas;

THENCE N. 87 deg. 51 min. 59 sec. E. along said right-of-way line, a distance of 330.97 feet to a 1/2" iron rod found for corner in the east boundary line of said Marshall 6.117 acres tract;

THENCE S 00 deg. 34 min. 55 sec. E. along the east line of said tract, a distance of 693.20 feet to the POINT OF BEGINNING and containing 220,722 square feet or 5.07 acres of land.

Letter of Explanation

Boys & Girls Club

On behalf of The Boys & Girls Club of America, Masterplan requests approval of a change of zoning from Agriculture District to Light Industrial District on the approximately 5-acre property located at the southeast corner of N. John King Boulevard and Airport Road. The Boys & Girls Club of Northeast Texas has plans to relocate from 915 N. Goliad Street in Rockwall to the new facility planned at the subject property. The re-location will allow for new and improved facility owned by the Boys & Girls Club.

The Boys & Girls Club focuses on engaging youth in a healthy learning environment to help them develop to become productive, caring and responsible citizens. This mission is based upon over a hundred years of providing an outlet for children to grow and be mentored by their local community. Services to youth that particularly fill a need include youth development during out of school time when some children are most vulnerable. Their mission includes five core programs: arts, sports and recreation, leadership and service, education and health and wellness. Although the request for a change of zoning is not formally tied to specific improvements, the improvement plans include building an approximately 17,000-square foot one-story building for activities, meeting rooms, offices and other uses to support the mission and goal of the Boys & Girls Club of America.

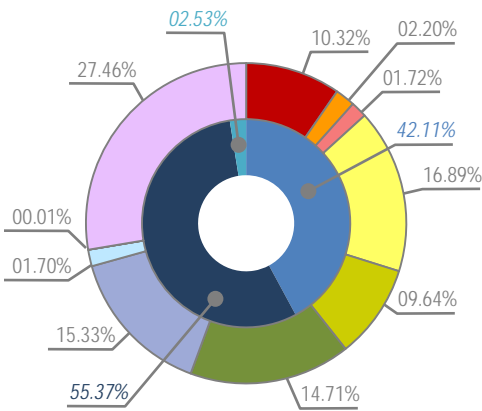
The change of zoning is necessary to enable development as the current zoning of Agriculture prohibits most use and development types. The Industrial District will accommodate the development while aligning with the Future Land Use Map of the Rowlett Comprehensive Plan. The Future Land Use Map calls for Technology and Employment Center for the subject property. Light Industrial zoning makes since near the airport and industrial and other employment center uses slated for this area.

01 CENTRAL DISTRICT DISTRICT STRATEGIES

DISTRICT DESCRIPTION

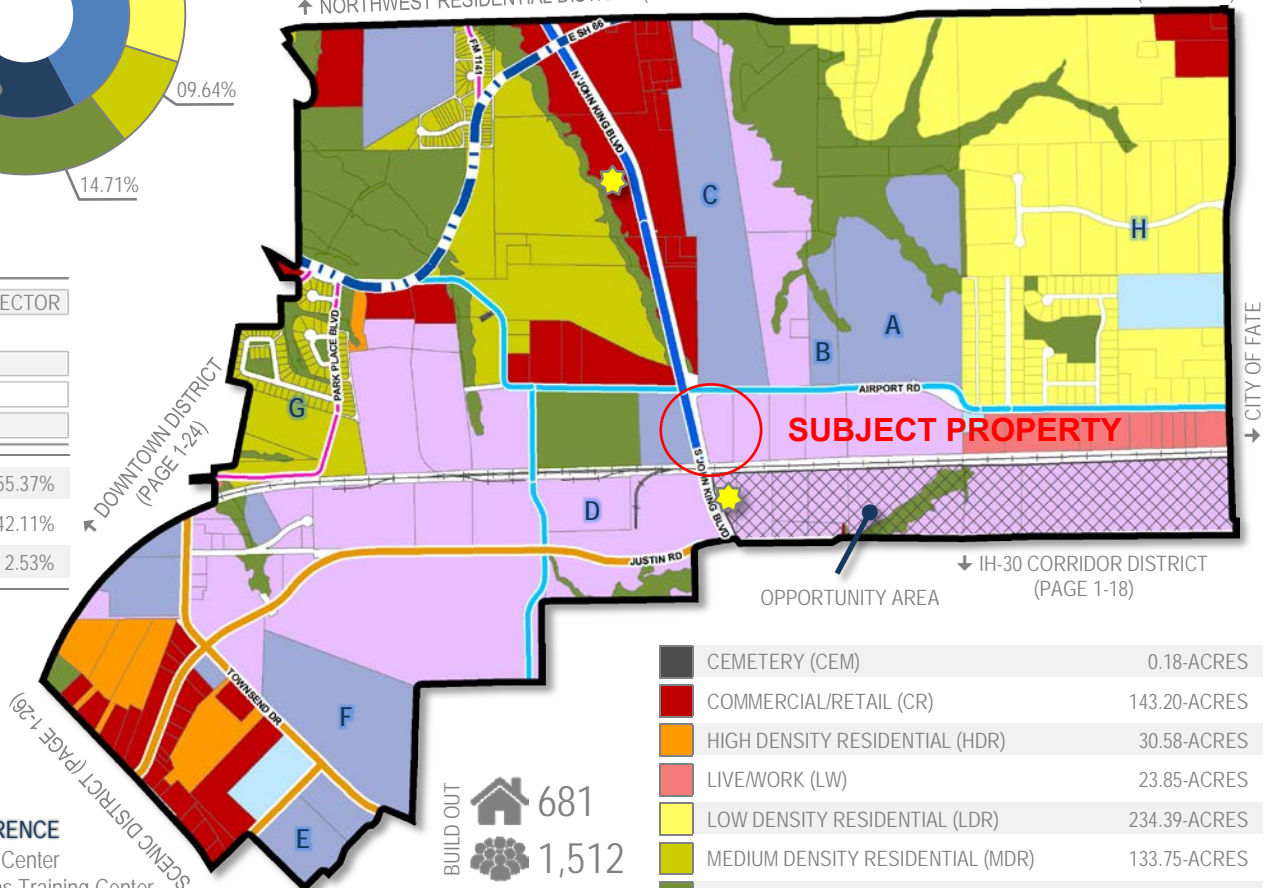
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Category	Percentage
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25) ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



- POINTS OF REFERENCE**
- A. Animal Adoption Center
 - B. Regional Firearms Training Center
 - C. Ralph Hall Municipal Airport
 - D. Leon Tuttle Athletic Complex
 - E. Rockwall County Courthouse
 - F. Utley Middle School
 - G. Park Place Subdivision
 - H. Rolling Meadows Subdivision

BUILD OUT

- 681 (House icon)
- 1,512 (Flower icon)

% OF ROCKWALL

- 1.10% (House icon)
- 3.91% (Building icon)
- 0.82% (Flower icon)

CURRENT

- 220 (House icon)
- 71 (Building icon)
- 488 (Flower icon)

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 5.07-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-06 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the southeast corner of the intersection of Airport Road and John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 04, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 4TH DAY OF OCTOBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 20, 2021

2nd Reading: October 4, 2021

Exhibit 'A'
Legal Description

All that, certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of a 6.177 acres tract of land as described in a Special Warranty deed from Bobby Frank Athey, Jo An Athey and Jackie Ray Athey to Julie Catherine Marshall, Ann Elizabeth Holley and Billy H. Athey, Jr., dated December 22, 2006 and being recorded in Volume 4875, Page 125 of the Official Public Records of Rockwall County, Texas, and Being more particularly described as follows:

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THENCE N. 13 deg. 13 min. 12 sec. W. along said right-of-way line, a distance of 351.97 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 15 min. 40 sec. W. along said right-of-way line, a distance of 127.26 feet to a 1/2" iron rod found for corner;

THENCE N. 13 deg. 09 min. 48 sec. W. along said right-of-way line, a distance of 76.52 feet to a 1/2" iron rod found for corner in the west boundary line of said Marshall 6.117 acres tract;

THENCE N. 00 deg. 34 min. 55 sec. W. along the west boundary line of said Marshall 6.117 acres tract, a distance of 141.41 feet to a 1/2" iron rod found for corner in the south right-of-way line of said Bypass;

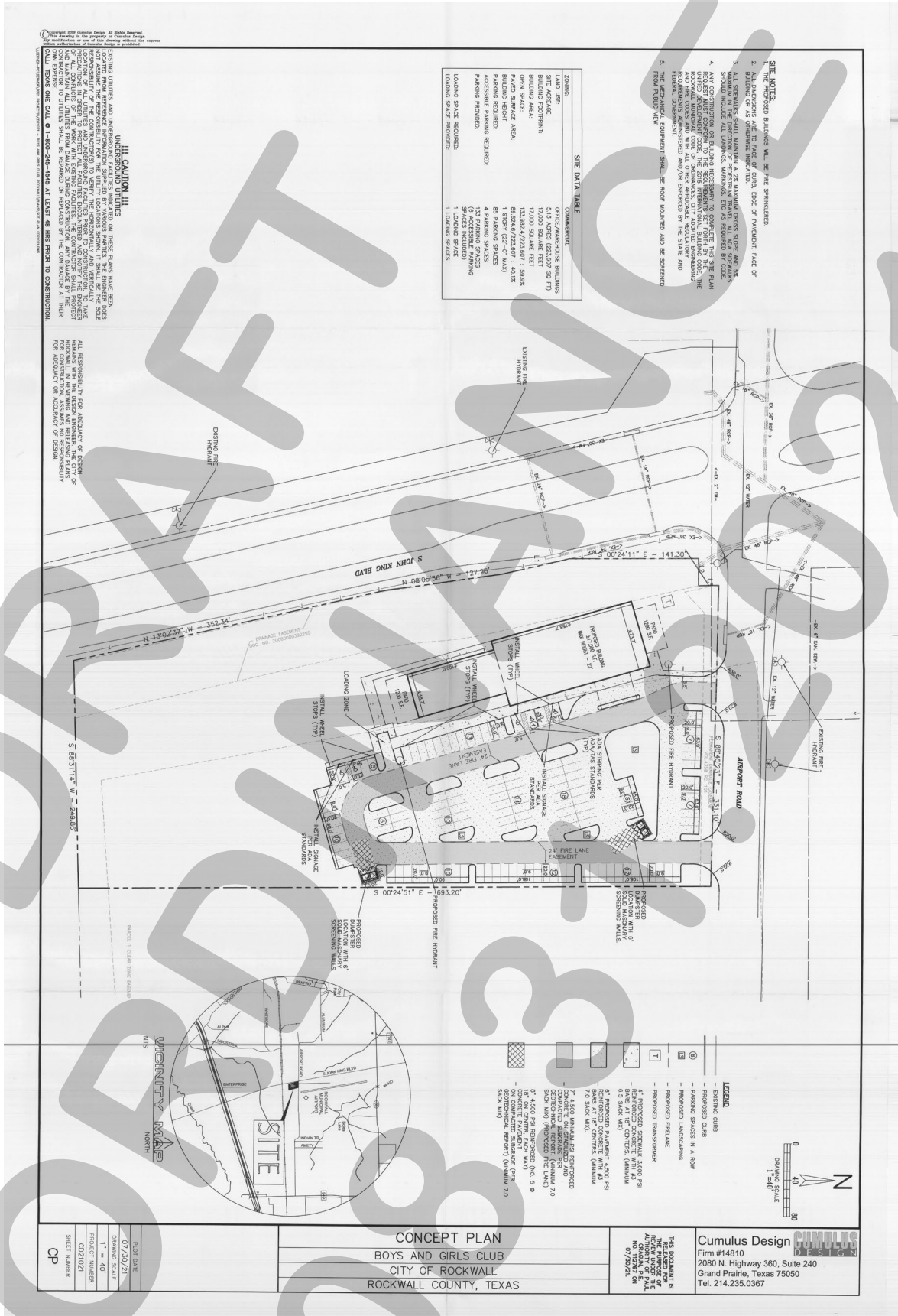
THENCE EAST, along said right-of-way line, a distance of 29.85 feet to a 1/2" iron rod found for corner;

THENCE NORTH, along said right-of-way line, a distance of 3.54 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road per deed recorded in Volume 6002, Page 270 of the Official Public records of Rockwall County. Texas;

THENCE N. 87 deg. 51 min. 59 sec. E. along said right-of-way line, a distance of 330.97 feet to a 1/2" iron rod found for corner in the east boundary line of said Marshall 6.117 acres tract;

THENCE S 00 deg. 34 min. 55 sec. E. along the east line of said tract, a distance of 693.20 feet to the POINT OF BEGINNING and containing 220,722 square feet or 5.07 acres of land.

Exhibit 'B' Zoning Exhibit



PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: Z2021-035
PROJECT NAME: Zoning Change from AG to NS
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	08/24/2021	Needs Review

08/24/2021: Z2021-035; Change of Zoning from AG to NS

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

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road.

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 SH-205 By-Pass Overlay (SH-205 BY-OV) District, and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

M.4 As a note, based on the size of the proposed building as indicated on the conceptual site plan, approval of a Specific Use Permit (SUP) will be required in order to construct a building greater than 5,000 SF within the Neighborhood Services (NS) District. [Subsection 07.03, Non-Residential District Development Standards, of Article 05, UDC]

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

- 1) Planning & Zoning Work Session meeting will be held on August 31, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on September 14, 2021.
- 3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- 4) City Council meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.5 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. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

08/26/2021: M - Driveway spacing to be 200' away from John King and 100' from Old Quail Run.
M - Driveway spacing to be 300' along John King from Quail Run and then 200' from the next southern driveway.
M - There is an existing 12" water line. No structures or landscaping can be within 10' of the line.

The following items are informational for the engineering design phase.

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 or across easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Show proposed and existing utilities on site plan

Drainage Items:

- Detention is required. Manning's c-value is determined by land use.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No public water or sewer can be in the detention easement.
- No vertical walls allowed in detention.

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 west side of John King. Must bore line under ROW.
- Sewer Pro-rata of \$593.37/acre
- Water and sewer must be 10' apart.

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.
- 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.
- Must dedicate half of the ROW for E Old Quail Run Road (25' from the CL)
- If connecting in directly to E Old Quail Run Rd then will need to pave min of 24' wide back to Quail Run Rd.

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	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved

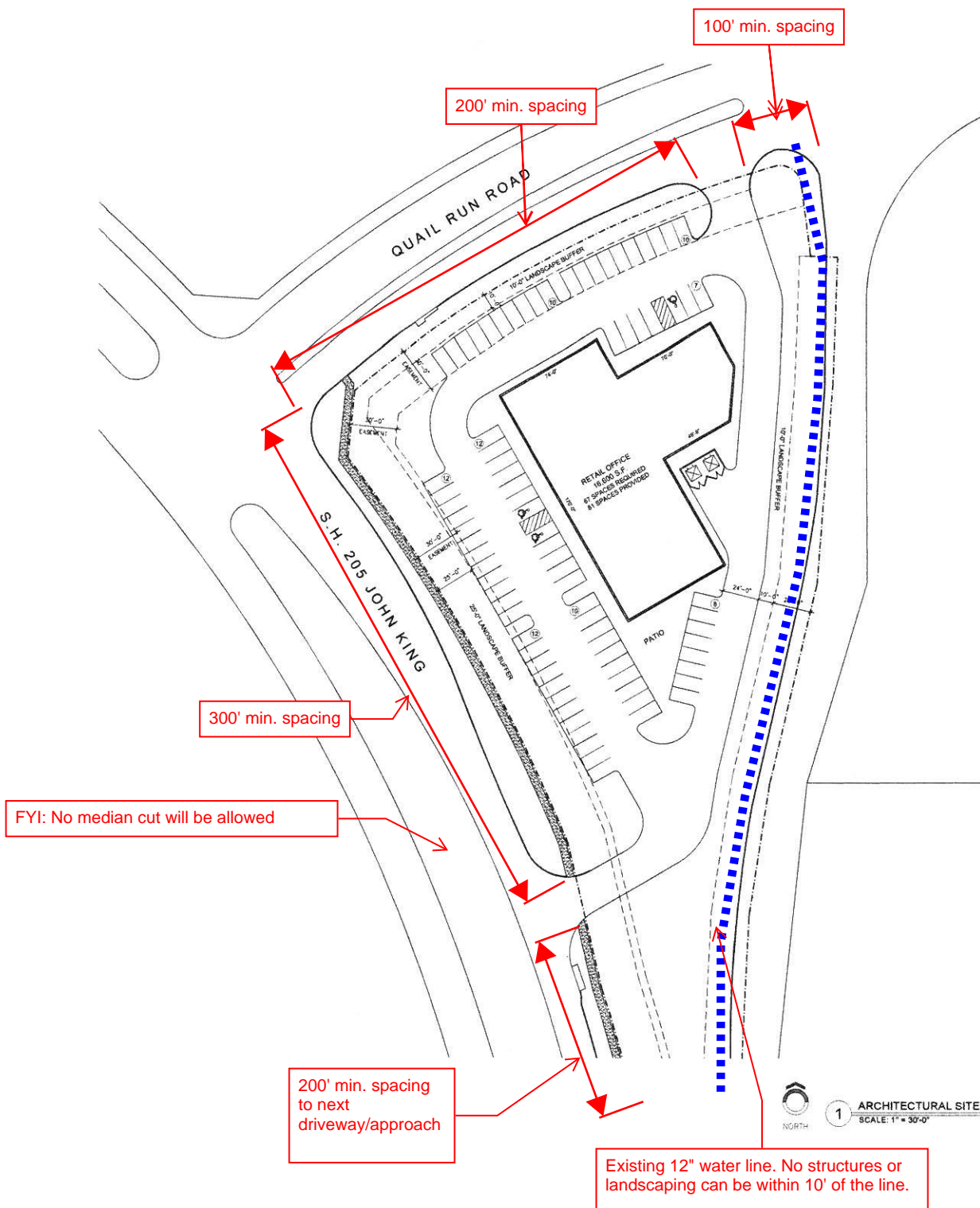
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved

08/23/2021: no comments



100' min. spacing

200' min. spacing

300' min. spacing

FYI: No median cut will be allowed

200' min. spacing to next driveway/approach

Existing 12" water line. No structures or landscaping can be within 10' of the 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 or across easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
 - Show proposed and existing utilities on site plan
- Drainage Items:**
- Detention is required. Manning's c-value is determined by land use.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.
 - No public water or sewer can be in the detention easement.
 - No vertical walls allowed in detention.
- 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 west side of John King. Must bore line under ROW.
 - Sewer Pro-rata of \$593.37/acre
 - Water and sewer must be 10' apart.
- 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.
 - 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.
 - Must dedicate half of the ROW for E Old Quail Run Road (25' from the CL)
 - If connecting in directly to E Old Quail Run Rd then will need to pave min of 24' wide back to Quail Run Rd.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

NO.	REVISION	DATE

PROPOSED SITE PLAN FOR
RETAIL OFFICE DEVELOPMENT
 SEC. SH 205 John King & Quail Run
 Rockwall, Texas 75087



ARCHITECTURAL SITE PLAN

DATE	JULY 2021	SHEET NO.	
PROJECT NO.	2021045		
DRAWN BY:			A100
CHECKED BY:			

1 ARCHITECTURAL SITE
 SCALE: 1" = 30'-0"



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

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 NORTHEAST COR. OF JOHN KING BLVD. & QUAIL RUN RD.

SUBDIVISION G.R. BARNES SURVEY, ABS. 13, TRACT 1-04, ROAD LOT ID. 08652 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG (AGRICULTURAL DIST.) CURRENT USE VACANT

PROPOSED ZONING NS (NEIGHBORHOOD SERVICE) PROPOSED USE RETAIL DEVELOPMENT

ACREAGE 2 AC. 2.75/12 LOTS [CURRENT] LOTS [PROPOSED]

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

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

OWNER BRADLEY J. GIDEON

APPLICANT BNSB L.P. BRAD BERRY

CONTACT PERSON BRAD GIDEON

CONTACT PERSON ROBERT LALROIX

ADDRESS 114 Stonecreek dr

ADDRESS 4517 SCENIC DR.

CITY, STATE & ZIP Irving, TX 75063

CITY, STATE & ZIP Faulett, TEXAS 75088

PHONE 713 306 6068

PHONE 972-754-9682

E-MAIL Gbradleyjoe@aol.com

E-MAIL RLALROIX@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

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

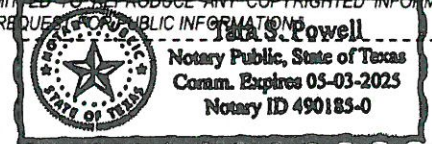
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 241.27 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF August, 2021. BY SIGNING THIS APPLICATION, 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 12 DAY OF August, 2021.

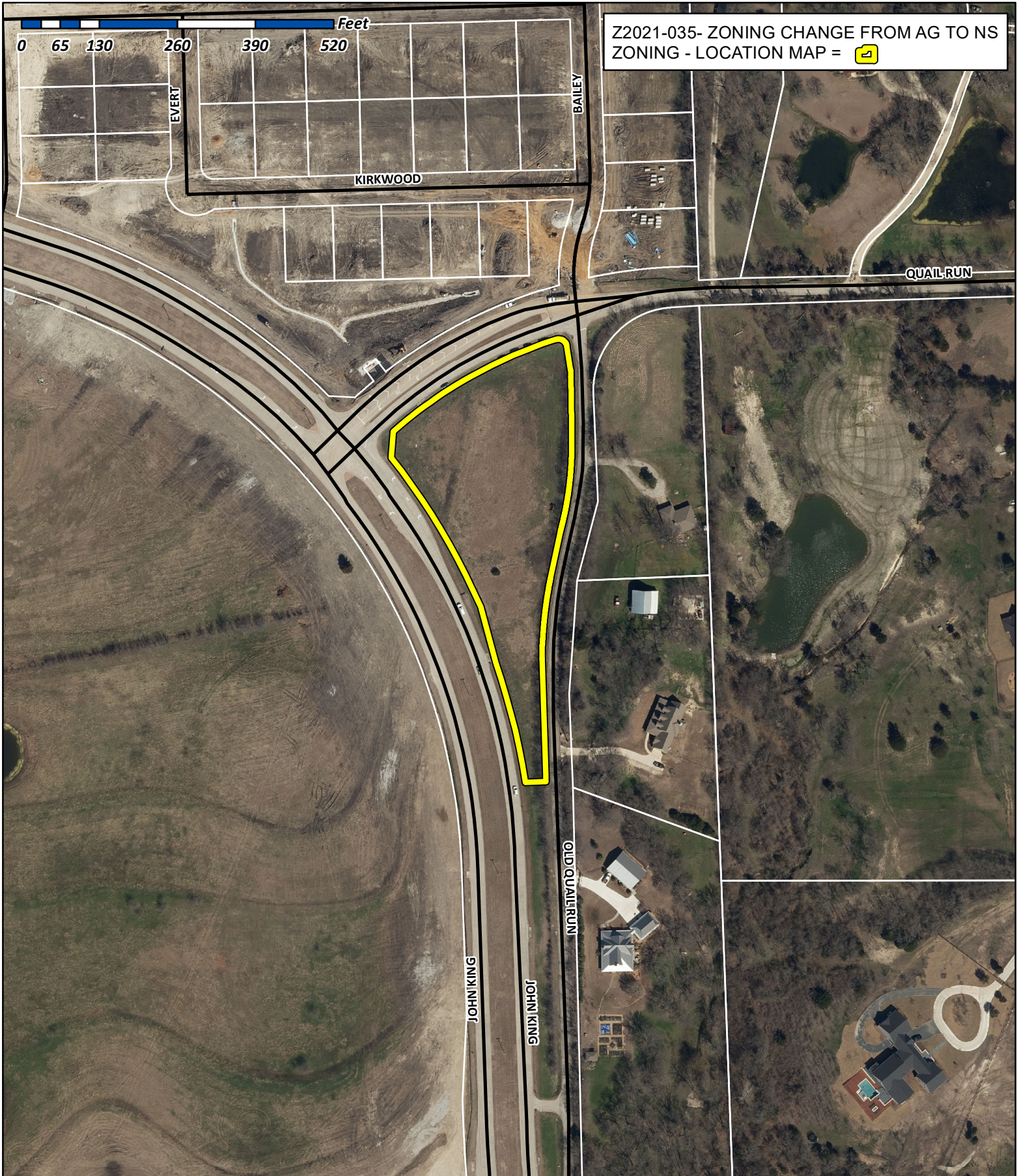
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jana Spowey



MY COMMISSION EXPIRES 5-3-25



Z2021-035- ZONING CHANGE FROM AG TO NS
 ZONING - LOCATION MAP = [pin 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.

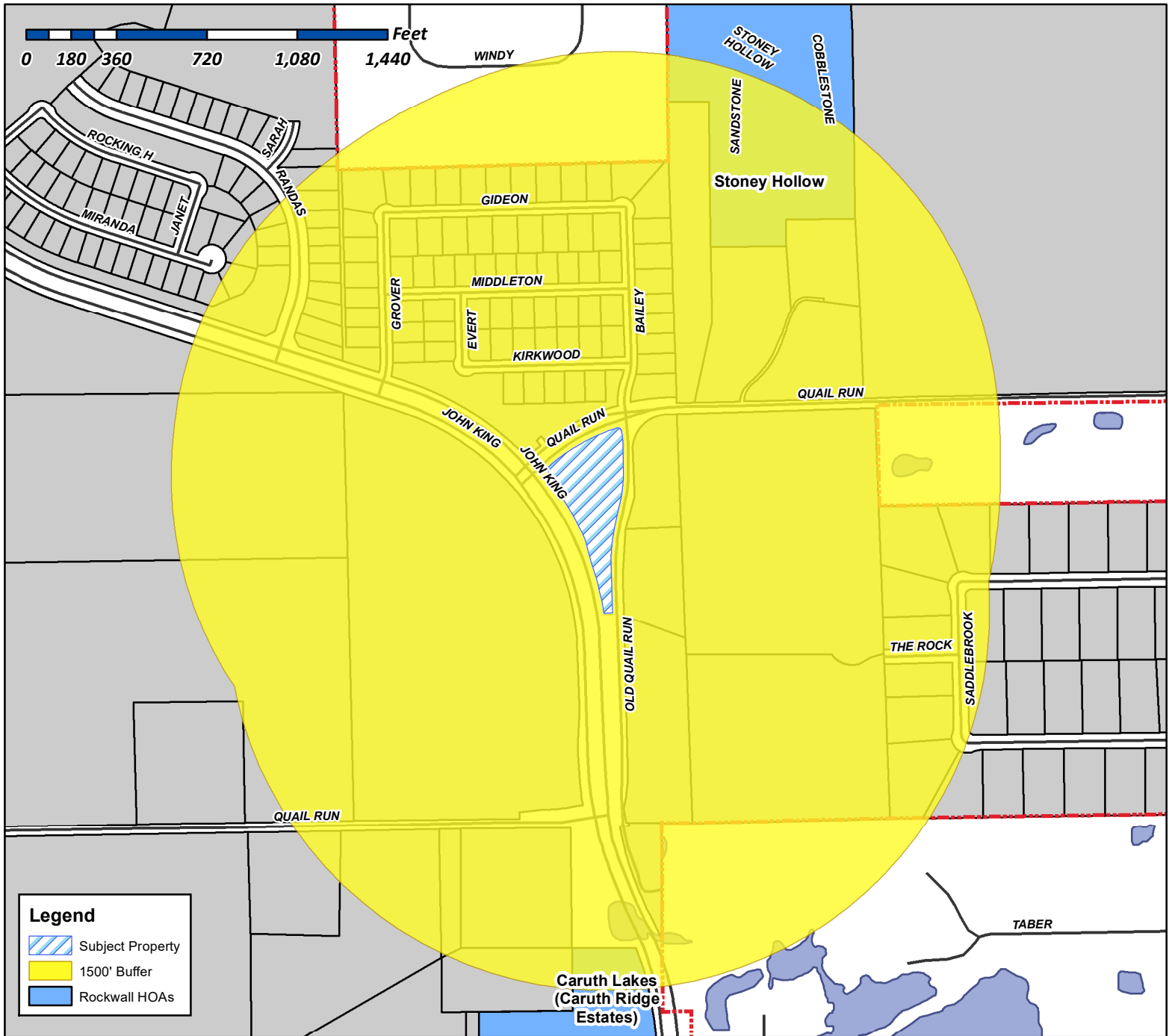




City of Rockwall

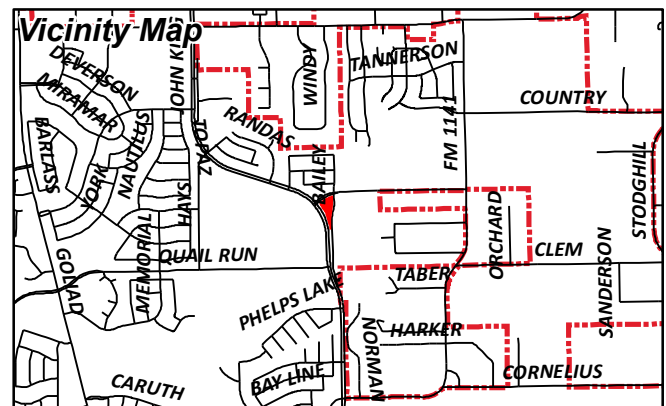
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-035
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NEC of John King Blvd. & Quail Run Rd.

Date Created: 8/20/2021
 For Questions on this Case Call (972) 771-7745

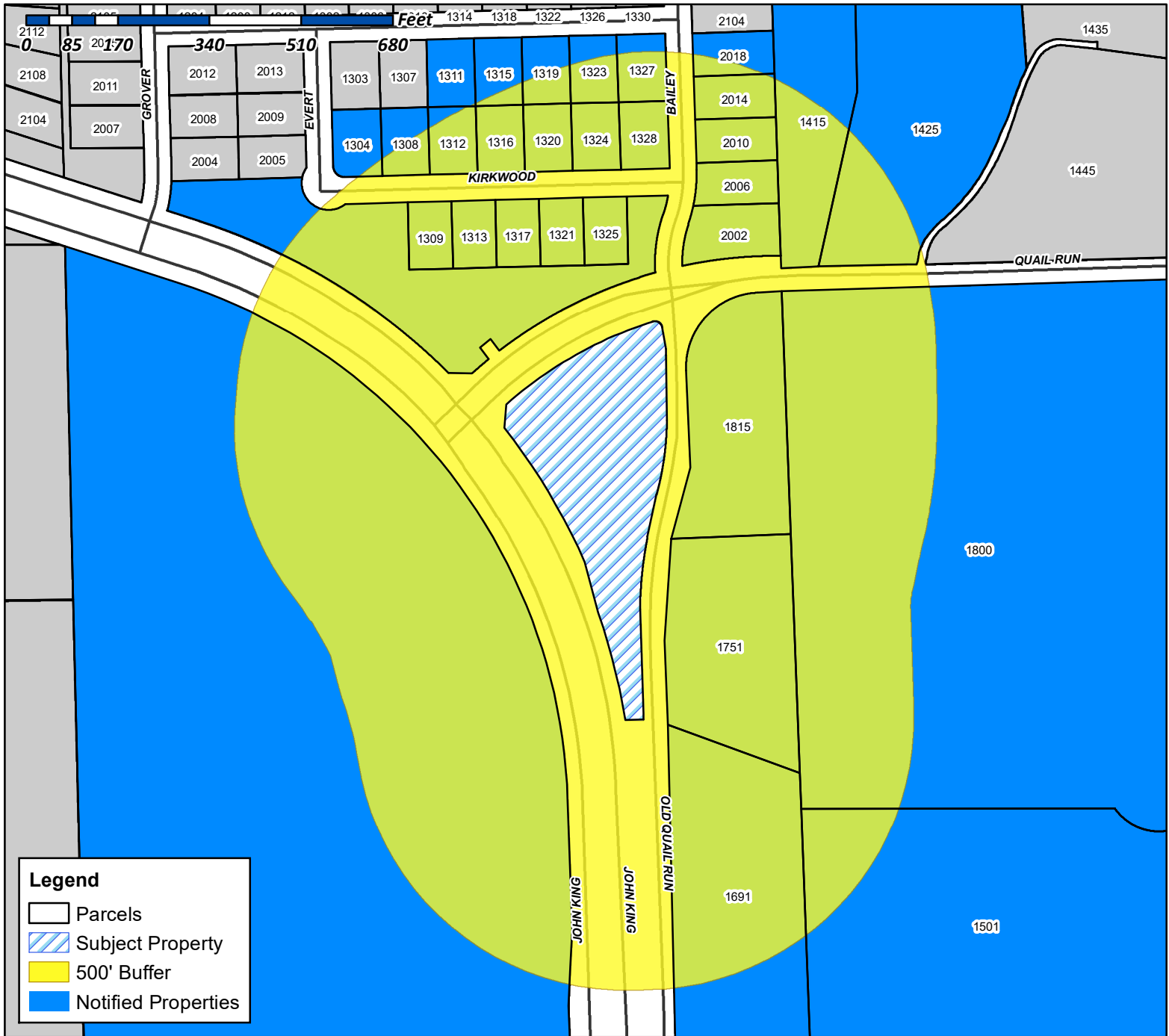




City of Rockwall

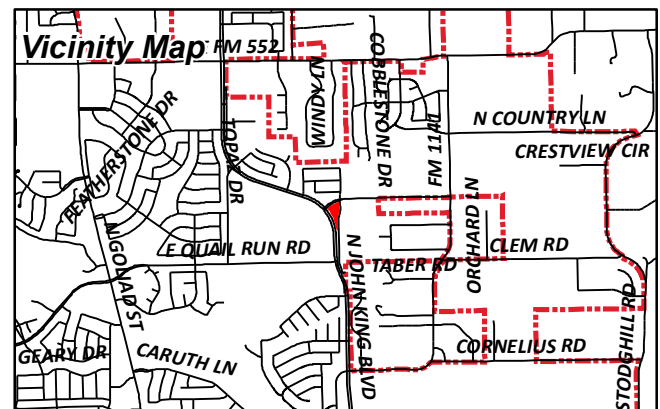
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2021-035
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Case Address: NEC of John King Blvd & Quail Run Rd.

Date Created: 8/20/2021
 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. Z2021-035: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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 Monday, September 20, 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. Z2021-035: Zoning Change from AG to NS

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

GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

PACESETTER HOMES LLC
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1309 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1312 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1316 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1325 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1327 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1328 KIRKWOOD ROAD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

UTLEY HERMAN AND KRISTI
1751 E QUAIL RUN ROAD
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

UTLEY HERMAN D
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

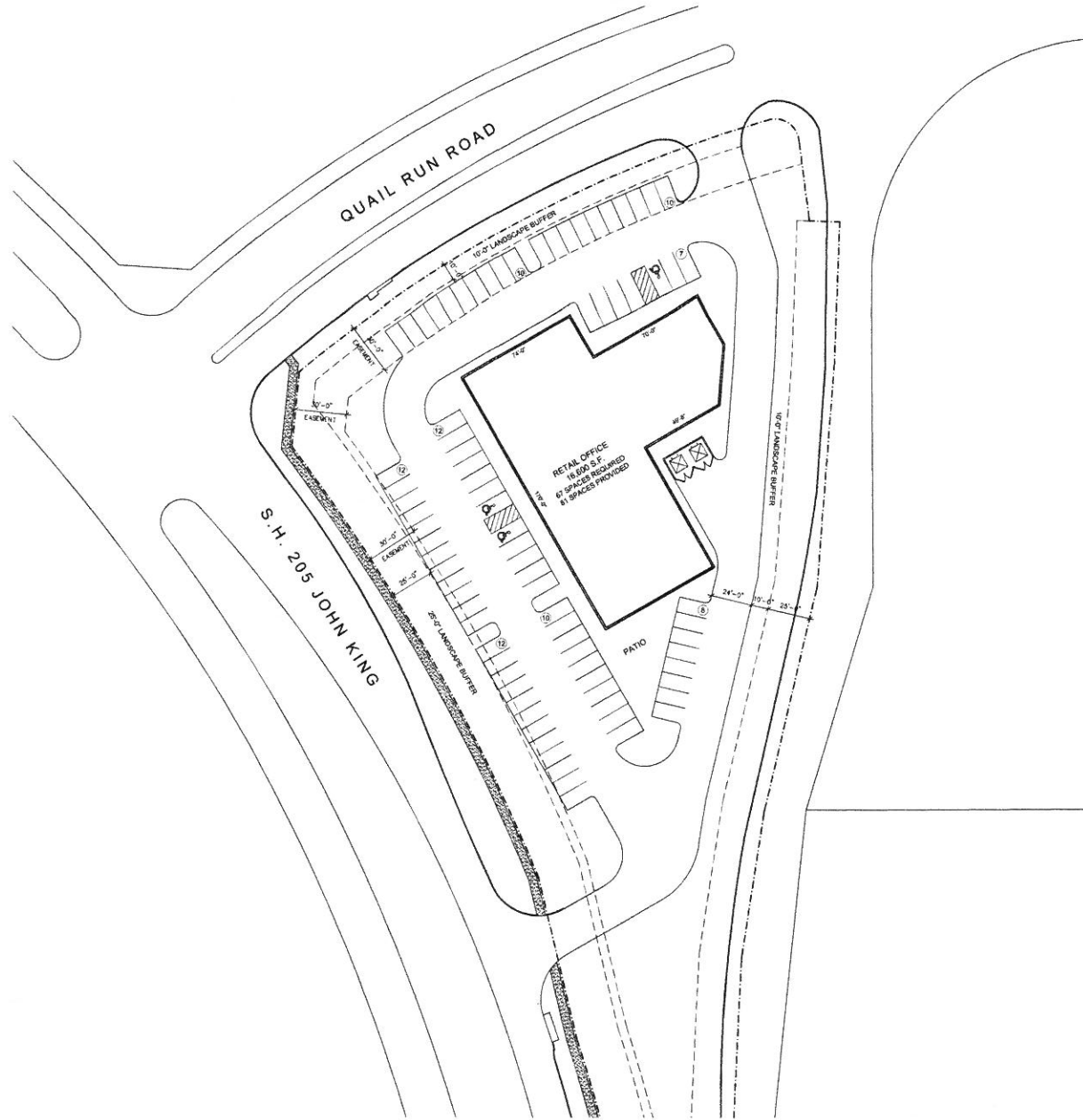
GARDNER JAMES K JR AND
KARIN B NEWELL
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087



DATE	SHEET NO.
08-16-2021	

CONTRACT NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
12. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
14. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY COMMUNICATIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION PERMITS.
16. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY SAFETY MEASURES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
18. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
20. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY COMMUNICATIONS.

PROPOSED SITE PLAN FOR
RETAIL OFFICE DEVELOPMENT
SEC. SH 205 John King & Quail Run
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972.732.8018
F: 972.732.8018

**ARCHITECTURAL
SITE PLAN**



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

DATE	SHEET NO.
JULY 2021	
PROJECT NO.	2021045
DRAWN BY:	A100
CHECKED BY:	



**Rezoning Request Project
Northeast Corner of John King Blvd. & Quail Run Rd.
Rockwall, Texas 75087**

BNSBs. L.P. is currently contracting to purchase the property described as a 2 Acre tract of land situated in the S. R. Barnes Survey, Abstract No. 13, Tract 1-04, RCAD I.D. 88652, City of Rockwall, Rockwall County, Texas and being located at the northeast corner of John King Blvd. and Quail Run Rd. The current zoning on this tract is AG (Agricultural District) and the Future Land Use Map designates the property as "Low Density Residential". The property is a triangular shaped tract with street frontages on all three sides. John King Blvd. is a major thoroughfare north/south connector and the new Quail Run Rd. on the north side of the property is a collector roadway intended to connect to that section of Quail Run Rd. to the west and potentially extend to the east as a major collector roadway for this sector the City. These factors of major roadways abutting the property, in addition to the triangular shape of the tract, makes the property difficult to develop as residential and essentially makes it not a desirable residential tract. However, with the increase in housing density in the surrounding area and the substantial increase in traffic counts on John King Blvd., this tract can best serve the community as a small retail development with neighborhood services that fit into the needs of the nearby neighborhoods. John King Blvd. is a planned roadway that encourages walking, biking, trailheads that connect to the trail system and also requires higher levels of landscaping that makes it a great asset for the City. The location of a high quality well designed small neighbor service/retail development would greatly enhance the visual aesthetic of this northern portion of the roadway, especially at this ideal intersection. Our request is that the property be rezoned to NS (Neighborhood Service District) to accommodate those services associated to the local needs of the surrounding neighborhoods. This requested zoning change makes this property viable for development. Low density residential or even higher density residential is highly unlikely to occur with the expansion of John King Blvd. as the SH 205 Bypass and Quail Run Rd. becoming a primary east/west collector. This will only further prevent residential development from occurring on this tract.

Thank you for your attention to this matter and we look forward to bringing this rezoning request to the City of Rockwall for consideration.

Robert LaCroix
R. LaCroix Consulting, LLC

11 NORTHEAST RESIDENTIAL DISTRICT

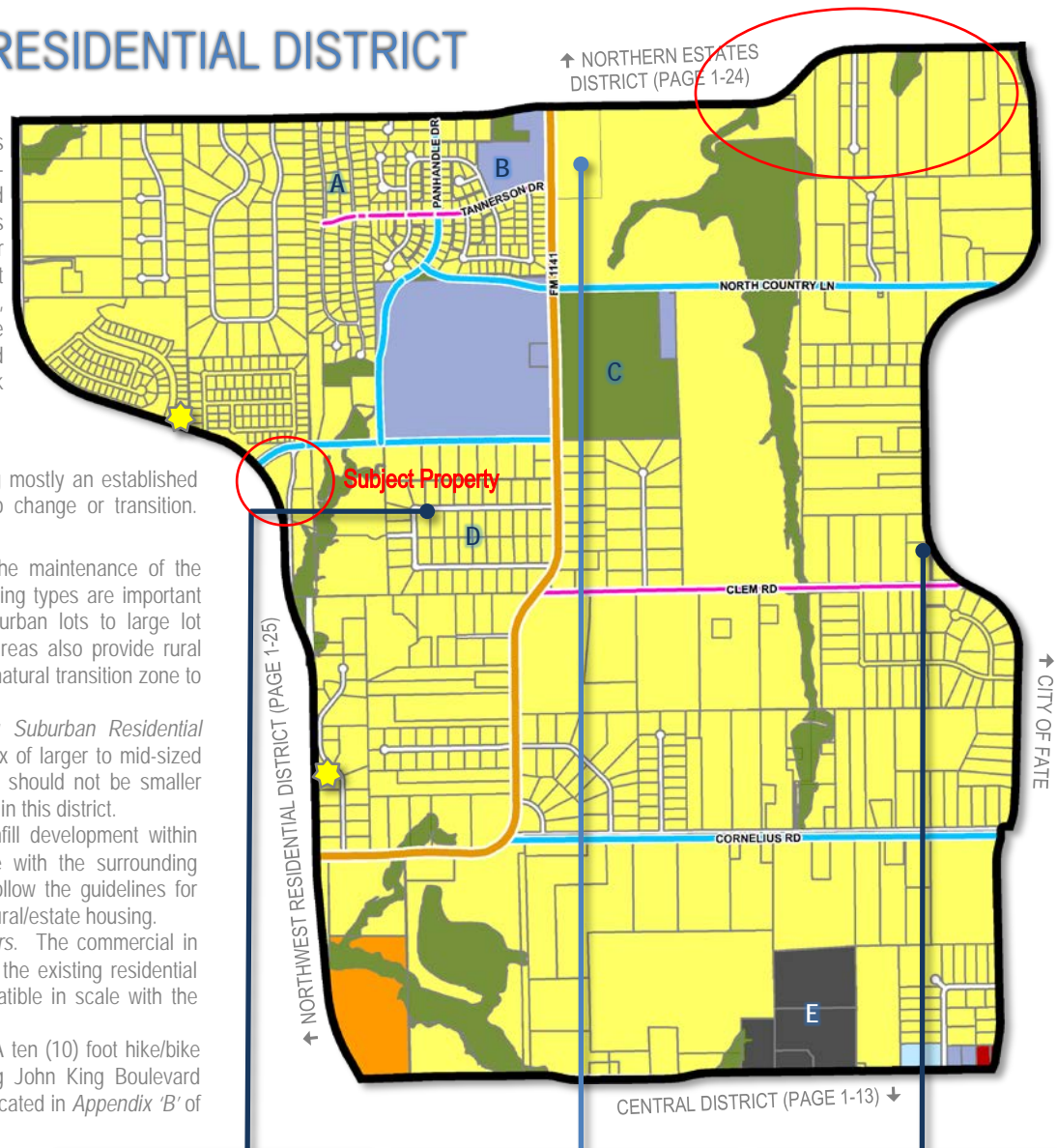
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT
 1,964
 5,794

% OF ROCKWALL
 3.13%
 0.99%
 3.10%

CURRENT
 625
 18
 1,844



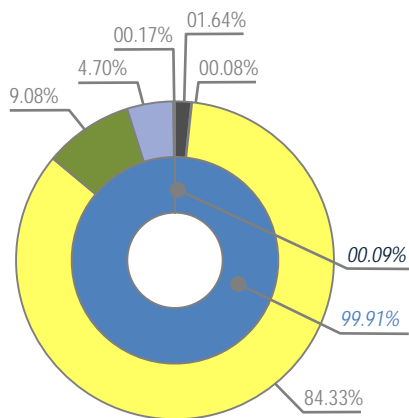
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



— MINOR COLLECTOR	0.00%
— M4U	0.01%
— M4D	0.01%
■ CEMETERY (CEM)	32.34-ACRES
■ COMMERCIAL/RETAIL (CR)	1.52-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
■ PARKS AND OPEN SPACE (OS)	178.54-ACRES
■ PUBLIC (P)	92.45-ACRES
■ QUASI-PUBLIC (QP)	3.25-ACRES
■ COMMERCIAL	0.09%
■ RESIDENTIAL	99.91%
■ MIXED USE	0.00%

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert LaCroix and Brian Berry of BNSBs, LP and on behalf of Bradley Gideon for a change in zoning from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Neighborhood Services (NS) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Neighborhood Services (NS) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 04.01, *General Commercial District Standards*; and Section 04.03, *Neighborhood Services (NS) District*, of Article 04, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change,

and as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 4TH DAY OF OCTOBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 20, 2021

2nd Reading: October 4, 2021

Exhibit 'A'
Legal Description

STATE OF TEXAS
COUNTY OF ELLIS

BEING all of a tract or parcel of land of the S. R. BARNES SURVEY, ABSTRACT NO. A-13, and being a tract of land conveyed to Joe. W. Gideon, as recorded in Volume 35, Page 591, of the Deed records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows;

COMMENCING at a PK nail found for corner being the Southwest corner of a tract of land conveyed to Hilda & Peter Kouvelis, as recorded in Volume 1881, Page 115, of the Deed records of Rockwall County, Texas, and being the Northeast corner of a 25 foot right-of-way dedication, of a Lot 1, Block A, of Cox Acres, as recorded in Cabinet J, Slide 146, of the Deed records of Rockwall County, Texas, and being near the centerline of E. Quail Run Road;

THENCE South 54 degrees 37 minutes 50 seconds West, a distance of 238.03 feet to a PK nail found for corner, said point being the PLACE OF BEGINNING;

THENCE South 00 degrees 35 minutes 10 seconds West, a distance of 82.59 feet, to a PK nail found for corner being on the West right-of-way line of E. Old Quail Run Road;

THENCE South 03 degrees 01 minutes 04 seconds West, a distance of 130.01 feet, to a PK nail found for corner being on the Southwest right-of-way line of said E. Old Quail Run Road;

THENCE South 11 degrees 48 minutes 41 seconds West, a distance of 134.53 feet, to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 18 minutes 24 seconds West, a distance of 86.44 feet, to a PK nail found for corner being on the West right-of-way line of said E. Old Quail Run Road;

THENCE South 01 degrees 24 minutes 23 seconds West, a distance of 103.15 feet, to a PK nail found for corner being on the West right-of-way line of said E. Old Quail Run Road;

THENCE South 01 degrees 57 minutes 19 seconds East, a distance of 143.82 feet, to a 60D nail found for corner being the Southeast corner of said Gideon tract;

THENCE South 88 degrees 04 minutes 14 seconds West, a distance of 48.28 feet, to a 1/2 inch red-capped iron rod found for corner being the Southwest corner of said Gideon tract, being in a curve to the left with a radius of 1160.00 feet;

THENCE continuing along said curve, a chord bearing of North 14 degrees 01 minutes 14 seconds West, a distance of 205.28 feet, a central angle of 10 degrees 09 minutes 10 seconds, an arc length of 205.55 feet, to a 1/2 inch red-capped iron rod found for corner, being on the Northeast right-of-way line of John King Boulevard;

THENCE North 14 degrees 55 minutes 19 seconds West, a distance of 96.58 feet, to a point for corner from which a 1/2 inch iron rod found for reference bears South 60 degrees 47 minutes 28 seconds West, being on the Northeast right-of-way of said John King Boulevard, said point being in a curve to the left with a radius of 1171.00 feet;

THENCE continuing along said curve, a chord bearing and distance of North 31 degrees 25

Exhibit 'A'
Legal Description

minutes 08 seconds West, a distance of 289.62 feet, a central angle of 14 degrees 12 minutes 26 seconds, an arc length of 290.36 feet to a 5/8 inch iron rod found for corner, being on the Northeast right-of-way line of said John King Boulevard;

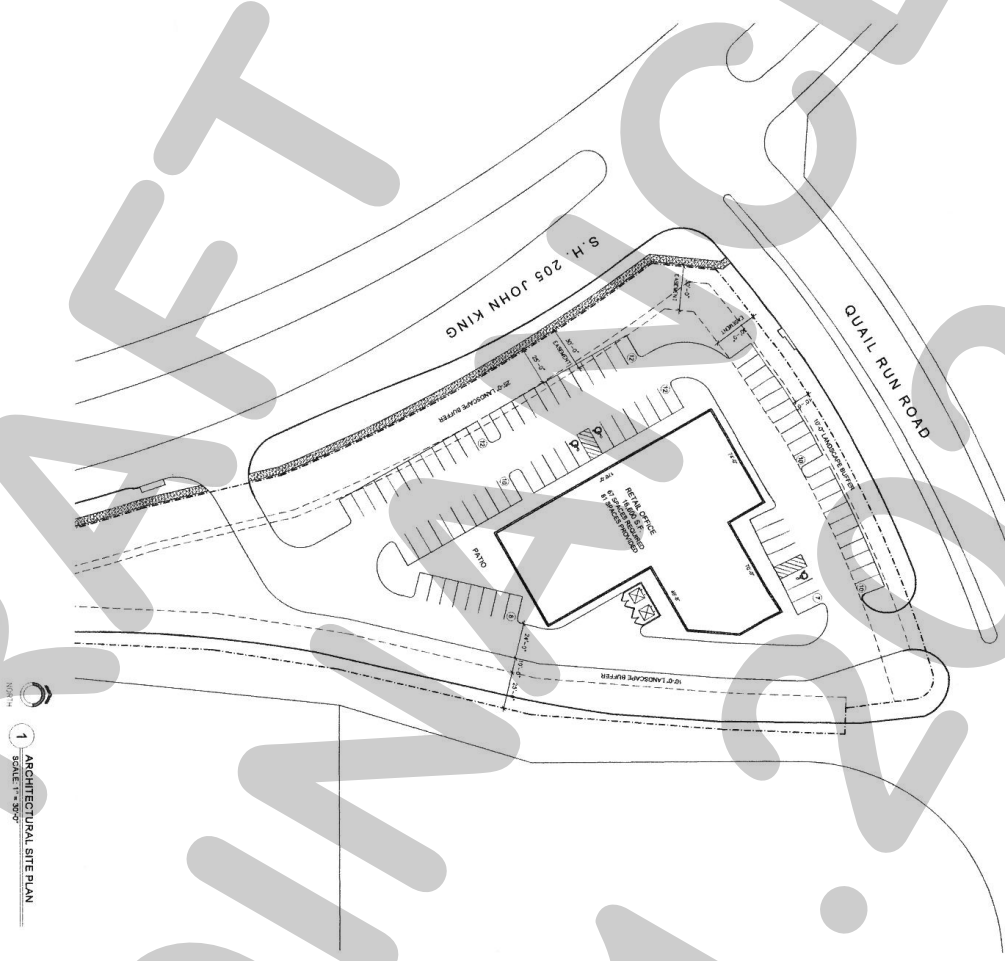
THENCE North 04 degrees 19 minutes 10 seconds East, a distance of 43.89 feet, to a 1/2 inch red-capped iron rod found for corner being on the Southeast right-of-way line of E. Quail Run Road, and being on a curve to the right with a radius of 14.00 feet;

THENCE continuing along said curve, a chord bearing of North 58 degrees 21 minutes 34 seconds West, a distance of 21.21 feet, a central angle of 98 degrees 29 minutes 19 seconds, an arc length of 24.07 feet to a point for corner;

THENCE South 09 degrees 06 minutes 04 seconds East, a distance of 47.64 feet to a 5/8 inch yellow-capped iron rod found for corner;

THENCE South 89 degrees 39 minutes 23 seconds East, a distance of 17.74 feet to the PLACE OF BEGINNING containing 119,892 square feet or 2.751 acres of land.

Exhibit 'B'
Zoning Exhibit



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

PROPOSED SITE PLAN FOR
RETAIL OFFICE DEVELOPMENT
SEC. SH 205 John King & Quail Run
Rockwall, Texas 75087

<p>carrot architects 7501 Interstate 30 Suite 110 Rockwall, TX 75087 P: 972-732-6085 E: 972-732-8038</p>	<p>ARCHITECTURAL SITE PLAN</p>	<p>SHEET NO. 1 DATE: JULY 2021</p>	<p>PROJECT NO. 2021164 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p align="center">A100</p>
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ISSUE	DATE
OWNER REVIEW	08-19-2021

PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: Z2021-036
PROJECT NAME: Amendment to Planned Development District 91
SITE ADDRESS/LOCATIONS:

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 Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/26/2021	Approved w/ Comments

08/26/2021: Z2021-032; Specific Use Permit for a Restaurant – Lot 1, Block A, 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 Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 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 Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket 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.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the Commercial (C) District, the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than September 7, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. CONFORMING

M.6 Indicate on the concept plan the headlight screening being utilized to eliminate glare onto adjacent properties and roadways (i.e. Great Faith Church and Ridge Road). I would review the approved landscape buffer in front of the property from Case No. MIS2021-001; utilize this along with any additional screening to meet the headlight screening requirement.

M.7 Indicate the point of order (i.e. any menu boards/speakers) on the conceptual site plan.

I.8 Consider moving the drive-through lane to the west side of the building to reduce the amount of headlight screening required for Ridge Road. This will also allow the front of the building to be more visible as opposed to locating the drive-through window adjacent to Ridge Road.

I.9 Based on the provided elevations the below variances have been identified. Based on these variances, the proposed building elevations will not be incorporated into the

Specific Use Permit (SUP) ordinance and will be addressed at site plan. Please note that the Unified Development Code (UDC) requires two (2) off-setting compensatory measures for each requested variance.

- (1) Minimum 20% stone on all facades
- (2) Greater than 50% stucco on south and west elevations
- (3) Proposed flat roof instead on a pitched roof

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on August 31, 2021.
- (2) Planning & Zoning Public Hearing will be held on September 14, 2021.
- (3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- (4) City Council regular meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.11 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	08/26/2021	Needs Review

08/26/2021: M - No parking is allowed to back out onto a public street.

M - Install 12-inch WL per Master Plan north to south on the property. (see markup)

The following items are informational for the engineering design process.

General Items:

M - 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.

I - Must include a 10' utility easement along all street frontage.

I - Must show and label proposed and existing utilities on pre-plat

Drainage Items:

I - Detention is required. Manning's C-value is by zoning.

I - Detention for 20 or more acres must be calculated using the unit hydrograph method and perform a detention/flood study. Review fees apply. (Must meet design requirements for Squabble Creek Basin)

I - No lot-to-lot drainage is allowed.

I - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.

I - No vertical walls are allowed in detention easements.

I - Must delineate the 100-yr fully developed localized floodplain for all creek, stream and low areas (including pond and creek on the south property line) Detention must be above the 100-year Water Surface Elevation.

I - Must established drainage easements per erosion hazard setback and floodplain requirements.

I - Floodplain and erosion hazard setback to be in its own separate lot to be owned and maintained by the HOA. lot/property line will vary based on this.

Water and Wastewater Items:

I - Must loop 8" min. water line on site. Only one use allowed off a dead end line.

I - Must install a 12" water line through the site per the Master Plans.

I - You can pursue opting out of the Mt. Zion water district.

I - Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.

I - Will need to connect the subdivision's sewer to the ex. sewer system that is located the west (approx. 3000ft). You may need additional easements.

Roadway Paving Items:

- I - Required 10' utility easement required along all street frontage.
- I - All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Alleys to be 20' ROW, 12' wide paving.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - Must meet driveway spacing requirements.
- I - TXDOT permit required for driveway on FM 1141 This will require TIA to be submitted.
- I - Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing. Reserve 17.5' for future FM 1141 right-of-way for TXDOT

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".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	08/26/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved

08/23/2021: Eventually will need the following as process proceeds

1. landscape plans for common areas and detention
2. tree mitigation plans
3. Park District 8

132 lots

Cash in lieu of land 132lots x \$609.00 = \$80,388.00

Pro Rata Equipment Fees 132 lots x \$577.00 = \$76,164.00

Total 132 lots x \$1,186.00 = \$156,552.00



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-036

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 505 Clem Road, Rockwall, TX 75087

SUBDIVISION William Dalton Survey Abstract No. 72

LOT

BLOCK

GENERAL LOCATION Clem Road off of 1147

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural District (AG)

CURRENT USE AG

PROPOSED ZONING Amendment to PD-91

PROPOSED USE PD (SF-16)

ACREAGE +/- 20 Additional, +/-78 Total

LOTS [CURRENT]

98 (PD - 91)

LOTS [PROPOSED]

132 (with Amendment)

- 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 Gordon C. Fogg

APPLICANT Skorburg Company

CONTACT PERSON Gordon C. Fogg

CONTACT PERSON Adam Shiffer

ADDRESS 505 Clem Road

ADDRESS 8214 Westchester Dr. Ste. 900

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75225

PHONE (972) 931-0345 ext. 116

PHONE (214) 888-8845

E-MAIL gfogg@monarchair.com

E-MAIL ashiffer@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON C. FOGG [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."

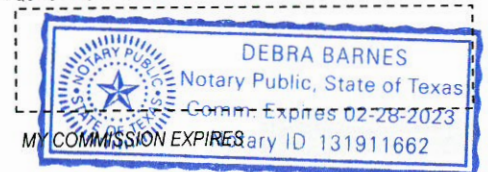
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF August, 2021.

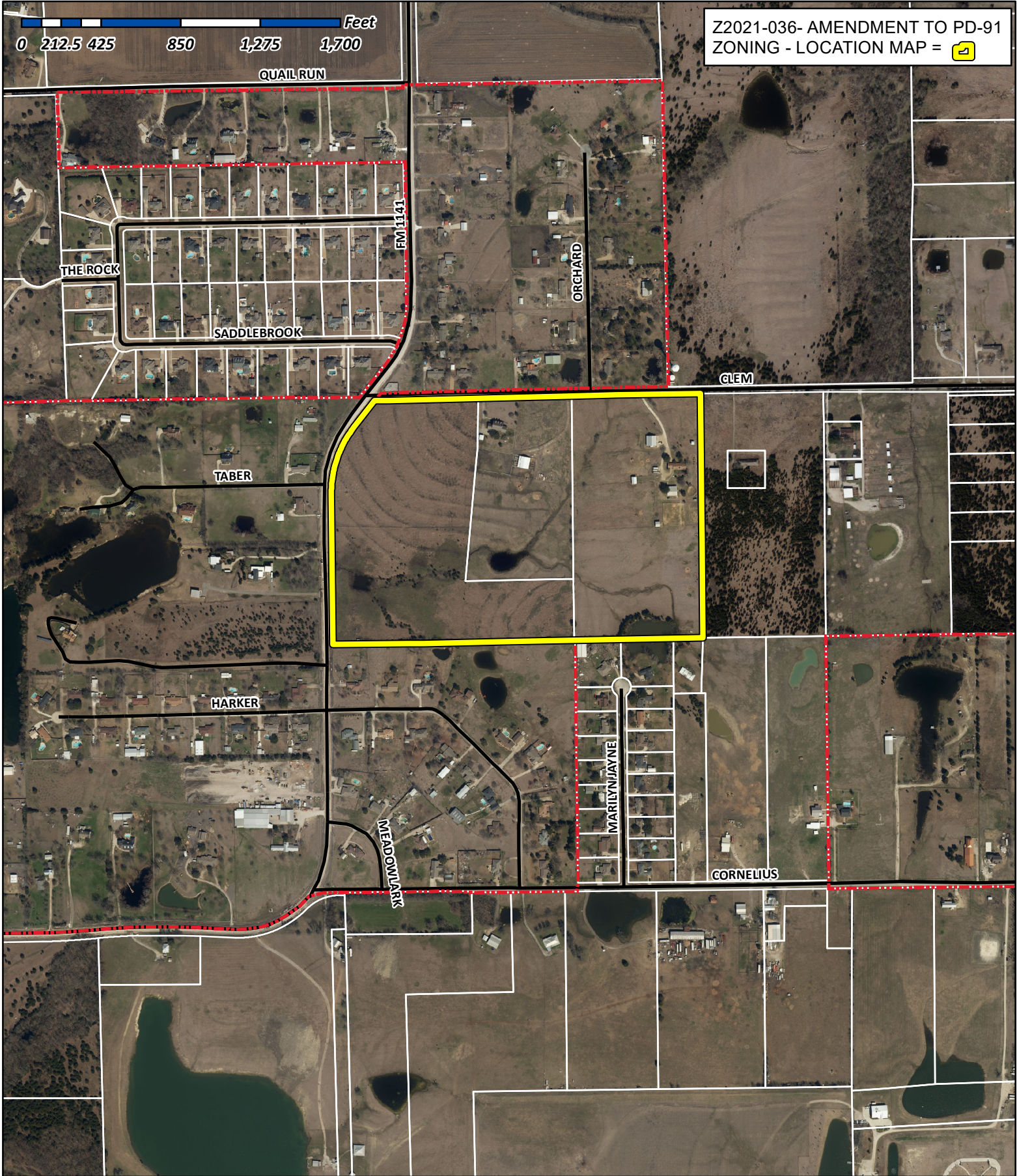
OWNER'S SIGNATURE

Gordon C. Fogg

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debra Barnes





Z2021-036- AMENDMENT TO PD-91
 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.

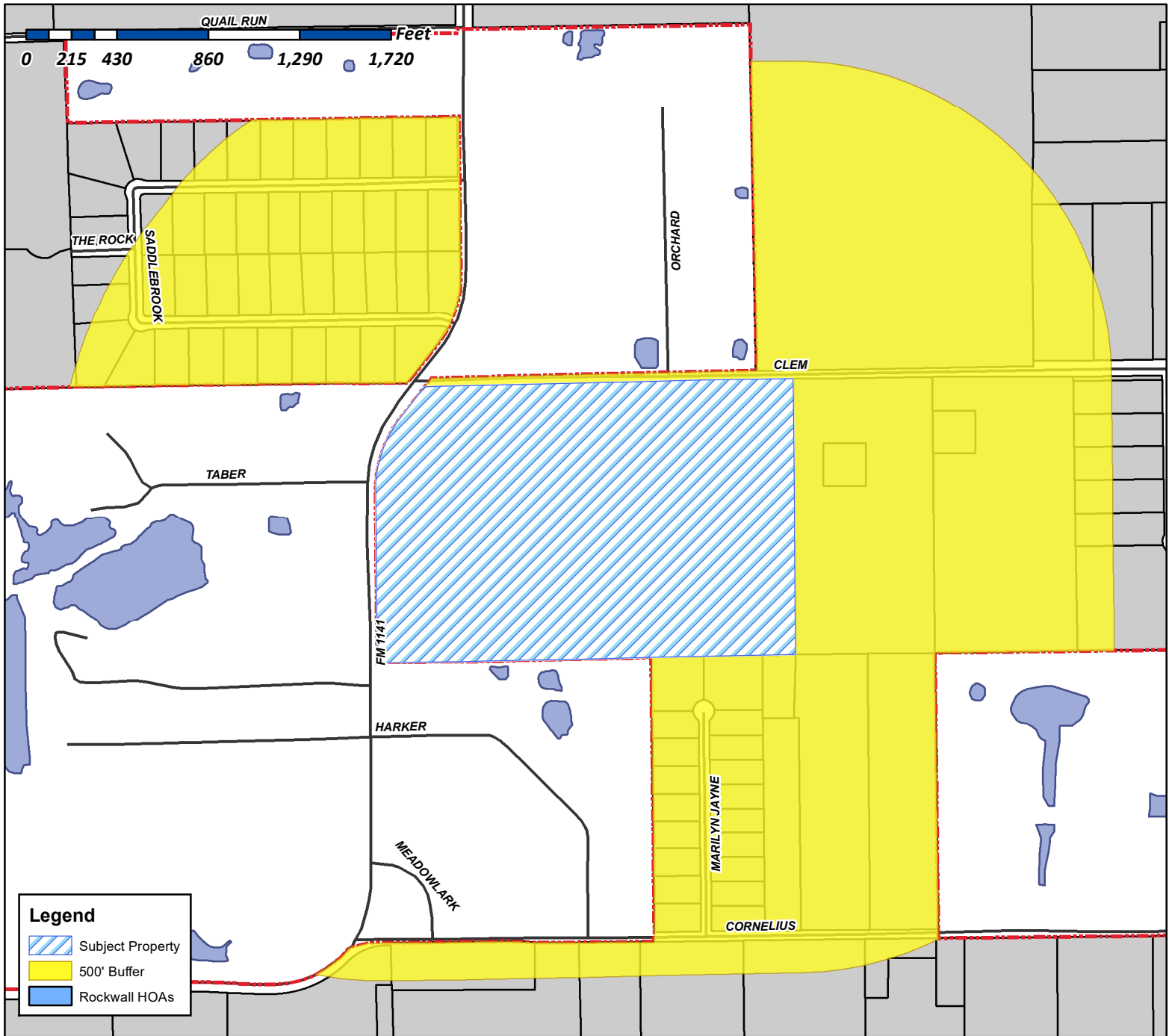




City of Rockwall

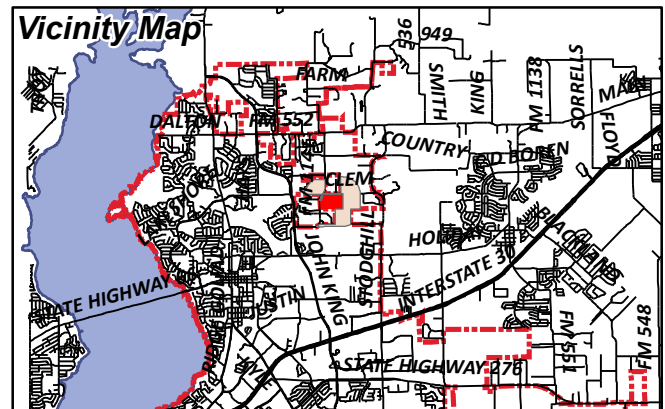
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Case Number: Z2021-036
Case Name: Amendment to PD-91
Case Type: Zoning
Zoning: Planned Development District 91 (PD-91)
Case Address: Clem Road Off of FM 1147

Date Created: 8/20/2021
 For Questions on this Case Call (972) 771-7745

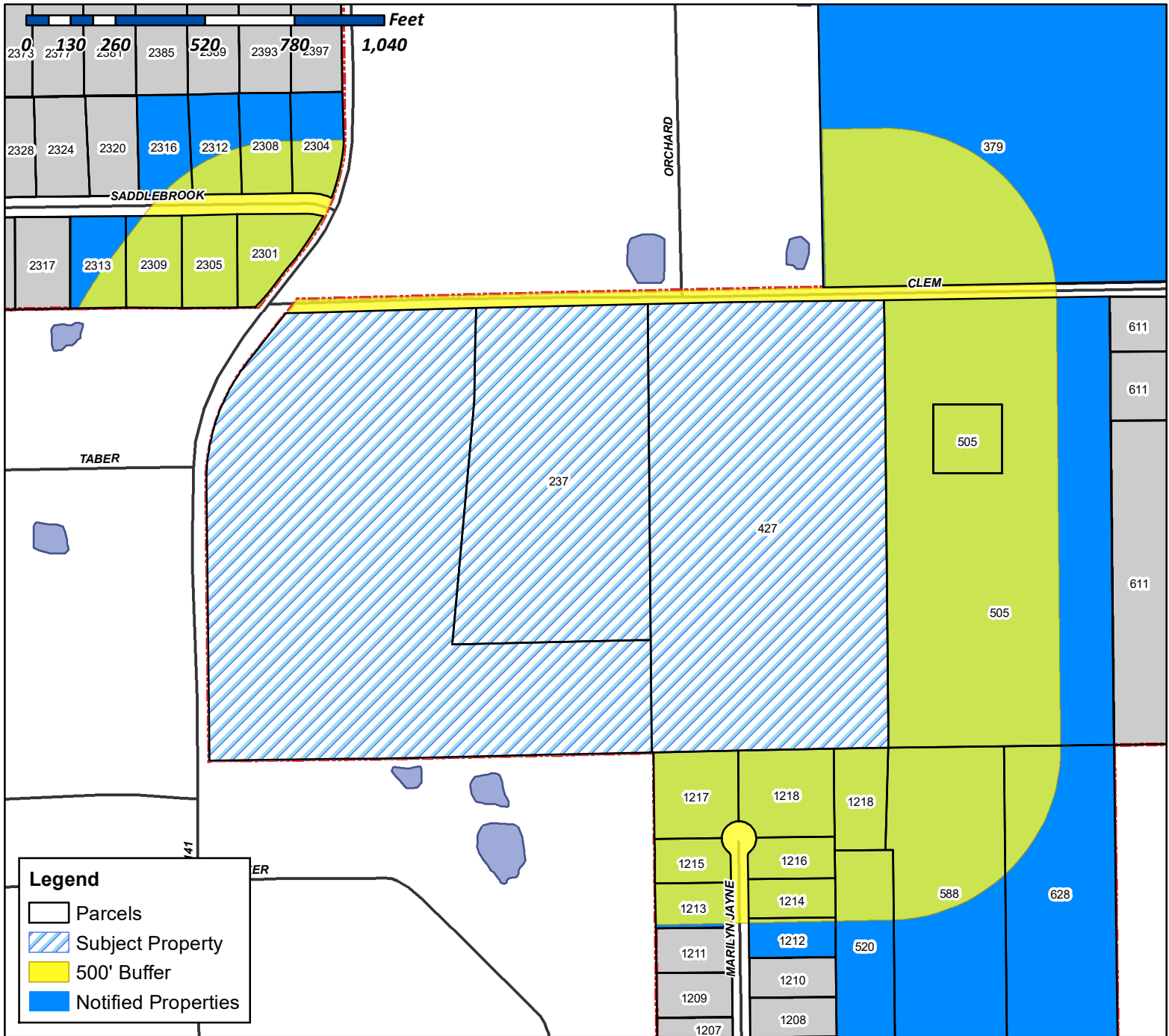




City of Rockwall

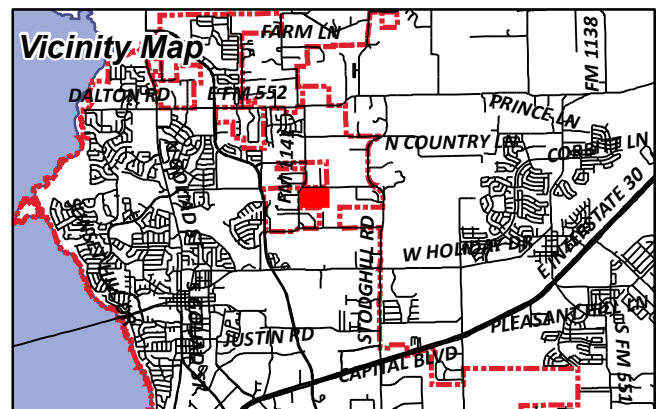
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PEOPLES DONNIE B
1212 MARILYN JAYNE LN
ROCKWALL, TX 75087

BERGERHOUSE PHILLIP & KERRI
1213 MARILYN JAYNE DR
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

CONFIDENTIAL
1215 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

KELLY JAMES B & DEA S
1217 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-
2313 SADDLEBROOK LANE
ROCKWALL, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

M G & J K TAYLOR LIVING TRUST
MARK G TAYLOR AND JESSICA K TAYLOR-
TRUSTEES
237 CLEM ROAD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
379 N COUNTRY LN
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C
406 MUNSON ST
ROCKWALL, TX 75087

STEVENSON ALLEN G ET UX
427 CLEM RD
ROCKWALL, TX 75087

FOGG GORDON C
505 CLEM RD
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C
520 CORNELIUS RD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE B
589 CORNELIUS RD
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

FOGG GORDON C
PO BOX 842
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. Z2021-036: Amendment to PD-91

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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 Monday, September 20, 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. Z2021-036: Amendment to PD-91

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.

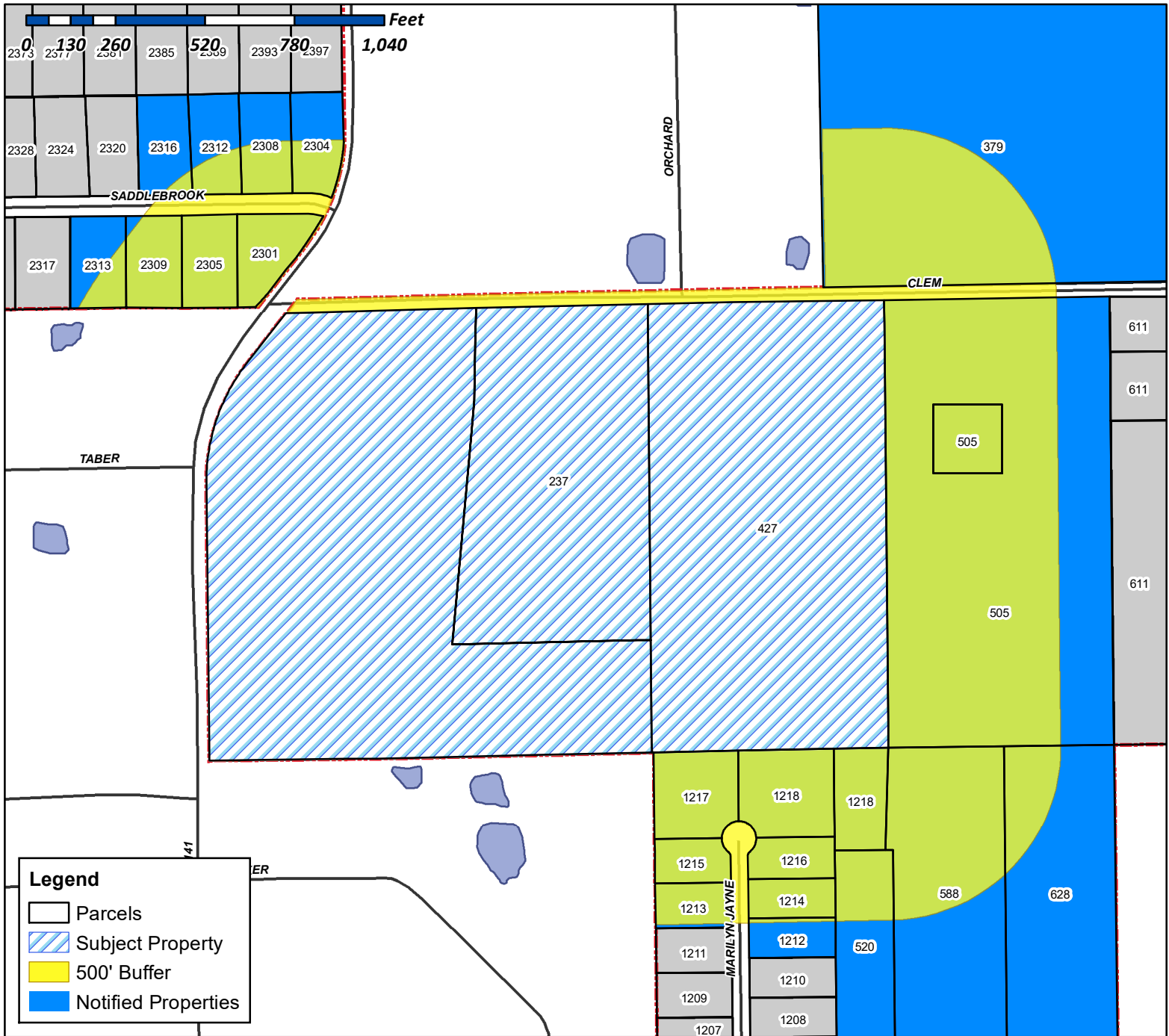
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

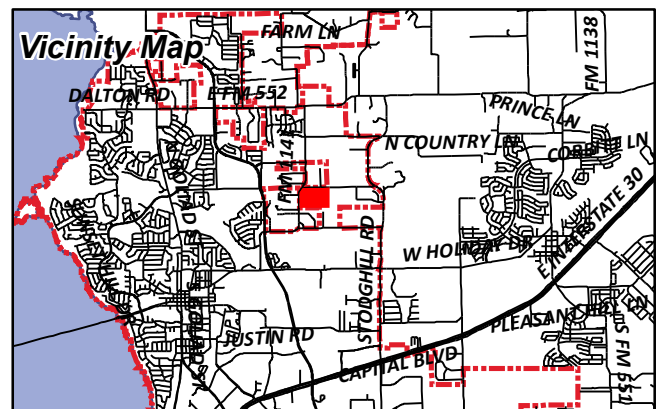
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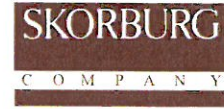


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 For Questions on this Case Call (972) 771-7745



Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



August 20, 2021

City of Rockwall
Attn: Henry Lee
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Lee,

Skorburg Company is requesting that our Amendment to the Winding Creek PD-91 be taken to the September 14th, 2021 Planning and Zoning Meeting. This Amendment is for the development of an additional ± 20 acres directly adjacent to the existing Winding Creek eastern boundary in the William Dalton Survey, City of Rockwall, Rockwall County, at the southeast corner of F.M. 1141 and Clem Road.

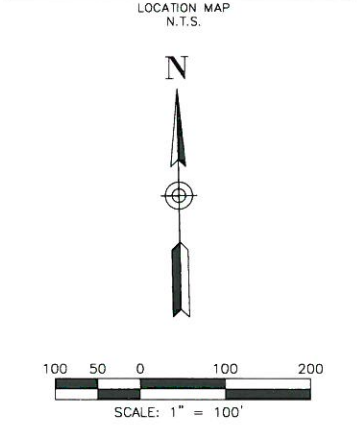
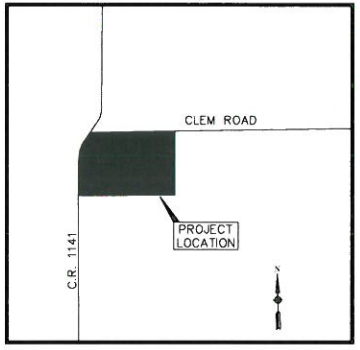
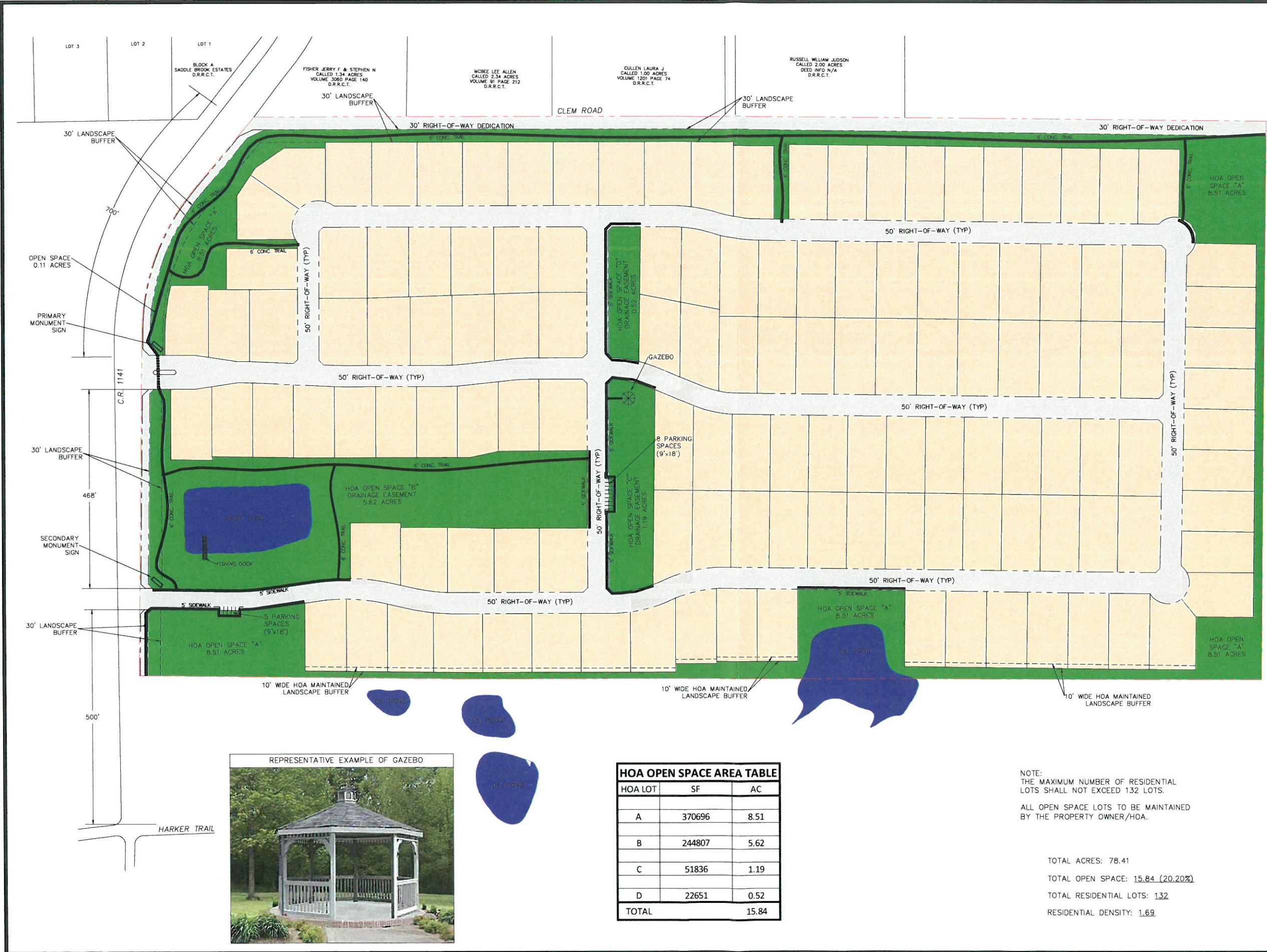
The property is currently zoned AG. We are proposing to include this tract as part of PD-91 for the development of an additional 34 Single-Family residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to maximize the quality and value of our Winding Creek development.

Cordially Yours,

A handwritten signature in blue ink, appearing to read "Adam Shiffer".

Adam Shiffer
Land Acquisition Associate

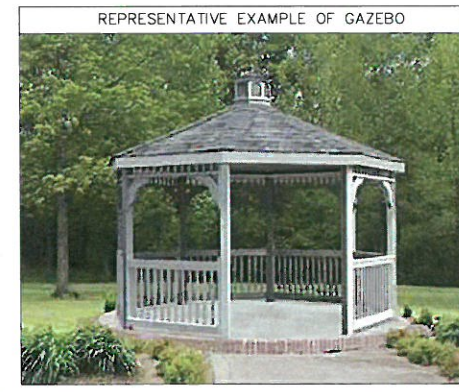


LEGEND

- 132 LOTS TOTAL
Min. Width = 90'
Min. Depth = 100'
Min. Square Feet = 16,000
- HOA MAINTAINED OPEN SPACE

Z2021-036

CONCEPT PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
FALCON PLACE SF, Ltd.
OWNER
GORDON C. FOGG
AUGUST 2021
SCALE: 1"=100'
CASE NO. Z



HOA OPEN SPACE AREA TABLE

HOA LOT	SF	AC
A	370696	8.51
B	244807	5.62
C	51836	1.19
D	22651	0.52
TOTAL		15.84

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 132 LOTS.
ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 78.41
TOTAL OPEN SPACE: 15.84 (20.20%)
TOTAL RESIDENTIAL LOTS: 132
RESIDENTIAL DENSITY: 1.69

CITY OF ROCKWALL

ORDINANCE NO. 21-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 58.842-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of ~~Mark Taylor, Alex Freeman and Allen and Lisa Stevenson Falcon Place SF, Ltd. and Gordon Fogg~~ for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a ~~58.84278.412~~-acre tract of land identified as Tract 17, ~~&~~ 17-01, ~~22, 22-04 and 22-05~~ of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached

hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE ____ DAY OF _____, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____]

2nd Reading: [_____]

Exhibit 'A':
Legal Description

Tract 1 (±26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*;

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

Exhibit 'A':
Legal Description

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Exhibit 'A':
Legal Description

Tract 3 (±20.83-Acres)

BEING a tract or parcel of Land situated in the William Dalton Survey, Abst. #72, Rockwall County, Texas, and being part of an 80 acre tract conveyed to E.L. Adams by T.H. Adams, by deed recorded in Volume 11, Page 475, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in a County Road and at the Northwest corner of the above-mentioned 80 acre tract;

THENCE North 89 deg. 50 min. 30 sec. East, a distance of 684.33 feet along said Country Road to an iron rod for a corner, said iron rod bears South 89 deg. 50 min. 30 sec. West, a distance of 661.40 feet from the Northeast Corner of said 80 acre tract;

THENCE South 0 deg. 16 min. 03 sec. East, a distance of 1319.86 feet traversing said 80 acre tract to an iron rod for a corner;

THENCE South 89 deg. 22 min. 53 sec. West, a distance of 687.71 feet to an iron rod for a corner on the West line of said 80 acre tract and at the Northeast corner of Meadowview Ranch Estates, an addition to the County of Rockwall;

THENCE North 0 deg. 07 min. 17 sec. West, a distance of 1325.38 feet along the West line of said 80 acre tract to the Point of Beginning and containing 20.83 acres of land.

Tract 4 (±19.57-Acres)

Being a tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of an 80 acre tract conveyed to E.L. Adams to T. H. Adams and wife, S.E. Adams by Deed recorded in Volume 11, Page 475, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an iron rod set for a corner on the Northeast corner of said 80 acre tract in a County Road;

THENCE South 0 degrees 16 minutes 03 seconds East with a fence and the East line of said 80 acre tract a distance of 1314.55 feet to an iron rod found for corner;

THENCE South 39 degrees 22 minutes 33 seconds West with a fence a distance of 461.41 feet to an iron rod set for corner;

THENCE North 0 degrees 16 minutes 03 seconds West a distance of 1319.86 feet to an iron rod set for corner in a County Road;

THENCE North 89 degrees 50 minutes 30 seconds East with said County Road a distance of 461.40 feet to the POINTOF BEGINNING and Containing 19.57 acres of land more or less.

Exhibit 'B':
Location Map



Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.687 dwelling units per gross acre of land; however, in no case should the proposed development exceed 98-132 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

Exhibit 'D':
Density and Development Standards

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141* as shown on *Exhibit 'C'* of this ordinance).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:
 - (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of

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differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.

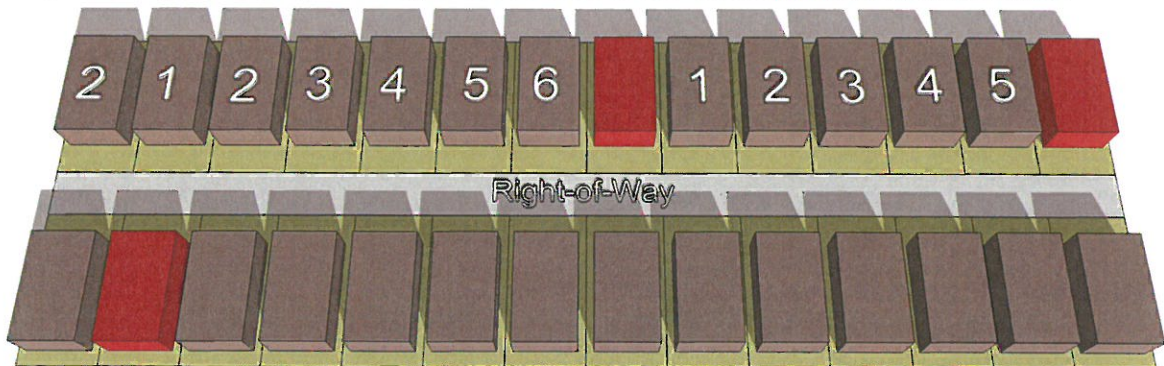


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.

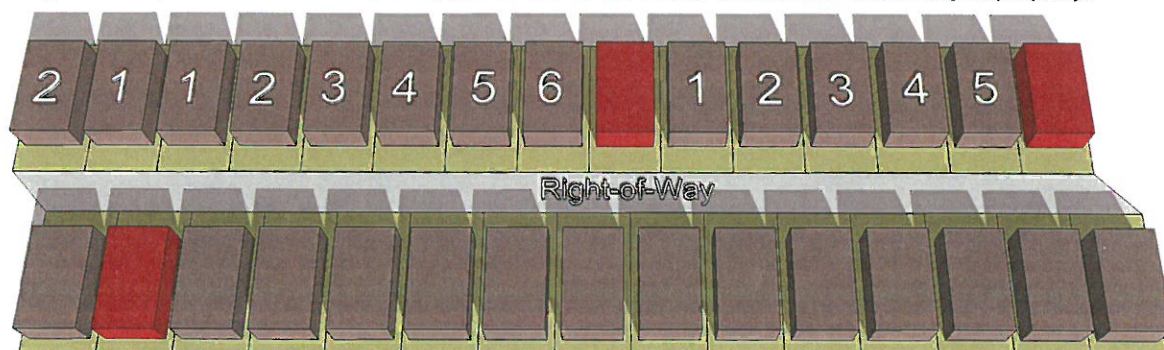


Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any*

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required right-of-way dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) *Landscape Buffers (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) *Landscape Buffers (Southern Property Line)*. A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the

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perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of ~~41.77~~16.01 -acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including *landscape buffers*) shall be maintained by the Homeowner's Association (HOA).

(13) Fishing Dock. Subject to engineering design providing sufficient perpetual water depth of the pond in HOA open space area 'B', a fishing dock shall be installed by the developer and maintained by the HOA as depicted in '*Exhibit C*' of this ordinance.

(14) Gazebo. A gazebo shall be installed by the developer and maintained by the HOA in HOA open space area 'C' as depicted in '*Exhibit C*' of this ordinance.

(12)

(13)(15) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.

(14)(16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(15)(17) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including *drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.

(16)(18) Variances. The variance procedures and standards for approval that are set forth in the *Unified Development Code (UDC)* shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 21-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 78.412-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Falcon Place SF, Ltd. and Gordon Fogg for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 78.412-acre tract of land identified as Tract 17, 17-01, 22, 22-04 and 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE ____ DAY OF _____, 2021.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____]

2nd Reading: { _____ }

Exhibit 'A':
Legal Description

Tract 1 (±26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*;

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

Exhibit 'A':
Legal Description

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Tract 3 (±20.83-Acres)

BEING a tract or parcel of Land situated in the William Dalton Survey, Abst. #72, Rockwall County, Texas, and being part of an 80 acre tract conveyed to E.L. Adams by T.H. Adams, by deed recorded in Volume 11, Page 475, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in a County Road and at the Northwest corner of the above-mentioned 80 acre tract;

THENCE North 89 deg. 50 min. 30 sec. East, a distance of 684.33 feet along said Country Road to an iron rod for a corner, said iron rod bears South 89 deg. 50 min. 30 sec. West, a distance of 661.40 feet from the Northeast Corner of said 80 acre tract;

THENCE South 0 deg. 16 min. 03 sec. East, a distance of 1319.86 feet traversing said 80 acre tract to an iron rod for a corner;

Exhibit 'A':
Legal Description

THENCE South 89 deg. 22 min. 53 sec. West, a distance of 687.71 feet to an iron rod for a corner on the West line of said 80 acre tract and at the Northeast corner of Meadowview Ranch Estates, an addition to the County of Rockwall;

THENCE North 0 deg. 07 min. 17 sec. West, a distance of 1325.38 feet along the West line of said 80 acre tract to the Point of Beginning and containing 20.83 acres of land.

Tract 4 (±19.57-Acres)

BEING a tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of an 80 acre tract conveyed to E.L. Adams to T. H. Adams and wife, S.E. Adams by Deed recorded in Volume 11, Page 475, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for a corner on the Northeast corner of said 80 acre tract in a County Road;

THENCE South 0 degrees 16 minutes 03 seconds East with a fence and the East line of said 80 acre tract a distance of 1314.55 feet to an iron rod found for corner;

THENCE South 39 degrees 22 minutes 33 seconds West with a fence a distance of 461.41 feet to an iron rod set for corner;

THENCE North 0 degrees 16 minutes 03 seconds West a distance of 1319.86 feet to an iron rod set for corner in a County Road;

THENCE North 89 degrees 50 minutes 30 seconds East with said County Road a distance of 461.40 feet to the POINT OF BEGINNING and Containing 19.57 acres of land more or less.

Exhibit 'B':
Location Map

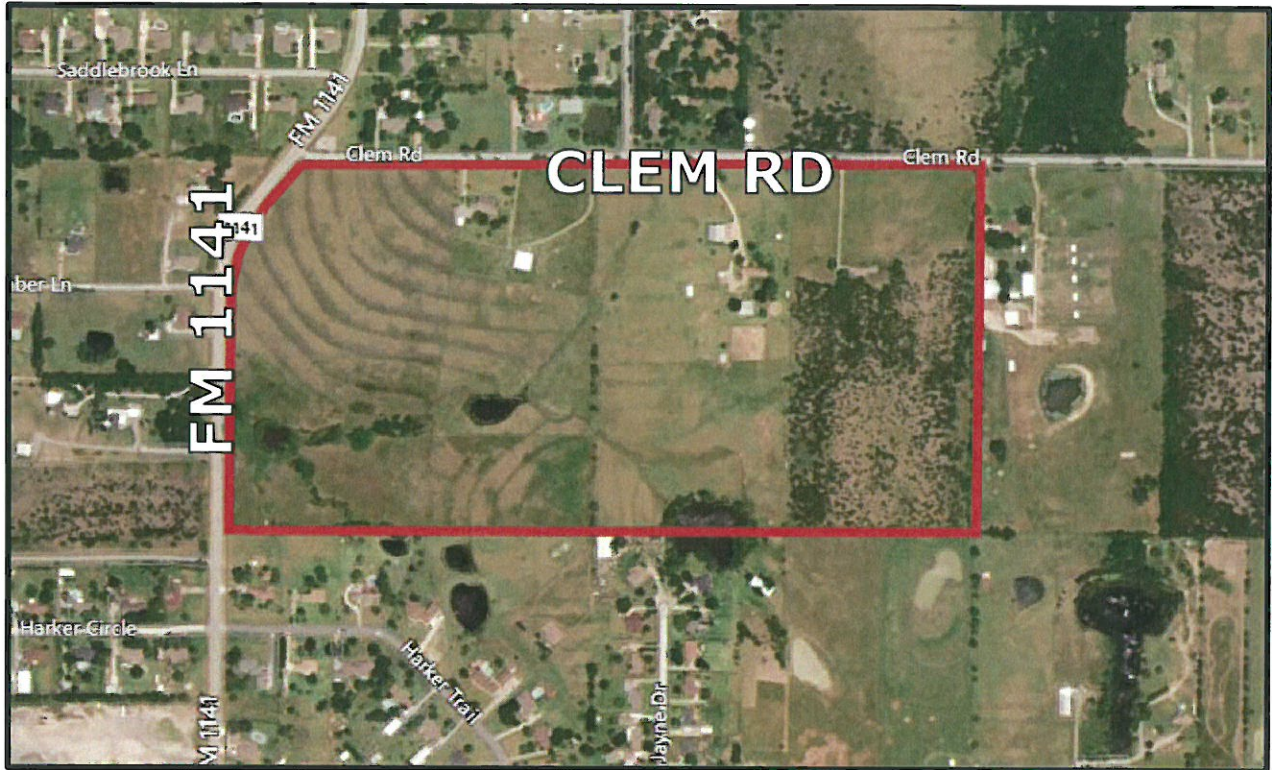


Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.68 dwelling units per gross acre of land; however, in no case should the proposed development exceed 132 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

Exhibit 'D':
Density and Development Standards

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141 as shown on Exhibit 'C' of this ordinance*).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:
 - (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing

Exhibit 'D':
Density and Development Standards

materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.

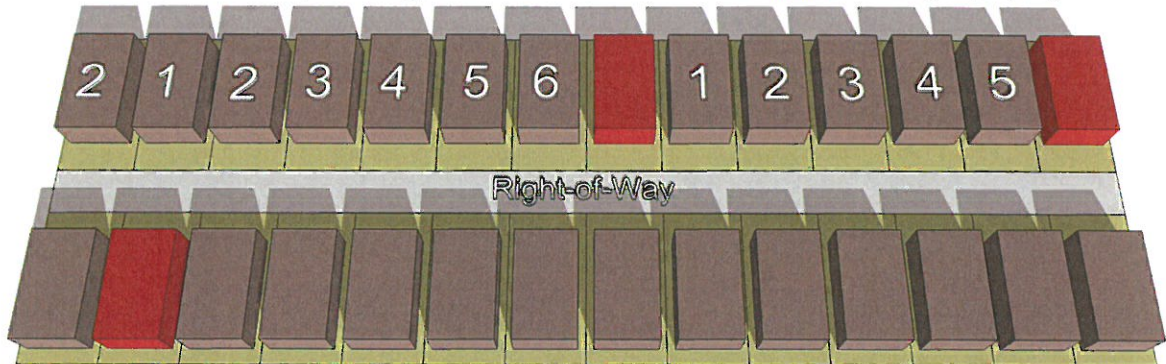


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.

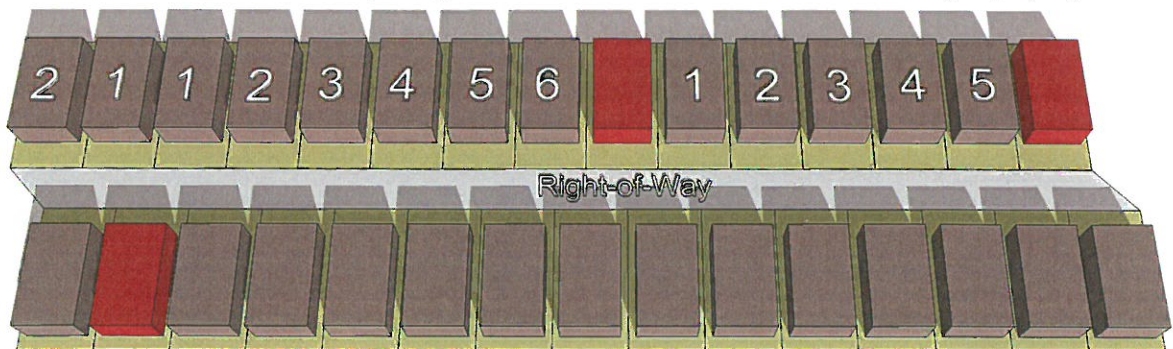


Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required*

Exhibit 'D':
Density and Development Standards

right-of-way dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) *Landscape Buffers (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) *Landscape Buffers (Southern Property Line)*. A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary

Exhibit 'D':
Density and Development Standards

power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 16.01 -acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including *landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) Fishing Dock. Subject to engineering design providing sufficient perpetual water depth of the pond in HOA open space area 'B', a fishing dock shall be installed by the developer and maintained by the HOA as depicted in *'Exhibit C'* of this ordinance.
- (14) Gazebo. A gazebo shall be installed by the developer and maintained by the HOA in HOA open space area 'C' as depicted in *'Exhibit C'* of this ordinance.
- (15) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including *drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (18) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE PLANNED DEVELOPMENT DISTRICT 91 AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 21-17, BEING A 78.412-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17, 17-01, 22, 22-04, & 22-05 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Falcon Place SF, Ltd and Gordon Fogg for the approval of an amendment to the *Planned Development Concept Plan and Development Standards* contained within Planned Development District 91, on a 78.412-acre tract of land identified as Tract 17, 17-01, 22, 22-04, & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 91 (PD-91) and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 20, 2021

2nd Reading: October 4, 2021

Exhibit 'A':
Legal Description

Tract 1 (+26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*,

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*,

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

Exhibit 'A':
Legal Description

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Tract 3 (+20.83-Acres)

BEING a tract or parcel of Land situated in the William Dalton Survey, Abstract No. #72, Rockwall County, Texas, and being part of an 80 acre tract conveyed to E.L. Adams by T.H. Adams, by deed recorded in Volume 11, Page 475, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in a County Road and at the Northwest corner of the above-mentioned 80 acre tract;

THENCE North 89 deg. 50 min. 30 sec. East, a distance of 684.33 feet along said Country Road to an iron rod for a corner, said iron rod bears South 89 deg. 50 min. 30 sec. West, a distance of 661 .40 feet from the Northeast Corner of said 80 acre tract;

THENCE South 0 deg. 16 min. 03 sec. East, a distance of 1319.86 feet traversing said 80 acre tract to an

Exhibit 'A':
Legal Description

iron rod for a corner;

THENCE South 89 deg. 22 min. 53 sec. West, a distance of 687.71 feet to an iron rod for a corner on the West line of said 80 acre tract and at the Northeast corner of Meadowview Ranch Estates, an addition to the County of Rockwall;

THENCE North 0 deg. 07 min. 17 sec. West, a distance of 1325.38 feet along the West line of said 80 acre tract to the Point of Beginning and containing 20.83 acres of land.

Tract 4 (+19.57-Acres)

Being a tract or parcel of land situated in the William Dalton Survey, Abstract No. 72. Rockwall County, Texas. and being part of an 80 acre tract conveyed to E.L Adams to T. H Adams and wife. SE Adams by Deed recorded in Volume 11, Page 475, Deed Records. Rockwall County, Texas. and being more particularly described as follows:

BEGINNING at an iron rod set for a corner on the Northeast corner of said 80 acre tract in a County Road;

THENCE South 0 degrees 16 minutes 03 seconds East with a fence and the East line of said 80 acre tract a distance of 1314.55 feet to an iron rod found for corner:

THENCE South 39 degrees 22 minutes 33 seconds West with a fence a distance of 461.41 feet to an iron rod set for corner;

THENCE North 0 degrees 16 minutes 03 seconds West a distance of 1319.86 feet to an iron rod set for corner in a County Road;

THENCE North 89 degrees 50 minutes 30 seconds East with said County Road a distance of 461 .40 feet to the POINT OF BEGINNING and Containing 19.57 acres of land more or less

Exhibit 'B':
Location Map

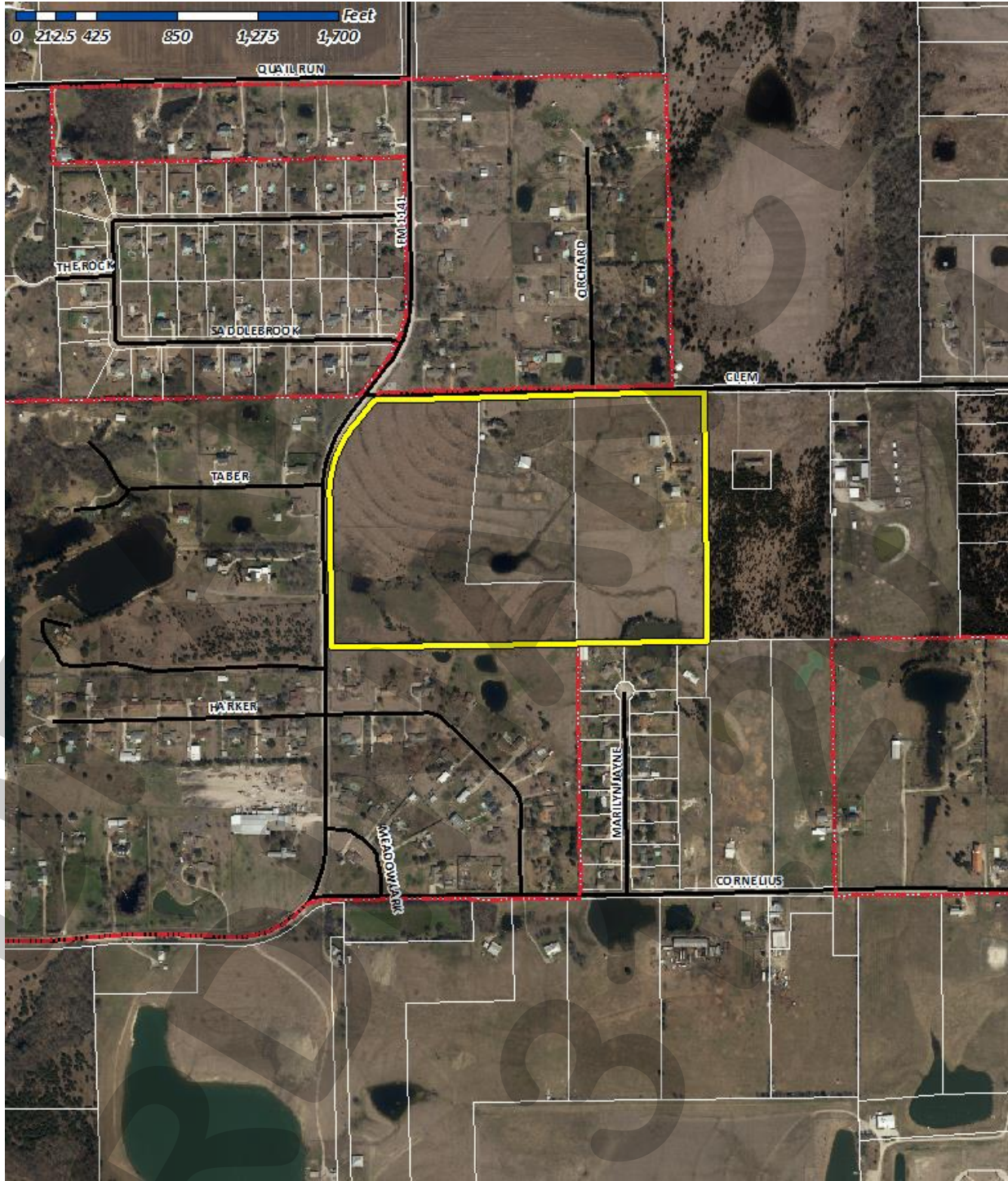


Exhibit 'C': Concept Plan

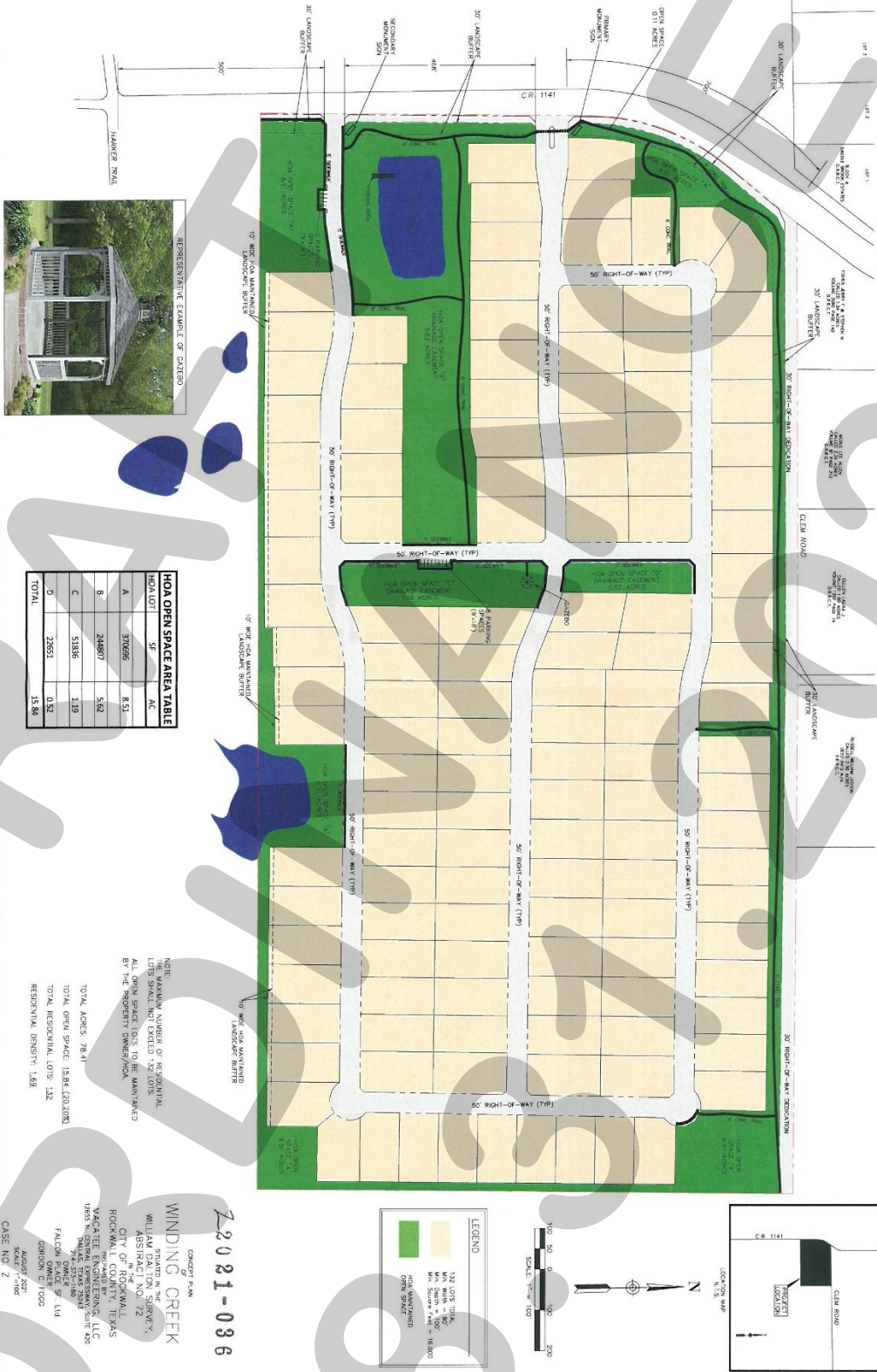


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.69 dwelling units per gross acre of land; however, in no case should the proposed development exceed 132 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

Exhibit 'D':
Density and Development Standards

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141* as shown on *Exhibit 'C'* of this ordinance).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:
 - (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of

Exhibit 'D':
Density and Development Standards

differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any*

Exhibit 'D':

Density and Development Standards

required right-of-way dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffers (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Southern Property Line). A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the

Exhibit 'D':
Density and Development Standards

perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) *Open Space*. The development shall consist of a minimum of 20% open space (or a minimum of 15.682-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) *Fishing Dock*. Subject to the requirements of the *Engineering Standards of Design and Construction Manual* and approval from the Engineering Department, a fishing dock may be constructed generally in conformance with the location depicted in the *Concept Plan* in *Exhibit 'C'* of this ordinance. The fishing dock shall be constructed using composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic materials) to prevent rot or decay, and shall be maintained in a good/usable condition by the Homeowner's Association (HOA).
- (14) *Gazebo*. A commercial grade gazebo shall be constructed generally in the same location and in the same manner as the image depicted in the *Concept Plan* in *Exhibit 'C'* of this ordinance. The gazebo shall be maintained in a good/usable condition by the Homeowner's Association (HOA).
- (15) *Trails*. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: Z2021-037
PROJECT NAME: SUP for Auxiliary Building for 54 Shadydale
SITE ADDRESS/LOCATIONS: 54 SHADYDALE 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 James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/26/2021	Approved w/ Comments

08/26/2021: Z2021-032; Specific Use Permit for a Restaurant – Lot 1, Block A, 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 Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 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 Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket 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.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the Commercial (C) District, the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than September 7, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. CONFORMING

M.6 Indicate on the concept plan the headlight screening being utilized to eliminate glare onto adjacent properties and roadways (i.e. Great Faith Church and Ridge Road). I would review the approved landscape buffer in front of the property from Case No. MIS2021-001; utilize this along with any additional screening to meet the headlight screening requirement.

M.7 Indicate the point of order (i.e. any menu boards/speakers) on the conceptual site plan.

I.8 Consider moving the drive-through lane to the west side of the building to reduce the amount of headlight screening required for Ridge Road. This will also allow the front of the building to be more visible as opposed to locating the drive-through window adjacent to Ridge Road.

I.9 Based on the provided elevations the below variances have been identified. Based on these variances, the proposed building elevations will not be incorporated into the

Specific Use Permit (SUP) ordinance and will be addressed at site plan. Please note that the Unified Development Code (UDC) requires two (2) off-setting compensatory measures for each requested variance.

- (1) Minimum 20% stone on all facades
- (2) Greater than 50% stucco on south and west elevations
- (3) Proposed flat roof instead on a pitched roof

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on August 31, 2021.
- (2) Planning & Zoning Public Hearing will be held on September 14, 2021.
- (3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- (4) City Council regular meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.11 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	08/26/2021	Approved
08/26/2021: Building permit will need a grading plan to verify the drainage is not effected.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	08/26/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved
08/23/2021: 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. 22021-037

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 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT _____ BLOCK _____

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>James Best</u>	CURRENT USE	<u>Same</u>
PROPOSED ZONING	<u>Special Use Permit - Axillary Building</u>	PROPOSED USE	<u>Same</u>
ACREAGE	<u>2.6 acres</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>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Andrew D. Thomas</u>
CONTACT PERSON	<u>Andrew D. Thomas</u>	CONTACT PERSON	<u>Andrew D. Thomas</u>
ADDRESS		ADDRESS	<u>422 E I-30, Suite F</u>
CITY, STATE & ZIP		CITY, STATE & ZIP	<u>Royse City, Texas 75189</u>
PHONE		PHONE	<u>(469) 965-4500</u>
E-MAIL		E-MAIL	<u>andrew@law-adt.com</u>

NOTARY VERIFICATION [REQUIRED]

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

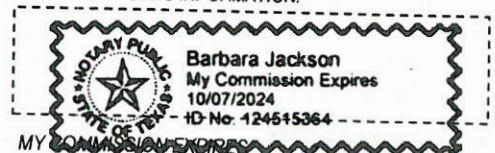
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 20 DAY OF 21 BY SIGNING THIS APPLICATION, I AGREE THAT 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 18 DAY OF August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andrew Thomas
Barbara Jackson

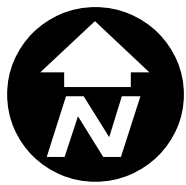




City of Rockwall

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.

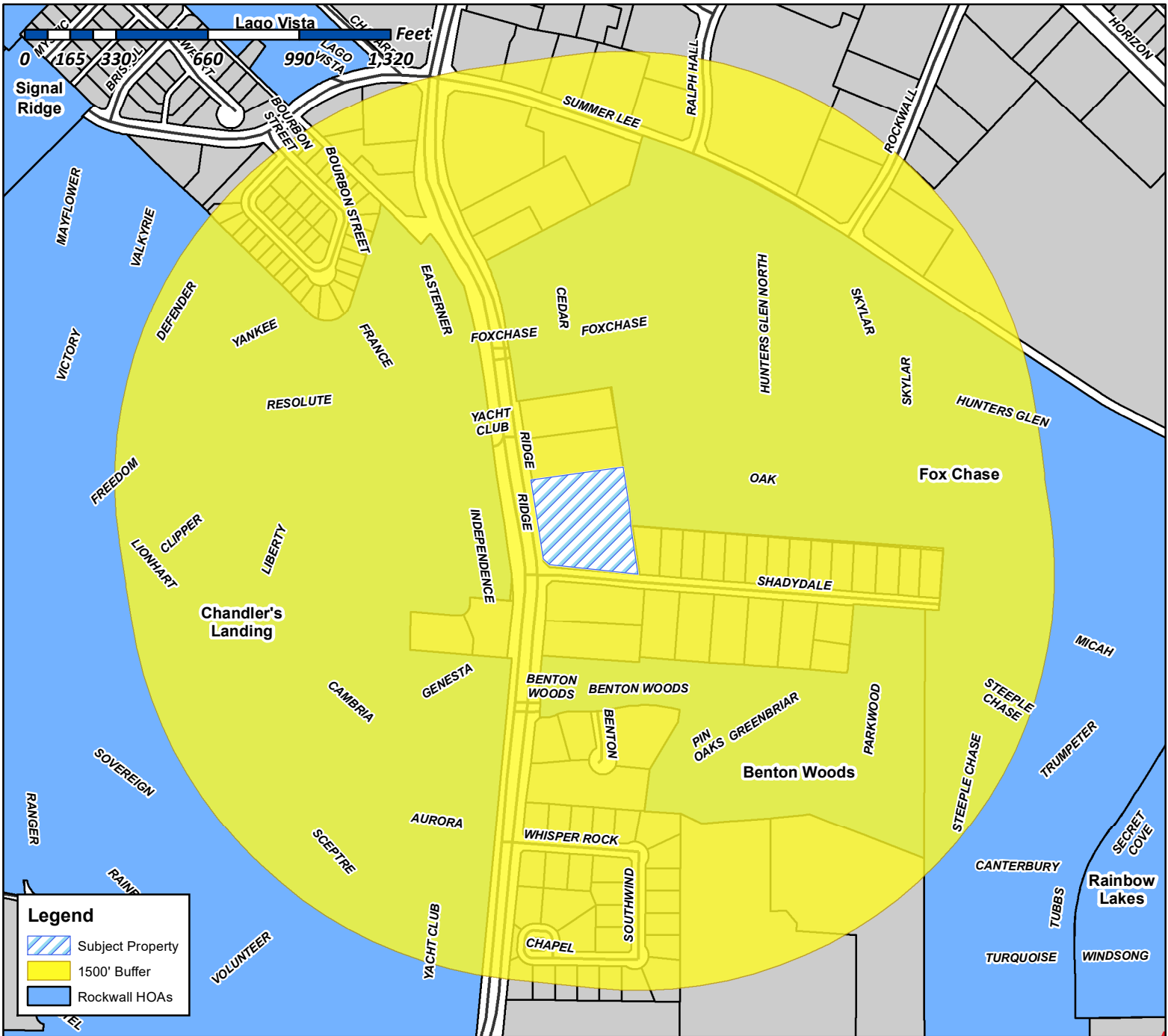




City of Rockwall

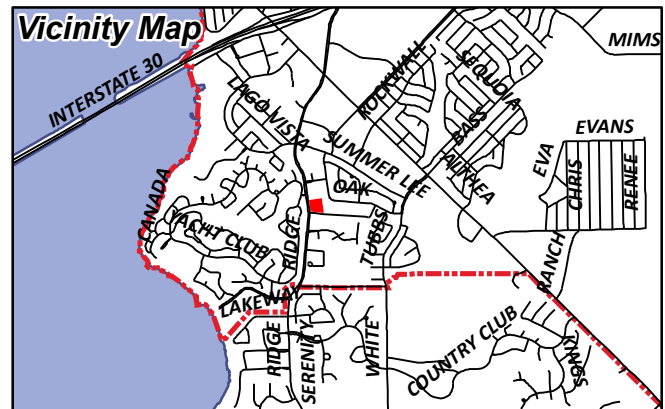
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Case Number: Z2021-037
Case Name: SUP for Auxiliary Building
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 54 Shadydale Lane

Date Created: 8/20/2021
For Questions on this Case Call (972) 771-7745

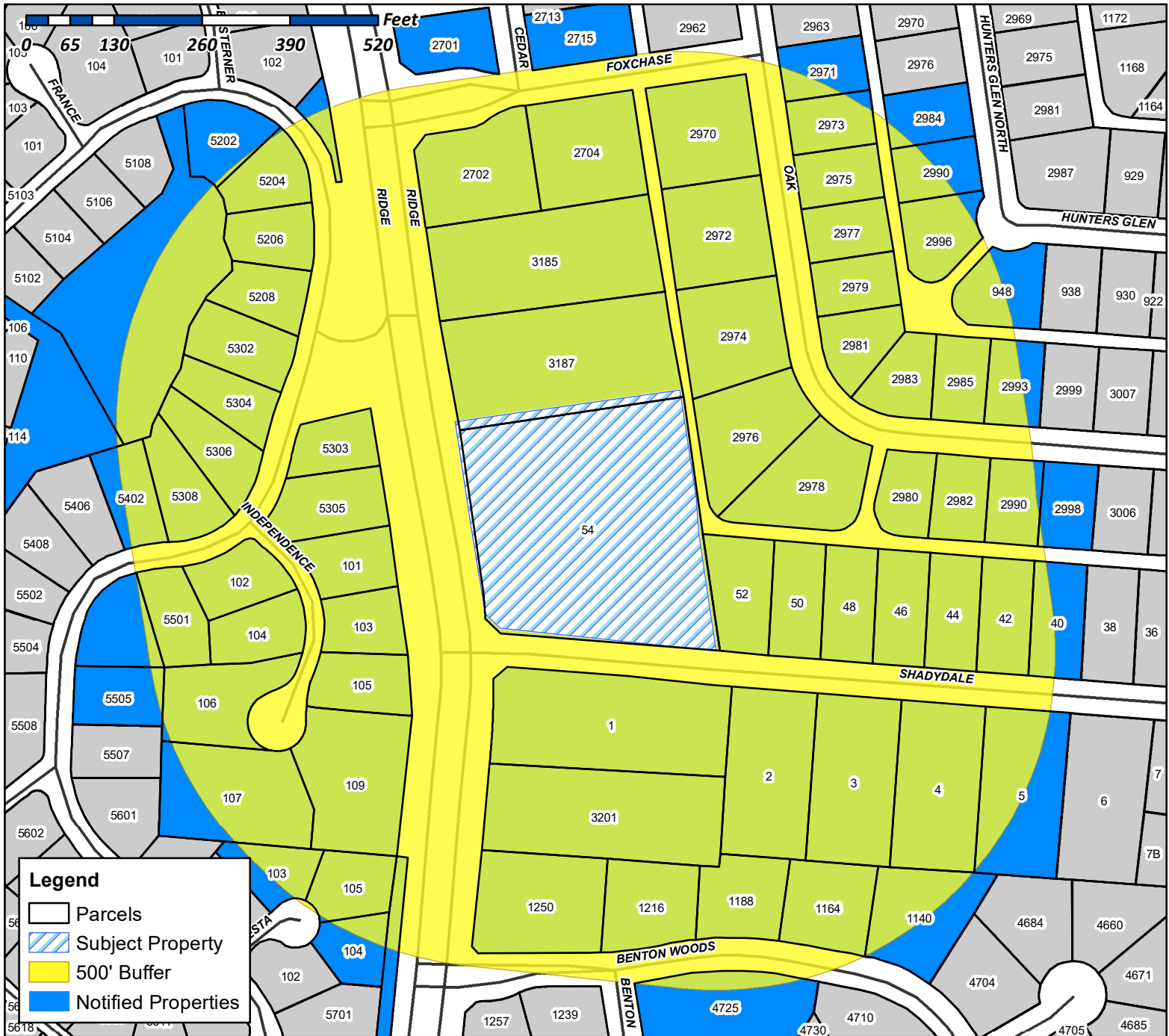




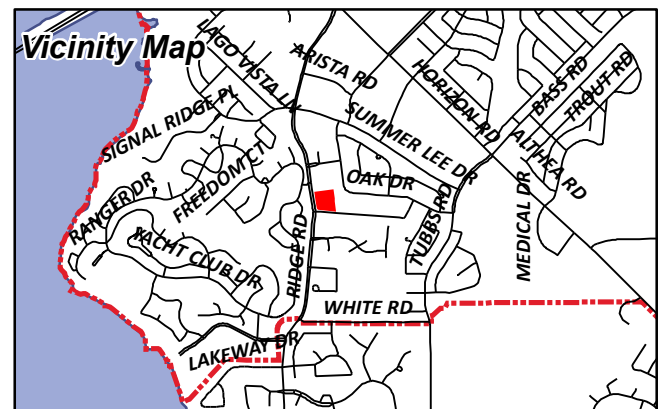
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 For Questions on this Case Call (972) 771-7745

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
109 INDEPENDENCE PL
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S
1164 BENTON WOODS DR
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
125 AMBROSIA LANE
HEATH, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODSDR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE PATRICIA A
2971 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA
2978 OAK DR
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

FLORANCE JOSEPH V
2981 OAK DRIVE
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON
COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND
WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M
2998 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M
3026 ANDREW DR
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC
40 SHADYDALE LN
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

VITALE LINDA A
46 SHADY DALE LN
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
4725 BENTON CT
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS
48 SHADY DALE LN
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
5 SHADYDALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY
52 SHADYDALELN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY
54 SHADY DALE LN
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
5505 YACHT CLUB DR
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

HERVEY GAIL
948 HUNTERS GLN
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
PO BOX 8333
GREENVILLE, TX 75404

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. Z2021-037: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale 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, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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 Monday, September 20, 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. Z2021-037: SUP for Accessory Building

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.

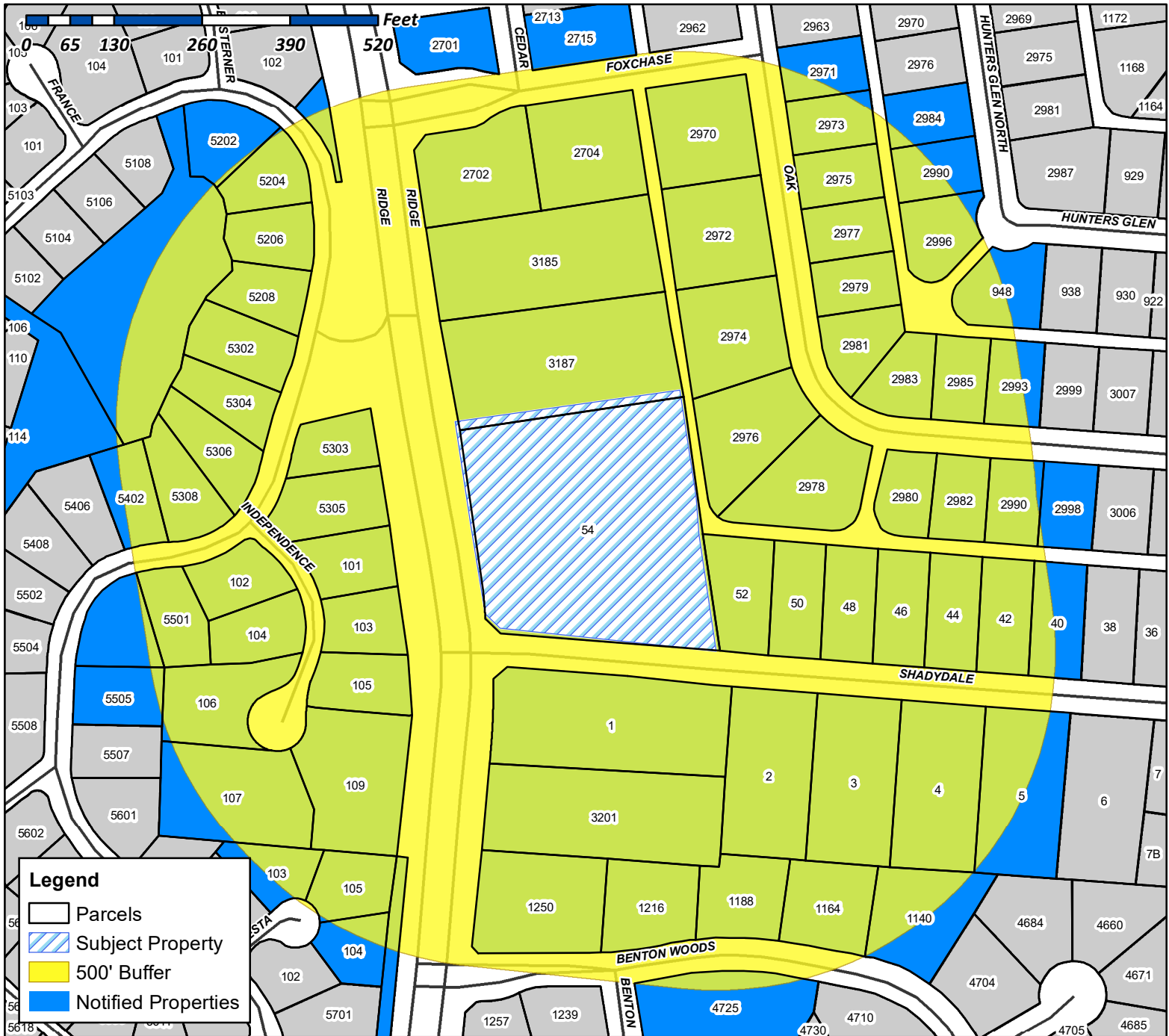
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

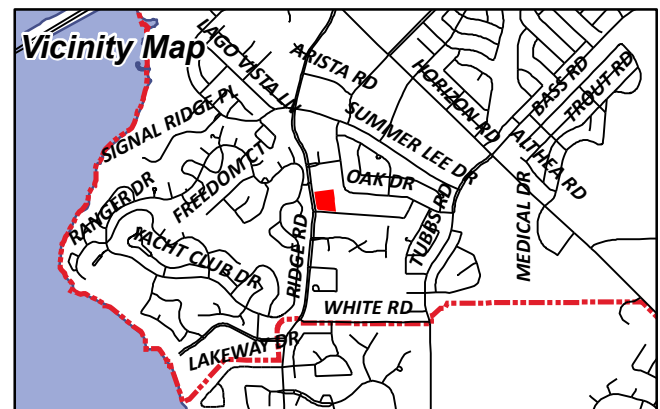
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

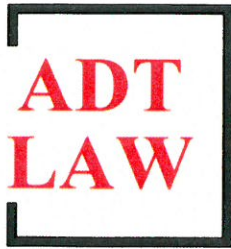
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2021-037
Case Name: SUP for Auxiliary Building
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 54 Shadydale Lane

Date Created: 8/20/2021
For Questions on this Case Call (972) 771-7745





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department

FROM: James Best c/o Andrew D. Thomas

RE: Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087

DATE: August 18, 2021

Variance Request

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

Building Code Requirements

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.

Discussion

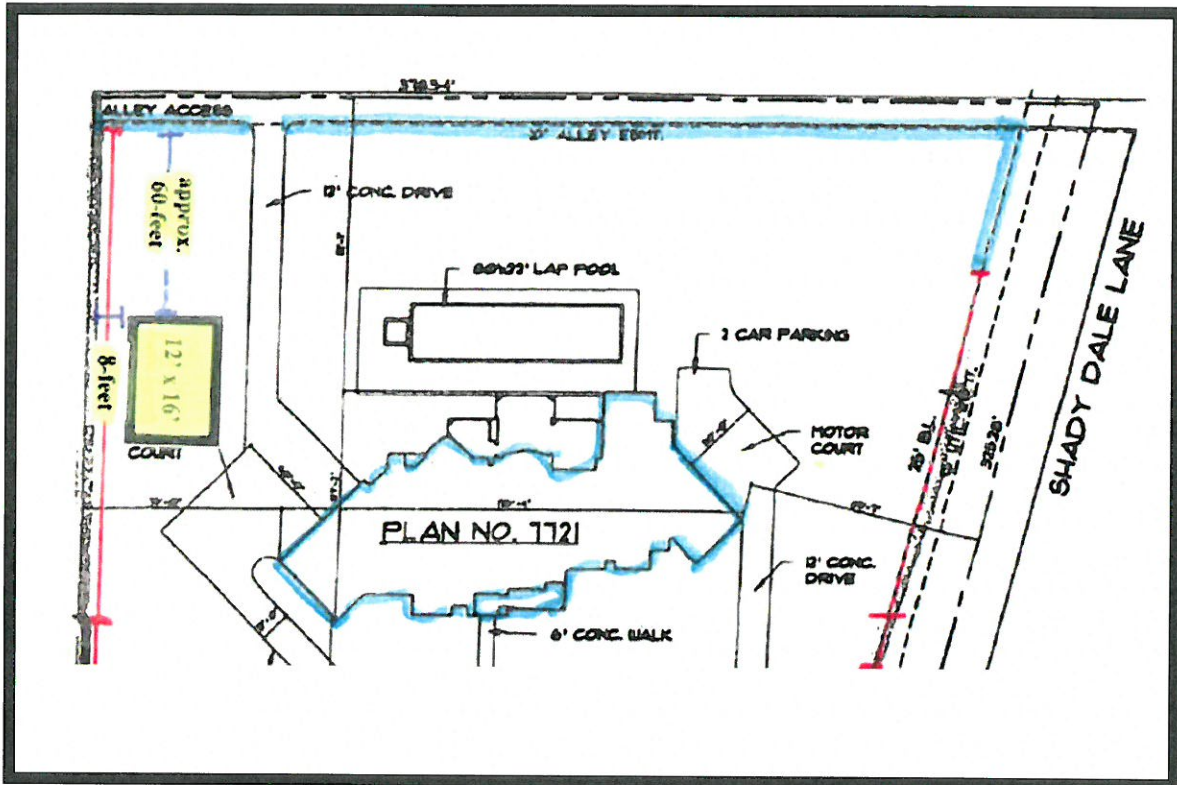
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



See Exhibit A.

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.



(<https://www.tuffshed.com>)

8' X 14' X 10'3"

\$5,327.00

\$5,859.70

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

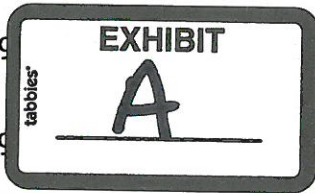
\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 2.6-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Andrew Thomas for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 2.6-acre tract of land described as Lot 1, Block A, Best Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.

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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 20, 2021

2nd Reading: October 4, 2021

Exhibit 'A'
Zoning Exhibit

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estates Addition

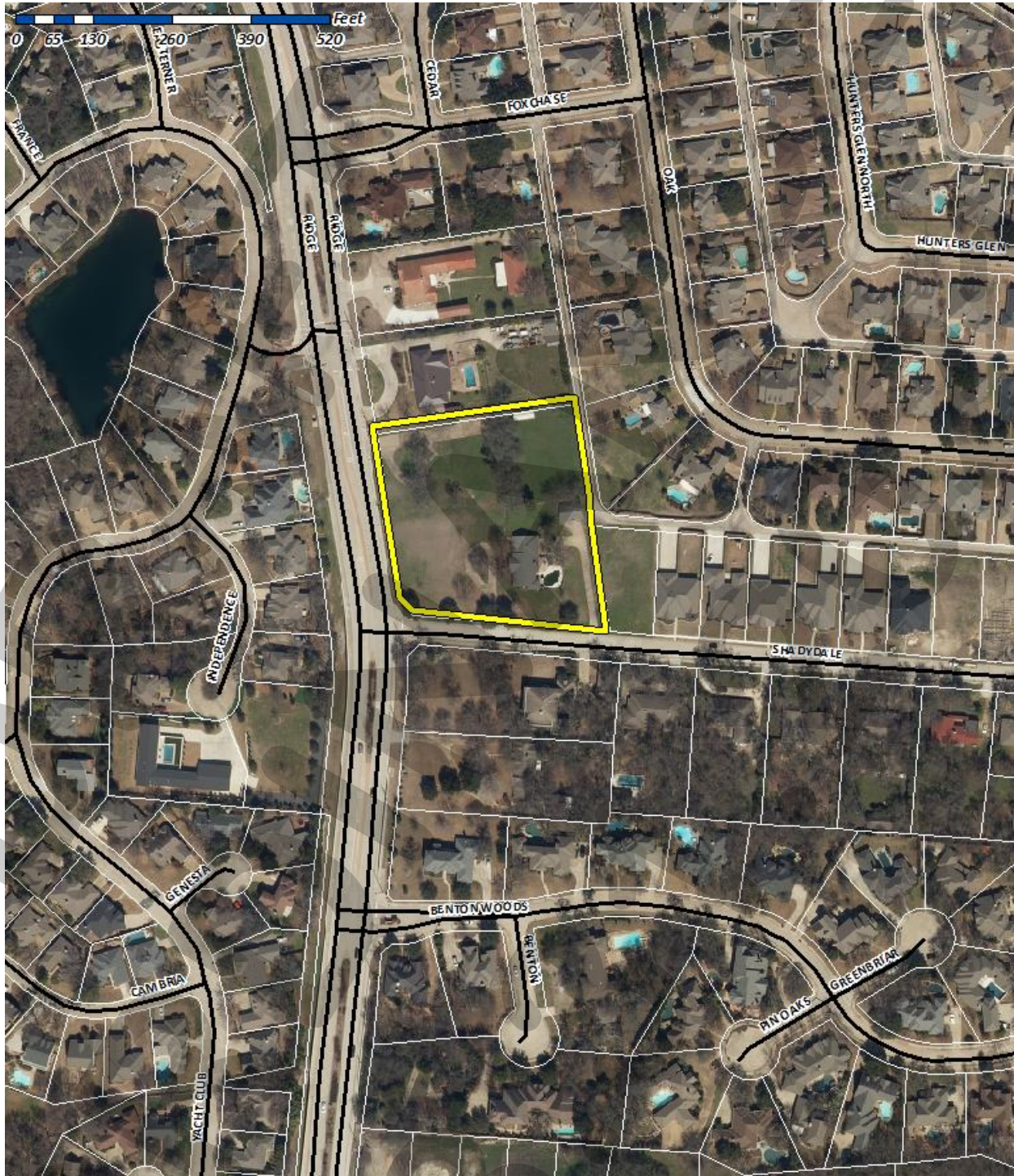
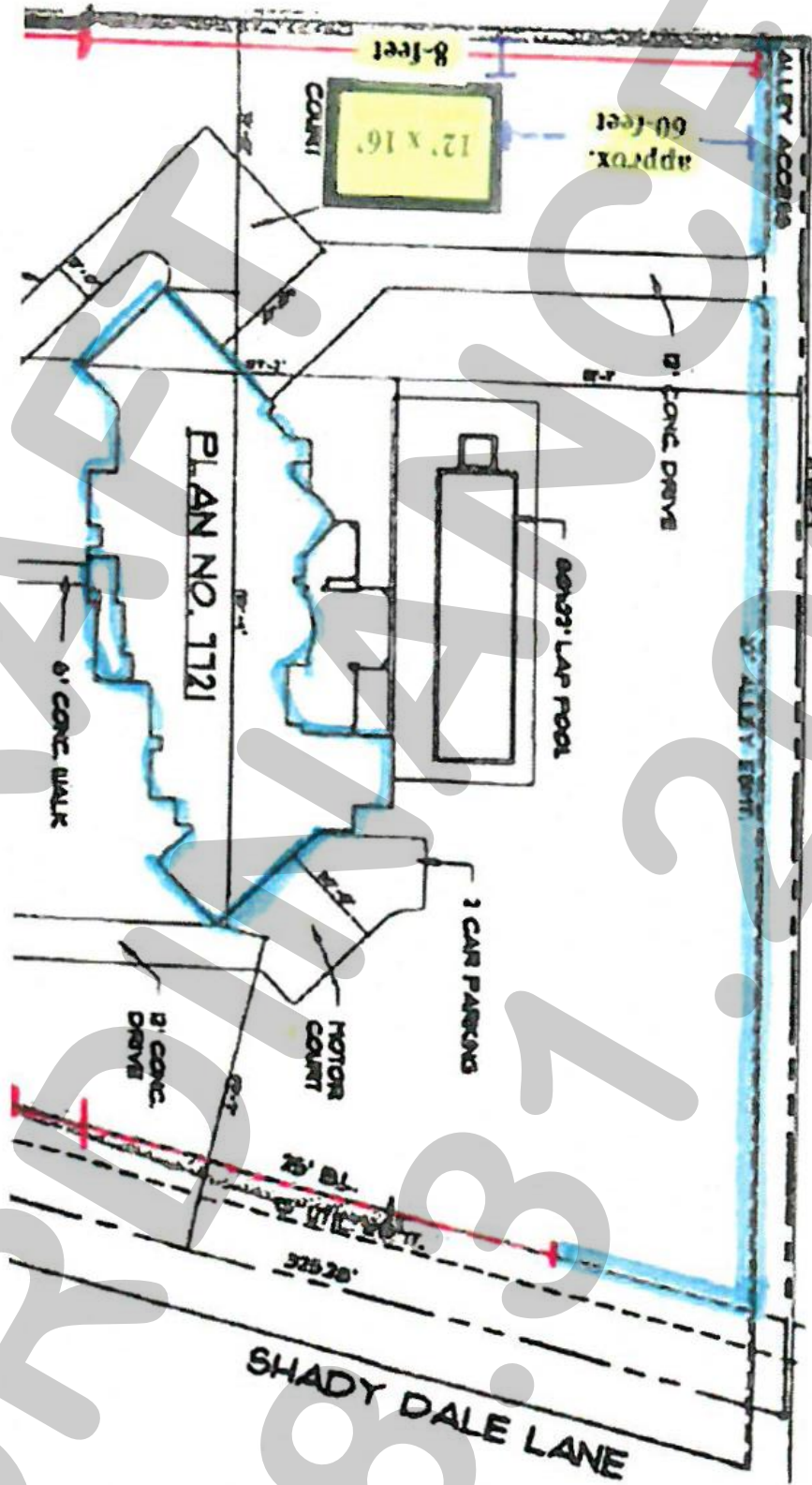


Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Elevations**



PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: SP2021-024
PROJECT NAME: Site Plan for STREAM Rockwall
SITE ADDRESS/LOCATIONS: 1351 CORPORATE CROSSING

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/25/2021	Needs Review

08/25/2021: SP2021-024; Site Plan for Stream Rockwall Distribution Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard.

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 (SP2021-024) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the FM-549 Overlay (FM-549 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, treescape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, all comments must be addressed prior to an approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Provide a fence detail (i.e. height and type) for all proposed and existing fencing for the development. Will there be a fence for the subject property? (§08.02.F, Art. 08, UDC)
 - 2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
 - 3) Outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district (i.e. PD-83 & agriculturally zoned properties) or residentially used property...The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards. Additional screening required for the residential zoning districts and agricultural properties. The proposed three (3)-tiered screening requires approval by the Planning and Zoning Commission. (§01.05.E, Art. 05, UDC) & Residential Adjacency Standards (§01.06, Art. 05, UDC)
 - 4) Based on the building footprint, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exception(s) and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (§04.01.C.1, Art. 05, UDC)
 - 5) Indicate all utilities both existing and proposed for the subject property. (§03.04.B, Art. 11, UDC)
 - 6) Indicate and label the widths of all sidewalks existing and proposed for the site along Justin Road. (§03.04.B, Art. 11, UDC)
 - 7) Indicate the street centerline for all existing and proposed streets. (§03.04.B, Art. 11, UDC) Verify the parking count on the site plan with the parking table for total number of spaces. (§05.01, Art. 06, UDC)
 - 8) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate on plans where these units are located and provide detail for screening of units. (§01.05.C, Art. 05, UDC)
 - 9) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. Dash-in RTU's on building elevations. (§01.05.C, Art. 05, UDC)
 - 10) The landscape buffer for a property zoned Light Industrial (LI) District within the FM-549 Overlay (FM-549 OV) District requires a minimum 50-feet for the Industrial/Office/Technology Land Uses. Currently indicates a 10-foot landscape buffer. Make adjustments to site plan. (§06.02.E.1.h, Art. 05, UDC)
- M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) The landscape buffer for a property zoned Light Industrial (LI) District within the FM-549 Overlay (FM-549 OV) District requires a minimum 50-feet for the Industrial/Office/Technology Land Uses. Currently indicates a 10-foot landscape buffer. Correct Table for Landscape Buffers and make adjustments to site plan. (§06.02.E.1.h, Art. 05, UDC)
- 2) A minimum of two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. In the E. SH-66 Overlay (E SH-66 OV), FM549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway. Correct Table for Landscape Buffers to indicate a minimum of 40 accent trees and a minimum of 10 Cedar Trees. (§06.02.E.1, Art. 05, UDC)
- 3) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass prior to the issuance of a Certificate of Occupancy (CO) -- hydro mulch/seed shall be prohibited in these areas. (§05.03.G, Art. 08, UDC)
- 4) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree and one (1) Accent Tree per 750 SF of detention area. (§05.03.D, Art. 08, UDC)
- 5) 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. (Section 4.2, Engineering Standards of Design and Construction)
- 6) Correct Plant Schedule to indicate a minimum of 5-gallons for all shrubs. (§06.02.E.2.c, Art. 05, UDC)
- 7) Correct plans to include screening details where applicable for truck dock, outside storage areas, and residential adjacency (i.e. PD-83 & agriculturally zoned properties). [(§01.05(A)&(E), Art. 05, & Residential Adjacency Standards (§01.06, Art. 05, UDC)]
- 8) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. Add a note to plans meeting these requirements. (§05.03.E, Art. 08, UDC)
- 9) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree. The parking spaces to the north do not meet this condition. Please include trees. (§05.03.E.4, Art. 08, UDC)

M.10 Treescap Plan.

- 1) Indicate all site elevations, grades, major contours, and the limits of construction. (§03.01.C, Art. 09, UDC)
- 2) As a note, the mitigation is considered to be satisfied with new plantings; however, this requires approval by the Planning and Zoning Commission. (§03.03.A, Art. 07, UDC)

M.11 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) No light pole, pole base or combination thereof shall exceed 20-feet -- General Overlay District Standards. Provide detail. (§06.02.G, Art. 05, UDC)
- 2) Provide cut sheets for all exterior lighting fixtures.

M.12 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

The following are located within the General Industrial District standards of Subsection 05.01, of Article 05, of the Unified Development Code (UDC):

- 1) Requires an exception to the horizontal articulation standards as listed below.
- 2) Provide each exterior material's percentage calculation for each façade, less window and doors.
- 3) A minimum of 20% natural stone or quarried stone required on building facades. Coronado stone is not a natural stone product; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building.
- 4) Projecting elements and parapets walls are to be finished on the interior using the same materials as the exterior façade (i.e. no exposed TPO).
- 5) RTU's are to be screened from adjacent properties and rights-of-way. Dash-in RTU's on building elevations.
- 6) An exception is required to allow for tilt-up wall construction.

Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for development within the LI District:

- 1) Stone. The proposed building does not meet the stone requirement established by the UDC and requires approval of an exception the use of form-liner. (§05.01.A.1.a.1, Art. 05, UDC)
- 2) Tilt-Up Wall Construction. The proposed building does not meet the masonry standards established by the UDC and requires approval of an exception for the use of tilt-up wall construction. (§05.01.A.1.a.2, Art. 05, UDC)
- 3) Roof Design Standards. The proposed building does not meet the roof design standards by not finishing the interior side of the projecting elements and parapet walls with the same materials as the exterior as established by the UDC and requires approval of an exception for the use of exposed TPO. (§05.01.A.2, Art. 05, UDC)
- 4) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§05.01.C.1, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for all of the associated exceptions and variances, and the compensatory measures justifying the exceptions being requested for consideration.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on September 7, 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.14 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 September 7, 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 September 14, 2021 Planning & Zoning Meeting.

I.15 The Architectural Review Board (ARB) meeting will be held on August 31, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 31, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on August 31, 2021.

- 3) Planning & Zoning regular meeting will be held on September 14, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on September 14, 2021

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

08/26/2021: M - Wall to have a traffic rated guardrail.

M - All fire hydrants to have 5' clearance around (bollards to be 5' in every direction from fire hydrant). All medians with fire hydrants to be a min 10' (b-b) wide.

M - Detention isn't allowed in floodplain.

M - 200' Min driveway spacing along Corporate Crossing.

The following items are informational for the engineering design phase.

General Items:

- 4% Engineering Fees
- Engineering Review fees apply.
- Impact Fees
- All retaining walls must be rock or stone faced.
- Any walls 3' and over must be designed by a licensed engineer.
- No walls allowed in or across easements
- Must meet all City of Rockwall Standards of Design.
- 10' utility easement along all street frontage.

Paving Items:

- All paving to be reinforced concrete.
- If building is 30' or taller, the fire lane radii must be 30' min for the large truck.
- Parking to be a min. 20'x9'
- Construct 5' sidewalk along Corporate Crossing the length of the property

Utility Items:

- No structures in easements. Min. easement is 20'
- Sewer existing to north of property.

- Sewer Pro-Rata of \$2773.07/acre.
- May tie into the 16" water line in Corporate Crossing.
- Must loop line into the 8" in Technology Way.
- Depending on use, site may require an infrastructure study to prove no up-sizing of the public lines is necessary.
- Full concrete panel replacement is required if "cutting" a roadway

Detention Items:

- Must have detention on site. Drainage "c" value is per zoning. Detention cannot be in Floodplain.
- Detention ponds catching 20 acres or more must be analyzed with the Unit Hydrograph method. Review fees apply.
- Show floodplain and cross-sections.
- Show the Erosion Hazard Setback.
- Will need a Flood Study and LOMR if "touching" the floodplain. (includes a review retainer.)
- No detention allowed in floodplain
- Where is the dumpster? Dumpster area to drain to oil/water separator prior to discharging into storm system
- No vertical walls allowed in detention easement(s).

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	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Needs Review

08/23/2021: Two means of fire apparatus access shall be provided for the buildings exceeding 30-feet in height. Currently, only show the access to extend to Corporate Crossing, provide access to Technology Way to meet this requirement.

All fire lanes shall have an inside turning radius of 30-feet for buildings 30-feet or above in height, including the access to Technology way.

The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved w/ Comments

08/23/2021: Assigned address will be *1351 CORPORATE CROSSING, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	08/26/2021	Approved w/ Comments

08/26/2021: Recommend the developer/owner consider meeting to discuss external and internal crime prevention measures prior to construction.
EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved w/ Comments

- 08/23/2021: 1. Detention Pond Landscaping is required please add it to the landscape plan
2. Tree mitigation looks good
3. Landscape looks good

General Items:

- 4% Engineering Fees
- Engineering Review fees apply.
- Impact Fees
- All retaining walls must be rock or stone faced.
- Any walls 3' and over must be designed by a licensed engineer.
- No walls allowed in or across easements
- Must meet all City of Rockwall Standards of Design.
- 10' utility easement along all street frontage.

Paving Items:

- All paving to be reinforced concrete.
- If building is 30' or taller, the fire lane radii must be 30' min for the large truck.
- Parking to be a min. 20'x9'
- Construct 5' sidewalk along Corporate Crossing the length of the property

Utility Items:

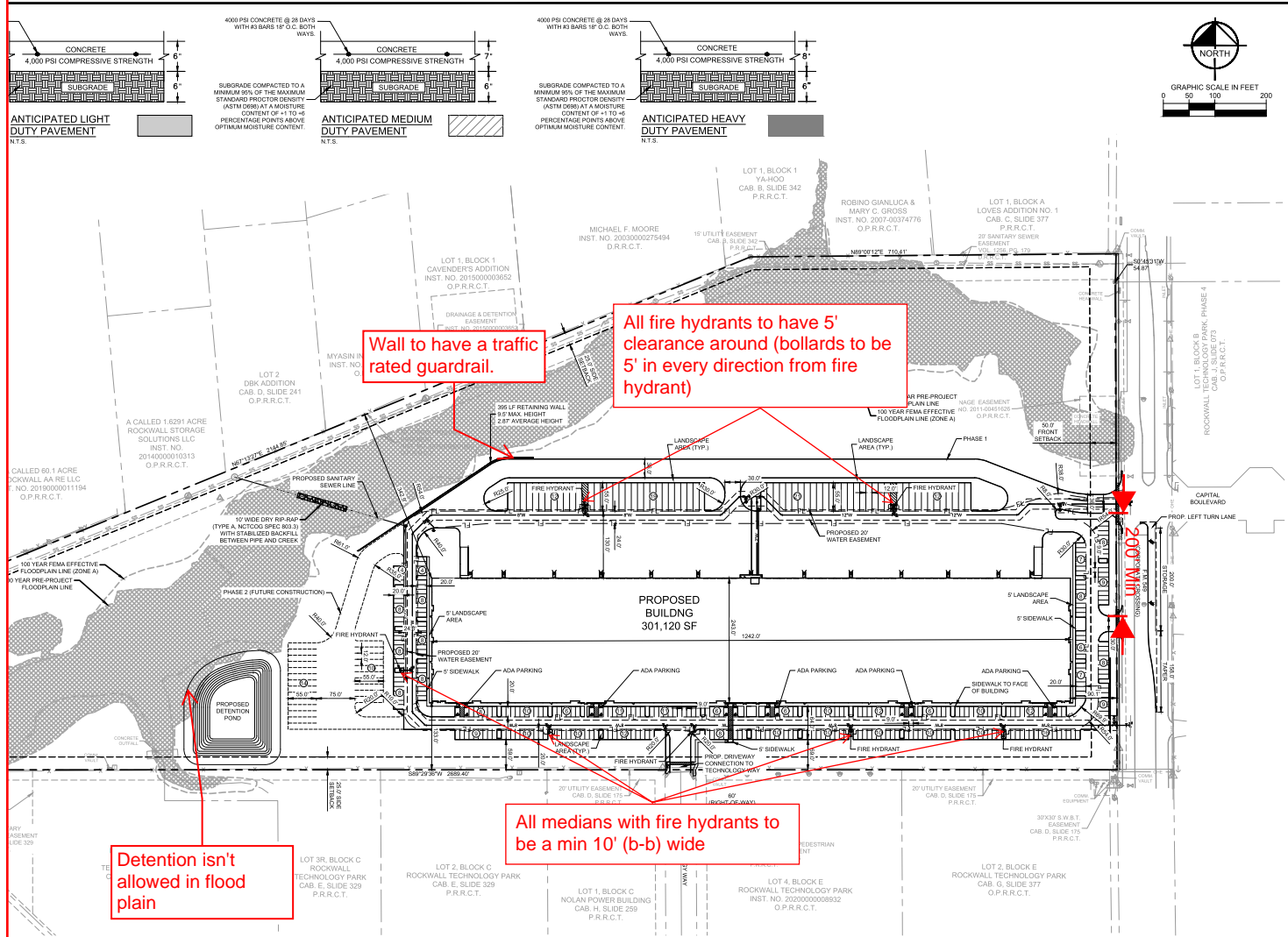
- No structures in easements. Min. easement is 20'
- Sewer existing to north of property.
- Sewer Pro-Rata of \$2773.07/acre.
- May tie into the 16" water line in Corporate Crossing.
- Must loop line into the 8" in Technology Way.
- Depending on use, site may require an infrastructure study to prove no up-sizing of the public lines is necessary.
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Detention Items:

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- No detention allowed in floodplain
- Where is the dumpster? Dumpster area to drain to oil/water separator prior to discharging into storm system
- No vertical walls allowed in detention easement(s).

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".



SITE SUMMARY TABLE	
	LIGHT INDUSTRIAL
X BUILDING HEIGHT	WAREHOUSE
AL BUILDING AREA	46.0'
EA	301,120 SF
EA	1,887,324 SF(43.3 AC)
MADE	10%
PARKING	331
PARKING	302
PARKING	64
PARKING	24
ESSEBLE PARKING	8
ESSEBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

DEVELOPER
 STREAM INDUSTRIAL DEVELOPMENT SERVICES
 CONTACT: BATES ARNOT
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE NUMBER: (214) 560-2433
 EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER
 HITT FAMILY, L.P.
 CONTACT: L.R. TIPTON
 3412 S. FM 548
 ROYSE CITY, TX 75189
 PHONE NUMBER: (241) 213-5087
 EMAIL: LRTP@YAHOO.COM

NOTES
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811 Know what's below. Call before you dig.

Kimley-Horn
 13845 NOLAN ROAD, TWO DALLAS OFFICE TOWERS
 SUITE 700, DALLAS, TX 75240
 PHONE: (214) 343-1300
 WWW.KIMLEY-HORN.COM, TX 748
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

STREAM ROCKWALL
 PREPARED FOR
 STREAM REALTY
 GRAND PRairie

SITE PLAN

SHEET NUMBER
SP-1

DATE
 REVISIONS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP 2021-024

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	1515 Corporate Crossing				
SUBDIVISION	Unplatted - John Lockhard Survey Abstract No. 134	LOT	N/A (unplatted)	BLOCK	N/A
GENERAL LOCATION	West of intersection of Corporate Crossing and Capital Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Undeveloped		
PROPOSED ZONING		PROPOSED USE	Warehouse		
ACREAGE	43.237 AC	LOTS [CURRENT]	N/A	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]

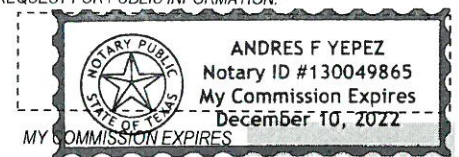
<input type="checkbox"/> OWNER	Hitt Family, L.P.	<input checked="" type="checkbox"/> APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	L.R. Tipton	CONTACT PERSON	Dan Gallagher, P.E.
ADDRESS	3412 S. FM 548	ADDRESS	13455 Noel Road Suite 700
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75240
PHONE	214-213-5087	PHONE	972-776-1780
E-MAIL	lrtip@yahoo.com	E-MAIL	dan.gallagher@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

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

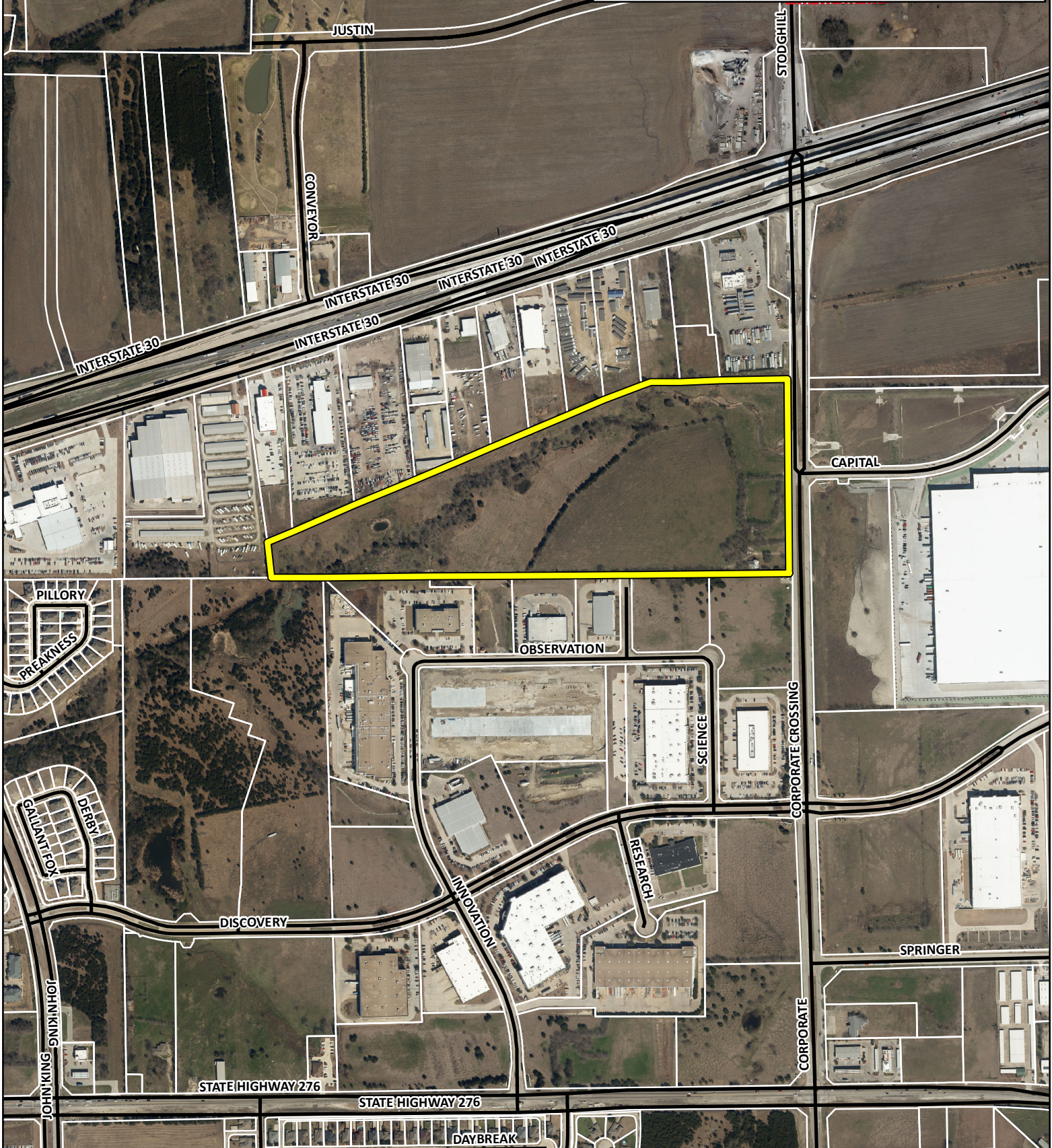
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ August TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3rd DAY OF August, 2021. BY SIGNING THIS APPLICATION, 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 3rd DAY OF August, 2021
OWNER'S SIGNATURE _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



0 212.5 425 850 1,275 1,700 Feet

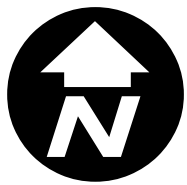
SP2021-024- SITE PLAN FOR STREAM ROCKWALL
SITE PLAN - LOCATION MAP = 

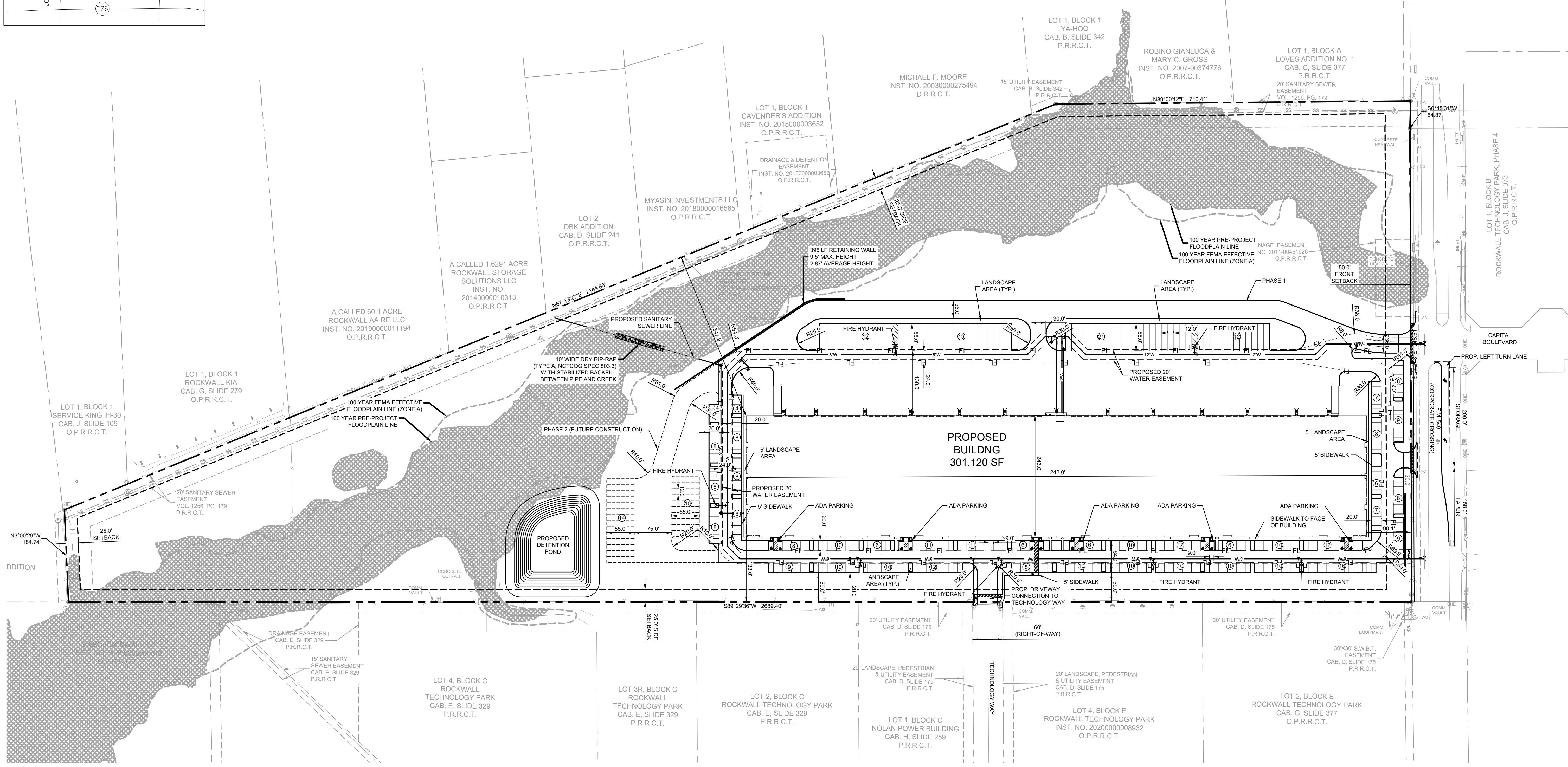
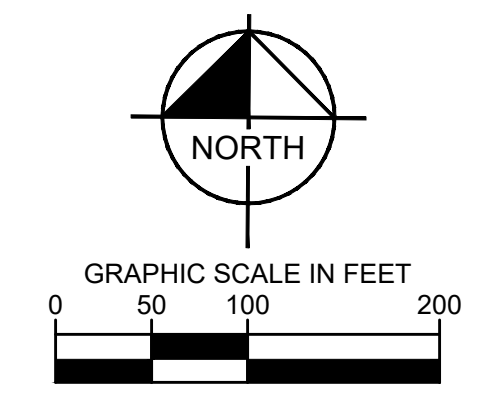
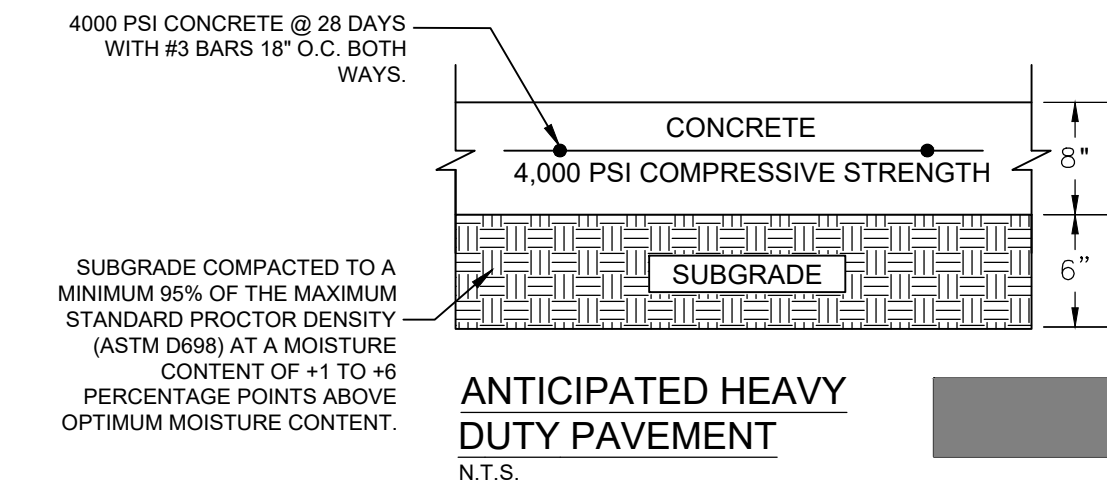
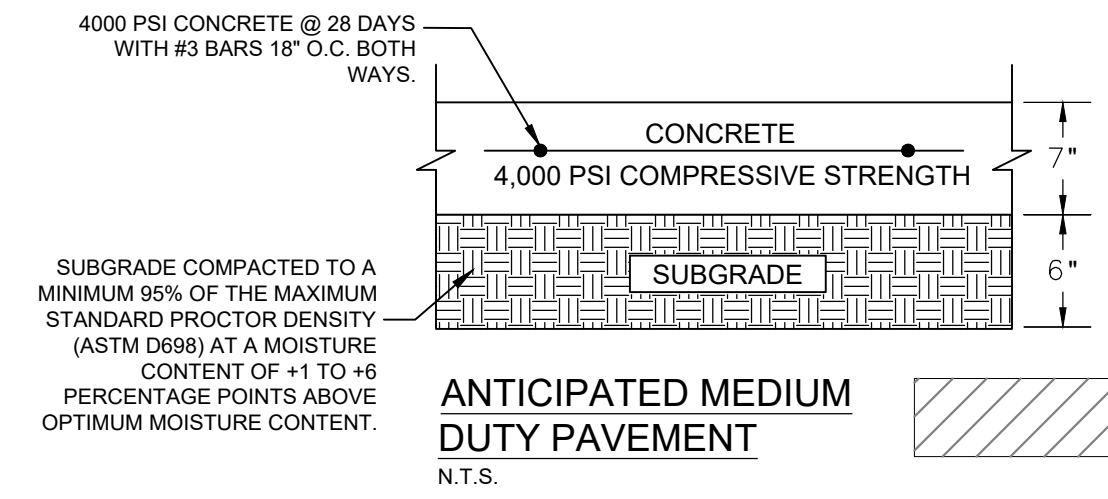
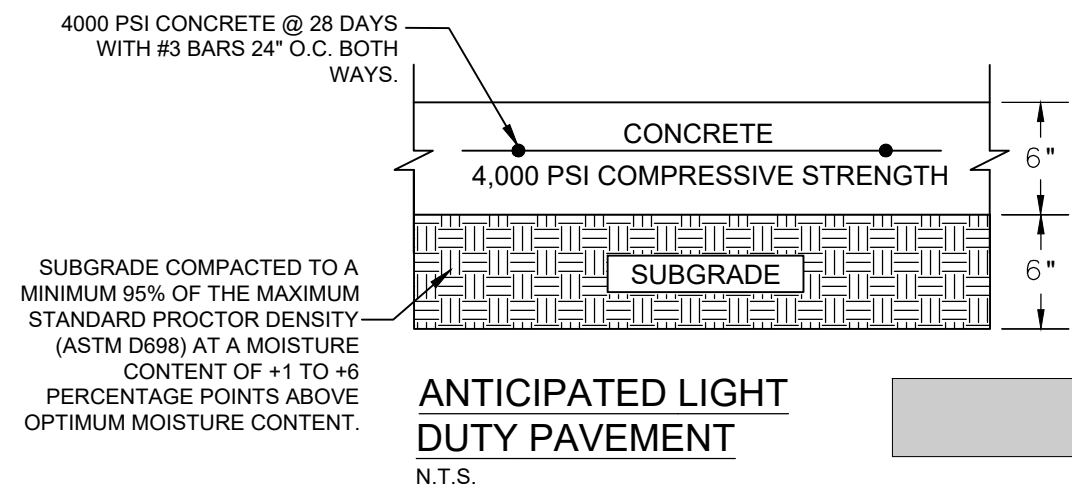
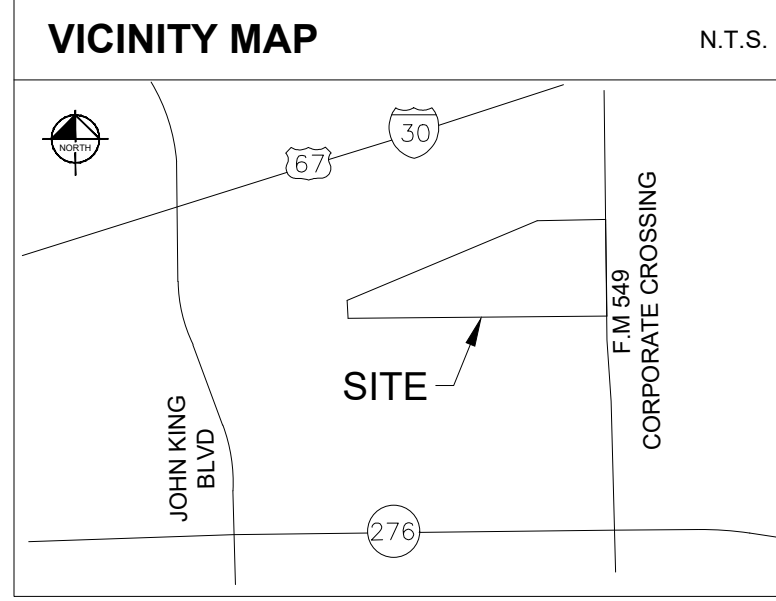


City of Rockwall

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

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





LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
EXISTING FENCE LINE	X
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM DRAIN LINE	SD
EXISTING OVERHEAD ELECTRIC LINE	OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
100 YEAR FLOOD PLANE	---

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887.324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	331
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	64
PHASE II TRUCK PARKING	24
PROPOSED ACCESSIBLE PARKING	8
REQUIRED ACCESSIBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

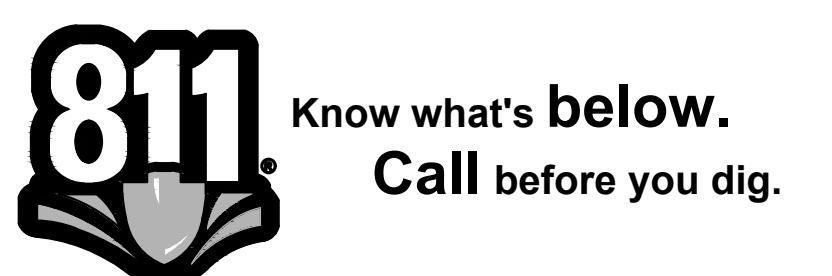
DEVELOPER
 STREAM INDUSTRIAL DEVELOPMENT SERVICES
 CONTACT: BATES ARNOT
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE NUMBER: (214) 560-2433
 EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER
 HITT FAMILY, L.P.
 CONTACT: L.R. TIPTON
 3412 S. FM 548
 ROYSE CITY, TX 75189
 PHONE NUMBER: (241) 213-5087
 EMAIL: LRTIP@YAHOO.COM

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Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-328
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

STREAM ROCKWALL
 PREPARED FOR
 STREAM REALTY
 GRAND PRAIRIE, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

NO.	REVISIONS	DATE

KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 PROJECT NO. 20210800010313
 SHEET NO. SP-1
 DATE: AUGUST 2021
 DRAWN BY: DSA
 CHECKED BY: DFG
 DESIGNED BY: DPG
 SCALE: AS SHOWN
 DATE: AUGUST 2021
 PROJECT: KHA PROJECT 068213060





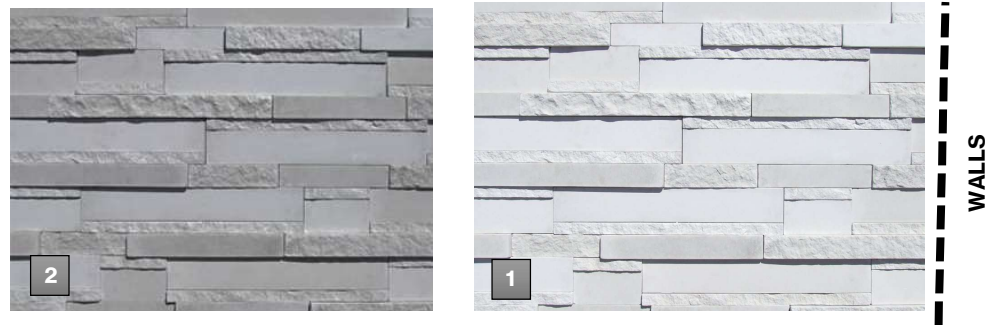






DIGITAL FINISHES LEGEND:

1. STONE ST-1: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: WHITE
2. STONE ST-2: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: SILVER ASH
3. FRAMES AS ALTERNATE: BLACK ANODIZED AL-2
4. VITRO – SOLARGRAY GL-1
5. PAINT 1– FIELD COLOR TO MATCH SW 7005 (255-C1): PURE WHITE
6. PAINT 2– ACCENT COLOR TO MATCH SW 6168 (258-C6) MODERNE WHITE
7. PAINT 3– ACCENT COLOR TO MATCH SW 7017 (244-C3) DORIAN GRAY.
8. PAINT 4– ACCENT COLOR TO MATCH SW 7018 (244-C5) DOVETAIL



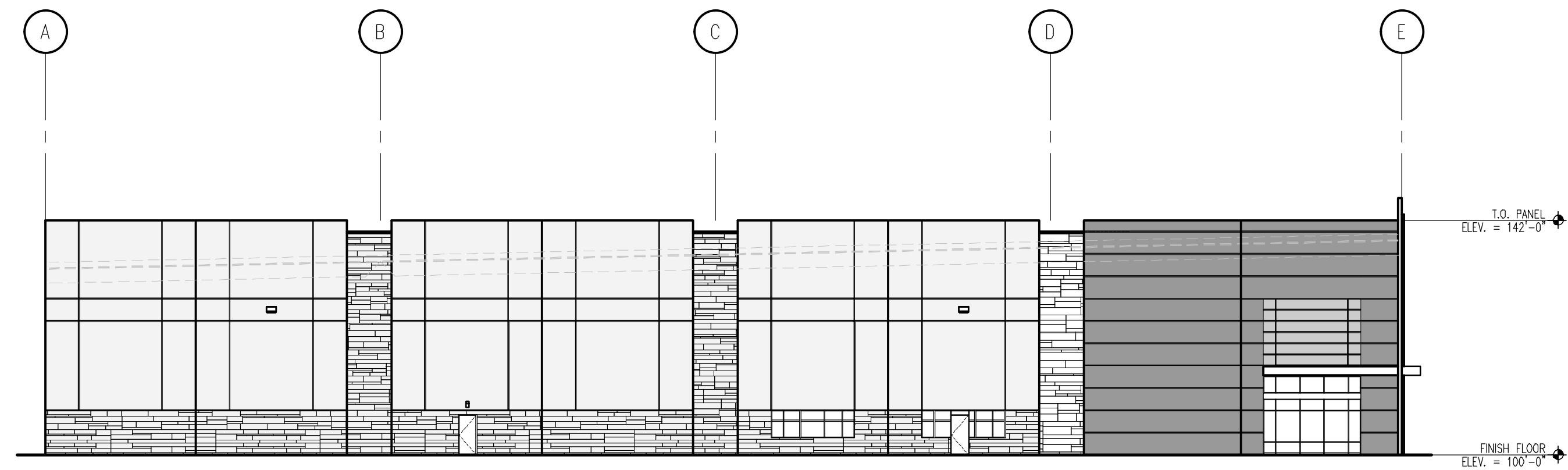
EXTERIOR

ELEVATION FINISHES:

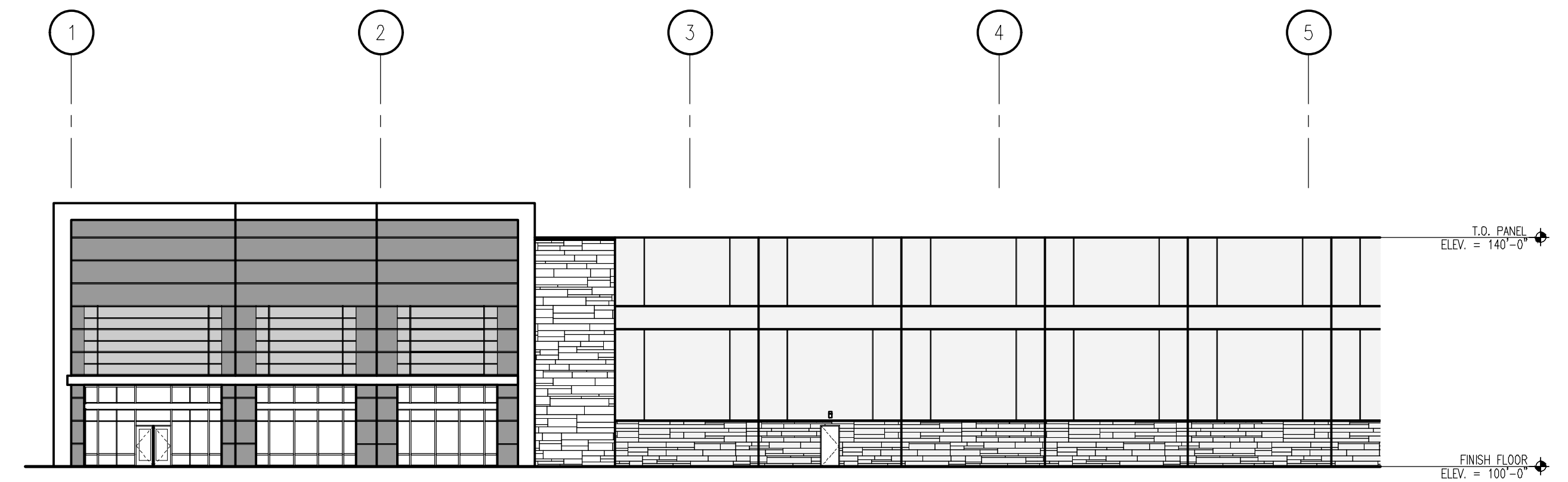
	PANT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
	PANT 2 COLOR TO MATCH SW 6166 (250-C6): "MODERNE WHITE"
	PANT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
	PANT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"

FINISH AREA CALCULATIONS (WEST):

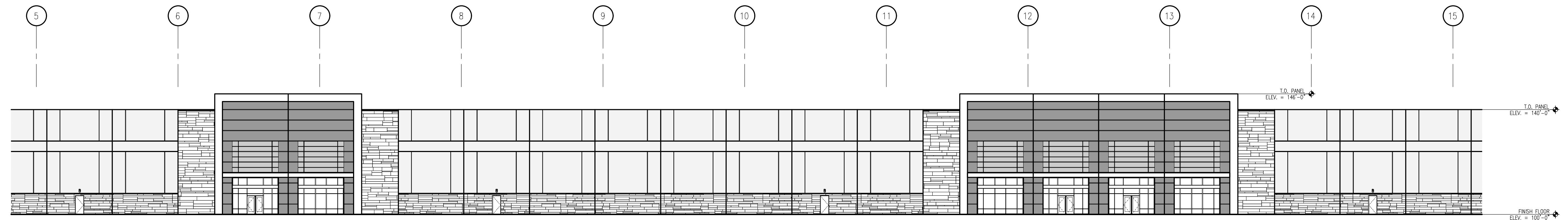
PAINTED TILT WALL	= 7,686sf
STONE	= 2,059sf
OPENINGS	= 432sf
TOTAL AREA	= 10,177sf
2,059 / 7,686	= 26.79%
STONE PERCENTAGE	= 26.79%



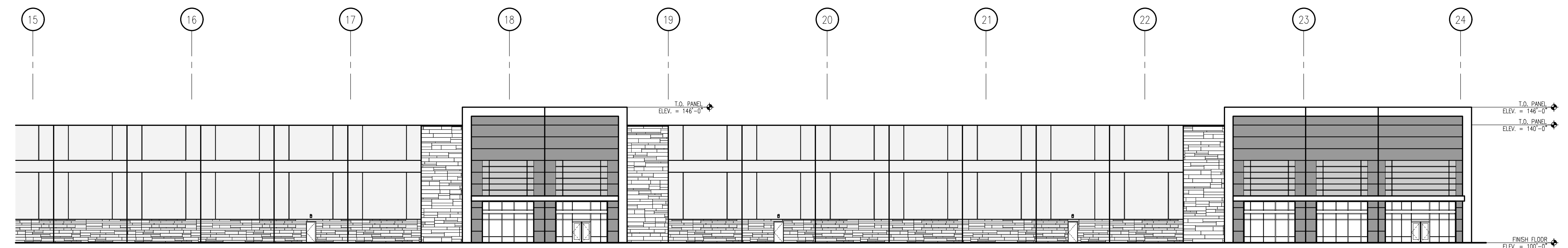
02 WEST ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"



FINISH AREA CALCULATIONS (SOUTH):

PAINTED TILT WALL	= 38,148sf
STONE	= 10,188sf
OPENINGS	= 3,846sf
TOTAL AREA	= 52,182sf
10,188 / 38,148	= 26.71%
STONE PERCENTAGE	= 26.71%

01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

DATE	
REVISIONS	
No.	

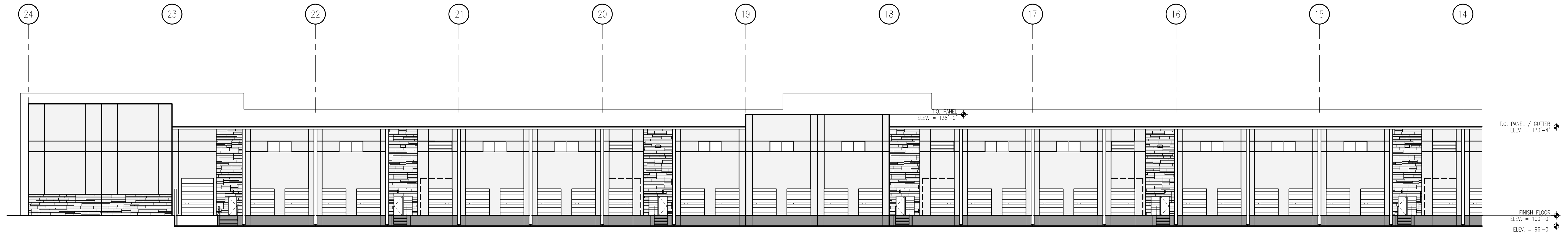
gsr andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7640
F 214.887.0599



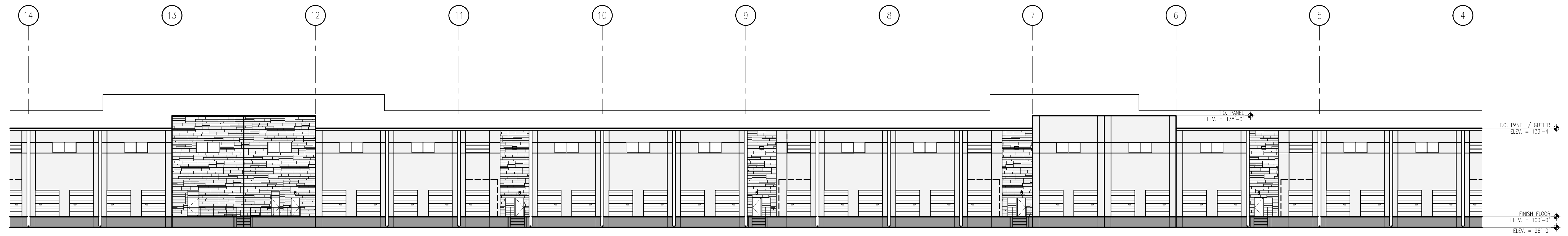
GGRA PROJECT	2866
DATE	AUG 2021
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	IME
CHECKED BY	SA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

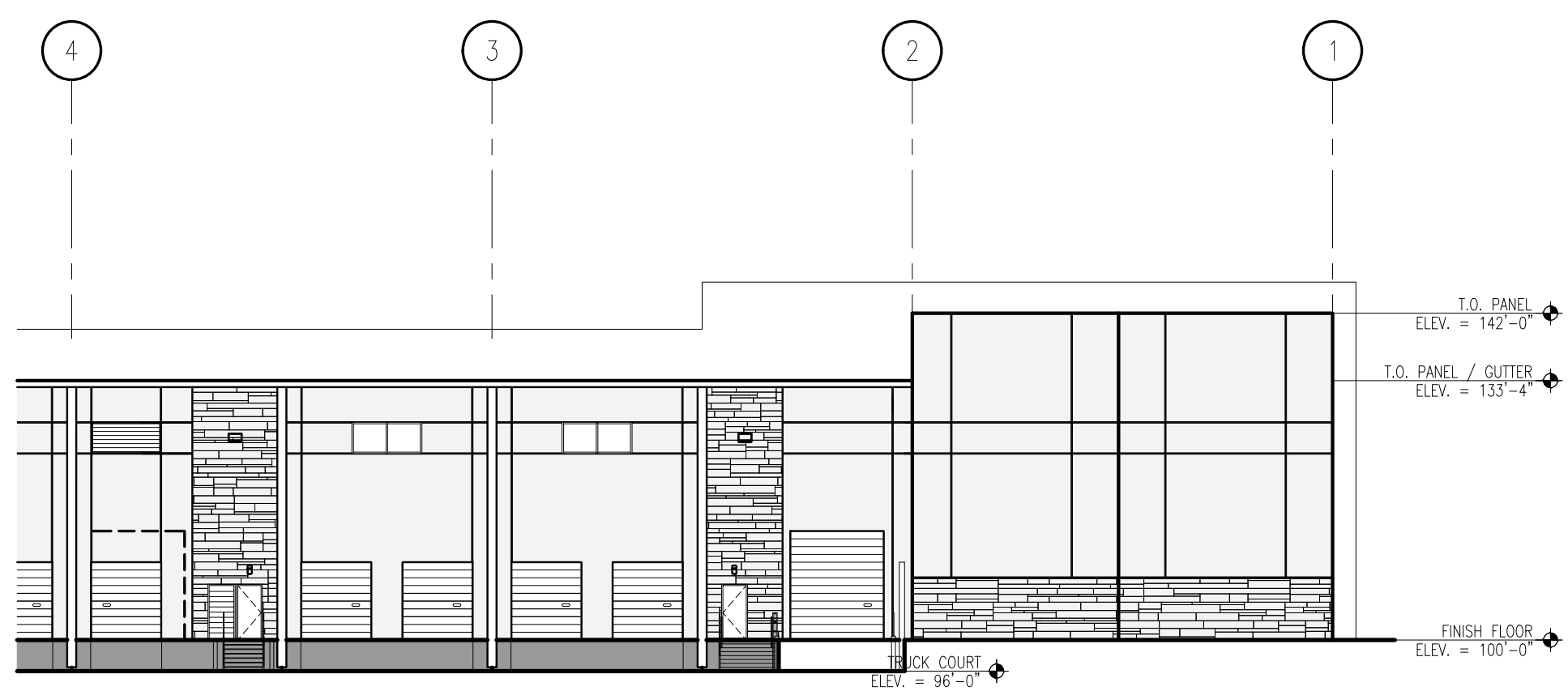
ELEVATION FINISHES:	
	PANT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
	PANT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
	PANT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
	PANT 4 COLOR TO MATCH SW 7018 (244-C5): "DOWETAL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"



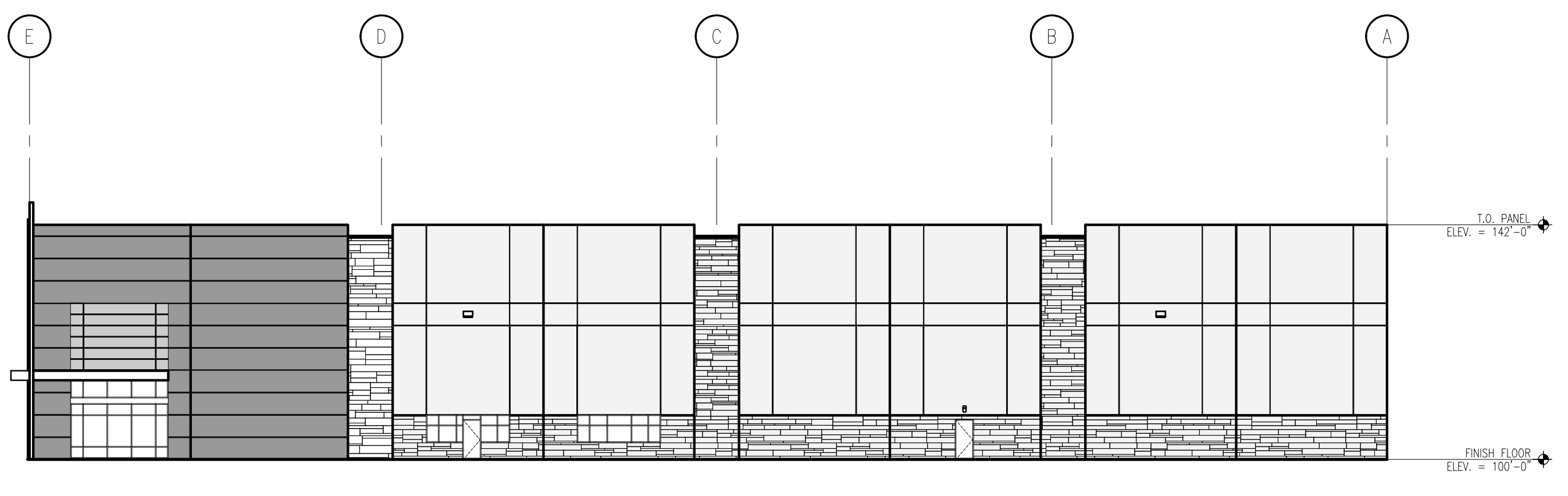
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"



02 NORTH ELEVATION
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (NORTH):	
PAINTED TILT WALL	= 28,322sf
STONE	= 6,412sf
OPENINGS	= 8,389sf
TOTAL AREA	= 43,123sf

6,412 / 28,322	= .2264
STONE PERCENTAGE	= 22.64%



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

FINISH AREA CALCULATIONS (EAST):	
PAINTED TILT WALL	= 7,686sf
STONE	= 2,059sf
OPENINGS	= 432sf
TOTAL AREA	= 10,177sf

2,059 / 7,686	= .2679
STONE PERCENTAGE	= 26.79%

NO.	REVISIONS	DATE

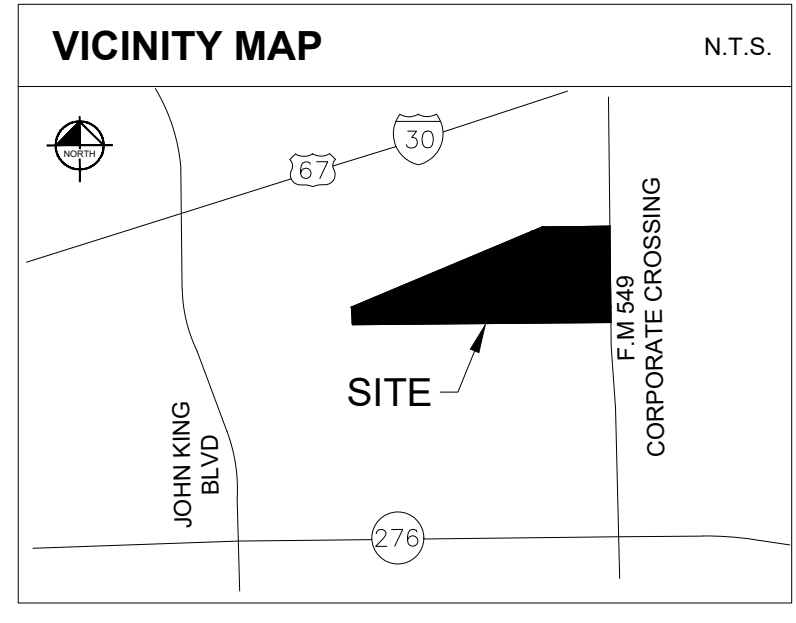
gsr andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0599



GGRA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
2986	AUG 2021	AS SHOWN	JRF	MJE	SA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SHEET NUMBER
A4.11



PLANT SCHEDULE

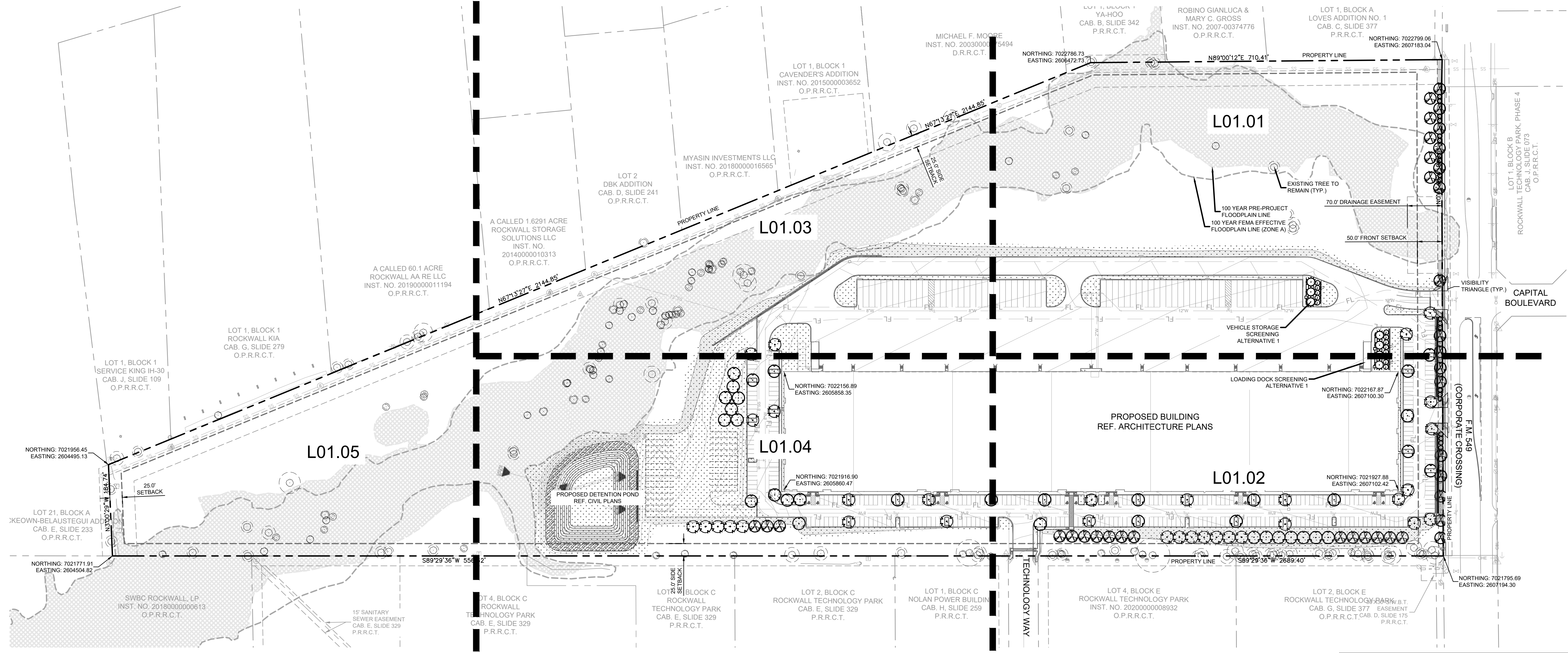
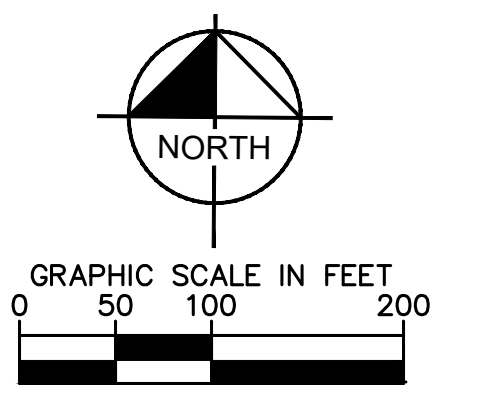
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
UA	36		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
OC	33		QUERCUS MUEHLBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
CL	20		CHLOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8'-10' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
JE	7		JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
OS	37		QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SHRUBS

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
HP	78	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	3 GAL. MIN.	18" HT. X 18" W.	24" O.C.	FULL AND MATCHING
IC	108	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	3 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
IR	13	ILEX X 'NELLIE R STEVENS' / NELLIE R STEVENS	15 GAL.	42" HT. X 24" W.	48" O.C.	FULL AND MATCHING

GROUND COVERS

CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SEED	228,130 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
SOD	6,664 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
DM	12,036 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.



City of Rockwall Landscape Requirements - Article 08

TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)
ZONED LIGHT INDUSTRIAL

LANDSCAPE AND FENCE STANDARDS

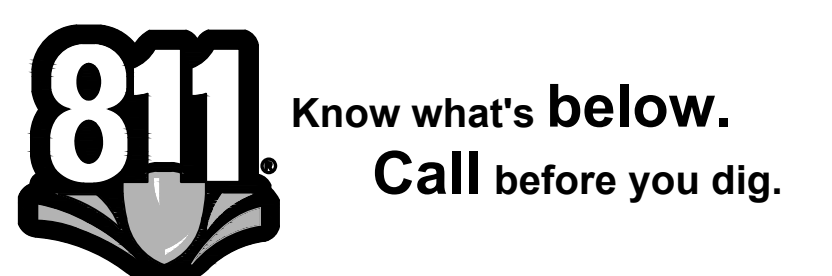
Requirement	Required	Provided
Landscape Buffers Abutting a Public ROW a minimum of 10' wide landscape buffer shall be required along the entire length of the property. All landscape buffers adjacent to a public ROW shall incorporate ground cover, a built-up berm and shrubbery along the entire length of frontage. Berms and shrubbery shall have a total minimum height of 30-inches. A minimum of 1 canopy tree and 1 accent tree shall be incorporated into the landscape buffer per 50 linear feet of frontage. F.M. 549 (Corporate Crossing) 1,003 LF / 50 LF = 20 Canopy & Accent trees	10' wide landscape buffer	10' wide landscape buffer
Landscape Screening Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 01.05 Screening Standards, of Article 5, District Development Standards. Alternative # 1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.	Yes	Yes
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	2 Minimum Berm & Mature Evergreen Shrubs	2 Minimum Berm & Mature Evergreen Shrubs

Landscape Requirements

Requirement	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 sf and 1 accent tree per 1,500 sf. Xeriscaping/smartscape Standards: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the above detention basin tree requirement. Instead, a shrub or ornamental grass per every 750 sf of dry land shall be required to be planted on the site around the detention area. 25,665 sf dry land / 750 sf = 35 shrubs	No	No
Parking Lot Landscaping If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 344 of parking spaces / 10 = 35 of trees No required parking space may be located more than 80 feet from the trunk of a canopy tree.	35 Trees Yes	35 Trees Yes

NOTE:
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



Kimley & Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
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Kimley & Horn
P.L.A. BLAINE D. MIKULIK
L.A. No. 2486, Issued AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
TEXAS

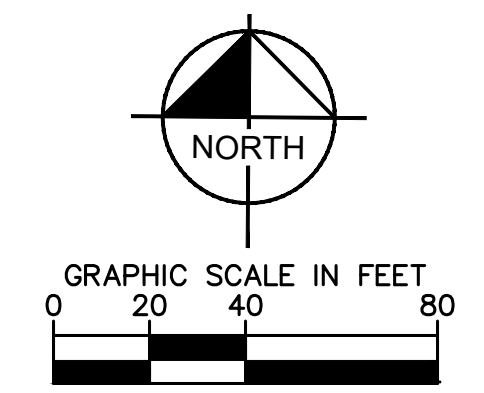
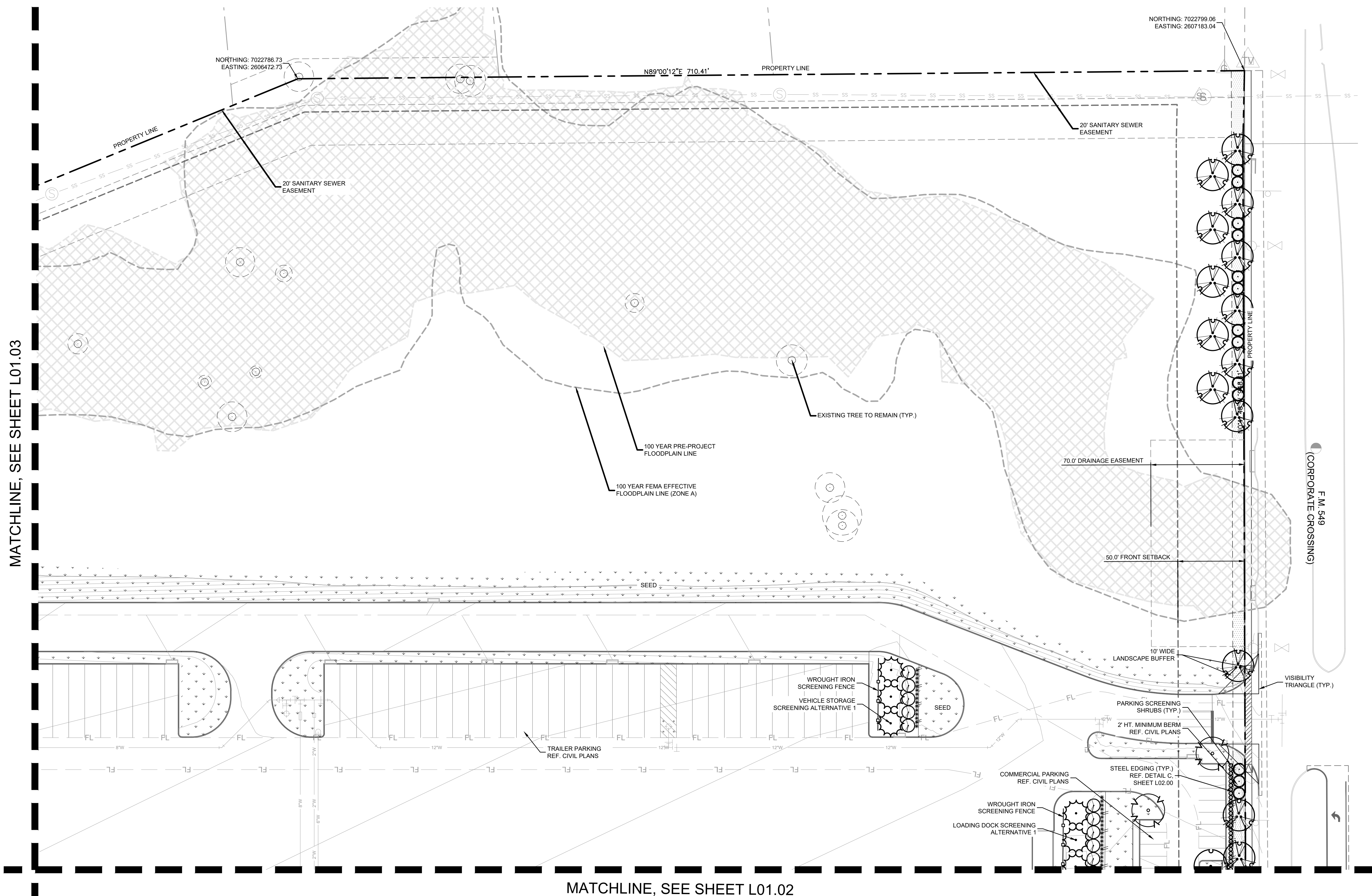
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L01.00

REVISIONS
No. _____ DATE _____

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PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

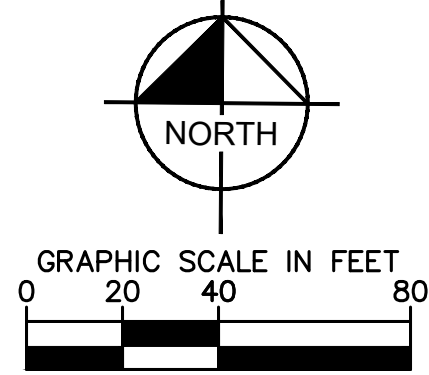
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	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	OS	QUERCUS SHUMARDII / SHUMARD RED OAK
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS

SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS

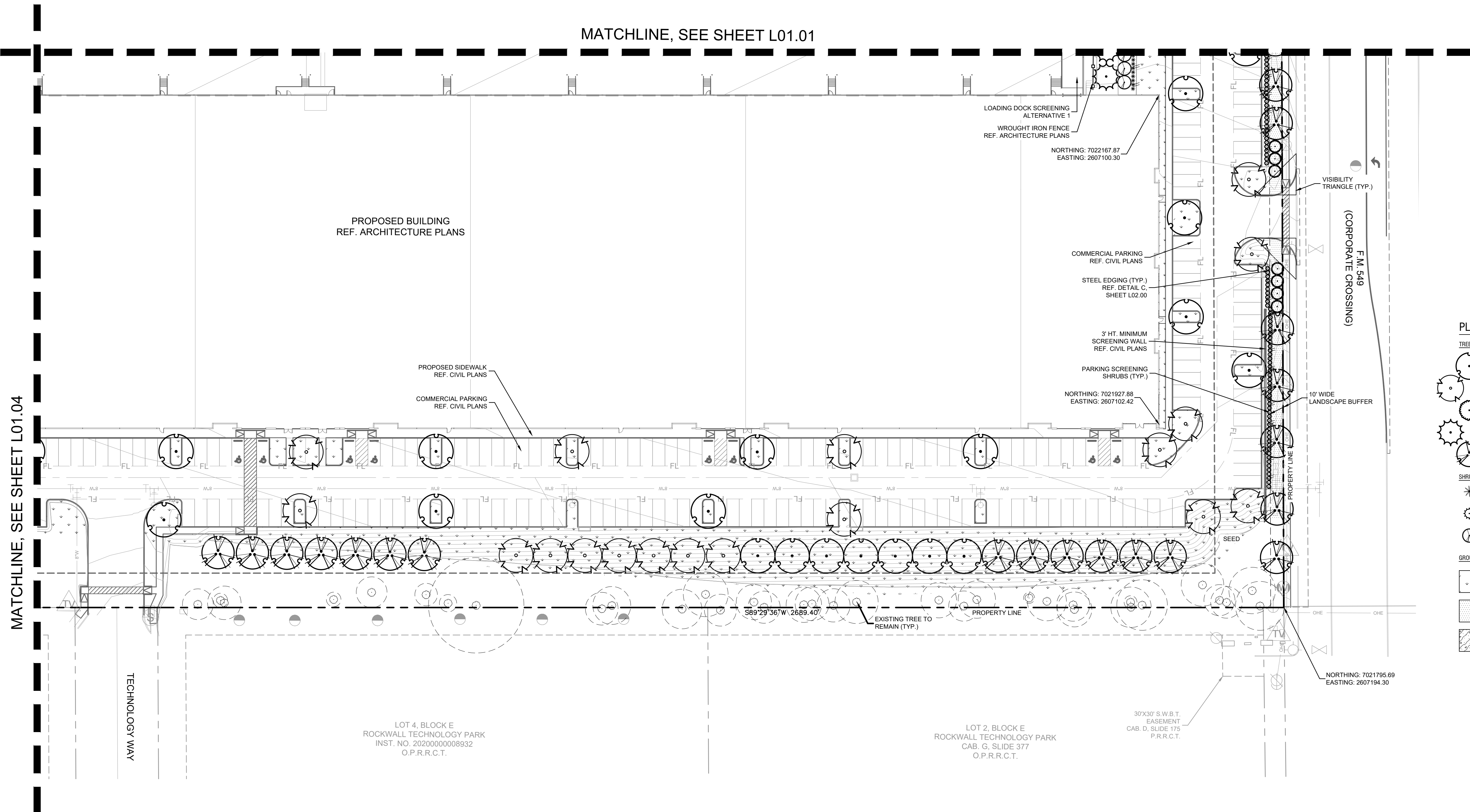
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMOUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMOUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

<p>Kimley»Horn</p> <p>13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	No.	DATE		
No.	DATE				
<p>PRELIMINARY</p> <p>Not for construction or permit purposes.</p> <p>Kimley»Horn</p> <p>R.L.A. BLAINE D. MIKULIK L.A. No. 3486 09- AUGUST 2021</p>	<p>KHA PROJECT 068213100</p> <p>DATE AUGUST 2021</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY AMS</p> <p>DRAWN BY AMS</p> <p>CHECKED BY AMP</p>				
<p>STREAM ROCKWALL</p> <p>PREPARED FOR STREAM REALTY ACQUISITION, LLC, TEXAS ROCKWALL</p>	<p>LANDSCAPE PLAN</p> <p>(1 OF 5)</p>				
<p>SHEET NUMBER L01.01</p>					



MATCHLINE, SEE SHEET L01.01



PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
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	OS	QUERCUS SHUMARDII / SHUMARDI RED OAK
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
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	IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

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 L.A. No. 3486 099-AUGUST 2021

KHA PROJECT 068213100	DATE AUGUST 2021	SCALE AS SHOWN	DESIGNED BY AMS	DRAWN BY AMS	CHECKED BY AMP
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STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

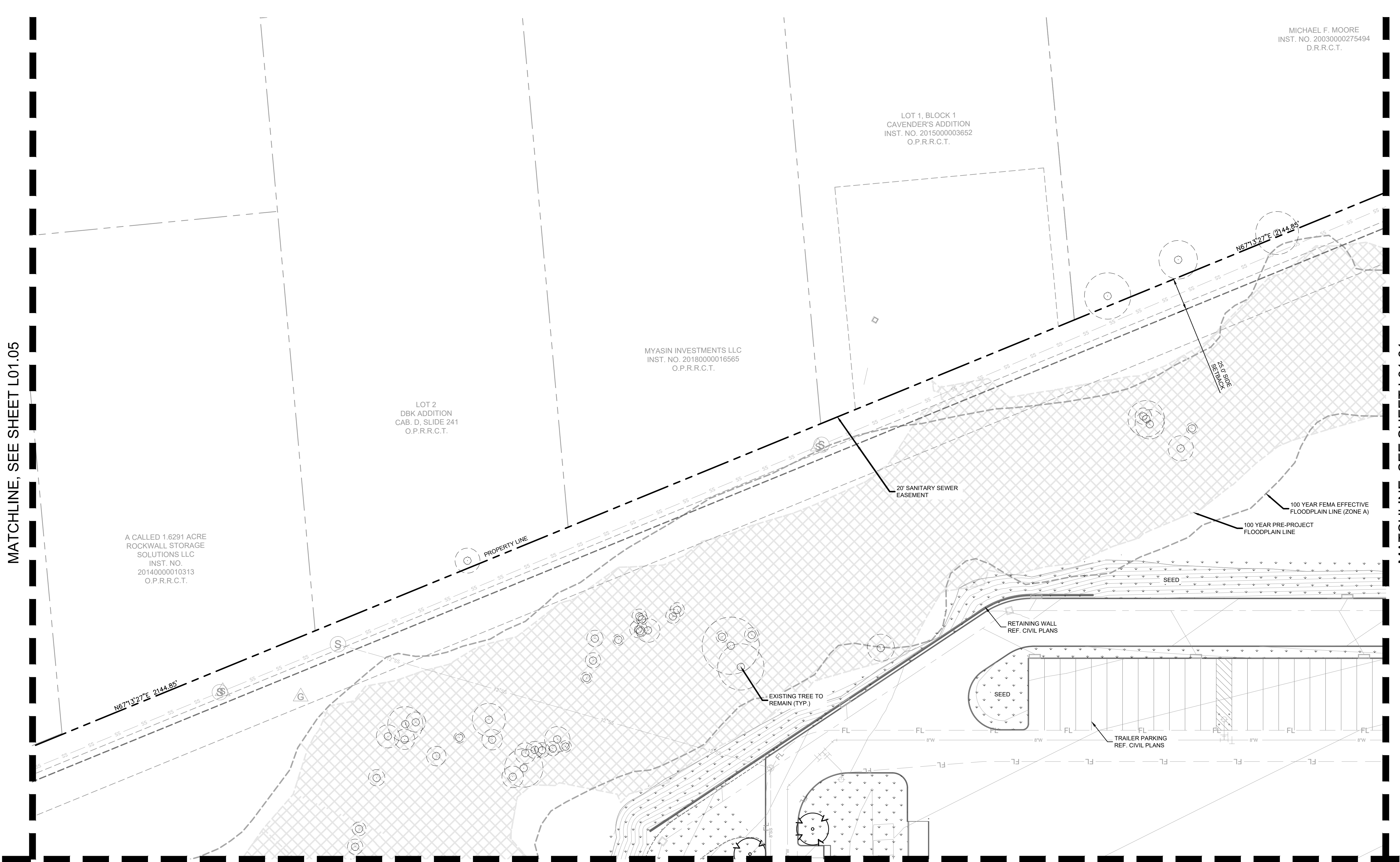
LANDSCAPE PLAN
 (2 OF 5)

SHEET NUMBER
L01.02

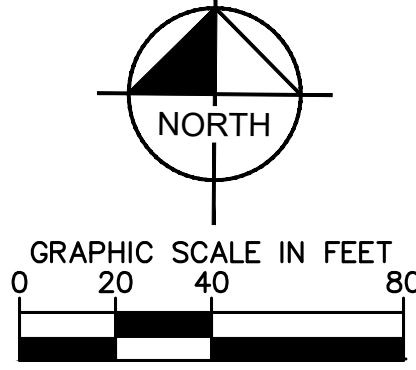
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MICHAEL F. MOORE
INST. NO. 2003000275494
D.R.R.C.T.



No.	REVISIONS	DATE

Kimley-Horn

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 L.A. No. 3486 Issued AUGUST 2021

KHA PROJECT 06821300	DATE AUGUST 2021	SCALE AS SHOWN	DESIGNED BY AMS	DRAWN BY AMS	CHECKED BY AMP
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STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 TEXAS
 ROCKWALL

LANDSCAPE PLAN
(3 OF 5)

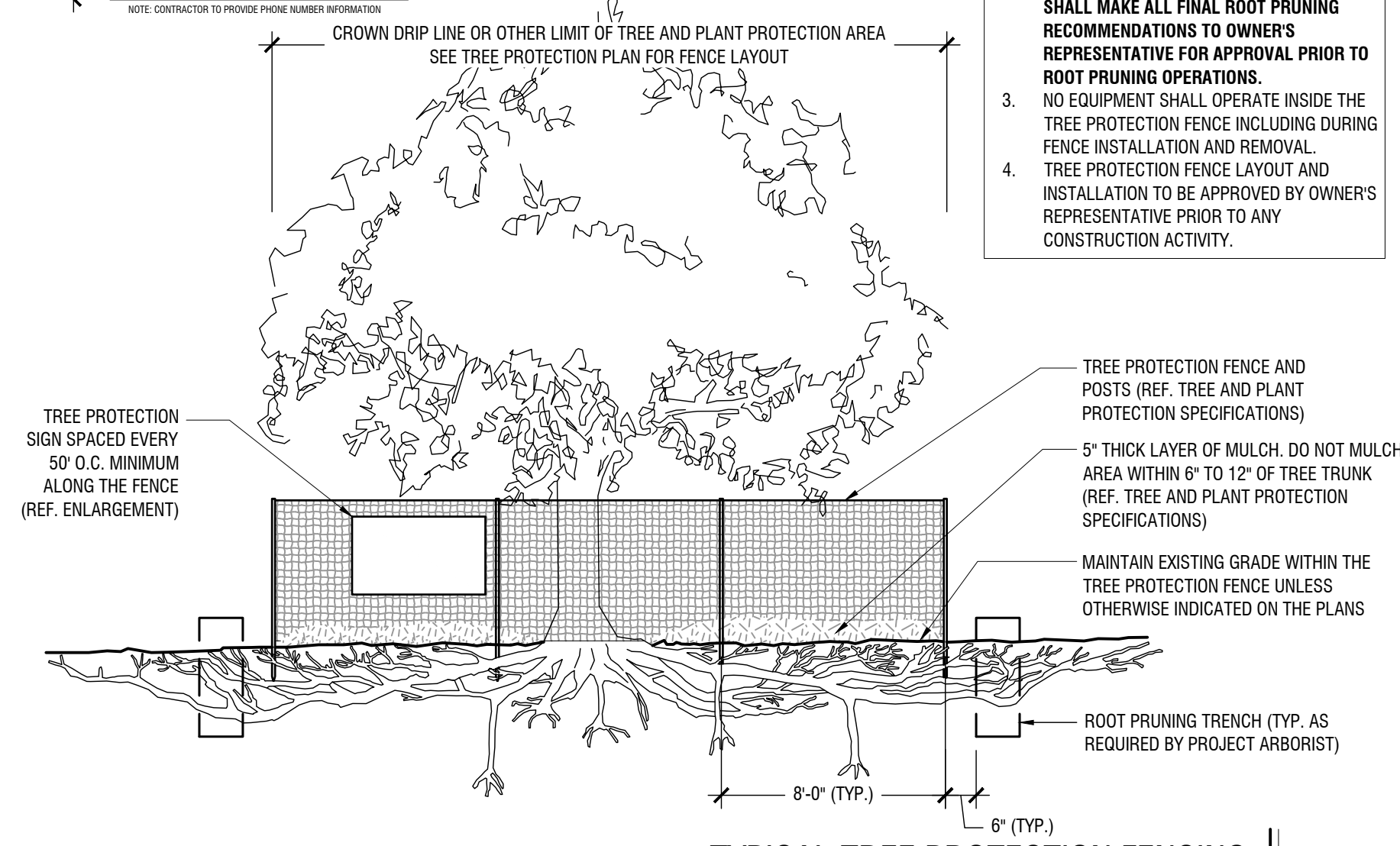
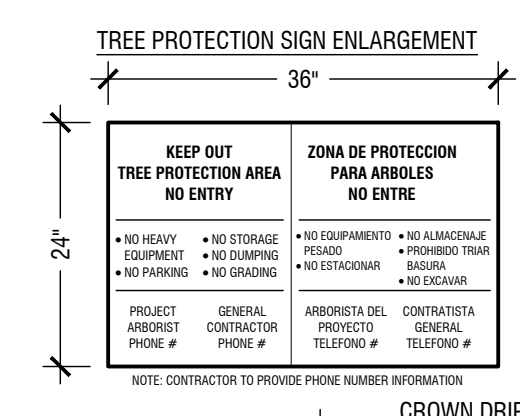
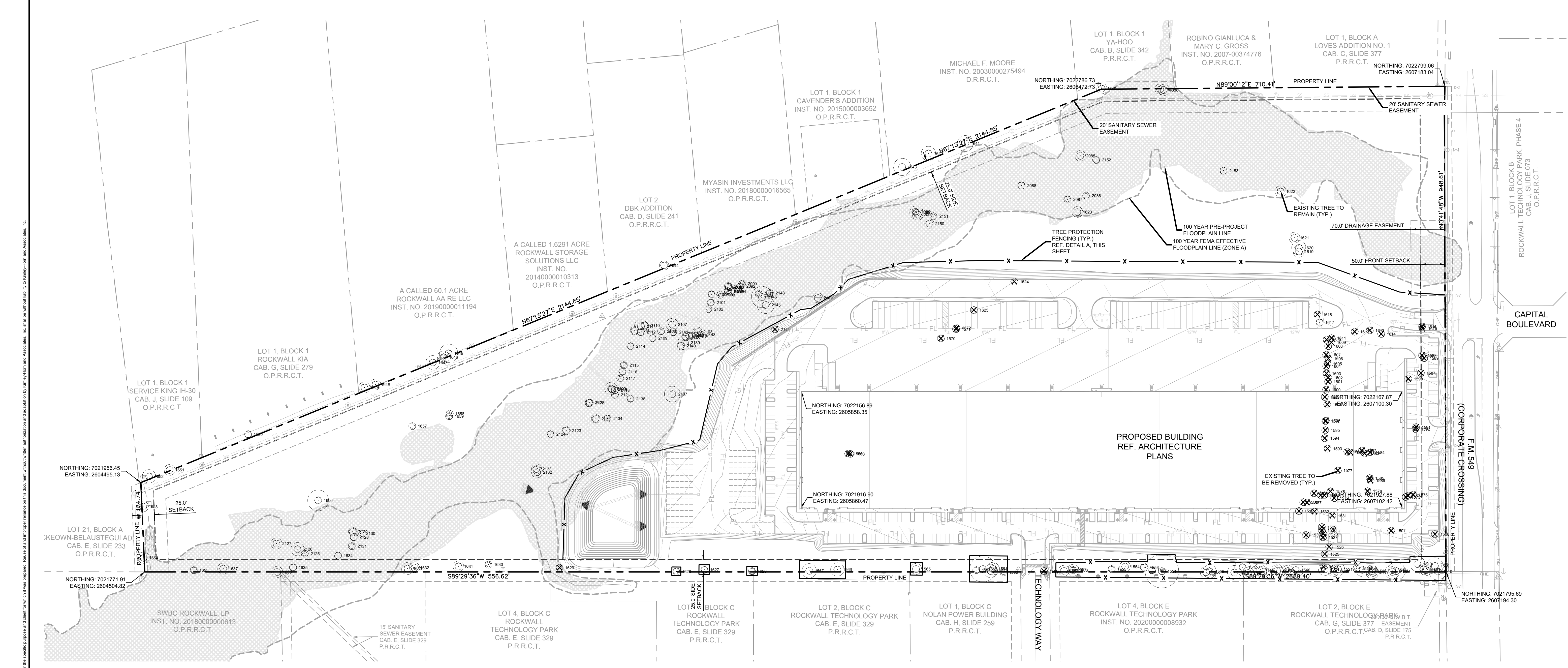
SHEET NUMBER
L01.03

PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
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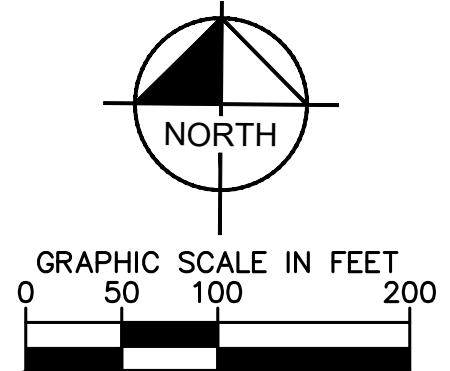
811 Know what's below.
 Call before you dig.



- NOTES:
- SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 - ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

LEGEND

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	TREE PROTECTION FENCING
	EXISTING CONTOUR
	PROPOSED CONTOUR



DATE	
REVISIONS	
No.	

Kimley

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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R.L.A. BLAINE D. MIKULIK
L.A. No. 24382 Issued AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
TEXAS
ROCKWALL

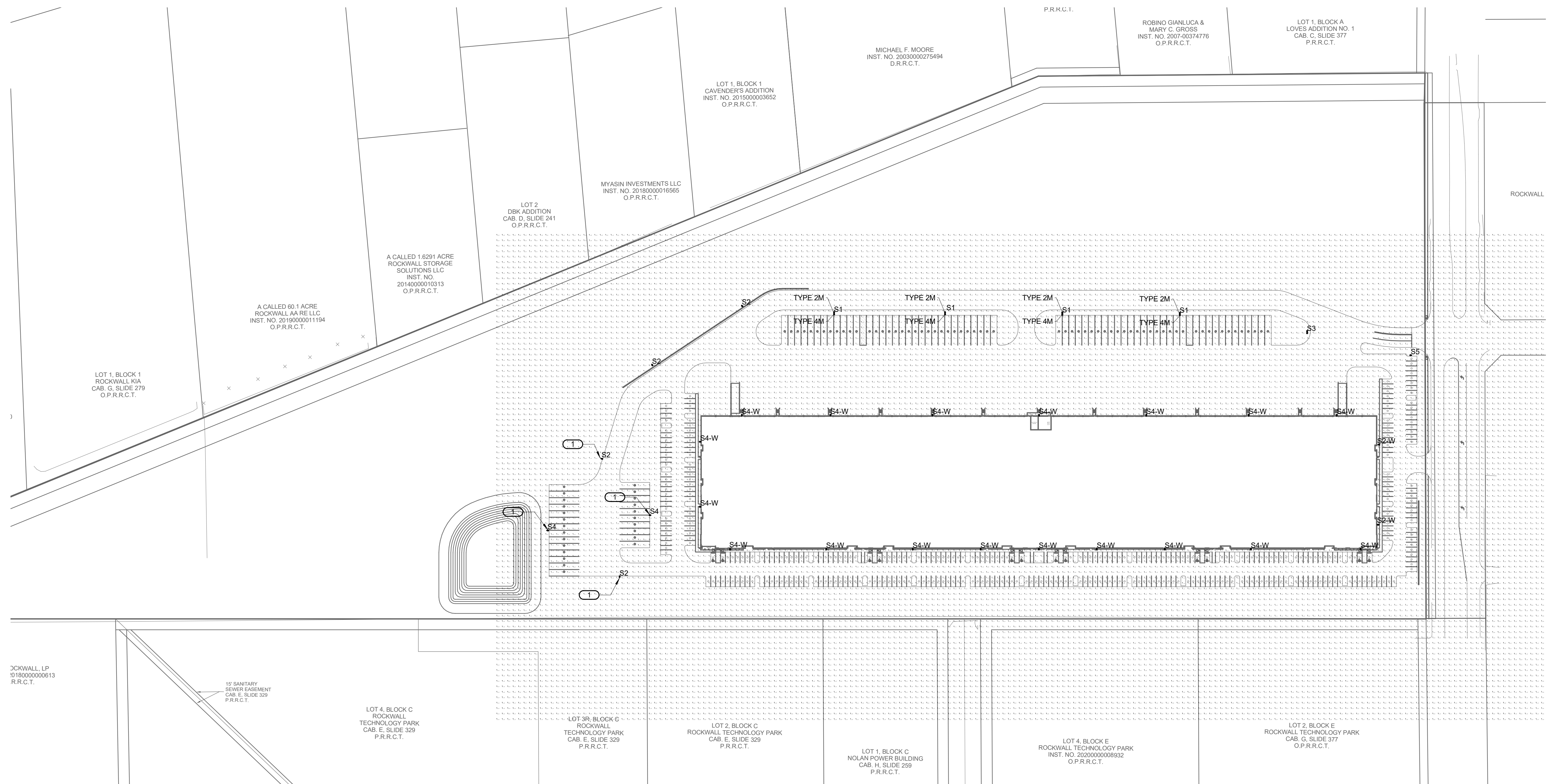
TREESCAPE PLAN & DETAIL

SHEET NUMBER
T01.00

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Rockwall Industrial - City of Rockwall									
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1507	23.1	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Primary	1:1	23.1
1508	30.9	Pecan	<i>Carya illinoensis</i>	Declining	Forked	Remove	Unprotected	N/A	N/A
1509	16.9	Pecan	<i>Carya illinoensis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1510	17.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1511	11.5	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1512	11.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1513	15.5	Eastern Redcedar	<i>Juniperus virginiana</i>	Hazard	Single	Preserve	Unprotected	N/A	N/A
1514	18.4	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1515	14.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1516	4.7	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1517	12.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1518	12.0	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1519	14.2	Hackberry	<i>Celtis laevigata</i>	Declining	Forked	Preserve	Unprotected	N/A	N/A
1520	4.0	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1521	13.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1522	11.0	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1523	31.2	Hackberry	<i>Celtis laevigata</i>	Hazard	Multi	Remove	Unprotected	N/A	N/A
1524	12.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1525	18.0	Hackberry	<i>Celtis laevigata</i>	Hazard	Single	Remove	Unprotected	N/A	N/A
1526	16.3	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1527	15.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	7.9
1528	18.3	Hackberry	<i>Celtis laevigata</i>	Declining	Multi	Remove	Unprotected	N/A	N/A
1529	13.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.6
1530	12.5	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.3
1531	20.9	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1532	18.1	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1533	15.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	7.9
1534	12.0	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1535	15.6	Hackberry	<i>Celtis laevigata</i>	Declining	Forked	Remove	Unprotected	N/A	N/A
1536	14.4	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	7.2
1537	11.5	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	5.8
1538	24.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	12.1
1539	23.1	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1541	12.1	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1542	12.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1543	12.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1544	11.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1545	12.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1546	11.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1547	16.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1548	14.4	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1549	13.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1550	11.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1551	34.7	Hackberry	<i>Celtis laevigata</i>	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1555	5.3	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1557	5.2	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	<i>Celtis laevigata</i>	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1562	13.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1563	26.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1566	13.1	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1567	14.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1568	14.2	Eastern Redcedar	<i>Juniperus virginiana</i>	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Remove	Secondary	5:1	7.7
1570	14.3	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Remove	Secondary	5:1	7.2
1571	11.1	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Remove	Secondary	5:1	6.6
1572	11.4	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Remove	Secondary	5:1	5.7
1573	4.3	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	8.1
1579	5.5	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.7
1581	13.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.9
1582	12.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.3
1583	13.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	7.0
1584	12.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.5
1585	16.5	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	<i>Celtis laevigata</i>	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Remove	Secondary	5:1	5.7
1588	13.5	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Remove	Secondary	5:1	6.8
1589	11.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Remove	Secondary	5:1	5.8
1590	20.6	Hackberry	<i>Celtis laevigata</i>	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.7
1592	11.1	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	<i>Celtis laevigata</i>	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	8.1
1595	13.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.8
1596	13.4	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.7
1597	13.7	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.9
1598	13.3	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Remove	Secondary	5:1	6.7
1599	18.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	9.1
1600	11.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	5.8
1601	22.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	11.5
1602	16.2	Eastern Redcedar	<i>Juniperus virginiana</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Remove	Secondary	5:1	7.9

Rockwall Industrial - City of Rockwall									
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1605	15.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	8.0
1606	11.9	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	7.8
1608	12.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	6.4
1609	11.5	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	5.8
1610	17.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Remove	Secondary	5:1	8.8
1611	11.0	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	5.5
1612	21.4	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	10.7
1613	12.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Remove	Secondary	5:1	6.4
1614	4.0	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Remove	Secondary	5:1	5.5
1616	8.4	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1620	14.8	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1621	11.2	Eastern Redcedar	<i>Juniperus virginiana</i>	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1623	11.2	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1624	12.6	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Remove	Secondary	5:1	6.3
1625	11.7	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Remove	Secondary	5:1	5.9
1626	5.7	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1632	10.4	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1634	7.3	Chinese Tallow	<i>Sapium sebiferum</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	<i>Ulmus rubra</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	<i>Ulmus rubra</i>	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1639	11.0	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A
1641	16.5	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Preserve	Secondary	5:1	N/A
1642	14.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1643	17.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A
1644	9.6	Slippery Elm	<i>Ulmus rubra</i>	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Preserve</			



ROCKWALL LP
10180000000613
P.R.R.C.T.

15' SANITARY
SEWER EASEMENT
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 4, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 3R, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 2, BLOCK C
ROCKWALL TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H. SLIDE 299
P.R.R.C.T.

LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 2020000008862
O.P.R.R.C.T.

LOT 2, BLOCK E
ROCKWALL TECHNOLOGY PARK
CAB. G. SLIDE 377
O.P.R.R.C.T.



1 SITE PLAN - PHOTOMETRICS
1" = 100'-0"

NOTES BY SYMBOL "O"

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (1) TYPE T4M DISTRIBUTION HEAD AND (1) TYPE 2M DISTRIBUTION HEAD MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B4-U0-G4 B3-U0-G5	1
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G4	
S2-W	SIMILAR TO TYPE 'S2' EXCEPT BUILDING MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-WBA-PIRH-DBDX	B4-U0-G4	
S3	(2) HEAD LED AREA LIGHT WITH (2) TYPE 2M DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B2-U0-G5	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DBDX	B4-U0-G5	
S5	LED AREA LIGHT WITH TYPE BLC DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-BLC-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B5-U0-G5	

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS.

NO.	REVISIONS	DATE

gsr andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559



GGRA PROJECT 2966	DATE AUG 2021	SCALE AS SHOWN	DESIGNED BY SK	DRAWN BY SK	CHECKED BY MA
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ROCKWALL DISTRIBUTION
CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

